

**PROJECT** CHRISTOPHER POLLY ARCHITECT

Light-filled and spacious, the lower level living area has a contemporary feel



## NEW LIFE

An inner-city Sydney abode has taken an exciting new direction, where contemporary living is the order of the day

Words James Cleland Photography Brett Boardman

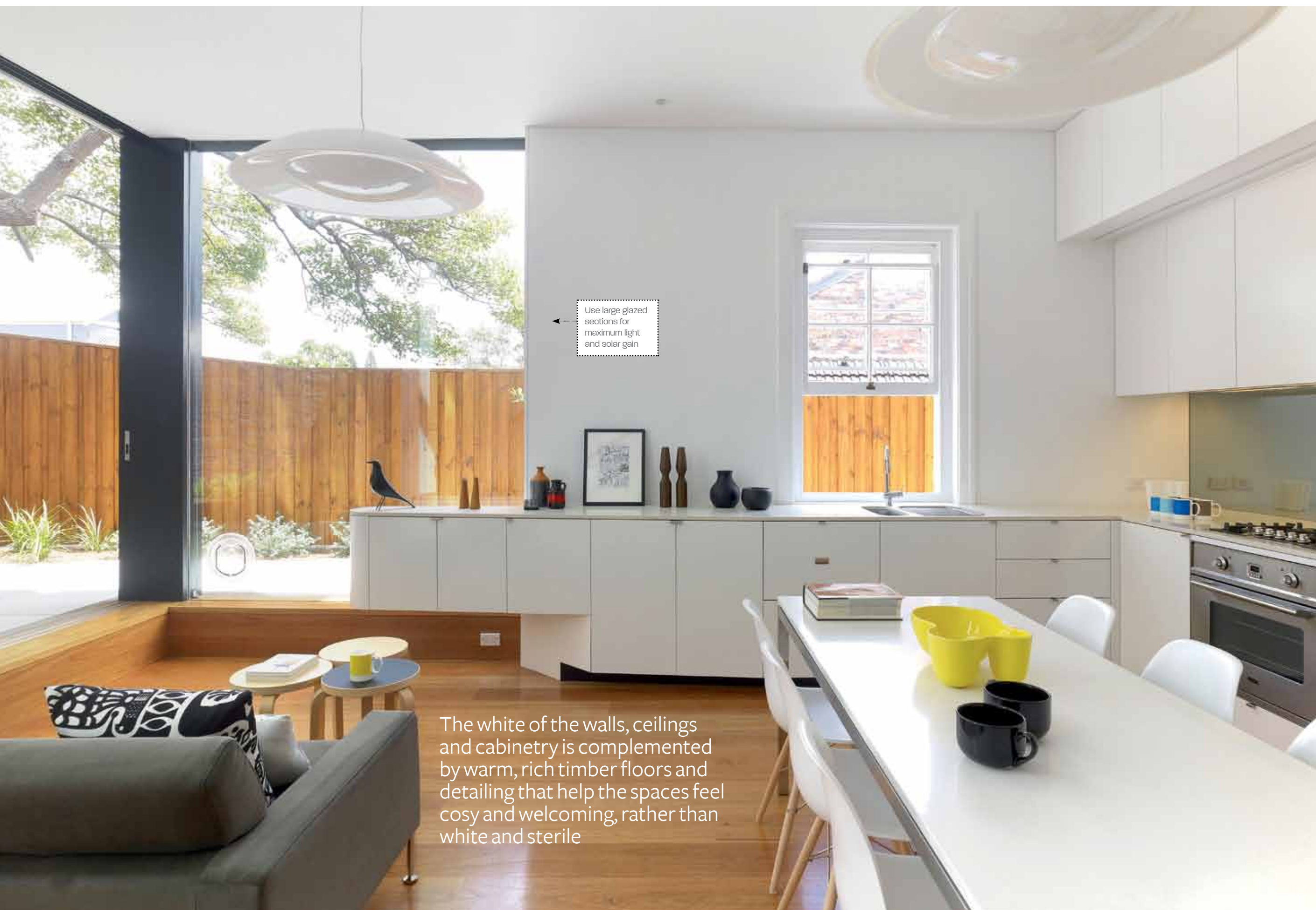
Christopher Polly and his Sydney-based architect firm have graced the pages of *Renovate* with projects many times before, and each home he has had a part in renovating has benefited from his care, professional knowledge and expertise. The same can be said of the revitalisation of this inner-city home.

Initially it was a small, two-storey, one-bedroom dwelling with a series of ad-hoc



before





The white of the walls, ceilings and cabinetry is complemented by warm, rich timber floors and detailing that help the spaces feel cosy and welcoming, rather than white and sterile



**Left** White joinery, paintwork and furniture add to the light-filled ambience of the living room and kitchen. The room is warmed by the use of timber flooring

**Above** The living room connects to a newly landscaped rear side courtyard. Louvre windows provide excellent cross-ventilation

lean-to-esque additions situated to the rear of the building. The lower floor comprised a cellular sandstone structure and timber-framed additions, while the top floor was an oddly disjointed timber structure with little or no connection to the rest of the home and courtyard.

