



Design Matters National

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INTERSECT

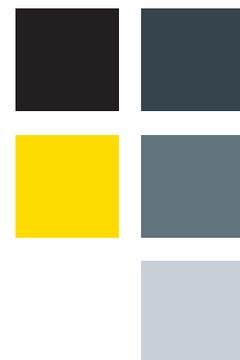
ED28
JULY
2020



Kilburn

Refined luxury across three well-conceived levels.





Kilburn

Winner: Alterations and Additions > \$1M

- + Critical to a successful outcome was retaining existing period features, reinstating previously removed heritage characteristics, and restoring the original street frontage.
- + Reinstatement of an upper-floor bay window and porch balustrade to the front facade along with the front fence restoration all complemented and improved the existing front facade.

The Gascoigne Estate, where Kilburn is located, is an area of regional significance (Heritage Council Victoria) and is defined by spacious, leafy streetscapes and stately homes within formal garden settings.

Dwellings generally present a range of architectural styles, high-quality design and material finishes. Front and side setbacks are generous, with provisions for high levels of planting and formal landscaping. Front facades are articulated with use of recesses, windows, porch entrances and have predominantly tiled, pitched, gable roofs, rendered brickwork and timber weatherboards.

For Peter Jackson Design, the client brief for Kilburn was to restore and extend Kilburn - this tired, cluttered and dark home of the 'inter-war era' - to its former glory, in keeping with the local community.

To satisfy council's strict heritage requirements, the upper-floor additions were to be kept in-roof over the original house, maintaining a single-storey appearance from the heritage-protected front facade.

The height of the original house's ground and upper-floor levels presented roof-height challenges, along with integrating the ground-floor height with the backyard natural-surface level given the approximately 600mm fall from front to back.

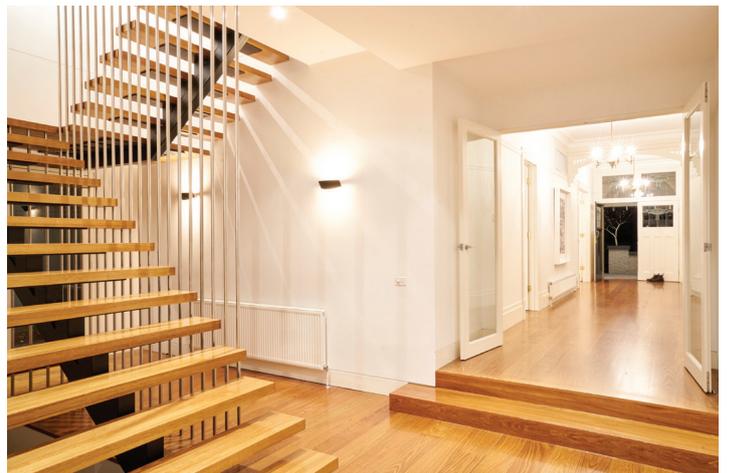
A less than ideal northern orientation to the front of the property presented natural-light challenges to the proposed rear extension and backyard space. Generous setbacks, of 11 metres to the front and 4.75 metres to the side, reduced the potential rear-building envelope.

The primary feature of this project is the new ground-floor living - the 'heart of the home'. The striking contemporary kitchen with attached living spaces seamlessly open out to an inviting alfresco and pool area through transparent, frameless, glass-stacking doors.

The expansive outdoor-living alfresco area visually connects and flows into the associated backyard, swimming pool, garage and internal living spaces, allowing interconnected enjoyment of these important family and entertaining spaces.



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Kilburn

Feature stairs connecting ground floor to the upper extension exude the ambiance of a piece of art, while the practical installation of an underground 80,000-litre water tank in the backyard is used to maintain the new, stately, landscaped gardens.

Recycled terracotta roof tiles have been sourced and installed to ensure the heritage ambience to both existing and new roofs across the entire home. Original, recycled-timber double-front doors with associated lead lighting have been sourced and installed to enhance the grandeur of the existing porch and entry hallway.

Kilburn has been renovated in keeping with its heritage character including the reinstatement of original features that had been previously removed/damaged and defines the desired comfortable yet luxurious living environment sought by the owners. 🏡

ACKNOWLEDGEMENTS

Designer: Peter Jackson Design Pty Ltd

peterjackson.net.au

Builder: Hardran Industries

Structural Engineer: Mark Steller & Associates

Building Surveyor: Mike Neighbour Consultant
Building Surveyor

Soil Testing: Soiltech Investigations

Land Surveyor: AABS Group

Town Planning: James Livingston Planning

Photographer: Brett Holmberg

MAJOR SUPPLIERS FOR THE PROJECT

Gyprock, Plasterboard, CSR

Bradford, Insulation, CSR

Velux (Skylights)

Elite Windows and Doors

Lotus (Frameless glass stacking doors)

Wenro Windows

Gellibrand Cabinets

Heatstrip

Eric Jones Stairs



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“It is often difficult to do an extension that works in harmony with an existing building but Kilburn has a respectful balance between its original heritage and the modern contemporary extension.”

Peter Jackson Design Pty Ltd

Kilburn