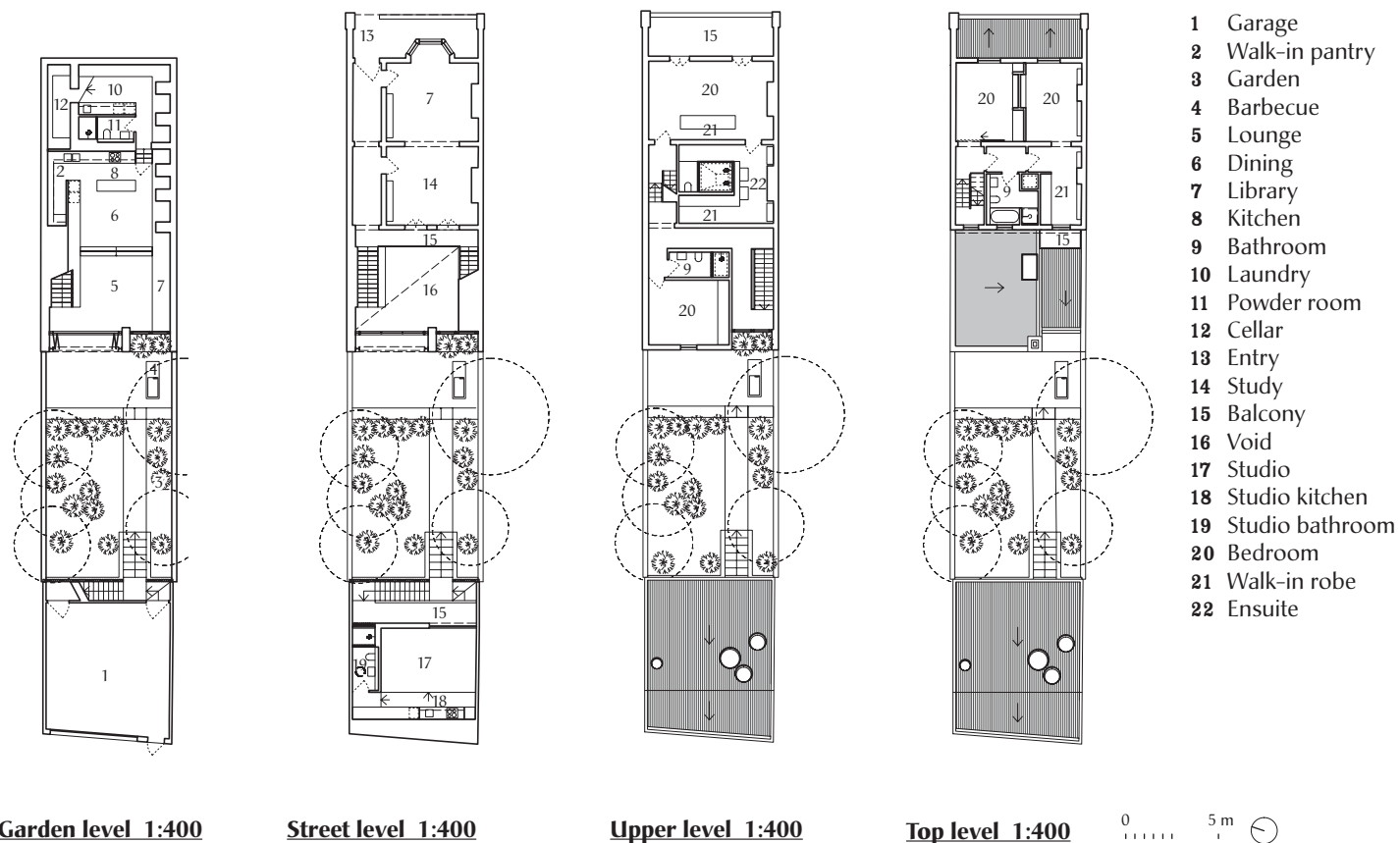


HERITAGE SLEEK

• ARCHITECT PRINEAS •

Designed to suit the family for a lifetime, the renovation of this Italianate terrace house in Sydney's inner west brings the home up to date while respecting its heritage fabric.

