



FEATURING AUSTRALIA'S TOP GREEN HOMES

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A spectacular renovation transformed what had been a cold, dark house into a brighter, more liveable space.

The 2012 HIA GreenSmart Renovation/Addition Project of the Year was awarded to an innovative renovation of a home overlooking the beach at Clovelly, in Sydney's eastern suburbs.

The home was originally built during the early 20th century, but the main living area was housed within a badly designed first-floor addition dating back to the 1980s. 'The previous renovation was shocking, there were two rooms upstairs and one of them we just never used,' says the home's owner, Yanina Andrews. As well as being poorly laid out, this section of the home was dark and cold, and failed to take advantage of the beach views.

Enter Darryn Parkinson from Your Abode, a Sydney-based design and construction company specialising in eco-aware design and build techniques. 'We focus heavily on sustainability so wherever there's a decision to be made, we're always making that decision in light of what's the most sustainable or environmentally effective product, material or methodology to use,' he says.

'[THE HOME PROVIDES] BETTER LIGHT, AN OPEN-PLAN LAYOUT, AS WELL AS BETTER THERMAL EFFICIENCY DURING SUMMER AND WINTER'

'Yanina and Michael contacted us with a view to renovating predominantly this upper space,' Darryn adds. 'They wanted better light, an open-plan layout, as well as better thermal efficiency during summer and winter.'

The biggest design challenge, he says, was getting the northern sunlight into the home – which sits on an east-west facing block – without compromising its privacy.

'The houses in this part of Sydney are very close together, and we couldn't simply locate windows in the northern

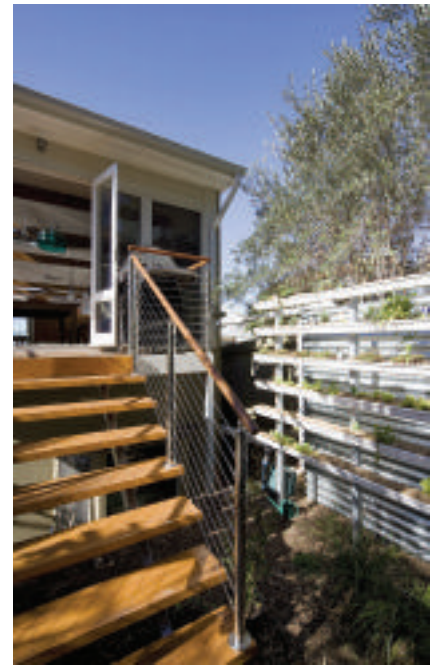
LIGHTER, BRIGHTER & GREENER

story > Gabrielle Chariton



If you live in a small home and are looking at a more sustainable way to use your outdoor space, a vegetable or herb garden is an easy idea. Consider setting it up vertically to not only ensure maximum use of space, but also add to your home's water efficiency.

IDEAS ANYONE CAN USE



CONSTRUCTION DETAILS

BUILDER Your Abode
Avalon NSW t: 02 9973 2756
www.yourabode.com.au

PRODUCTS

- > 1.5kW photovoltaic system.
- > Compact fluorescent lighting.
- > Low-e glass to all windows.
- > Low-VOC finishes for all internal and external hardwood.
- > Plantation and recycled timber.
- > E0 low-VOC board and plywood for kitchen cabinetry.
- > 2 x 2000-litre water tanks.
- > All appliances four- to six- star WELS rated.

PROJECT COST \$420,000

TIME TAKEN TO CONSTRUCT 5 months

ENERGY EFFICIENCY RATING 6 stars

wall of the home that would be staring into the next-door neighbour's.'

The solution? 'We introduced a north-facing clerestory window, or a skillion roof, that tilts up to the north and allowed us to install high northern windows to the full length of the building.' It worked perfectly: 'We maintained the clients' privacy but the window allows the sun in throughout winter. And it also picks up a lot of the north-easterly breezes to cool it down in the summer.'

The whole area was opened up – two dingy, cold rooms became one bright open space, incorporating the kitchen, dining and living areas, complete with water views. 'The usage of the whole space is about a billion times better – you can stand at the back of the house and see the ocean,' says Yanina.

In terms of construction, Darryn says a substantial amount of recycled timber

was used in the renovation, which lends the home a certain charm. 'We recycled most of the existing first floor back into the house,' he says. 'We also took hardwood timber from an existing pergola at the front of the building, re-machined it, and used it for the exposed structural framing.'

All up, the renovation was a great success. 'The actual footprint of the house is only five metres wide and 12 metres long, so it was quite important that we create a feeling of space. And I think in the redesigning of it, we've achieved that,' says Darryn.

Yanina says that she and her family were thrilled when their home won the GreenSmart award. 'I'm very excited for Darryn and his team, really pleased that they have won the award – they have been an absolute delight throughout the whole process.' **gs**