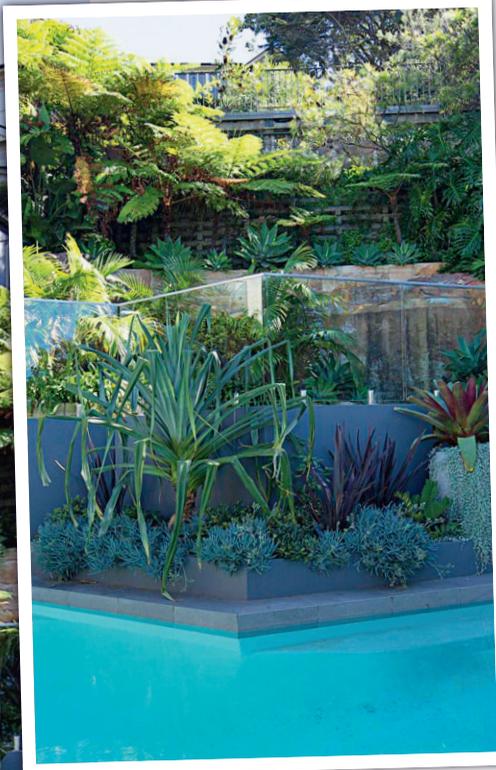


RENOVATE

Bigger on the inside



A dated three-storey property becomes more spacious without changing the original footprint, writes Catherine Nikas-Boulos

Sitting atop a sloping site in Mosman, this existing three-storey dwelling certainly offered an enviable position, but the structurally sound brick and tile building with timber balustrades was in need of modernisation.

With views to Sydney Harbour overlooking Balmoral Beach, the house needed some significant alterations if it would suit the next phases of the owners' life — their retirement.

Jean Stewart of Stewart Design Studio who looked after this project says several objectives drove the design of the alterations to the dwelling, the foremost being accessibility for the owners.

With almost 10m in height from the street level to the first floor for the owners to navigate, installing a lift created easy access to all levels of the house. The property is now energy efficient with a solar-power generator but the reworked design also provides for passive ventilation and natural lighting. "The addition of several

THE PROJECT

Architectural designer

Jean Stewart, Stewart Design Studio, stewartdesignstudio.com.au

Builder

Lawson & Lovell Building Services, northernbeachesbuilders.com.au

The brief

Improve accessibility between the ground level and the top floor

The site

A steeply sloping site, located on the high side of the road

Design solution

Reconfigured spaces to allow for easy living in an energy-efficient home

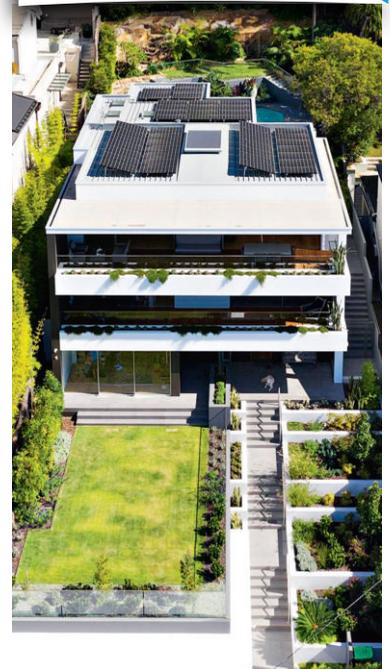
How long did it take?

18 months





HOME TOP TIP
 Moving bedrooms to the middle level allowed for direct access to the pool



EASY living

skylights, especially a large skylight over the stairwell, allows natural light to flood into the house without compromising privacy," says Jean.

The clients were also keen to improve the link between the

“THE DESIGN FOCUS WAS TO OPEN UP THE SPACES TO ACHIEVE VIEWS RIGHT THROUGH THE BUILDING TO THE AMAZING OCEAN VIEWS

house and the garden, which previously had no connection.

The design, executed by Lawson & Lovell Building Services, included changing the pitched roof of the garage to a concrete slab with a lawn. The

rumpus room on level one now links directly to the new large level lawn area.

“The existing swimming pool was located in the rear garden at a similar elevation to the top storey, but there was no link from the house to the pool at that level,” says Jean. “By switching the bedrooms (on the top floor) to the middle level and relocating the main living areas to the top storey, there was an opportunity to create a bridge to the pool.”

Although the old house had four bedrooms and three living rooms, Jean says it did not feel like a spacious home because the rooms were all separate and did not relate to the garden.

“The design focus was to open up the spaces to achieve views right through the building to the amazing ocean views to the east,” says Jean. “This has resulted in a perception of space so that both the house and the site feel significantly larger than before, despite the fact that the building footprint has essentially remained the same.”

Pictures: Simon Whitbread

To mirror the updated exterior, the kitchen (above) was given a modern stone and sleek custom cabinetry makeover. A skylight above the stairwell (right) floods the adjoining living areas with natural light.

THE SOURCE

Concrete G&D Concrete and Construction, gdconcreteandconstruction.com.au

Sandstone and landscaping BLS Landscaping, 0414773297

Glazed sliding doors Vitrocsa Australia, vitrocsa.com.au

Windows AJ Aluminium, ajaluminium.com.au

PV solar system Solarpro, solarpro.com.au

Lift Easy Living Lifts, easy-living.com.au

Oak front door and gate Shamrock joinery, shamrockjoinery.com.au