Words by Elizabeth Gaisin
Photography by Chris Warnes



A decade after an initial renovation, this grand four-storey 1890s Italianate terrace house in Sydney's inner west underwent a second makeover. This time, the homeowners had more funds for the project and they were certain this was the house that would last them a lifetime. The brief given to Architect Prineas was to accommodate the family of four and include a studio for overseas grandparents who make extended visits. Interventions would be contemporary without overshadowing the home's heritage fabric.

The main bedroom's ensuite – formerly a bedroom – perfectly displays this subservience to Victorian details. The room had a pod inserted into its centre, with the timber floorboards retained underneath. A double shower occupies the pod and a skylight with a two-storey shaft is located overhead. Mirrors on the pod's exterior reflect the existing fireplace and ornate tiles, making them the focal point. "It's almost the invisible ensuite," says Eva-Marie Prineas, principal of Architect Prineas, about making the contemporary addition play second fiddle to the heritage features.

01 The architects turned a bedroom into an ensuite by inserting a pod that houses the shower and basins.

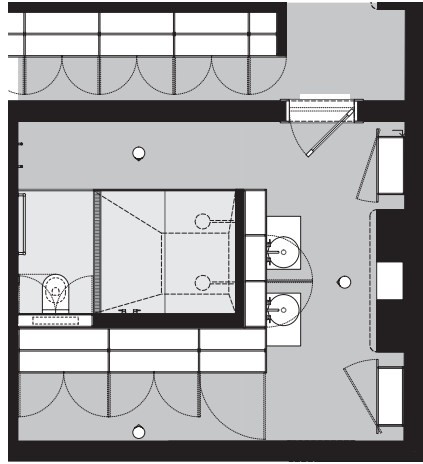




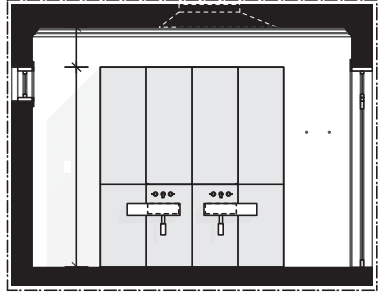
02 A skylight above double showerheads brings natural light into the ensuite.

03 One side of the ensuite contains a walk-in robe with a hanging shoe closet in the corner.

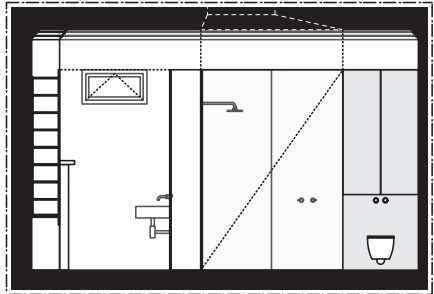
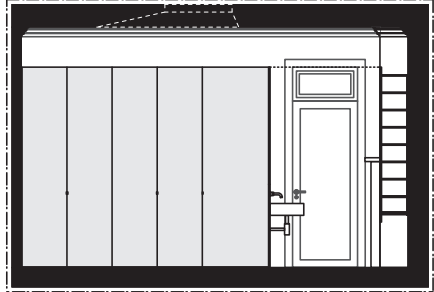
04 All five bathrooms have abundant natural light, through light wells, skylights and windows.



Ensuite plan 1:100



Ensuite elevations 1:100




Although the clients plan to remain in the house for some time, the architect has designed the pod in a way that, should the clients decide to sell the home, a new homeowner could convert the room back into a bedroom with the original floorboards, windows and Victorian details intact. Eva-Marie describes this sensitivity to retaining the original materials, and the awareness of the fact that another owner might want to bring the room back to its original purpose, as “good heritage practice.”

