



# THE SPACE BETWEEN

Architect David Boyle has created a contemporary renovation that refreshes and redefines this traditional Victorian townhouse with a modern level of livability.

TEXT PHILIP DREW PHOTOGRAPHY ANDRE FLEUREN





p84 A view of the kitchen/dining room from the courtyard p85 The ensuite bridges over the lap pool, between the townhouse and neighbour  
01 New northern windows in the existing living room overlook the pool





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ities are rarely built in one go; they accrete over centuries and are the work of many generations. As a result, they consist of a mixture of new and old as each succeeding generation adds its own contribution to what already exists. This is what gives a city its

diversity, contradictions, and, ultimately, its vitality and richness. This variety is sacrificed in cities built quickly.

In this corner of Stanmore, wedged between the railway and a busy road, is Sydney in microcosm—before architects started to subscribe to overseas magazines—meaning the houses are a heterogeneous blend of styles not particularly haut. The Newenden House looks nostalgically across towards the city CBD. It is Victorian, but not in an oppressive overtly ornate way; the interior details possess an individuality that is not mass produced, and, as a bonus, a 4m-wide side yard on the north allows it to take a deep breath.

David Boyle cleverly exploited this developer anomaly and enlarged the existing house by extending the upper level. It leaps across the in-between gap in a bridging gesture to provide an ensuite extension to the main bedroom that stops just short of a neighbour's blank wall. Set back from the street, this louvred extension hovers precipitously over an above-ground pool running back parallel beside a concertina-divided living space that was opened up to the outside by inserting four new ground floor windows.

At night, by a judicious adjustment of the aluminium louvres, the darkened bathroom can be daringly opened to enjoy the city view.

Behind the open living area, a spacious merged kitchen/dining 'room' created out of two existing cramped rooms opens via concertina timber doors on to a lawn adjacent to the pool. At the rear, Boyle extended the house by adding a further study and laundry, which isolates the house from a double carport opening on to a rear lane. To one side, two stores have been incorporated, one of which holds a water tank storing captured rainwater from the roof for the garden and lawn. >>

"I RESPOND TO EACH CLIENT AND CONTEXT INDIVIDUALLY, RATHER THAN FOIST THE SAME APPROACH ON CLIENTS REGARDLESS OF THEIR TASTE OR LIFESTYLE PREFERENCES." DAVID BOYLE

>> Above, two additional bedrooms and a bathroom fill the northern, horizontal timber 'enclosed verandah' extension to the reworked existing layout back-of-the-stair tail. Boyle explains: "The verandah is recessive in design to the main building form and incorporates a strip louvre window, exposed ceiling rafters and decorative eaves. These create a contemporary interpretation of the existing decorative eaves brackets on the existing terrace."

Boyle avoids a single one-style-fits-all approach, instead, as he explains: "I respond to each client and context individually, rather than foist the same approach—such as a steel-and-glass pavilion—on clients regardless of their taste or lifestyle preferences." This is not mere rhetoric: in a previous house Boyle used loads of colour. For Newenden, his approach to the 19th-century terrace and its addition/extension adopted white painted surfaces, outside and inside, and warm oiled Western Red Cedar cladding and windows, off-form concrete and Zinalume for the addition. This made for a simple attractive palette of materials.

Inside, existing chandeliers and pendants are complemented by new chandeliers that match the feel of the old. Boyle deals with the issue of new and old by avoiding an unduly slavish match of historical detail, and, instead, sought a contemporary interpretation in keeping with, and, at the same time, emphasising the charming character of the old details and more elaborate furnishings.

