



Domain



THE ONLY WAY IS UP

PAGES 8-9

DEVELOPMENTS ARE SET TO REACH NEW HEIGHTS IN 2015

6-7

PRIVATE PROPERTY:
EMILY POWER and
MARC PALLISCO

10-11

HOUSE OF THE WEEK:
CANTERBURY
LOU SWEENEY

14-15

APARTMENT OF THE WEEK:
PORTSEA
KATHERINE TOWNSEND

16-17

NEIGHBOURHOODS:
MOONEE PONDS
KARIN DERKLEY

19

RENOVATION:
TWIN PEAKS
JENNY BROWN

STAMP DUTY SAVINGS

ONLY

FLEMINGTON

ONLY ONE ASCOT VALE ROAD

APARTMENTS
FROM **\$369K**

Contemporary apartments to suit
all lifestyles and budgets

1800 229 366
onlyflemington.com.au

CAYDON

RENOVATION
JENNY BROWN



Twin peaks make all the difference

Much more than a "box on the back", this double gable renovation preserves character and adds light and space.

In one of the first zones outside the inner suburbs where house blocks are suddenly twice as wide and deep, a double-fronted Victorian weatherboard was bought for the long backyard already with an apple tree and big enough for chooks, a vegie patch and children's outdoor play.

The shape and state of the Northcote place was pre-renovation generic: four good front rooms and the losable rear lean-tos that during the house's middle age had been the forgettable kitchen and bathroom. As per the pre-reno norm, the whole house was dark and dismal.

Indeed, with only the north-facing front rooms getting genuine daylight, the place, says Melissa Bright of Make Architecture, "was never without lights on in the middle of the day".

The owners wanted it different and started planning with Make to extend the south end five years ago. They wanted a new family and functional back room but didn't want to lose any yard. They wanted the front rooms re-sorted and restored

for three bedrooms. They didn't want en suites or any fussy plumbing. One family bathroom would be plenty.

They mostly wanted light. And they categorically wanted it all to be done on a modest scale. "So what we set out to do," says Bright, "was to give them what they wanted without any excess."

Perversely, especially given such a protracted planning phase, "the plans changed – not too dramatically, but because there was budgetary tightening, and because [as architects] we'd become better". As it transpired, the time lag was beneficial because the new aspect of the house that faces the rear yard has turned out to be so attractive.

Much more "than a box on the back" it is shaped as a dramatic double apex that almost exactly mimics the original lines of the hipped front roof gables.

This double multiple kicks the internal roof height of the addition up to 4.8 metres to allow for high, triangular windows to the north. The



Make Architecture's "M" house (below left), uses a double-gable extension on a Victorian weatherboard in Northcote for a contemporary yet sympathetic solution. The internal roof height of the addition allows for high, triangular windows to the north (above). The new, family-friendly living area adds a sense of spaciousness (below right).

glazing now draws the sun deep into the new living/kitchen in the deep winter. Under the almost metre-wide, timber-lined eaves, that sunshine is duly eliminated in the high summer.

The owners are still so enamoured of being able to bask in sunshine inside their "M House", that they wrote Make Architecture a letter to elaborate "a few selected highlights" of one in-house weekend:

"A shower in the sun. Watching the moon pass by from the dining table ... sitting in the sun in about five different places ... Thanks!"

"To us," says Bright, "yes, we like the way it looks. But it's more about the life in the house than making some big architectural gesture. For life in a house, what is useful is space that can shift, expand and contract depending on what's happening in the family. The spaces in this house are defined but they are also flexible."

"This house is, in fact, small. But we're delighted that in the condensed, efficient planning we were also able to build in a sense of spaciousness. And, that while we've done something contemporary, it also remained sympathetic to the existing house's fabric."

Between the original bedrooms and the new living space, and to make sure the sun could enter the high gable windows, the architects built a new, low mid-section around a small courtyard.

With 2.4-metre ceilings, the "waist" of the house contains the one family bathroom which has a Japanese-style, step-down square pool. "It was going to be a shower bath," says Melissa Bright, "but we

thought we'd do something special." She calls it "a little moment of delight". "It's tiled with swimming pool tiles!"

The enwrapping "M" or gable form is lined with painted timber except under the outdoor eaves where it is natural tone. Combined with timber floors and kitchen wall tiling that is a hand-made product fashioned by one of Make's in-house designers, Bruce Rowe (whose sideline business is Anchor Ceramics), there is much that is tactile and visually leavening. Much of the rest, says Bright, is as cost practical as possible.

"The kitchen benching is melamine! The painted lining board is there because we've had enough of plaster as the cheap default. We think the lining board expresses the formal gesture of the house and adds a certain texture and grain."

"Again, it's the idea of refinement and of being sympathetic to the existing fabric."

CONTACT

makearchitecture.com.au



→ FOR MORE PICTURES OF THESE PROPERTIES VISIT domain.com.au



INVEST IN ONE OF MELBOURNE'S
TOP 3 GROWTH SUBURBS!*
SOUTH MELBOURNE

1 BEDROOM APARTMENTS FROM \$390K

Investor Pack Available

- Earn 5% Interest on your deposit
- 5% Rental Guarantee for 12 months
- Developer to pay your Legals & Stamp Duty

DISPLAY SUITE OPEN Daily 11am-2pm
Phone John Roach - 0416 137 359

*December Quarter 2014 Source Domain Group senior economist Andrew Wilson



Artist Impression of a 1 Bedroom Apartment at Jewel

oooevolve DEVELOPMENT

jewelsouthmelbourne.com.au
244 Dorcas Street, South Melbourne