

light

HOME

*the way
we love
to live*



the autumn issue

steal that idea truckfloor kitchens **outdoor rooms** speed builds **coconut chandeliers** secret rooms **front door trends** a dream of going green **design ambassador's choice** whisper-small footprint **edwardian makeover** bushfire-safe design **hodges surfs the big adventure** vintage beds

design spotlight

Glen Iris, Melbourne



an edwardian makeover

Six people in an Edwardian cottage was becoming a little too close for comfort for one Melbourne family. The solution? A renovation marrying old-world charm with new-world flair.



Shaun and Liz Prescott lived in their 1910 Edwardian weatherboard for seven years before the needs of a growing family made a renovation a matter of urgency. With only a 1990s part renovation at the rear and a traditional layout of enclosed rooms, the Glen Iris, Melbourne, home was becoming increasingly less practical for a family with young children. “We bought the house when we didn’t have any children and now we have four. Once our second son came along, we realised it was time to do something about it,” says Shaun Prescott.

Armed with a folder of inspiration – dream clippings of rooms, designs and finishes – Prescott and his wife, Liz, approached Sherbrooke Design and Construction and designer Scott Ellis of Ausdraft to extend their family home. The brief included open-space living areas with indoor/outdoor entertaining, an upstairs extension with space for the children and a downstairs study. It also included very clear instructions on preserving the integrity of the original home.

“We wanted to keep the front of the house in its original state,” Shaun Prescott explains. “The reason we bought the house in the first place was because we had both lived in the area and loved the older style of the homes.”

From the street, the house still looks like a single-storey Edwardian weatherboard, albeit with a fresh lick of paint and immaculate landscaping. From the back, any hints of tradition are gone. A modern, two-storey structure, built in lightweight materials with full-height glass and a seamless transition from indoors to outdoors brings the home startlingly into this century.

Inside, clean lines are visible throughout. The back of the existing building has been demolished to make way for an upper storey and a ground-floor extension,

“From the street, the house still looks like a single-storey Edwardian weatherboard. From the back, any hints of tradition are gone.”

”



complete with new deck. The living, kitchen and dining areas (at rear) are spacious and flow seamlessly. In the living area, a bench seat running alongside the fireplace is duplicated on the decking, providing a natural flow-on effect.

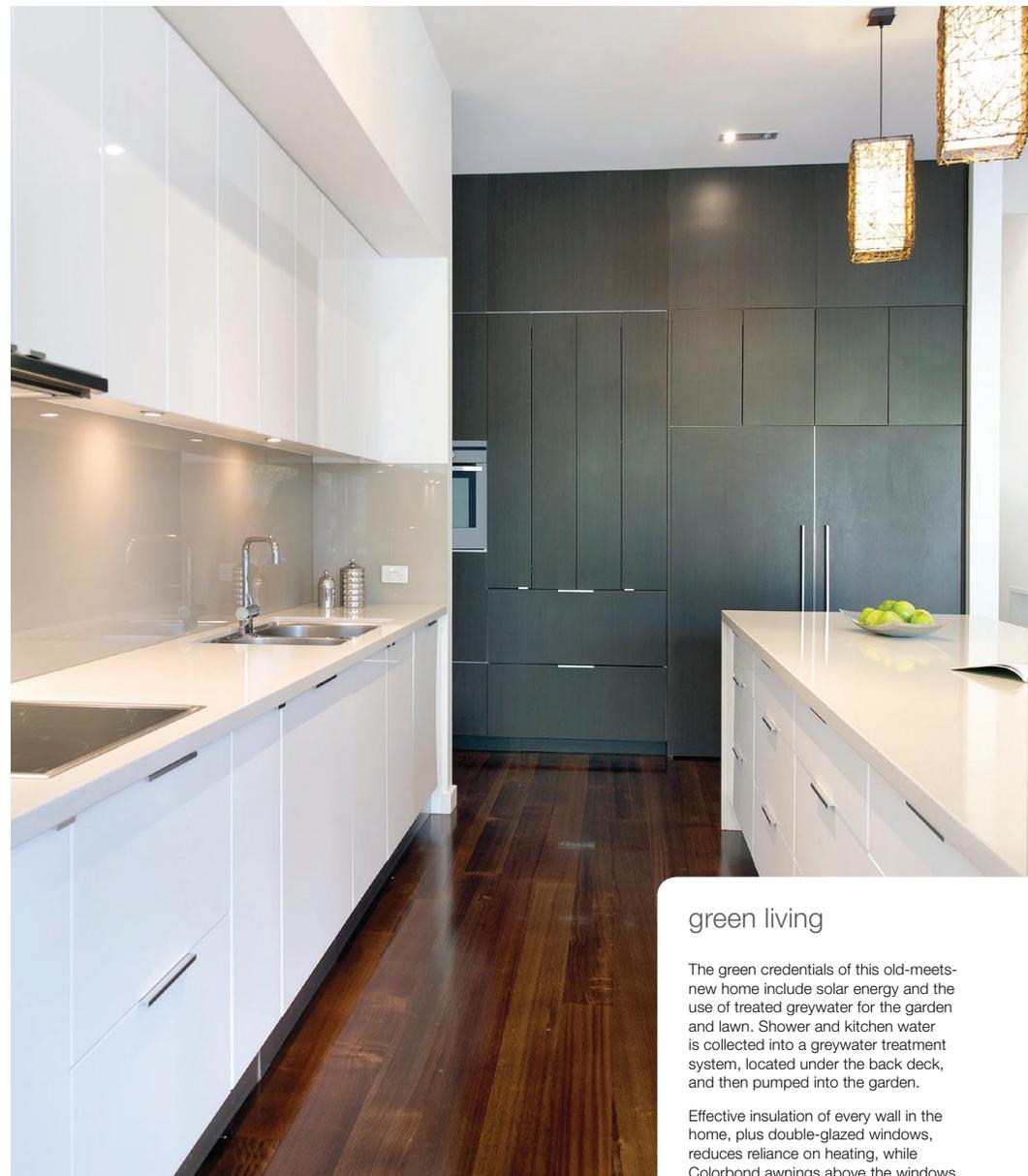
The balance of old materials with new has been smartly managed with wood. Stained Tasmanian Oak floorboards run from the hallway right through to the back of the house. The seamless transition continues with the indoor space flowing onto the Spotted Gum decking through two full-height glass-panel sliding doors. And recycled Red Gum sleeper posts at the end of the decking have generous gaps between them, keeping the line of sight open to the property's rear boundary.

