

2 Boundary St Bronte

Owner: Cat Mills

PROJECT SUMMARY

My client is an artist who fell in love with this little 'Gingerbread' house when she saw it advertised for auction in 2007. The real estate agents described it as having 'enormous potential'. She had outgrown her little flat in the city with having a child. Our brief was to retain the romantic character of the existing cottage and insert a modern, light and spacious home onto a relatively small site that would allow her and her young son to live and grow up comfortably near the sea.

The design process lasted several years and was put on hold more than once. Construction was completed in 2011.

FRONT

REAR



ORIGINAL HOUSE



ORIGINAL - REAR VIEW



SOUTH ELEVATION



NORTH ELEVATION

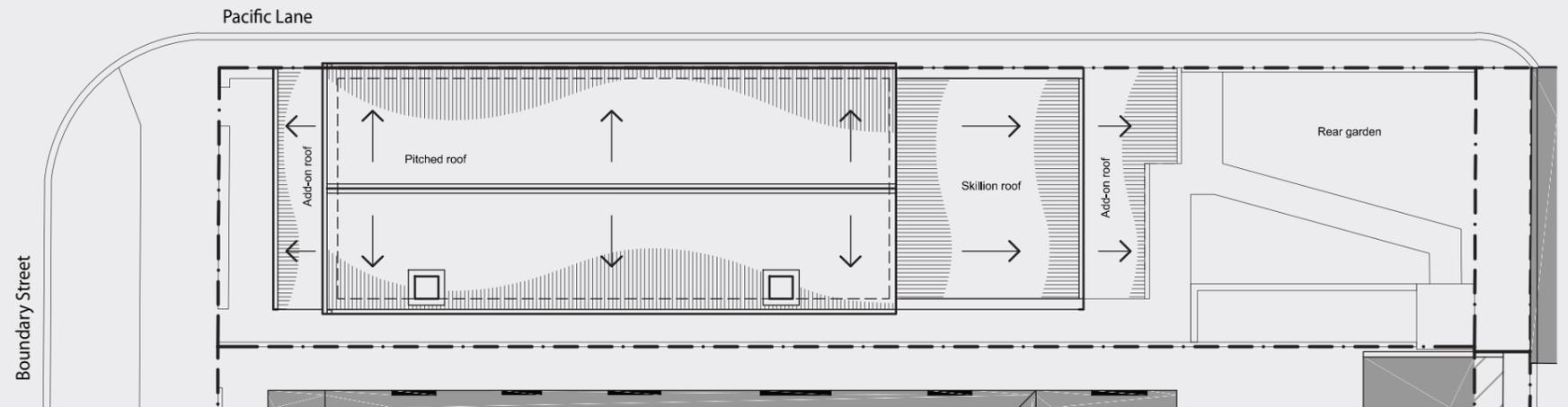
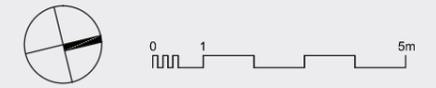


