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THE HOME OF DESIGN & ARCHITECTURE



A NEW YEAR

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CALM INTERIORS



LUXURY ECO LIVING
ARCHITECTURE
INTERIORS
TECHNOLOGY
DESIGN



hidden in
plain sight

Concealed from view, a new two-storey extension sits unknowingly in the back garden of this Federation-era home

Photography Chris Warnes





"WHITE LINEN CURTAINS SOFTEN THE SPACES AND INVITE GENTLE MOVEMENT FROM THE BREEZE INTO THE HOME"



From a Sydney street, this Federation-era family home looks much like it did in its first incarnation over a century ago – modest, unassuming, and yet swaddled in an alluring charm that beckons you indoors. Despite a bit of TLC to keep its facade in check, over the years the front of the building has barely changed, it's simply a part of the furniture in this suburb. The back of the property however is unrecognisable, its origins buried beneath a new double height extension which imparts a contemporary edge to this traditional typography. While its fit appears seamless, a welcomed extension, its implementation presented a number of challenges as building regulations for the locale stipulate that all new additions remain out of view. But, armed with an unshakable creative vigour and desire to fulfil the brief of its clients, there was no stopping the enlisted design team from Studio Prineas. Instead of working from the ground up, they worked down – laying the foundations merely a few steps below the original ground floor to open up the plan, increase the footprint and do so without impeding sightlines with an external tapestry of recycled brick and blackened timber cladding. Arguably this formidable duo would, in other settings, dominate the intricacy and fine character of the Federation-style front, but here regulations enforce a subservience that the architects welcome wholeheartedly. “Regardless of any imposed building regulations, our philosophy is to retain as much as possible for both reasons of sustainability and reverence to heritage.” And it would appear their commitment is founded; the floorplan has been kept intact, the ceilings are untouched, detailing has been repaired and restored, and where skirting and cornices required removal, reproductions are painstakingly sincere.

ARCHITECT'S QUESTIONS

Tell us about the building regulations. The strict heritage regulations of the area included a need for any additions to be invisible from the street. This meant that a second storey addition needed careful consideration to fit behind the existing roof form and appear subservient to the Federation-era original dwelling.

How did the existing building inspire you? We always commence our design process by seeking to understand the built and natural context. Interestingly, CNR Virginia was already 100 years old and filled with character. Regardless of any imposed building regulations, our philosophy is to retain as much as possible for both reasons of sustainability and reverence to heritage. The existing house was reimagined in the placement of the program to ensure the original floor plan remained as intact as possible. For our studio, this project presented an opportunity to restore a beautiful Federation home whilst marrying it with contemporary design in a sympathetic way. To achieve this, we intentionally designed the addition

to be quite distinct from the original house. We also lowered the floor level of the addition, completely concealing it from street view so as not to disturb the heritage facade in any way.

What inspired your material palette? Sustainable design is integral in how we design our architecture, not only in material choice, but also in the longevity of the work we create and the way in which we honour what is already there through conservation and restoration. While we draw on our creativity to inspire new ways of thinking, our approach is grounded in pragmatism, seeking substance with consideration for functionality, liveability and longevity. The kitchen is articulated in black Paperock, a sustainable building material that combines condensed layers of renewable paper. It has a matte finish and although solid in colour, there is variation within the material which gives it depth and warmth. We always choose locally made materials and furnishings when we can. We sourced recycled brick for this project from a nearby brickyard in Sydney. And

the deck is made from Blackbutt timber, an Australian hardwood.

What did you want from the interior design? Ultimately our aim was for the interior design to complement and celebrate the architecture and original features of the home. For the front portion of the home, we chose to paint everything white to allow the intricacy of the Federation detailing to be celebrated. We designed bespoke freestanding joinery pieces to sit within these rooms to ensure that the original room proportions remained unchanged and heritage detailing had space to breathe. White linen curtains throughout soften the spaces and invite movement from the breeze and light into the home. Exposed recycled bricks bring warmth in both colour and texture and provide visual contrast to the clean minimal detailing of the extension.

What role did glazing play? The use of floor-to-ceiling glazing and skylights harness natural light, transforming the space from dark to light and bright.









HOME PROFILE

A double height addition to a Federation-era abode has been cleverly concealed from view. While its original facade and form has been neatly restored, the extension opens up to an airy living space at ground level where the clients can cook, eat and chill out together. Meanwhile, a bedroom and study nook are tucked above within the eaves of the new sloped roofscape. A minimalist palette washes through both the new and old halves of the home while the garden has been designed as an extension of the bushland beyond.

PROJECT SIZE
260 sq. m

LOCATION
Sydney, Australia

PROJECT NOTES

ARCHITECT & INTERIOR DESIGNER
Studio Prineas

BUILDER & CONTRACTOR
Connect Constructions

LANDSCAPER
Custom Creations

STRUCTURAL ENGINEER
Partridge Partners

KITCHEN
Cabinetry, Paperock; appliances, Fisher & Paykel; sink, Franke; tap, Zip

BATHROOM
Fittings, Astra Walker; floor grate, Stormtech; basin, Villeroy & Boch; bath, Kaldewei

NOTABLE FURNITURE
Sofa and armchair, Koskela; dining table, Jordan; stool, Muuto; dining chairs, HAY; coffee table, Mark Tuckey

"A MINIMALIST PALETTE WASHES THROUGH BOTH THE NEW AND OLD HALVES"

