



A FEDERATION **fantasy**

A refreshing renovation has turned a ruin into a success, giving it a new lease on life

Right
Years of neglect turned the home into a dilapidated dwelling

Words Tessa Hoult **Photography** Stuart Rose

Scattered throughout the cities and country towns of Australia are homes and buildings constructed by our forefathers. From the rustic pubs in the outback to the trendy terraces that make up the inner cities, there's something special about these structures. It may be the sense of history or the grand opulence of the craftsmanship—whatever it is, they won't be going out of style anytime soon.

Louise Williams from LAW Building Design, located on the Central Coast of NSW, had

a challenging yet special project land on her desk. A heritage-listed waterfront cottage required a large refurbishment and construction of additional dwellings. An active member of Gosford City Council's Building Liaison Committee, Louise is familiar with the area and its history.

Built in approximately 1908, the cottage had been left to rot. By the time Louise was called, the home was in a structurally poor condition, had termite damage and virtually needed to be rebuilt. The client brief called for repair of the cottage and the demolition of the rear sections. New open-plan living spaces replace



Above
The renovation is absorbing and immediately catches your eye

Above right
The extension opens the house into a wonderful new outdoor entertainment area

Right
A slate path leads you into the home

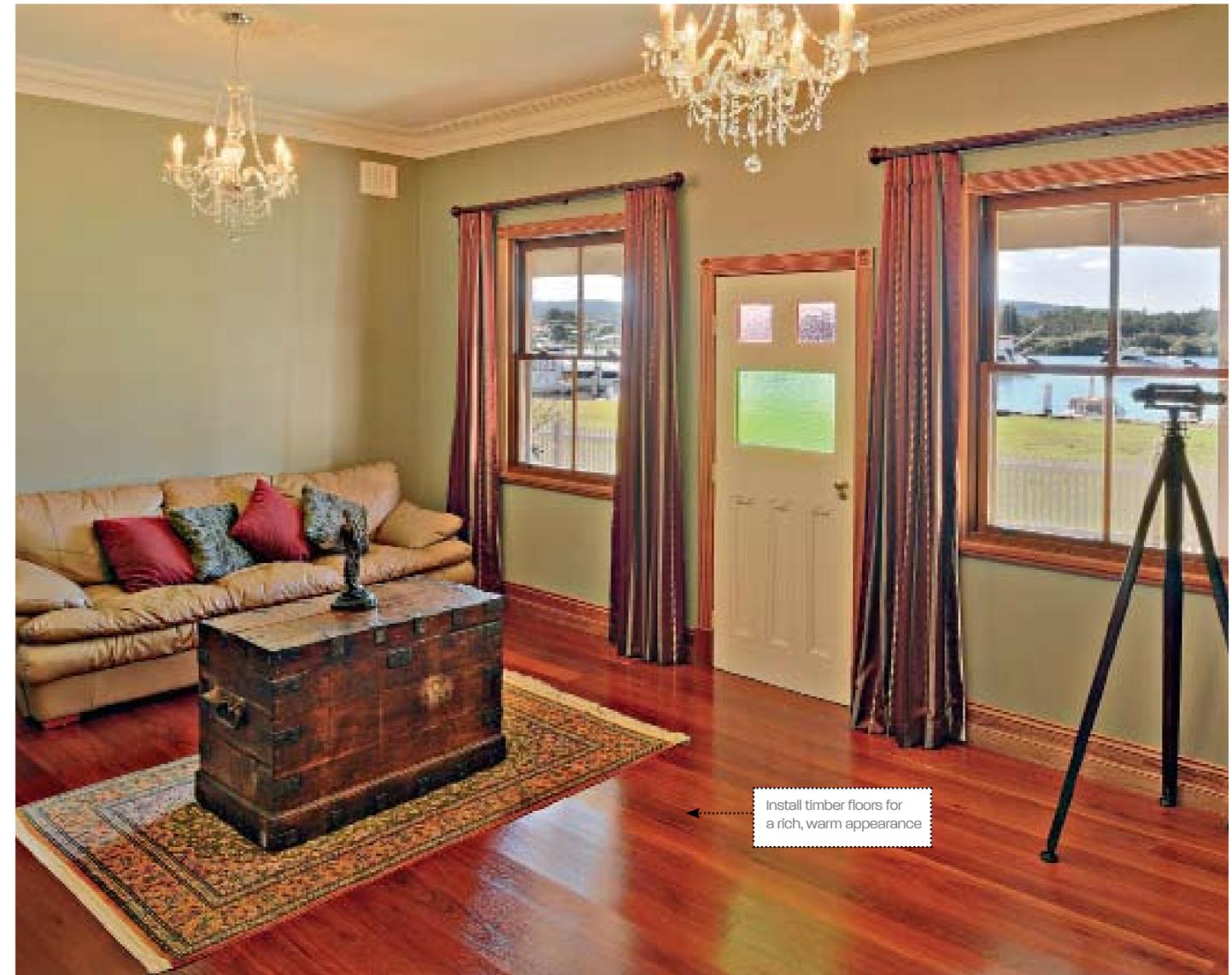
the rear along with a double garage, pool and an entertainment area.

