

Renovate

The brief

To open up the back of a four-bedroom cottage and connect the new kitchen to the existing deck and yard



ARCHITECT

Adam Hobbs hobbsjamieson.com.au

BUILDER

Gavin Nicholls To The Mill
Constructions, 9349 1936

THE SOURCE

American elm table Urban Couture,
urbancouture.com.au

Barbecue bar and dining table in
tallowood Boral, boral.com.au

Kitchen benches Caesarstone,
caesarstone.com.au

Oak floorboards Floormania in
Kensington, floormania.com.au



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Rooms for improvement

Connecting inside and out was key to enhancing the liveability of this cottage, writes **Jennifer Veerhuis**

After living in their four-bedroom home in Sydney's east for some time, the owners of this cottage decided it was time for a few changes. Ad hoc extensions over the years had left the house liveable but not very functional, with little connection to the outdoors.

One great feature was a northeast facing wraparound deck in the backyard, but the back section of the house desperately needed attention to create a solid connection between the interior and outside.

Architect Adam Hobbs from Hobbs Jamieson Architecture and builder Gavin Nicholls from To The Mill Constructions were called in to help the owners, a young couple with young children, bring their vision to life.

Adam says 90 per cent of the work required was internal.

"We needed to correct some fairly poor planning at the back," he says.

"The owners wanted to open up the old kitchen area at the back of the house to connect better with the deck. They also wanted to connect back better with the existing living room."

Removing the obstacles

Positioned close to one neighbour, the house had a corridor on one side and four bedrooms running along next to each other on the other side, as well as a small bathroom.

The living room sat at the end of the corridor and a doorway then led through to the back section of the house, which contained the eat-in kitchen.



The wall between the living space and kitchen included a fireplace and Adam says while the idea of retaining the fireplace was entertained for a while, the decision was ultimately made to remove it, allowing a much more open feel in the back of the house.

It was also decided to remove an external laundry which was accessed via the deck.

"The laundry was right at the back of the property, which limited the connection the kitchen could have with the outdoors space,"

Adam says. "Removing it would also allow the opportunity for a barbecue to connect with the kitchen."

The reconfiguration of this space also meant the new kitchen could be much larger than the old one, running along two walls and allowing space for both an island bench and adjoining dining table.

As part of the work, the oddly positioned pantry was also removed, making way for a new internal laundry with an adjoining small powder room.