The architects intentionally kept the palette minimal and consistent throughout the bathrooms. All the bathrooms (five, including an ensuite and a powder room) have a skylight and most also have windows, with the exception of the garden-level powder room. Speckled-white terrazzo was poured in-situ to minimize grout lines on the floors, meeting a client request. Mirrored cabinets offer ample storage while reflecting light and the folded stainless

steel shelf offers a practical place to set everyday essentials. Black hexagonal floor tiles distinguish the street-level studio bathroom from the others.

The main kitchen feels cohesive, thanks to the use of lime-washed plywood for the walls, ceiling and cupboards. “It looks like it’s been inserted as a whole,” Eva-Marie says of the plywood, which was chosen rather than plasterboard for its value and tactile look. A custom-designed dining table was made to match the surrounding joinery, while a stainless steel island benchtop and mirror splashback reflect light into the back of the kitchen, the area most in need of natural illumination.

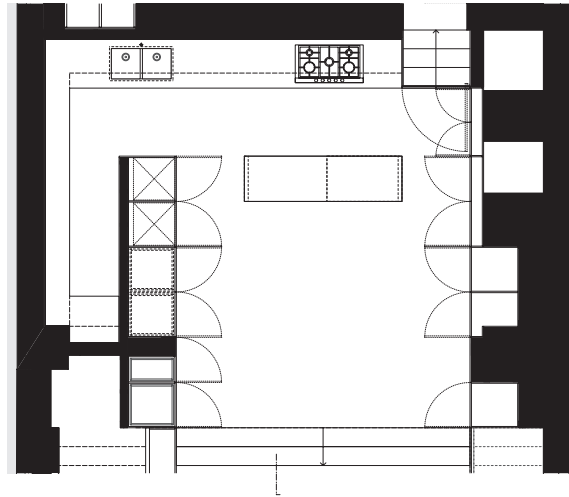
The guest studio was designed to feel spacious. The neutral palette, reflective surfaces and skylights create a sense of light and volume. Limewashed plywood flooring lends texture to the room and a black oven punctuates the otherwise light palette. 



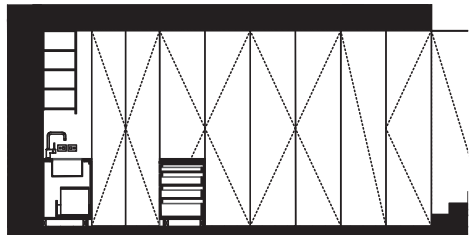
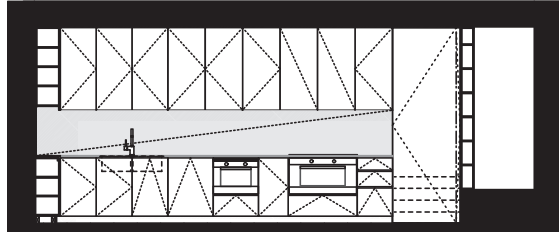
05 Limewashed plywood and polished concrete floors visually connect the garden-level lounge with the sunken kitchen.

06 Built-in shelves, some sized for storage containers, provide a convenient place for pantry items.

07 The main kitchen appears inserted into the space as a whole due to extensive use of limewashed plywood.



Kitchen plan 1:100



Kitchen elevations 1:100



08 Light timber floorboards, skylights and reflective surfaces keep the studio feeling spacious.

09 Dark hexagonal tiles are used in the studio bathroom as a point of distinction from the other bathrooms.



10 The white palette, mirrored cabinets and folded stainless steel shelf work together to reflect light in the upper-level bathroom.

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Practice profile
A boutique practice specializing in renovations and bespoke new homes.