The key to this can be summarised as 'craftsmanship': the deliberate respect for how things are made and work. This is highlighted by a cast-in-place sculptural cartouche in the concrete boundary wall at the front that summarises Newenden's parti even down to locating the bath in the ensuite. **M**





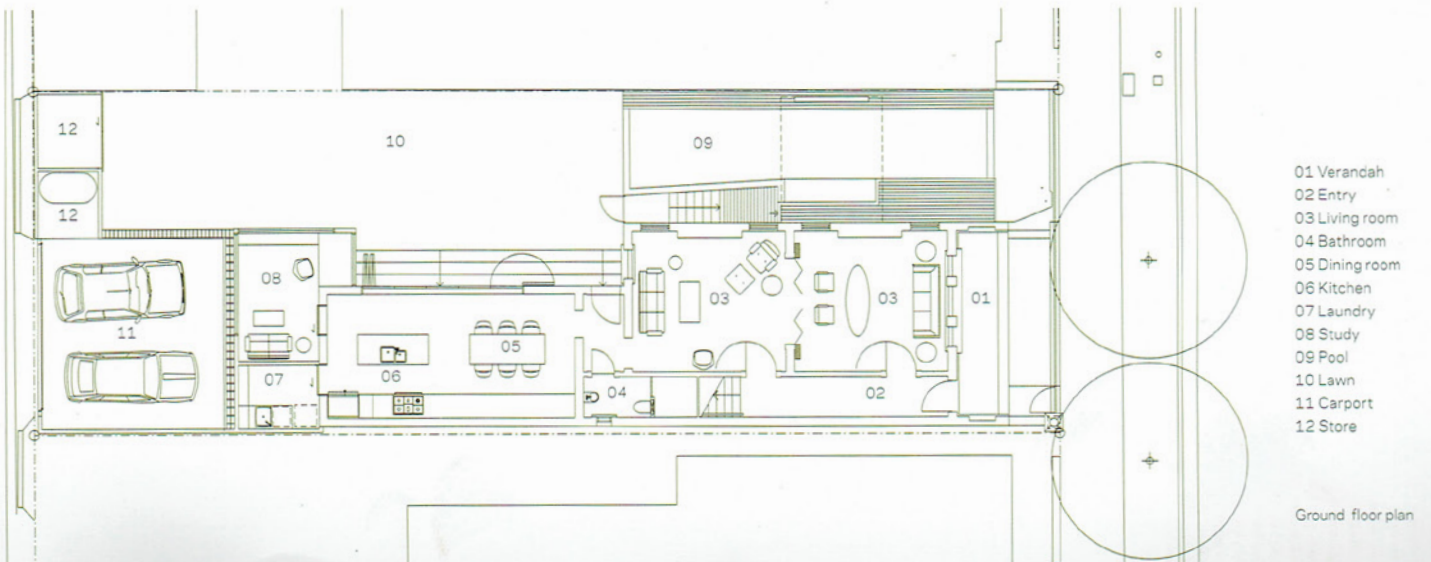
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**ARCHITECT** David Boyle Architect **STRUCTURAL ENGINEER** Northrop Consulting Engineers **BUILDING CONTRACTOR** JasonBoyle Constructions **POOL CONTRACTOR** Finnish Pools **JOINER** Alice Lane Furniture **HIGHLIGHTED MATERIALS & FINISHES**  
**FLOORING** Blackbutt existing Kauri Pine **KITCHEN** CaesarStone benchtop, LG fridge, Smeg oven and range hood **BATHROOM** CaesarStone benchtop, tumbled Carrera marble floor tiles, rectified glazed wall tiles, Reece plumbing fixtures **EXTERNAL WALLS** Compressed fibre cement and Red Cedar cladding existing rendered brickwork **JOINERY** Cedar veneer marine-grade plywood **ROOF** Zincolume metal roof sheet

02 The indoor/outdoor kitchen looks out on to the courtyard revealing a glimpse of the pool 03 A view of the terrace from street level 04 The enclosed verandah was added to the children's room



- 01 Verandah
- 02 Entry
- 03 Living room
- 04 Bathroom
- 05 Dining room
- 06 Kitchen
- 07 Laundry
- 08 Study
- 09 Pool
- 10 Lawn
- 11 Carport
- 12 Store

Ground floor plan