



inSite Newsletter Sept. 25

HEBDEN ARCHITECTS

ADAPTABLE

SUSTAINABLE

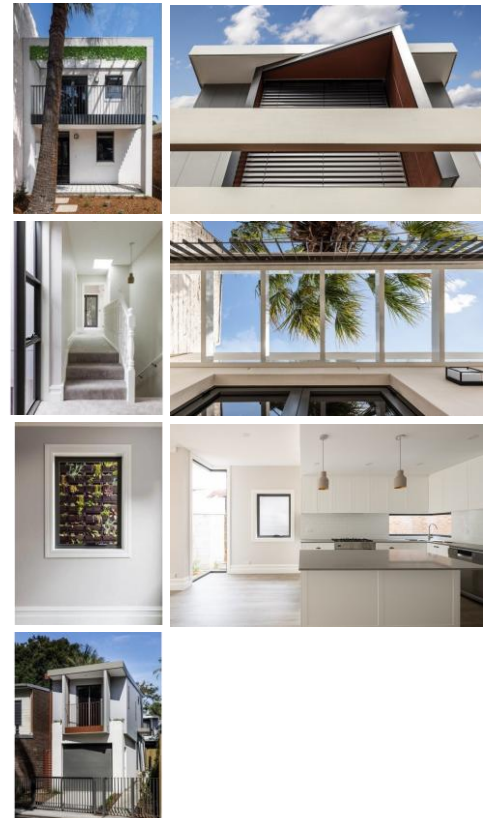
ARCHITECTURE



Feature PROJECT - ANNANDALE HOUSE #1

The owner of a property in Annandale wanted to replace the existing dilapidated dwelling with a new home for herself & young family. She wanted it similar to the neighbouring terrace houses but, with the amenity of contemporary living. The site was long, backed onto a rear lane, where it was flood affected and the whole area was under a flight path. It also bordered a heritage conservation zone and was about to be listed itself! Plus, a palm tree which had to be retained. Council application would have taken a long time so, we developed a scheme acceptable for CDC (NSW Planning Department). Assessment took weeks rather than months for approval. The main house provides 3 bedrooms + study/ 4th bed, etc and steps down the sloping site in a series of split levels. A double height light well filters sunlight into the heart of the building and is lined with a "green wall" on one side, visible from the living room and central stair and passage with rainforest plants at the base. The rear living area opens onto a large deck and backyard. A secondary dwelling. At the rear incorporates a garage and has the living space on the ground floor with two bedrooms on a level above. One faces west to a rear lane and a small park beyond, the other hi-lite window on 3 sides looking into the surrounding greenery, like a tree house. Both buildings have acoustic treatment for aircraft noise and provide two compact but comfortable and engaging homes in what was a dilapidated shack and garage. Much of the saga happened during Covid and as the client lived in the U.S, communication was a challenge! At the end of construction, she messaged us:

"Delighted to have got to this stage....both places....are high in quality and the feel, flow and function are all top notch. One of the positives was seeing how spacious the bedrooms in the rear house are and how amazing that little gem is. All credit to yourself."



In PROGRESS: Change of use and renovation of a Grand Villa

A Victorian era residence had been used as a boarding house and disabled group home for many years when the current owners bought it. They had sought to reinstate its single residential classification and cease having to pay the annual fees associated with fire safety, etc but, ultimately to restore the building's former grandeur. The neighbourhood had seen many three storey apartments built in the 1970's and so is not heritage controlled. This allowed unsympathetic alterations including building-in of the front balcony and a double storey lean-to addition at the rear housing bathrooms on the first floor and deck below. Construction was somewhat "D.I.Y" and dilapidated, requiring the introduction of a substantial steel structure in lieu of comprehensive re-build. New works include re-cladding this structure and reinstating the original front balcony. Being non-heritage controlled allows us to explore the use of modern materials, while the original character will be revived and maintained. CDC assessment is allowed but we couldn't satisfy every criteria of the codes, so to minimise assessment time, we submitted separate DA for change of use and then go for building works. We'll keep you posted.



HEBDEN RESI-DESIGN METHOD

We've developed a unique method for maximising space, amenity and R.O.I. for all residential projects incl. alts + ads, new houses, townhouses and apartments. Visit our website for a free guide or contact us!



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