

WHAT'S YOUR STYLE? BACK EXTENSIONS

Looking at adding onto the back of your house? Here are four different approaches. Choose the style that suits you best, then turn the page for all the details **WORDS LYNNE TESTONI**





1 OPEN HOUSE

A clever design means this gracious older bungalow can spread its wings

Architect: Anderson Architecture (andersonarchitecture.com.au)
Style of renovation: Top floor and rear extension to a Californian bungalow.

This rear addition included the reworking of a larger second storey to provide four bedrooms, walk-in robe, ensuite and family bathroom. The ground floor had a similar space expansion, with the original back half of the house completely remodelled to provide a huge open kitchen, walk-in pantry and living space. **Custom-made** bi-fold doors by Acacia Joinery (acaciajoinery.com.au) made the most of a new, expansive back half of the house, leading to a timber deck and steps down to the garden. The doors allow the home to be completely open in warmer months, while in winter the sun penetrates, topped up by solar hydronic floor heating. Matching timber-framed glass-louved windows were added to the rear of the new top storey to allow cross-ventilation.

 Architect Simon Anderson redesigned the top storey and created a double gable that reflected the architecture of the surrounding homes.

 An extensive renovation, the five front rooms were left intact while kitchens and bathrooms were added and the top storey doubled in size. Cost was \$7700/sqm.





2 GOING DOWN

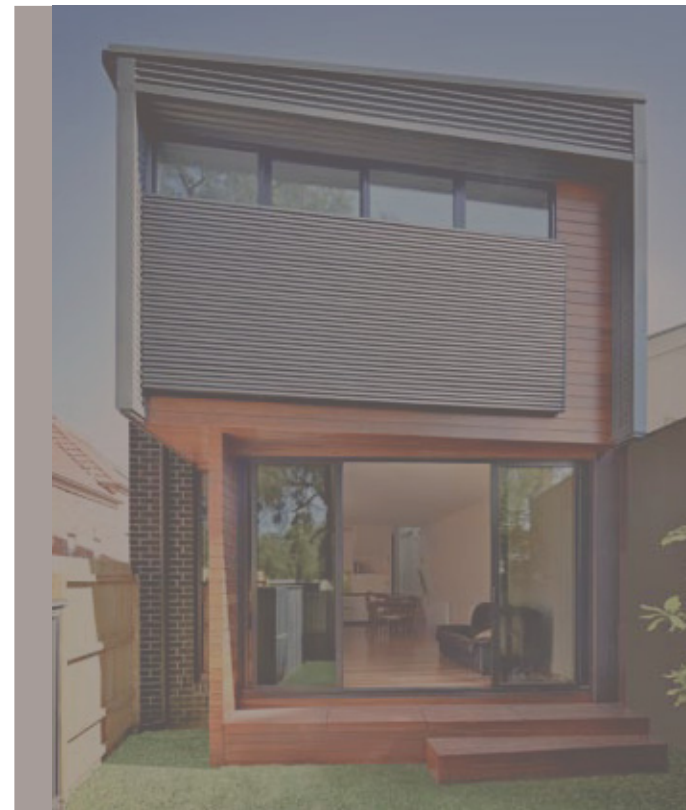
This innovative solution tackles the challenges of the space-starved inner-city

Architect: Christopher Polly Architect (christopherpolly.com)
Style of renovation: A new lower-ground room was inserted under an existing brick house to provide a two-storey home.

As families reclaim the inner-city suburbs, architects need to be ever more inventive with space restrictions. Chris Polly took advantage of a small slope to insert a new level under a cottage. **By keeping the frontage** of the original house, the streetscape in this inner-city Sydney suburb was retained. Additional internal light was added with skylights throughout the house.

 Instead of going the conventional route of adding a second storey, the architect went underneath the building, taking advantage of a small slope.

 This was an extensive renovation and was scheduled to take about a year, but the complexities of inserting the room underneath pushed the job out to 18 months.





3 DOWN TO EARTH

A growing family creates the space they need and the elegance they hoped for

Architect: Windiate Architects (windiatearchitects.com.au)
Style of renovation: A contemporary kitchen, bathroom and outdoor living space at the rear of an Edwardian brick cottage.

It was the classic brief, says architect Gary Windiate. A growing family - with one child and another on the way - wanted a larger kitchen, extra bedroom and "proper bathroom and laundry". **The project** met the challenge and more with an open-plan kitchen/living area. The owners (now parents of two energetic boys) can work inside while watching the kids play outside.

 The timber back steps of this extension include hidden storage for backyard furniture and kids' play equipment and bikes.

 This renovation included the demolition of the back of the original cottage and only left two bedrooms untouched. The family moved out for seven months.




4 CONTEMPORARY ANGLE

Go bold with a dramatic colour scheme on small cottage

Architect: Templeton (templeton.com.au)
Style of renovation: A contemporary and striking extension to a post-war cottage in Melbourne.

