



DREAM IT. DESIGN IT. DO IT.

OUT OF THE BOX



...vvy addition proves it really is all about the
...n a minimalist approach to a Sydney home

...S ROSANNE PEACH STYLING SARAH ELLISON PHOTOGRAPHY CHRIS WARNES



Who lives here: Jo, an administrative contractor; her husband Paul, an IT accounting software consultant; and their children Jacqueline, 11; and Harrison, 8.
Style of home: A Californian bungalow in Sydney's Lower North Shore with a new contemporary addition fused to the back with twin internal courtyards.



A three-year design process made for a slick eight-month construction.



The total cost of the build was \$410k, excluding the cost of design and furniture.



LIVING AREA

Layers of texture warm up the living area, which easily adapts to the family's needs. "I bought a collection of beanbags for the breakout room and the kids often drag these down to the back area to watch TV," says owner Jo. "It's such a comfortable space." A Borge Mogensen 'Spanish' chair and Frama 'Sintra' coffee table from Great Dane are matched with an Armadillo&Co rug.

mint Artek 'Chair 69' dining chairs from Anibou. "I spent every weekend during the build hunting for this table," says Jo. "It was worth it!" Integrated 'Faktum' joinery from IKEA runs behind the table to cater for all the glassware, dinnerware and more.



Step inside the simple structure that has transformed Jo and Paul's home, and you'll discover a maze of geometry that brings the green scape into the heart of this building. The property's secluded leafy backyard initially won over Jo and her husband Paul, prompting a snap deal before auction. The Californian bungalow's facade held charm, of course, but the backyard held promise. Some 18 years and two kids later, Jo and Paul were ready to see that promise fulfilled. "We always had visions of extending back but weren't sure how," says Jo. "It was important to get it right; we knew we needed an architect to achieve that."

With narrow side boundaries and an even tighter budget, the project presented as a puzzle. Eva-Marie Prineas of Architect Prineas, one of four architects the couple met with, came up with a simple solution: preserve the old and fuse with a new shed-like structure at the rear, spliced with glazing to celebrate the lush garden that has made the home special for so long.

Two internal courtyards create a bright transition from old to new, where triangulated ceiling planes carve up the open-plan space. Views of the garden and treetops beyond punctuate the angles. "Because everything is triangulated, it's lovely to look up and say, 'oh, there's another triangle,'" says Jo. "It's been very cleverly done."

DREAM IT.

Having nested in their home for nearly 20 years, Jo and Paul had two firm objectives for their update: light and space. "It was very dark. You'd have to have the lights on really early," says Jo.

Actual floor space was also in short supply. The couple wanted an ensuite for themselves and an area just for the kids. An extra study was further down the list, but it's had a wonderful knock-on effect. "The original front study is now able to house our piano," says Jo. "Previously the piano always sat in our garage, so it's great to bring it inside. Paul loves to go in there and tinkle away."

ore



wishlist
 as much light
 sense of space."
 y main goal
 gathering place.

THE MOODBOARD



S (DINING AREA & KITCHEN): THE LIGHT SITE. LIGHTS SITE.COM.AU. STOOLS: BLACK MANGO. BLACKMANGO.
 BOARD: AXON' CEMENT COMPOSITE CLADDING. POA. SCYON.COM.AU. ENGINEERED QUARTZ
 W/ \$500/SQM (INCLUDING INSTALLATION). CAESARSTONE.COM.AU. MONDOLUCE WALL
 IO ITALIA. STUDIOTALIA.COM.AU.



WE'RE LOVING...

Eva-Marie designed the windows and sliding doors and were custom made in black anodised aluminium by V... (awsaustralia.co

K
 "The
 and
 of th
 "It's
 area
 food
 from
 plan
 behi
 beau

“
 YOU HAVE TO WORK A LOT
 HARDER ON A TIGHT BUDGET, BUT
 THE CHALLENGE CAN CREATE
 INCREDIBLE OPPORTUNITIES!

EVA-MARIE PRINEAS, ARCHITECT

”

STUDY

Paul's new study is positioned as a link between the bungalow and the new addition. A snug spot, it's visually expanded by windows up high and built-in storage.



(DE BED) PHOTOGRAPHIC PRINT, WILLY RONIS; NORM ARCHITECTS; TOWEL LADDER (IN BATHROOM), MENU; STORE.MENUDESIGNS.HOP.COM

ENSUITE

An internal courtyard bathes the ensuite in morning sunlight. The toilet and shower have been tucked neatly behind the basin area, creating two action zones for multi-use while preserving privacy. Twin Rogerseller basins hang on a wall made up of tiles from Better Tiles.

DESIGN IT.

"The thing I love about this project the most is the simplicity in the architectural ideas and how that afforded everything else to happen in that tight budget," says architect Eva-Marie.

The simple shed-like addition is indeed a cost-saver, combining ensuite, study and kitchen and living spaces into one basic footprint. The bungalow was returned to its original footprint and the living room converted into a master bedroom. A glass link creates a deliberate separation between the two.

With origami-like precision, Eva-Marie manipulated the ceiling plane in the living space to plan the interior layout - think ceiling plan, rather than floorplan. It's a move that turns the structure from 'shed-like' into home. "Even though it's open-plan, it still feels like you're in separate zones because of what's going on above and the different views you're getting from the position of those oversized dormer windows," says Eva-Marie.

Fit-out stage was just as thoroughly considered. There was no budget for custom-built joinery so the addition was designed to fit standard flat-pack joinery from IKEA. Seamlessly integrated into recesses in the architecture, it's a dress-up that's impossible to pick. Custom benches perfect the trick.

DO IT.

Following a two-year design process and a lot of planning and commitments, Jo and Paul gave Eva-Marie the go-ahead. The project moved quickly to build stage and the council for approval. "We went through a lot of iterations that complied with all the setbacks and a lot of planning."

Finding the builder was a simple matter. "We knew from a project we did down the road. The builder, Aaron Whyte of Element Construction, was the way that project had turned out," says Eva-Marie. "With an understanding of their budget and timeline, and a lot of money, and Aaron came on board very quickly."

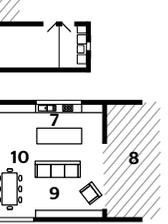
With the build in good hands, Jo and Paul focused on the pieces for the new living zone, including a custom bench, a Koskela and a Jordan 'Nook' sofa. The sofa is a perfect integration. Jo's favourite shade - green - is most striking as living colour frame.

"The dormer windows were such

D
 Con
 mas
 Paul
 with
 the e
 that



- 3. Bathroom
- 4. Bedroom
- 5. Study
- 6. Laundry
- 7. Kitchen
- 8. Deck
- 9. Living area
- walk-in robe
- 12. Master bedroom
- 13. Rumpus room
- 14. Piano room



lessons learnt

“Never assume anything. Go over the plan with a fine-tooth comb. I’m glad we did that before construction started – it was much more cost-effective” JO, OWNER

