

This project involved renovations and additions to a single dwelling on opposite Bar Beach NSW. The sloping site has an area of 612 m² and originally contained a 3 storey, 5 bedroom dwelling with a single storey attached outbuilding at the rear.

The outbuilding has been demolished and the existing dwelling's internal arrangement altered simplifying its layout and consolidating circulation through the building. A 3 storey pavilion-style addition at the south and rear of the dwelling has been designed to be sympathetic to the style and character of the building. The majority of the additions are to the rear of the site, utilising the slope and minimising impact to the street.

The design aims to optimise the available views and protect from harsh coastal conditions. Framed views have been strategically placed both to allow for privacy and capture views over Newcastle and Bar Beach. The layout ensures maximum natural light and natural ventilation.

Additions include a lift for disabled access, a master suite, 2 bedrooms, a double garage with internal access, a dining area, a small deck to the rear of the existing dwelling, and a circulation spine to the existing southern boundary setback. Pre-existing bedrooms have been converted to additional living areas.

Additions incorporate a pool, associated landscaping and fencing, and a replacement driveway. A link way with high level glazing and recessed windows has been used to maintain privacy, avoid overlooking and provide necessary sun protection on northern and western elevations. Copper cladding clearly delineates the existing from the new.

The residence integrates with the surrounding built environment of single, two and three storey detached houses and residential flat developments.

The existing aesthetic continues through the new addition. Arch forms are predominantly used towards the street with rectilinear forms incorporated to maximise views. The rear addition adopts a curved façade to soften its street presence.

The facades have been articulated by breaking down building forms. The material pallet of rendered masonry and lightweight cladding has been continued. Low pitch roofing and fibre cement eaves also tie in well with the surrounding built environment.

PROJECT ARCHITECT

Webber Architects ph. 4926 1078

BUILDER

N & B Russell Building Pty Ltd ph. 0421 062 551

BASIX

Newcastle Bushfire Consulting ph. 4023 0149

PCA CONSULTANT

BCA Certifiers Australia Pty Ltd ph. 4943 1755

SURVEYOR

de Witt Consulting ph. 4943 1755

QUANTITY SURVEYOR

Northcroft - Wise & Horton ph. 4942 4718

STRUCTURAL ENGINEER

Michael Fitzgerald ph. 4961 3924

CIVIL ENGINEER

Michael Fitzgerald ph. 4961 3924

HYDRAULIC ENGINEER

Marline Newcastle Pty Ltd ph. 4925 9300

PHOTOGRAPHY

Andy Warren ph. 4966 3424