Both levels of the house had poor access to light and natural ventilation, abysmal connections to the external environment and the home felt out of place with its inner-city surroundings.

A brief from the clients envisaged a renovation that would provide them with a 'proper' home, one that they could be proud of and feel at ease in. For this to happen, drastic alterations were required. An extensive overhaul would provide the home with an expansive and contemporary feel while also connecting it to a newly landscaped rear and side courtyard, and anchoring the building to its setting.

A clean slate was created by reducing the structure back to its sandstone shell by removing the haphazard ground-floor additions. An internal cross wall, pre-existing staircase and internal ground floor partition were all removed to





Place windows strategically to allow for good cross-flow ventilation

“The project reflects the local vernacular in its incorporation of painted timbers in combination with oiled finishes to timber elements and window joinery” — Christopher Polly

**Above and below** On the second level an elegant lounge room opens out to a covered verandah and provides a comfortable evening retreat with views of the surrounding leafy streetscape

provide an additional canvas on which the team could work its magic. Additionally, the rear first-floor gable was removed, enabling the extension of the floor over the newly defined footprint below.

The modest footprint and base foundation provided an opportunity for the team to take the home into a new direction, which would provide expanded views of the streetscape, sky and trees overhead, while at the same time

creating a harmonious connection between the home and its exterior.

The ground floor remains the primary entertaining space. An open-plan living, kitchen and dining area opens up to a modest, yet perfectly oriented, deck and a newly manicured rear garden by means of large, timber-framed, sliding glass doors. The rear courtyard has been repaved and there's a subtle transition from the timber-floored internal living space to the natural stone pavers that border the home's exterior walls.

The front section of the home retains the lower bedroom, which functions as







Natural light is in abundance through means of large top-storey windows, skylights and a glass wall that extends from the original sandstone walls to the rear facade of the lower storey



Install wall-hung fittings to allow for ease of cleaning and to create a sense of spaciousness

**Left** Highlight windows combined with timber-framed opening windows in the bedroom, bring the outside in and

provide plenty of natural ventilation. Privacy is afforded via sandblasted glazing to sections of the lower windows

a guest room. This is buffered from the street by an entry terrace that also provides access to the front door. The expanded space between the bedroom and living area, which used to house a stairwell, has allowed room for a generous-sized bathroom and laundry.

Forming a bridge between the lower and upper floors, the new staircase's positioning ensures an elegant flow of spatial and material

forms into the top floor. This floor now features an elegant lounge room that opens onto a verandah and offers an evening living space. Completing the top-floor layout is a secondary bedroom, main bedroom and bathroom suite. Natural light is in abundance through means of large top-storey windows, skylights and a glass wall that extends from the original sandstone walls to the rear facade of the lower storey.

Materiality used in the project has created bright, surprisingly roomy and airy spaces within the home. The white walls, ceilings and cabinetry are complemented by warm, rich, timber floors and detailing that helps the





White sanitary fixtures, walls and tiles combine with stainless-steel fittings to create a bright, functional and airy bathroom

spaces feel cosy and welcoming, rather than white and sterile. Glass and steel elements add an extra texture. Steel highlights inject the colour from the palette of the street-facing facade into the home, balancing out the brighter colours.

“The project reflects the local vernacular in its incorporation of painted timbers (like the rusticated weatherboard profiles that are common to the locality) in combination with oiled finishes to timber elements and window joinery,” says Christopher.

Christopher Polly Architect has turned the home into a magnificent inner-city abode, creating a passive-energy-designed home using as much recycled material as possible in its construction. Its form and relation to adjacent buildings has created a strong focal point on the streetscape. The welcoming and flexible internal spaces are sure to provide comfort and peace of mind for its inhabitants for years to come. **R**



## project particulars

This project was designed by:

**Christopher Polly Architect**

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Newtown NSW 2042

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**Web:** christopherpolly.com

This project was built by:

**Paul King**

**Tel:** 02 9558 2747

**Licence number:** 131439C

### FLOORING

**Kitchen/dining:** Recycled blackbutt tongue-and-groove strip floor with Feast Watson tung oil finish

**Upstairs living:** Pine tongue-and-groove strip floor with Feast Watson charcoal stain and tung oil finish

**Stair:** LVL stringers; recycled blackbutt treads, fascia and stair landing base

### WALLS

**Kitchen/dining:** CSR plasterboard and CSR plaster over render, painted Dulux White on White

**Living:** Dulux White on White

**Upstairs living:** CSR plasterboard painted Dulux White on White

**Bedroom:** CSR plasterboard painted Dulux White on White; Makrolon opal polycarbonate

**Stair:** CSR plasterboard and CSR plaster over render painted Dulux White on White

**External walls:** Timber weatherboards,

Dulux painted to match Colorbond Surfemist, timber shiplap boards, Dulux painted Black, BlueScope folded steel fascias, Colorbond Surfemist