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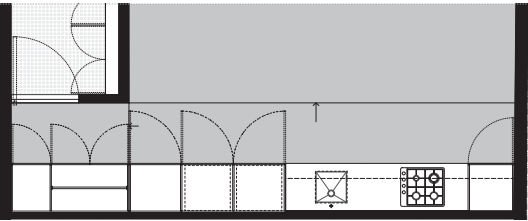
Builder
Focusbuild

Consultants
Structural engineer: Ruggero Benvenuti
Heritage consultant: Clive Lucas, Stapleton and Partners
Joinery: Refalo Joinery

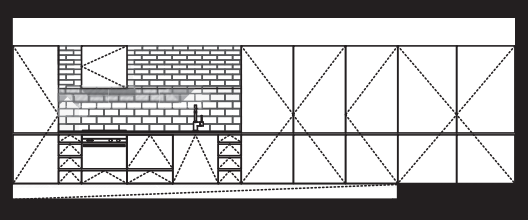
Kitchen products
Internal walls: Existing and new walls in Dulux 'Vivid White'
Flooring: Concrete slab polished and sealed with Pandomo finish; blonde oak floorboards (studio)
Joinery: Limewashed plywood doors and panel fronts; stainless steel benchtops with folded edge; toughened mirror splashback; self-closing drawers with 45-degree joinery finger pulls; highly moisture-resistant MDF melamine shelves in Dulux 'Vivid White'; Ghiaccio tile splashback in white from Classic Ceramics
Lighting: Gamma Illumination fixed pinhole downlights; Flos Aim pendant from Euroluce; concealed LED strip lighting
Sinks and tapware: Abey Lago stainless steel undermount sink; Smeg stainless steel undermount sink; Astra Walker Icon mixers
Appliances: Miele integrated fridge and Qasair undermount rangehood from Winning Appliances; Miele stainless steel electrical oven, gas cooktop with five burners and satin stainless steel dishwasher; Fisher and Paykel stainless steel oven,

stove top with four burners, integrated single dishwasher and integrated fridge
Furniture: Mattiazzi Solo chairs by HG Furniture Solutions; custom plywood table

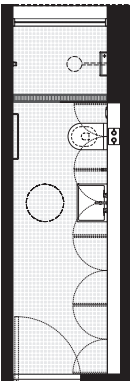
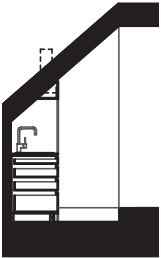
Bathroom products
Internal walls: Existing walls painted in Dulux 'Natural White'; Laminam ceramic slab in 'Collection Bianco' in wet area; moisture-resistant plasterboard; Ghiaccio tile in white from Classic Ceramics
Flooring: Terrazzo from Durable Floors; recycled kauri timber floorboards to match existing; timber floor structure; hexagonal tile in 'Charcoal Black' from Academy Tiles
Joinery: Mirrored cupboards, doors and panel fronts; folded stainless steel sheet shelf slot
Lighting: Concealed LED strip lighting; Gamma Illumination fixed pinhole downlights
Tapware and fittings: Astra Walker Icon chrome basin tapware, shower mixers and showerheads; Reece Hydrotherm Milan chrome towel rail; Madinoz chrome shower tray
Sanitaryware: Omvivo Neo basin from Reece; Sfera wall-hung toilets, underbench cisterns and wall frames in white and pneumatic button set with large plate from Rogerseller; Villeroy and Boch white ceramic wall-hung single-bowl basin with overflow
Doors: Lockwood Robert Watson Aquileart collection doorhandle in white powdercoat



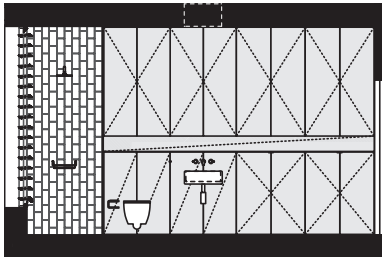
Studio kitchen plan 1:100



Studio kitchen elevations 1:100



Studio bathroom plan 1:100



Studio bathroom elevations 1:100