overcoming challenges

For designer Scott Ellis, the Prescott home demonstrates the best of both worlds: tradition and modernity. "The clients had a good understanding of what they wanted, which made my job relatively easy in getting a handle on what they wanted. The design came together quite nicely," Ellis says.



“ Stained Tasmanian Oak floorboards run from the hallway right through to the back of the house, creating a flow-on effect ... ”



“All three parties credit a communicative working relationship for keeping hiccups to a minimum.”

While working with knowledgeable clients made his job easier, Ellis had to tackle issues presented by the site’s steep orientation.

“The site was very steep, so heights were always going to be an issue – when it comes to planning requirements, boundary heights and wall heights are always an issue. On sloping sites, it can be a challenge to get these things to work with you rather than against you.”

Ellis bypassed this challenge with a box-like design for the upstairs extension, allowing him to lower sections of the ceiling and height of the house, and thereby remain within council restrictions. By placing the laundry and pantry behind the kitchen wall – thus hidden from view – Ellis could push the ground-floor extension to the south boundary and again keep the design within planning restrictions.

finding solutions

The Prescotts began their renovation process with the intention of using the aluminium composite cladding Alucabond® for the rear external facade. When initial quotes proved beyond their budget, online searching led them to Scyon™ Matrix™ cladding. A James Hardie® cement composite cladding panel, Matrix™ cladding reflects a similar aesthetic appearance to Alucabond® – but at a substantially lower cost.

Sherbrooke’s construction manager Steve Compton says Matrix™ cladding perfectly suited not only the aesthetic the Prescotts wanted to achieve, but also the box-like design of the extension. “Matrix™ cladding, with its modern finish, combined well with the Colorbond® panels to give the rear an absolute lift in

green living

The green credentials of this old-meets-new home include solar energy and the use of treated greywater for the garden and lawn. Shower and kitchen water is collected into a greywater treatment system, located under the back deck, and then pumped into the garden.

Effective insulation of every wall in the home, plus double-glazed windows, reduces reliance on heating, while Colorbond awnings above the windows provide protection from the harsh summer sun, keeping the house cool without the need for air conditioning.



design innovations

Cleverly, the extension design placed the laundry and pantry behind the kitchen wall, out of view. This enabled the ground-floor extension to push out to the south boundary while still staying within council rules.

What's more, slide-away doors in the kitchen neatly conceal the study area, but when open allow the parents to keep an eye on their young children from the kitchen and living areas. And the living entertainment area can be closed off from the rest of the home, while retaining a feel of open space and natural flow. A glass door unit measuring 2890mm tall by 1200mm wide at the end of the hallway slides into the wall cavity; when fully open it sits flush to the hallway wall, completely concealing it from view.

overall appearance. A rendered finish or even weatherboard wouldn't have looked as good," Compton says.

