

The site for this development in Cooks Hill NSW incorporated two neighbouring properties, with one being on a street corner. The total site area is approximately 670 square metres. The project involved refurbishing two existing dwellings and erecting a new 3 bedroom dwelling between the two existing dwellings resulting in 3 Torrens Title lots.

The site is within a Heritage Conservation Area and zoned R3 Medium Density Residential. In keeping with the heritage conservation area the existing dwellings have been retained with sensitive alterations made to enable contemporary living. The new dwelling has also been designed to fit within the existing heritage conservation area.

The existing dwelling on the corner block (No 67) has had a portion demolished to increase driveway width for access to a new garage at the neighbouring dwelling. The internal layout has been altered from 3 bedroom and 1 bathroom to 2 bedroom and 2 bathroom plus study and living area. Disability access is enhanced with the addition of ramps to the porch and deck. The "lean to" addition was replaced with a new garage, bathroom and kitchen space.. The internal layout has been altered to include an ensuite and walk in robe to one of the bedrooms.

The new dwelling located between the two existing dwellings contains a garage, open plan kitchen, and living and dining on the lower level, with 3 bedrooms and 2 bathrooms on the upper level. Although the new dwelling is located over two levels and the existing dwellings are single storey, the ceiling heights and roof pitches of the existing buildings are generous and the new dwelling has been designed such that its ridgeline does not exceed that of the existing dwellings.

New driveways have been positioned on the south west side of the block to leave the existing driveway locations unchanged and enable landscaped and outdoor areas to be located on the more desirable northern side. Decks have been provided to all three dwellings located directly off living or dining spaces and all dwellings have yard space located with a northern aspect. Parking is provided on site for each dwelling.

Street facades of the existing dwellings remain largely intact with roofs remaining in place and openings created only where necessary to enable the internal room rearrangement. A section of the roof to No 69 Tooke Street was removed to repair the sagging roof structure creating the opportunity to introduce skylights to some of the internal rooms.

External walls are masonry and lightweight cladding, and the roofs are existing tiles, new tiles and Colorbond steel. The roofs provide a possible location for photo-voltaic cells or solar hot water collector panels. Existing timber windows have been retained where possible.

The ventilation in the existing dwellings has been improved by the addition of openings to enable cross ventilation. The new dwelling also enables cross ventilation. Its upper level walls and roof are insulated to prevent the space losing heat during cold weather.

The existing floor levels have been unaltered due to the Heritage Conservation Area however the floor level of the new dwelling has been set above natural ground due to the site being prone to flooding. The development incorporates AAA rated plumbing accessories to increase water usage efficiency. Water drained from the roof is collected in storage tanks in the yard space of each dwelling for reticulation.

PROJECT ARCHITECTS

Webber Architects ph. 4926 1078

HERITAGE ARCHITECT

John Carr Heritage Design ph. 4959 1653

BUILDER

David Compton

LANDSCAPE DESIGNER

Terra Aqua Sustainable Solutions ph. 4967 1182

SURVEYOR

de Witt Consulting ph. 4942 5441

STRUCTURAL AND CIVIL ENGINEER

Michael Fitzgerald Consulting Engineers Pty Ltd ph. 4961 3924

ELECTRICAL CONSULTANT

Electrical Projects Australia ph. 4967 5999

HYDRAULIC CONSULTANT

Marine Newcastle Pty Lts ph. 4925 9300

BASIX CONSULTANT

Building Sustainability Assessments ph. 4962 3439

QUANTITY SURVEYOR

Northcroft Holdings Pty Ltd ph. 4942 4718

PHOTOGRAPHY

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