

Council \$ TBC pq approx.

Water \$ TBC pq approx.

Size TBC

INSPECT As advertised  
or by appointment

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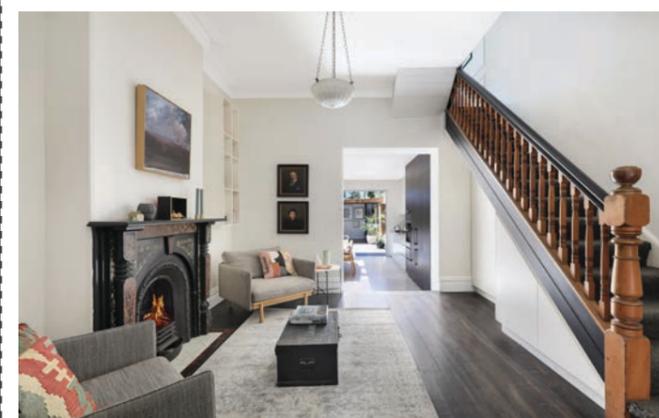
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3 bed 2 bath

'Highgate' 34A Surrey Street, Darlinghurst





## An interview with the Owners

Before we bought 34a Surrey Street 8 years ago we didn't have in mind taking on a "project". We wanted a home ready to move into. But at first viewing something about this place got under our skin. With so many of its original features intact and its lovely sense of proportion, the heart of this house was strong despite its very tired condition. It felt friendly. It was important to us that our renovation would be in the hands of an architect who would honour the original features of the house, while transforming it into a modern and liveable home for the 21st century. We enlisted the help of award winning architect Trevor Hall & Associates. Trevor and his team's approach was to retain and restore the front of the house to its original period state and open up the rear of the house to create a modern, light filled living/kitchen area that connects directly onto garden and patio via large industrial bi-folds. The first floor second bedroom was ingeniously extended by cantilevering it over the bi-folds below, to work as second bedroom or generous home office, and our extension into the attic has created a beautiful modern entertainment room or third bedroom, with added dormer window, raised ceiling and spectacular views across the rooftops of Darlington and Paddington towards Rushcutters Park. With underfloor heating in the kitchen and bathroom the house is warm in winter and with its northwest aspect capturing the cross breezes, its cool in summer. All work has been done to council regulations by master builders using the highest quality materials throughout. The result is an elegant and practical dwelling that balances a historic and contemporary aesthetic; a modern yet character filled home that has brought us much happiness and many good times. We will be sad to leave.

## An interview with the Architects

When Martha and Daniel first contacted me regarding the exciting purchase of their new home they described it as an 'un-renovated terrace'. I looked it up on Google and noticed it was described as a 'renovated terrace'. However, in both their eyes and mine it was clearly just marketing speak for a nasty make-over. Along with most terrace renovations the same problems exist: the kitchen, bathroom and laundry block off any access to the little bit of open space at the rear, and in this case it could only be reached through a torturous, narrow side path. The goal was to relocate those functions deeper into the building to open up the space and to reclaim some of the side area, as it was particularly narrow. We made the decision to restore the front rooms to their original state and to create a light-filled open space at the rear that would open directly to the back garden and patio. The challenge here was how to get it past the Council Heritage division, as we were hoping to extend the rear first floor Bedroom by cantilevering it over the large bi-folds in the Dining area. At issue was this terrace, and its neighbours, had a pristine set of original rear skillion extensions and Council were keen to retain that rhythm. To that regard we prepared a convincing set of diagrams showing how the original brick form is retained even with the addition of a lightweight addition that extended the small second Bedroom to a point where it became useful. We added the dormer and rear roof extension to create an attic with great views over the neighbourhood by following the Council regulations. However, the room was a little shy of head space and so we went back to Council once the Approval was granted and asked to lift the roof a little higher, something they specifically warn against and typically don't allow. In conjunction with a Heritage Architect we argued that the current roof was probably a rebuild of the original, looking at the abnormally large parapets and existing flashing lines, and that, in fact, we would be restoring the original roof. This was met with a positive response by Council and so the Attic now had reasonable head height to make it a room that could be easily used as a third Bedroom or another Living Room. After the renovations were complete many of the neighbours followed suit, albeit mostly only doing makeovers. One of the neighbours told Martha and Daniel that theirs was 'the best renovation in the street'. This is a recognition that they put in the hard yards doing the job properly and have actually added real value to the property. **Trevor Hall & Associates**