Heritage considerations can come in many forms, even when the property in question is a simple single-storey post-war cottage with an overlay of little heritage value. Architect Emma Templeton worked with local authorities to extend the house while preserving and restoring the original front facade and three rooms. **The huge outdoor space** was the attraction for the owners of this home, located in the bayside Melbourne suburb of Brighton. With four active children, they purchased the cottage because of its large yard, which includes a tennis court. The final building boasts six bedrooms (one for each child, the parents, plus a guest bedroom) and an open-plan kitchen/living area. Steel-framed large-scale doors open out from the kitchen and living area to embrace the outdoors.

 The existing three-bedroom house was largely knocked down (only two bedrooms were kept) and rebuilt. Construction budget was \$800,000+.

 The homeowners didn't live in the unrenovated house but started working on plans as soon as they purchased the property. Construction took 11 months.

PHOTOGRAPHY: (FROM OPPOSITE LEFT) ANTHEA WILLIAMSON, BRETT BOARDMAN, TANJA MILBOURNE, SHARYN CAIRNS FOR TEMPLETON

IN DETAIL BACK EXTENSIONS



1

floor tiles

Architect Simon Anderson chose concrete-look porcelain floor tiles, which don't need sealing or ongoing maintenance. Casamood 'Neutra' porcelain floor tiles in Cemento, \$97/sqm, Di Lorenzo Tiles, dilorenzo.net.au.

wall finish

Subtle tones connect the old and the new in this extensive two-storey renovation. Exterior walls were rendered and painted in 'Endure' acrylic paint in Coffee Cake, \$39.90/litre, Taubmans, taubmans.com.au.

shingles

Timber shingles on the second storey add an extra layer of authenticity. They should last at least 40 years and are termite resistant. Spotted Gum shingles, \$300/sqm (plus installation), Mr Shingles, mrshingles.com.au.

KEY TO SUCCESS

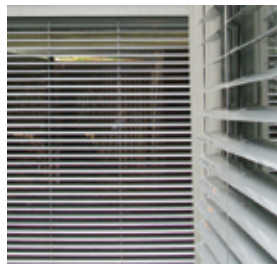
Using similar earthy tones on soft surfaces for indoors and rough textures for outdoors creates a smoother transition



2

KEY TO SUCCESS

The old and new parts of the house are cleverly divided through the use of strong contrasts in materials and colours



blinds

Control privacy and views with the swipe of your smartphone. This project featured Horiso's external aluminium blinds in Silver Pearl, with pelmets powdercoated in Dulux Monument, \$10,507 (for this project), horiso.com.au.

skylights

Off-the-shelf modern skylights provide additional light to the top floor of the extension, without compromising on the roofline. 'FCM' fixed skylights, from \$263 each (460mm x 870mm), Velux, velux.com.au.



cladding

The cladding on the extension separates the original house and the addition. James Hardie 'Scyon Axon' cladding with 133mm smooth profile, Bunnings, \$98/2400mm, bunnings.com.au.



3

roofing

Architect Gary Windiate chose roofing material as cladding on the top storey to allow the roofline and back view to be aligned visually. Colorbond steel cladding in Woodland Grey, from \$30/sqm, BlueScope Steel, colorbond.com.

bricks

Dark bricks define the boundary between the original bungalow and the modern extension. 'Elements' bricks in Blackstone, \$1270/1000 bricks, Austral Bricks, austral.com.au.

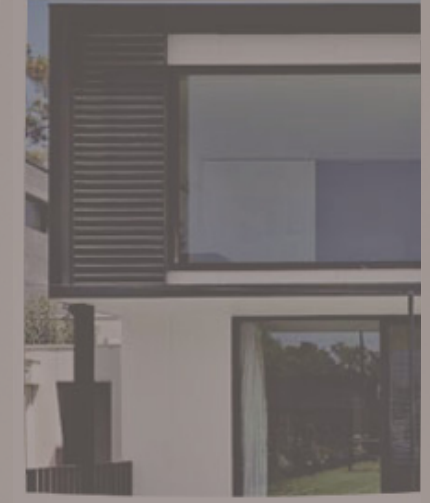


timber cladding

Australian hardwood timber is a great choice for exterior cladding, adding both practicality and eco-credentials. Spotted Gum cladding in Shiplap profile, \$105/sqm, Boral Timber, boral.com.au/timber.

KEY TO SUCCESS

Choosing charcoal grey as the common colour for cladding, roofing and window frames balances the mix of textures



4

KEY TO SUCCESS

Sharp lines and a black-and-white palette create a striking juxtaposition between the new addition and original house

cladding

The exterior panels on the extension provide clean angles in line with its contemporary appeal. James Hardie 'ExoTec' facade panel and fixing system, \$47/sqm (by special order), Bunnings, bunnings.com.au.

bi-fold doors

The custom-made bi-fold doors were painted in Dulux Matt Black. For similar products, try aluminium bi-fold doors (pictured in Pearl White Gloss), \$2850, Stegbar, stegbar.com.au.

paint

Architect Emma Templeton wanted a crisp white paint over the cladding to contrast with the black trims on the windows. 'Lumbersider' waterborne low sheen paint in Black White, \$44.33/litre, Resene, resene.com.au.



PHOTOGRAPHY: (FROM OPPOSITE LEFT) ANTHEA WILLIAMSON, BRETT BOARDMAN, TANJIA MILBOURNE, SHARVY CAIRNS FOR TEMPLETON. *PRICES MAY VARY ON APPLICATION