



three marrickville houses

DAVID BOYLE ARCHITECTS

Project: Three Houses
Marrickville & Marrickville
Courtyard House

Function: ??

Architect: David Boyle Architect

Client: ??

Structural Consultant:
???

Date of completion: March
2015

Photographer: Brett Boardman

CONTEXT The client's brief was to convert a suburban inner-city corner block into three Torrens title properties. The existing Federation house had been substantially modified, notably a dominant and unsympathetic upper level mansard roof addition, which detracted from the streetscape.

DENSITY This medium density development is an example of how urban consolidation of larger suburban blocks can be achieved with contemporary design sympathetic to surrounding built form. At the same time it maintains the amenity of adjoining properties and offers a positive, contributory character to the heritage streetscape. The existing house was divided into two semi-detached houses and a new block and house was created at the rear, fronting the side street. The project bridges the gap between multi storey housing development and single dwellings.

DESIGN PRINCIPLES The development removes unsympathetic additions while retaining any original period features. A new party wall was stitched through the original building to suit existing walls and minimise unnecessary construction work. The unsympathetic upper level mansard roof was replaced with a new facade which references the detail of the original Federation house and the adjoining terrace row houses. At the rear new living spaces connect to outdoor decks and rear gardens.

Period keystone brickwork and stucco are seamlessly extended in an abstract composition sympathetic to the Federation base. New brickwork

is corbelled and chamfered in a decorative way to create a dramatic double height keyhole entry verandah to one of the houses. Beside this, extended brick and stucco pillars create an upper level balcony over the existing porch. A new kick back roof creates an entry verandah extending the full length of the side street frontage. This activates the corner and side frontage as a transition in scale neighbouring houses. Irregular spaced posts set a rhythm for verandah, entry and rear covered deck and provide support for an original leadlight window to be reused.

CENTRAL COURTYARD For the new house, a unique "U" shaped plan was developed around a central courtyard to address Councils requirements to continue the pattern and rhythm of neighbouring houses. This was particularly important as the proposed lot shape and frontage was inconsistent with adjoining allotments, so the approval of the whole development was reliant on the streetscape design of the house. The plan generally followed the footprint of the existing sheds on the site but more importantly created two narrow building frontages to the street, with the courtyard in the middle creating the negative space typically associated with the side setbacks between adjoining dwellings. The front setbacks are matched to neighbouring buildings and the design incorporates similar building language including a relatively narrow front setback, an awning roof and front entry verandah and narrow garden planting. The heights of the building and the awning also match neighbouring buildings.



CONTEMPORARY Within these sensitive streetscape parameters, the building is unapologetically contemporary. Clad entirely in vertical timber, the plan form and awning are joyfully sculptural and organic and the design addresses passive sustainable design principals. Living areas are accessed from the elevated entry verandah and have been spatially defined into zones within the sculptural open plan volume. Windows are located to provide privacy, aspect to garden or sky and cross ventilation. High level openings provide controlled indirect light which bounces off tall internal walls throughout the day. The living room opens north to an elevated deck within the central courtyard. A linear hall provides a permeable transition to the side of the courtyard and access to a series of private cellular rooms. These incorporate large sliding doors for flexible use as bedrooms or secondary sitting, dining or study spaces. The return wing, containing the ensuite to the master bedroom, presents an additional miniature frontage to the street and acts as a giant privacy screen to prevent sight lines from the two-storey building to the north. The whole of the house opens to the central courtyard and the kitchen opens to a small deck and vegetable garden along the rear setback.

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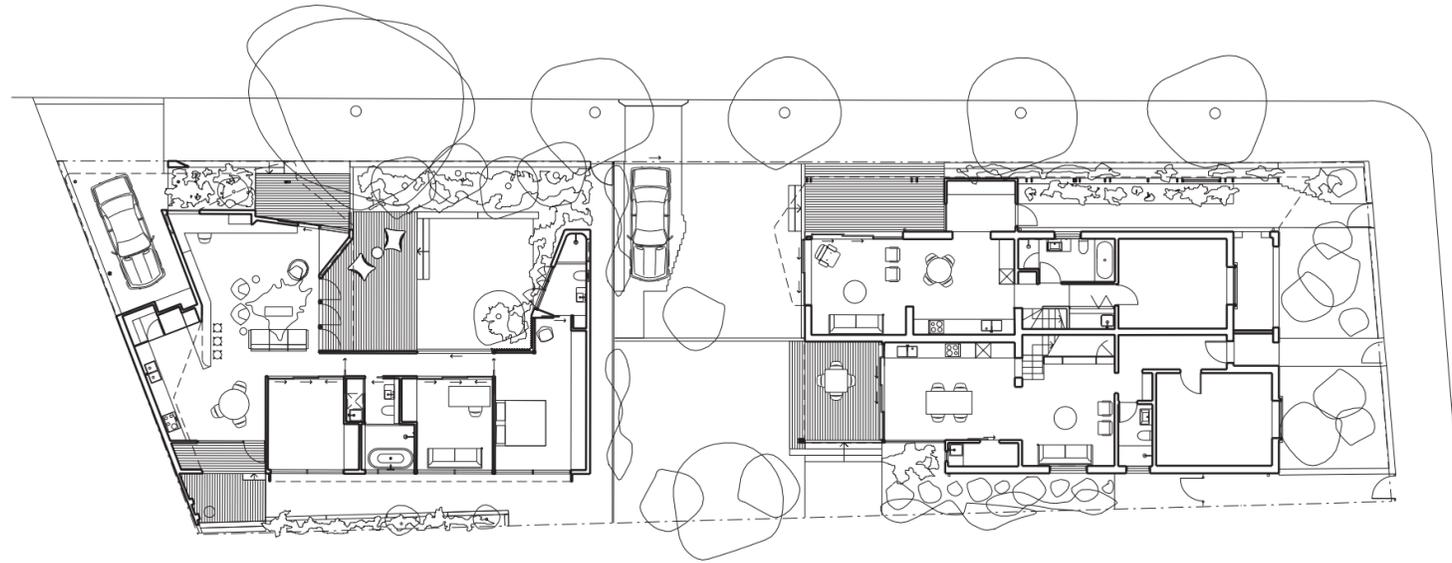