As with most heritage-listed properties, there are many building regulations that needed to be adhered to; this was Louise's first hurdle. The next was the small matter of the house lying in the middle of a flood plain. Before any building could commence, the floor level had to be raised by 630mm.

After addressing the major issues, Louise could focus on the design of the new home. Asked to make sure all new additions to the



Use fanlight windows for an authentic appearance and to allow extra light



Install timber floors for a rich, warm appearance

Opposite page

The entranceway is grand, but not over the top

Above

The interiors of the home are as stunning as the outside and in keeping with the traditional style

Right

The home is bright and light on the inside

By the time Louise was called, the home was in a structurally poor condition, had termite damage and virtually needed to be rebuilt

home were in keeping with the original style, Louise has designed an exquisite living space that combines the best of modern and early Federation styles.

Louise drew inspiration from old photographs and decided the original cottage was to remain the focal point of the new design. Facing the water, the cottage is linked to the extensions through a low skillion roof. Combining easy, open-plan living with spilt levels created a natural ventilation path through the area. Housing the new bedrooms and bathrooms, the space is light and contemporary but doesn't detract from the classical ambience of the home.

The added pool and entertainment area elevate the home to look exceptional. The fresh blues of the pool contrast beautifully with the subtle hues of brown, white and red in the house. Creating a path from the living space





Use an under-counter sink for an unobtrusive and streamlined appearance

Above
The kitchen is airy and retains some of its original charming features, such as the original oven

Right
Boasting views of the water, the home is relaxing and breezy

Combining easy, open-plan living with spilt levels created a natural ventilation path through the area

into the outdoor area, the installation of glass folding doors invites the exterior surroundings into the home.

A feature of the home that sets it apart from others is the internal woodwork. Handcrafted to match the original joinery, all the woodwork was made by local tradespeople. The Australian cedar doors were restored to their former beauty, while the windows,



Asked to make sure all new additions to the home were in keeping with the original style, Louise has designed an exquisite living space that combines the best of modern and early Federation styles

When installing a vanity consider using the same material for the hand basin to give a unified appearance

The bathrooms and interiors are finished to an exceptional standard



Install a covered area to enjoy year-round outdoor living



The cabana at the end of the pool is the perfect place to relax

Opposite page
The entertainment area has clear views of the pool and waterfront

Above
The new pool is an asset to the new home and offsets the earthy tones brilliantly

gables and picket fence were recreated to look like the originals.

The interiors are in keeping with the Federation style. Classic fabrics and traditional

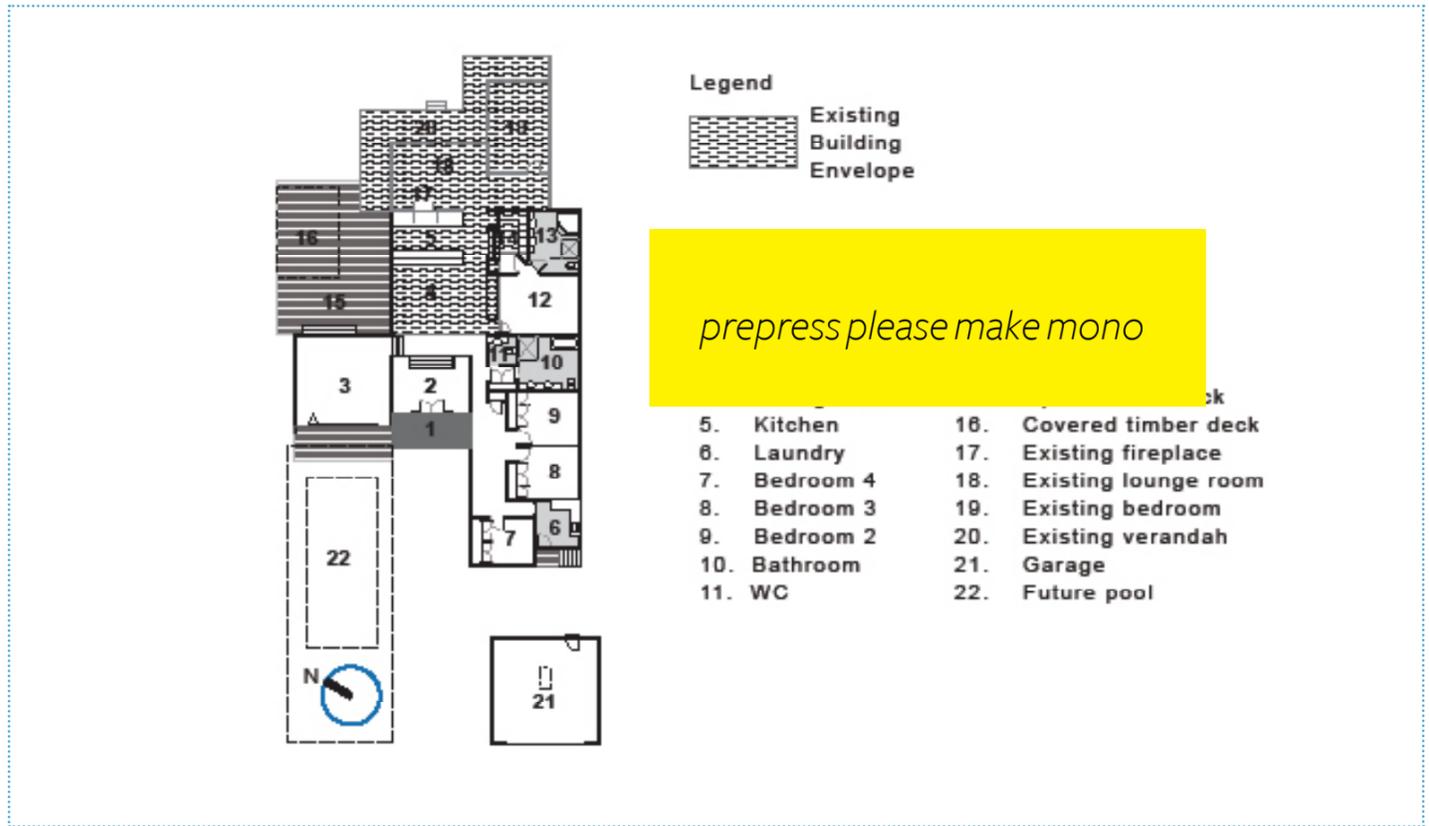
furniture add to the look and feel of a bygone era while the combination of hardwood floors and colonial features in the bathrooms and kitchen offset the few modern elements delightfully.

