

**VISION SPLENDID:** The extension is visible right from the front door.



**ILLUMINATING JOURNEY:** Large skylights allow sun deep into the heart of this beautifully renovated 100-year-old home. Pictures: PETER WHYTE

**house**  
JESSICA HOWARD

**T**HIS Federation Queen Anne style house in Patrick St, West Hobart, has been lovingly restored and extended, saving it from near dereliction.

Built about 1910, the home has been renovated with a design philosophy that respects the history while at the same time giving it contemporary functionality.

In a collaborative process between the owners and design firm Liminal Spaces, the project took place in two stages.

"It was verging on dereliction. There were many issues with the house, so the first stage of the project was evaluating what should be kept and what should be demolished," said project architect Jeremy Holloway.

While the two sections may not look similar at first sight, upon closer inspection they are related, with one informing the other.

"The original house's colour scheme was derived from scraping back the paint to get back the original colours that would have been here when it was built," Mr Holloway said.

"That's more of an exuberant, bright colourful treatment, whereas the extension is quieter and uses recessive colours so that it does not compete with the original section."

The pitch of the original house is echoed in the extension, along with the construction materials — weatherboard with a masonry base and an iron roof.

The original abode consists of a bedroom with ensuite, second bedroom, sitting room and upstairs annex, which is used as a study.

An old fireplace has been cleverly converted into a hidden laundry.

The central corridor which formed the shape of the old house is continued in the new section, right through to the landscaped gardens beyond.

A timber palette is repeated throughout the new area; from the Tasmanian oak exterior cladding, the timber flooring and cabinetry and timber window and door frames.

Perhaps the main feature of the extension is the large outdoor "room", which features a steel beam that has been left in place to later accommodate more sliding doors. In the meantime, the beam frames the spectacular views of Hobart and the River Derwent.

Multi-directional glazed sliding doors lead you back inside to the kitchen and dining area, which boasts an island bench made from white marble sourced from Carrara, Italy.

The master bedroom looks back out onto the outdoor room and through to the sitting room.

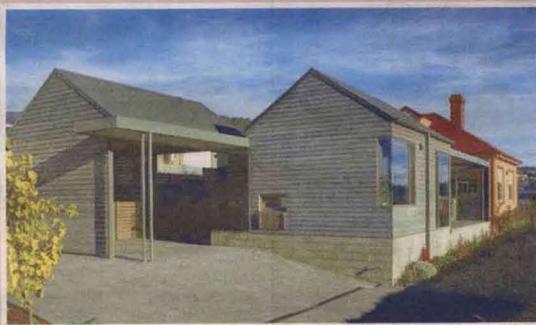
The ensuite bathroom has a unique feature — a small window carved above the bath to allow views across the cityscape while bathing.

A hatch in the exterior can be placed over the window for privacy.

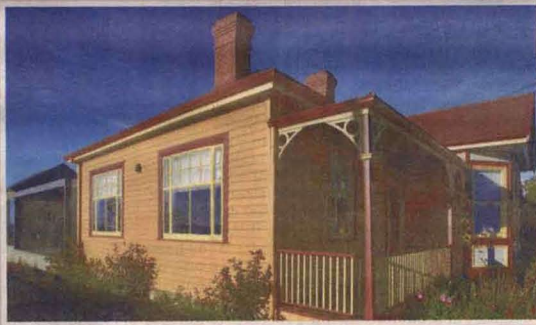
The sensitive restoration and extension project has preserved the home's historic position within the street but it is also a true reflection of its new owners.

"We worked closely with the owners to integrate their artwork. We had to ensure

# Rewriting history



**BACK TO FRONT:** The extension is decorated in more recessive colours to the original heritage dwelling to clearly define what's old and new.



there was enough wall space," Mr Holloway said.

"It was a careful balance — how to capitalise on the spectacular setting with the views of the River Derwent and Storm Bay but also for the art collection."

Sustainable principles and strategies in the house include high levels of

insulation, use of thermal mass, timber windows with smart glass, large skylights allowing winter sun deep into the house, thermal chimneys and double-hung windows placed for optimal for ventilation.

The project has been nominated in the residential alterations and additions

category of the Tasmanian Architecture Awards.

While being nominated is an honour for Liminal Spaces, the team involved was more concerned with ensuring the client was satisfied with the outcome.

"The awards are about promoting architecture. It doesn't matter who wins

so long as design excellence is being promoted," said Liminal Spaces director Elvio Brianese.

Award winners will be published in the *Sunday Tasmanian* on June 17.

• Email [howardjr@news.net.au](mailto:howardjr@news.net.au)



**NIGHT AND DAY:** The prominent steel beam on the outdoor "room" acts as a perfect frame for the magnificent city and river views.