

Dream Home

Modern history lessons

Innovation and traditionalism converge in this restoration, writes **Judy Barouch**.

Change step ... (clockwise from main) old meets new in this heritage-conscious renovation; the welcoming living-dining-kitchen area; owner Mary Sedmak. Photos: Simon Whitbread, Xu Kha



Since its recent restoration to story book prettiness, this weatherboard cottage in Manly has been transfixing passers-by. "Whenever I'm gardening out the front, locals stop to comment," says owner Mary Sedmak, who lives in the house with one of her three children, Patrick, 25.

Sedmak fell in love with the heritage cottage the very instant she saw it despite its rundown state but knew it would be too confined for when her seven grandchildren come to visit or stay over. So, after living there for a year, she commissioned architect Xu Kha to expand the small house.

The Federation-era property's facade was subject to the local council's development controls. "While it was council's preference that we retain the cottage, it wasn't obligatory. But as Mary liked its charm, we decided to restore, rather than rebuild, it and then to extend in a contemporary style," Kha says.

This came with the caveat that any addition had to have minimal impact on the streetscape. To achieve this, the architect set the new two-storey extension down half a level so it's hidden behind the existing roof line. "As we couldn't go up too high, it was lucky that the existing house had a steep, pitched roof," he says.

Now, from the front, the confluence of the restored original section and the sleek addition is barely perceptible. The heritage exterior has been meticulously restored; internally, several front rooms swapped roles and a generous bathroom was created from a

COSTS

▶ Preliminaries	\$55,400
▶ Demolition/excavation	\$36,165
▶ Concrete floor	\$41,000
▶ Structural steel	\$47,450
▶ Carpentry	\$81,010
▶ Roofing	\$49,475
▶ Cladding/insulation	\$26,460
▶ Windows and doors	\$52,760
▶ Internal linings	\$38,920
▶ Plumbing and drainage	\$21,750
▶ Electrical and floor heating	\$44,170
▶ Tiling and waterproofing	\$14,900
▶ Painting	\$25,110
▶ Joinery	\$45,200
▶ Restoration works	\$36,650
▶ External operable roof	\$12,800
▶ External works	\$29,890
▶ Airconditioning	\$16,300
▶ Architect's fees	\$65,000
TOTAL (INCLUDES GST AND BUILDER'S MARGIN)	\$740,410

bedroom. Then, three steps down from the central hallway at the end of the original house, the character changes markedly.

The period timber fretwork and ornate ceilings give way to the neat square corners of a new, light-filled combined kitchen-dining-family living room.

AIM

To keep the character of the heritage cottage and add spaces that are more suited to a contemporary lifestyle and are usable for seven grandchildren, aged from two to eight.

TIME FRAME

Design, three months. Council, seven months. Build, 10 months.

FAVOURITE FEATURE

The lightness and space of the kitchen-dining-family room. I love the way when all the grandkids are here they can run in and out.

INSIDER'S TIP

A concrete floor is practical for children.

GREEN POINTS

- ▶ Restoration of existing house.
- ▶ Low-e glazing on western windows and doors.
- ▶ Polished concrete floors for high thermal mass.
- ▶ Reuse of chimney bricks for paving.
- ▶ Combination of high-level windows incorporating louvres with low-level windows allows circular flow of hot and warm air and cross-ventilation.
- ▶ Bore water for gardening.

ARCHITECT

Xu Kha of Scope Architects, 9400 4554.

BUILDER

John Covich, 0414 615 138.