The beauty of this home is the way it brings together two different periods without one encroaching on the other. Louise has managed to take the best aspects from today's modern living and yesteryear's attention to detail to create a home that's not only good-looking but will be around for many future generations to enjoy. **R**

The Australian cedar doors were restored to their former beauty, while the windows, gables and picket fence were recreated to look like the originals



Install sliding doors and invite the outdoors into the home



project particulars

This project was designed by
LOUISE WILLIAMS, LAW BUILDING DESIGN PTY LTD
Tel 02 4341 7371
Web www.lawbuildingdesign.com.au

This project was built by
CAIN MARSHALL, MARSHALL BROTHERS CONSTRUCTION

Heritage consultant Robert Staas
Structural engineer Halcrow & Associates
Surveyor Clarke Dowdle and Associates

FLOORING

Kitchen: 130mm-wide red mahogany hardwood flooring
Stairs: Matching red gum
Other: Warm tones used for the decking and verandah linings

WALLS:

Dining: Light red meranti timber lengths for the architraves and skirting boards
Living: Internal doors handcrafted to match original joinery pieces
Bedroom: Plasterboard lining with decorative

cornices and roses for period features

Stairs: Lined with thermal and acoustic batts for insulation and sound attenuation

Other:

Paint: The raw ends of the primed treated timber were painted with a timber preservative to ensure the product's 25-year warranty. The exterior of the cottage was painted using Wattyl low-sheen acrylic paint, which is anticipated to last for the next 10 to 15 years. Sikken's cedar oil was applied to the windows, doors and decorative surrounds. Feast Watson natural decking oil was applied to the verandah decking and pool area
Interior walls: Dulux Olive Grove

KITCHEN

Benchtop: Java marble by Central Coast Granite, 02 4324 2930
Cabinetry: Polyurethane finish by Kitchens of Distinction
Appliances: Falcon Elan duel-fuel cooker

BATHROOM FITTINGS

Cabinetry: Custom-made by builder on-site; polyurethane finish in Designer White
Basin: Custom-made marble basins with
Vanity top: Marble to match the wall and floor tiles

Tiles/walls and floor: Travertine tiles for the walls, floors and shower recess

Taps: Reece Plumbing

LIGHTING

Energy-efficient low-voltage downlights and decorative chandeliers

WINDOWS + EXTERNAL DOORS

Frames: WRC timber windows from Stegbar, Erina

OUTDOORS

Roof: Colorbond in Slate Grey; gutters and downpipes in Mountain Blue
Paving: Travertine for the pool coping, bluestone for the front entry path and sandstone steps and path lead to the original cottage entry
Decking: Mixed mahogany-red species of Australian hardwood
Plants: Golden cane palms to the front entry
Screening: 140x25mm merbau screen surrounds the pool for privacy
Exterior walls: Gun tan
Eaves and fascias: Dulux Hogs Bristle
Posts to the additions: Mountain Blue
Posts and picket fence: Dulux Hogs Bristle