Urban consolidation of larger suburban blocks can be achieved with contemporary design sympathetic to surrounding built form.

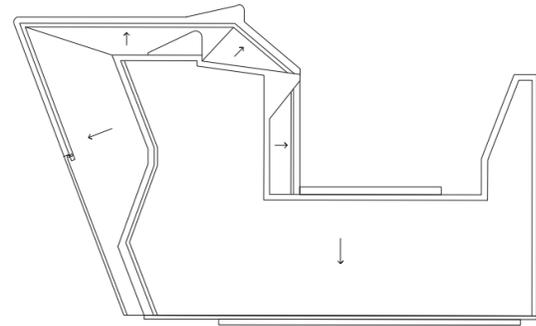
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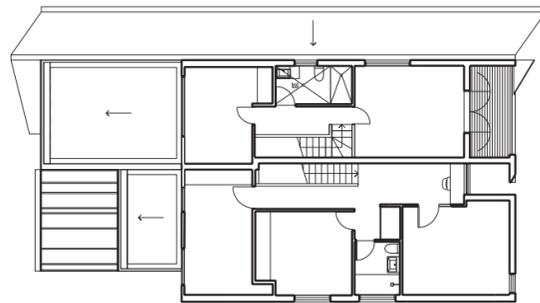
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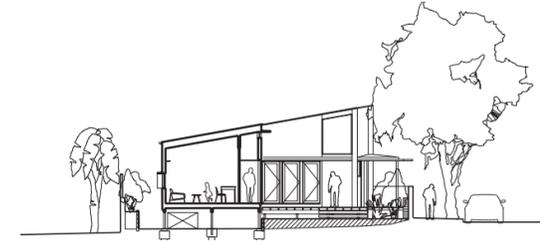
GROUND FLOOR PLAN



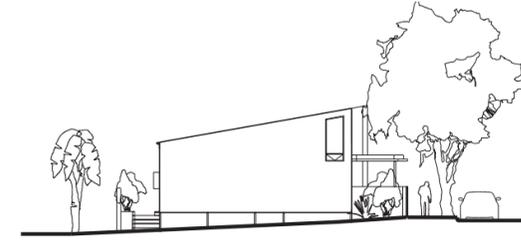
ROOF PLAN



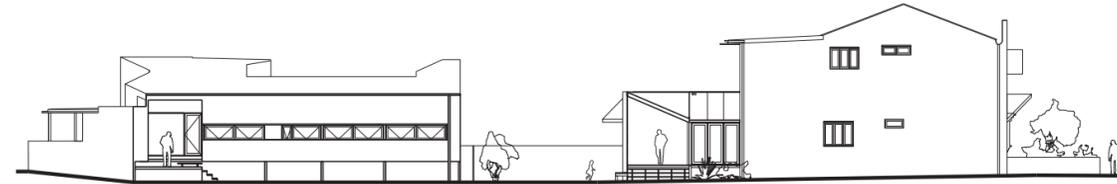
UPPER FLOOR PLAN



SECTION THROUGH COURTYARD - LOT 3



NORTH ELEVATION - LOT 3



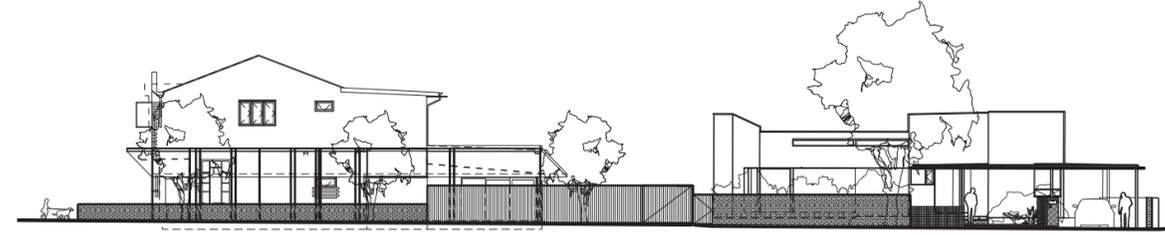
EAST ELEVATION



NORTH ELEVATION - LOT 1 & 2



SOUTH ELEVATION - LOT 1 & 2



WEST ELEVATION