### KITCHEN

**Benchtop:** Caesarstone Ice Snow

**Splashback:** Mirrored splashback

**Cabinetry:** Polyurethane finish, Dulux White on White

**Appliances:** Fisher & Paykel integrated refrigerator and dishwasher, ILVE oven, cooktop and integrated rangehood

**Sink:** Franke Ariane with Newform gooseneck mixer

### BATHROOM FITTINGS

**Cabinetry:** Fixed mirrors and mirror-faced door panels to overhead melamine units (bath 1); polyurethane finish to vanity, Dulux White on White (bath 1); mirror-faced door panels to overhead melamine units (bath 2)

**Basin:** Ceramic slimline top/basin (bath 1); Ideal Standard Active Wall basin (bath 2)

**Walls & floors:** Grey matte porcelain floor and wall tiles (bath 1); white gloss rectified wall tiles; white glazed ceramic hexagonal mosaic floor tiles (bath 2)

**Sanitary fixtures:** Ideal Standard Active wall-hung toilets

**Taps:** Reece Scala basin mixers

**Shower/bath:** Kaldewei Vaio Duo bath (bath 1), Hansgrohe Raindance Air showers

**LIGHTING:** Neutra suspended fittings, Nelson Ball Bubble suspended fittings, Wedgie uplight fittings, Rovasi recessed downlights, Sylvania Slimlite fluorescent strip lights, Lumascope exterior lights

### WINDOWS & EXTERNAL DOORS

**Windows:** WRC-framed pivot stay windows, oiled finish; Capral anodised aluminium frames for fixed glazing; Breezway Altair louvres; mild steel plate hoods, Dulux Black

**Doors:** WRC-framed external-face sliding glass doors, oiled finish; mild steel plate corner post, Dulux Black

### OUTDOOR

**Roof:** BlueScope Custom Orb, Colorbond Surfemist

**Paving:** Standard Concrete Products square grey concrete pavers

**Decking:** Recycled blackbutt deck with oiled finish

**Landscaping:** Native plant species selections  
Fence and gate: Gunnersens Shadowclad plywood sheeting with oiled finish within mild steel plate frames

### Legend

Ground Floor

1 Entrance

2 Guest bedroom

3 Bathroom

4 Laundry

5 Kitchen

6 Living room

7 Courtyard

8 Deck

9 Terrace

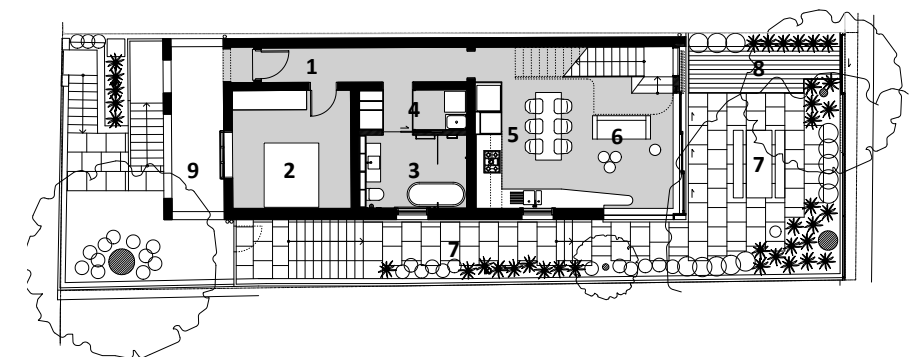
First Floor

10 Stair landing

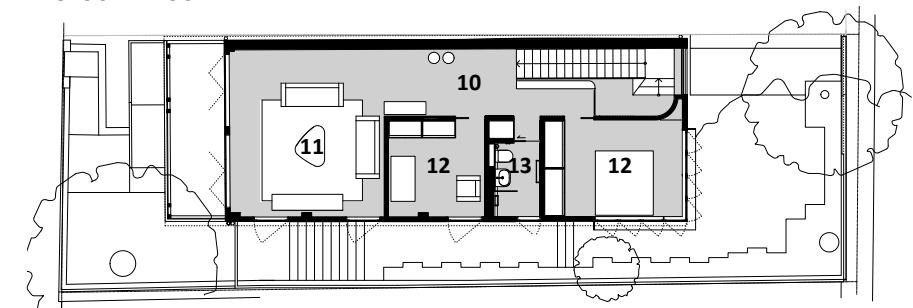
11 Living room

12 Bedroom

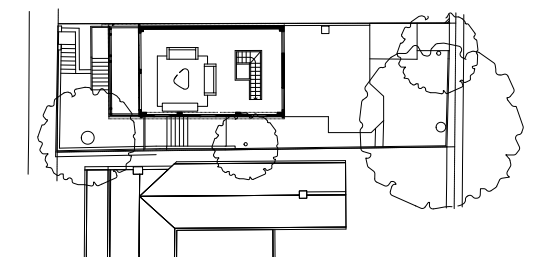
13 Bathroom



GROUND FLOOR PLAN



FIRST FLOOR PLAN



EXISTING FLOOR PLAN