"We could have used the Matrix [cladding] without the screws holding together the panels showing, but we wanted the screws, as it gives it more of an industrial look," Prescott adds. "The finished look is exactly what we envisioned: a softer look than a shiny aluminium so that it fits better with the original part of the house."

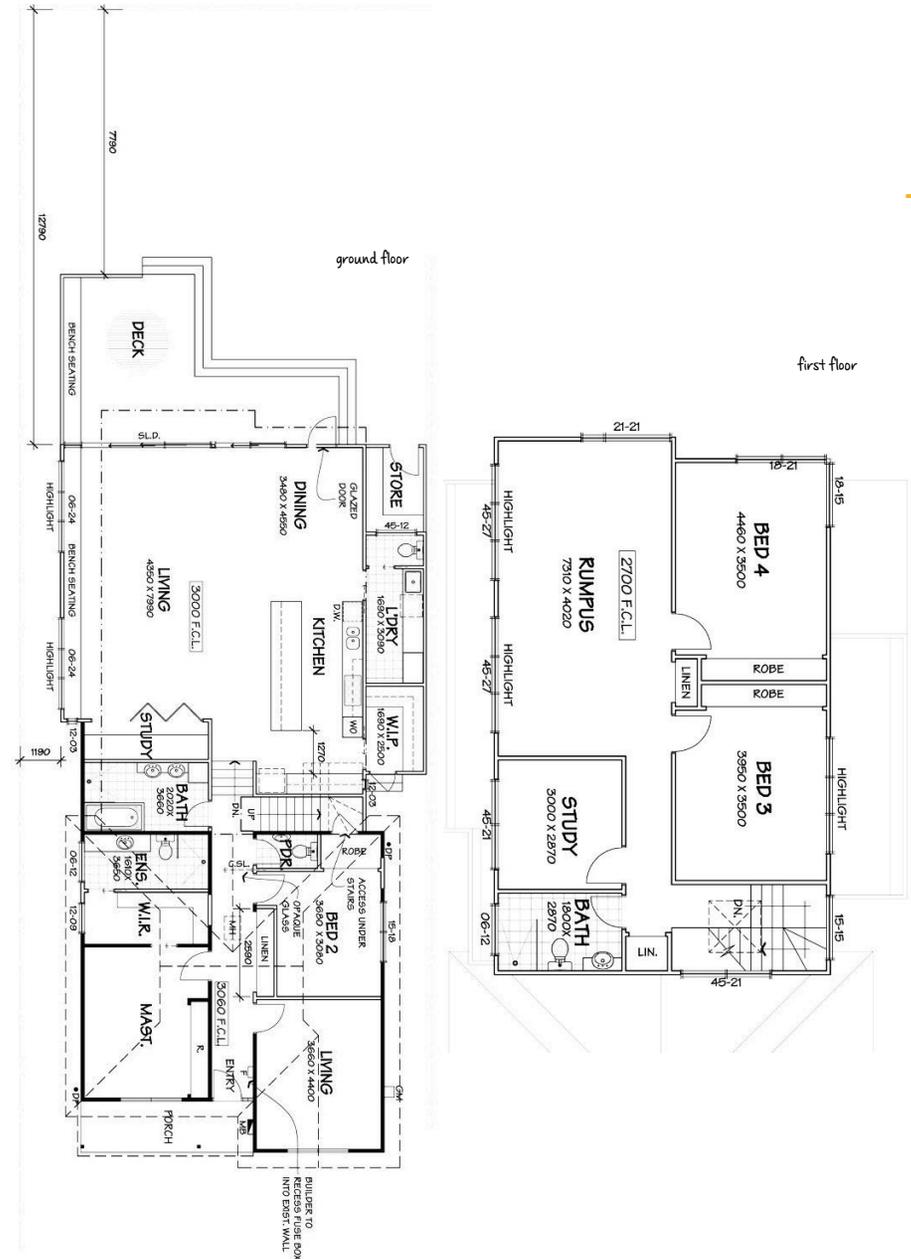
working together

All three parties credit a communicative working relationship for keeping hiccups to a minimum. The build was finished on time, within the eight-month schedule.

"The only issue we encountered was with a neighbour, who ironically was building as well. It caused a few dramas, but nothing that held us back," says Ellis.

For Shaun Prescott, losing the project manager while the house was at the frame stage was a setback. "We had a few trades booked in at that stage of the process, and there was some upheaval in reorganising everything. It was also time-consuming to start again with a new project manager, but you can work through anything if you have a good working relationship," he says.