RESTORED HOUSE



REAR VIEW

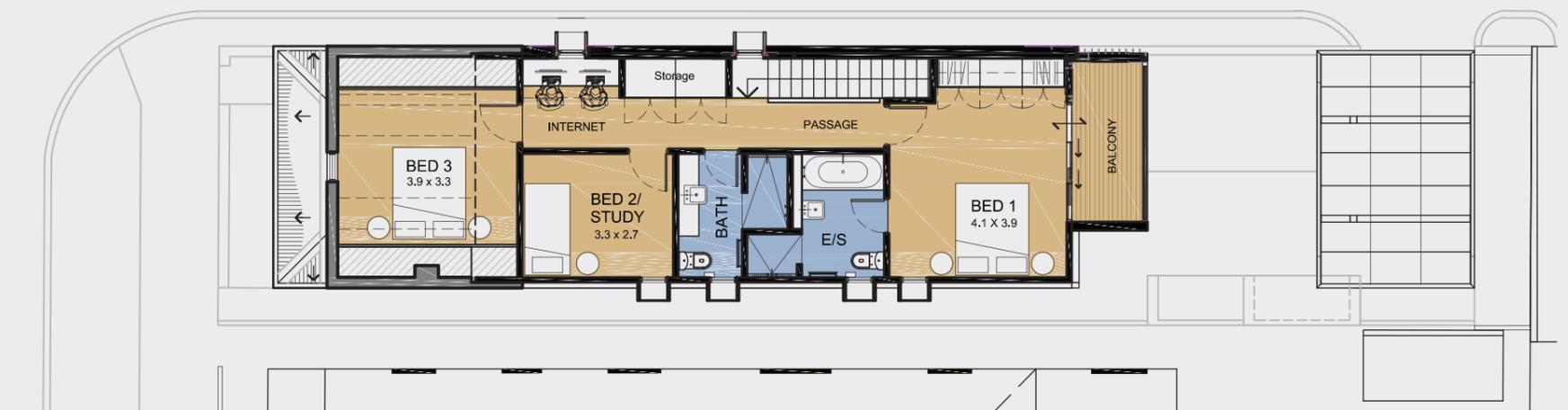
ARCHITECT'S PLANS



ORIGINAL SITE PLAN



LOWER LEVEL



UPPER LEVEL

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DESIGN STATEMENT

The original cottage sits on the corner of Boundary St and Pacific Lane. The intention was to demolish most of the interior towards the north and retain only one room deep at the southern end and the distinctive front elevation. The rear of the site happily faces north which provided a great opportunity to link the internal living areas of the house with a north facing rear yard.

The original cottage had an unusually shaped attic that extended under the entire roof. It was quite low, less than 2m high internally, but had a charm similar to the upturned hull of a timber boat. The front of the house was in extreme disrepair: the original verandah had been replaced with something substandard (the original profile was clearly marked on the façade), aluminum windows had replaced the originals and the stonework was falling over and off. The long brick wall facing Pacific Lane was a single skin only and had severe internal water issues. Builders all agreed it needed to be knocked down and with a new structure to replace it.

The front of the cottage was restored. The original ogee shaped verandah reinstated, the concrete roof tiles replaced with slates, the aluminum windows replaced with painted timber and the original stonework re-built stone for stone. Enough of the original roof form was retained to maintain the character of the cottage. A new first floor was added that reads from the front as an extruded dormer. Due to the long walls facing east and west the windows have been built into distinctive sun control hoods that reduce excessive heat loading.

The north was opened up to greet the sun. The upper floor cantilevers over the lower floor to shade and weather protect the wide glazed opening of the living room. The upper floor is enclosed with a balcony to aid with privacy (as the rear neighbour is surprisingly close). The north face is unashamedly contemporary with boxy forms that slide out from the 'dormers' that link new with old. The scale of the works at the rear are purposefully subservient to the front of the house.

Pacific Lane allowed for access to a carport/ pergola area to be located at the rear of the site in a garden setting. A sewer mains runs under this and therefore structure had to be kept out of this area. A cantilevered steel pergola frame was developed to satisfy this condition. The pergola area doubles as a carport and a covered play area for the young son of the client.

Internally the retained front room and hallway have been restored. Beyond that point the house is open and modern. A light open steel and timber stair leads to 3 bedrooms and 2 bathrooms upstairs. The front upstairs room in the existing pitched roof has been restored to recall the 'boat hull' feeling of the original attic.

Bedrooms have been located to the east walls for morning sunlight and to avoid western sun heat load in the afternoon. Windows have sunscreens and are shaded by overhanging forms. The house has ample opportunities for cross ventilation with opposing windows. Thermal banking in winter is achieved from the glazed living room windows to the north, and in summer are shaded by the overhanging balcony. Sustainable materials have been specified where possible.

The client has now completed the story board with hanging many of her paintings and adding her own personality to the building.

DESIGN EVOLUTION



ORIGINAL HOUSE



ARCHITECTS PRESENTATION



FINISHED HOUSE



LANEWAY VIEW



INTERNAL VIEW



WINDOW HOOD DETAILS

THE FINISHED PRODUCT



CANTILEVERED BALCONY