

High-level windows, including louvres for ventilation, open the this renovated Clovelly home to northern sun.



Beach review

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AT ITS BEST, CLOVELLY IS TYPICAL OF SYDNEY'S COASTAL suburbs: streaming sunlight, fresh sea breezes and glorious ocean views. But Yanina and Michael's house was cramped, freezing in winter and unbearably hot in summer.

Rather than go for the fast fix of installing active temperature control, they opted for an ESD renovation. Rationalising that "spending a few extra dollars [at the outset] will in turn save money in the long run", they contacted residential sustainable design and construction company Your Abode to overhaul their home's second storey to make better use of the existing space.

Designers Darryn Parkinson and Sharon Hamilton substantially demolished and recycled the existing cramped first-floor living space, knocking out the walls to create a large, light-filled and open plan space in place of two poky rooms.

What a transformation! Winter sun enters through north-

facing windows, and reverse-direction ceiling fans on a winter setting help circulate warm air around the house.

Summer sun is blocked by retractable shades over the northern and eastern windows. Sharon recommends retractable shades for their flexibility: "homeowners can tailor their shade requirements to suit the time of day and seasons," she says. On summer afternoons the windows are thrown open to let cooling northeast breezes flush the warm air from the house, ably assisted by the ceiling fans.

The environmental gains for Yanina and Michael of living in a passively-designed home are consolidated with insulation in walls, roof and floor, as well as a 1.5 kilowatt solar system, water-efficient tapware, and the reuse of existing materials for structural components.

Reflecting on how comfortable the house is now, their only regret is that they didn't renovate downstairs too. ●

Clovelly house

—Specifications



➊ Much of the demolished part of the house was recycled or salvaged for reuse in the renovation. An existing hardwood pergola was recycled, re-machined and used internally as exposed structural hardwood framing.

Credits

DESIGN & BUILD

Your Abode

PROJECT TYPE

Renovation

PROJECT LOCATION

Clovelly, Sydney

SIZE

House 190 sqm, land 259 sqm

Features

RENEWABLE ENERGY

– 1.5kW solar system with Kyocera PV panels and Aurora inverter.

WATER SAVING

– Two Bluescope Colorbond 2000L water tanks linked to a Davey Rainbank supply water for toilets, washing machine and garden
– Water-saving appliances.

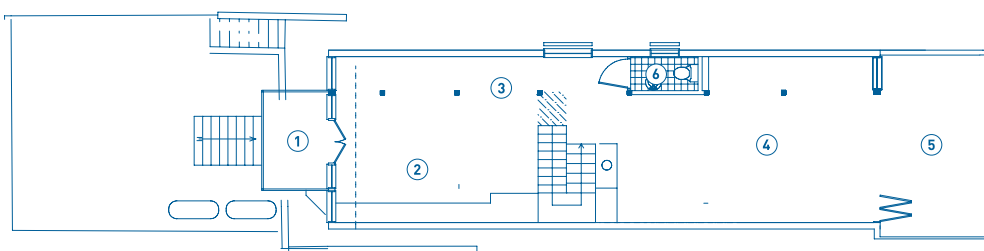
ACTIVE HEATING AND COOLING

– Gas hydronic heating, a Jetmaster Heat + Glo gas fireplace & Futura ceiling fans.

BUILDING MATERIALS & FINISHES

– Aluxor Sundream retractable sunshade installed on recycled hardwood pergola shades on the eastern terrace
– Bluescope Colorbond Custom Orb roofing
– Weathertex ExteriorBoard used for new external cladding to match existing sections
– Recycled timbers salvaged from the existing house and Your Abode stocks
– E0 Laminex board used for the kitchen cabinetry and joinery throughout
– Recycled blackbutt hardwood flooring supplied with Murobond Woodwash stain and coated with Bona Traffic
– Autex GreenStuf polyester insulation in the roof and walls
– ComfortPlus low-e glass installed in Western red cedar and hardwood window frames and doors
– Louvre windows facilitate full control over cross-ventilation
– Low or zero VOC paints and finishes used throughout.

FLOOR PLAN



LEGEND

- ① Existing deck
- ② Kitchen
- ③ Dining
- ④ Living
- ⑤ Existing terrace
- ⑥ WC