Working with Sherbrooke was a highlight, he adds. "Steve [Compton] was fantastic – he's an approachable guy, and if you had a problem, you could just talk through it with him. When you're doing a project of this size, you have to be clear on what you want. And if you're working through issues productively, as we did, they get solved."



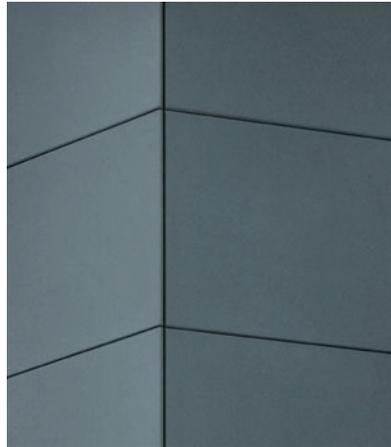
Linea™ weatherboard

The irony of traditional weatherboard is it doesn't weather that well. The answer could be a modern weatherboard that looks like an old one. Made from tough Scyon™ material, Linea™ weatherboards take weather in their stride.



Matrix™ cladding

Nothing says modern quite as strongly as clearly-defined geometric shapes. And one of the easy ways to achieve that look is with Scyon™ Matrix™ cladding, an exterior cladding system with a geometric, expressed joint look.



Stria™ cladding

Horizontal lines more your style? Partway between the look of a weatherboard and the geometry of Matrix cladding is Scyon™ Stria™ cladding, the simple way to add modern-looking texture.



Designer: Sherbrooke Design and Construction in conjunction with Ausdraft, www.sherbrookeconstructions.com & www.ausdraft.com.au

Builder: Sherbrooke Design and Construction.

External walls: Rear cladding in British Paints 'Fox Hunt' colour, Scyon™ Matrix™ cladding. First floor rear window feature in Colorbond® colour 'Shale Grey'. Acrylic render finish to HardieTex™ system painted in British Paints 'Fox Hunt' colour. Stramit Series 'A' Roller Door in 'Woodland Grey' Colorbond® colour.

Roofing: Original section re-roofed in Colorbond® 'Woodland Grey' corrugated iron. New section roofing is Zinalume® Speed Deck.

Insulation: R2.0 polyester batts to external walls. R3.0 polyester batts to ceilings and R2.0 Rockwool Acoustic Insulation batts between ground and first floor.

Internal walls: Walls in bathrooms, ensuite and laundry are 'Gloss White rectified' 300 x 600mm tiles. Gyprock™

walls with Sydney Classic Cove 90 x 90mm cornice from Chad Plaster to existing, and square set to new areas. Edwardian profile skirting to master bedroom, bedroom 2, lounge, WIR, entry hallway up to feature glass sliding door, and 180 x 18mm profile skirting to other areas. Interior home walls and ceilings painted in 'Natural White'. Single Lite opaque glass door unit (2890 x 1200mm) to hallway. This door slides open into a cavity flush to hallway wall, concealing it from view.

Windows: Nylon mesh fly screens to all new windows. Windows and rear doors are powder-coated anodised aluminium in silver.

Flooring: Tasmanian Oak select grade (133 x 19mm) stained plus three coats of acrylic polyurethane to dining, kitchen, living, study, WIP and entry/hallway areas. Adonis 100% Nylon Plush carpet in '790 Onyx' colour to all carpeted areas. Floors (including shower bases) are 'Stratos Wet cement unpolished' 600 x 600mm tiles in bathrooms and a 300 x 600mm size tile in the ensuite, laundry and wall closets.

Kitchen: Joinery in 'Vinyl wrap Guilford' classic white matt finish and 'Vinyl wrap Barren Alder' matt finish. Caesarstone® benchtops in 'Ice snow'. Hafele self-closing drawers and handles. Fisher & Paykel white curved door fridge 451L Pigeon Pair & Integration Kit; Fisher & Paykel freezer white curved door 389L Pigeon Pair & Integration Kit; Miele 60cm fully integrated dishwasher; AEG Single electric oven 60cm in stainless steel; AEG Induction 60cm 4BR cooktop; Ilve 60cm stainless steel slide-out rangehood.

Outside decking: Spotted gum decking (130 x 19mm) to rear deck and steps.

Cooling: Evaporative cooling – Brivis Contour L33a. Split system – Daikin FTY50.

Heating: Ducted heating – Brivis Buffalo 85.

Budgeted cost for build: \$496,870.

Actual cost: \$524,600.