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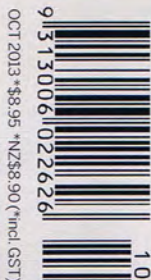
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TIME TO RENOVATE!

GORGEOUS WAYS TO CREATE SPACE AND ADD VALUE



RENOVATOR'S NOTEBOOK

LIGHT FANTASTIC

A clever reconfiguration allows this Sydney semi to harness more light and emerge as an entertainer, writes **Elizabeth Wilson**.

PHOTOGRAPHY JASON BUSCH



Kate and Damien were keen to open up the back of the house and create a light and airy feeling. Key to this look is the Dulux Natural White on the walls and the light American oak floorboards. Rather than reinstate cornices, interior designer Stewart Horton used shadowlines. "We applied a 10mm shadow gap between the ceiling and wall materials to add a sense of dimension," says Stewart.



BEFORE



AFTER

AT A GLANCE

Who lives here Kate Yates, who works in marketing, and her husband Damien, an electrician.

Renovation time Planning and design began in March 2012, the building work lasted four months (June–September 2012). They moved in October 2012.

Interior designer Stewart Horton, Horton&Co Interior Design, Newcastle; (02) 4929 2232 or www.hortonandco.com.au.

Builder Graeme Howland, GVH Constructions, North Ryde, NSW; www.gvhconstructions.com.

Size of home About 120m².

Kate and Damien Yates purchased their first home, a 1940s three-bedroom semi in Sydney's east, in 2008. "It was old and tired-looking but we could see it had potential," says Kate. The couple rented out the property until last year, when they were ready to renovate. On the recommendation of friends they enlisted interior designer Stewart Horton, who is based in Newcastle, to help them reconfigure the house. Their aspirations were those shared by many modern-day renovators: "We wanted to open up the back of the house, let the light in and bring the kitchen and living areas together to create an entertaining space," says Kate.

In its previous incarnation, the house had separate living and dining spaces, with an awkward arrangement of rooms. "The kitchen and dining room were out the back with the laundry and bathroom," says Stewart. "The living room was in the middle, with a small window looking onto a dark passageway." There was a mish-mash of architectural styles too. "The house had been drastically modified in the '70s, with columns, arches and rendering," says Stewart. "There were barely any original features left." Rather than reinstating period features, Kate and Damien opted for a clean-lined, contemporary look using sharp lines and minimal detailing.

The house was gutted and rebuilt from the floor up, while retaining the original footprint. The main bedroom was resized to accommodate wardrobes and to create a larger entrance hall; the bathroom was also reconfigured so it linked to a bedroom rather than the living area. The living room and third bedroom were swapped to create a open-plan kitchen/dining/living space and bifold doors were installed at the rear, leading onto a deck. And it was all completed in time for summer. "We hosted Christmas last year and it was so exciting to have the room," says Kate. ➤



< KITCHEN

Kate and Damien wanted contemporary lines in the kitchen and requested a contrasting colour scheme. "Because the house was dark I really wanted to keep most materials crisp and light," says Stewart. "But I knew a white kitchen would pop better with a touch of black." The cabinetry is 2-pac polyurethane in Dulux Natural White, to match the walls. The benchtop is Quantum Quartz in Storm.

MAIN BEDROOM

In the main bedroom, Horton transformed an under-utilised sunroom into a walk-in wardrobe. The bedrooms are carpeted in Urban Lifestyle Collection First Avenue in Shell from Carpet Court. The Copenhagen bedhead from Zanzibar Furniture is upholstered in Designers Guild Iona from Radford.

MAIN BATHROOM

Kate loves white walls in a bathroom so that was the starting point. Horton has again used black as the foil, with black tiles on the floor and Quantum Quartz in Storm surrounding the undermounted bath and wall niche. "The mirrored cabinets expand the room," says Kate.

ENTRANCE (BELOW)

The entrance hall has been expanded to provide room for a console table and rug. "Now there is a sense of arrival," says Stewart.



'THIS HOUSE IS A PERFECT EXAMPLE OF HOW YOU CAN TRANSFORM THE FEELING OF A HOME BY REPLANNING IT.' STEWART HORTON, INTERIOR DESIGNER

KATE AND DAMIEN'S RENOVATING TIPS:

- ❖ Make sure you have a good team of people around you. "As soon as we met Stewart we knew that he 'got' what we were looking for and that's important," says Kate. "You also have to get on with your suppliers. You have to enjoy the whole process, so all those relationships have to be good."
- ❖ Don't be indecisive. "In the beginning, I spent a whole day looking at a tap. It's easy to obsess over every little detail, but the stress is not worth it. Your first instinct is often the best."
- ❖ Be clear about your objectives. "If you have a good brief at the outset then that's your filter the whole way through the process," says Kate. "With our home, we decided early on that we wouldn't try to reinstate any of the period features — there just wasn't enough to salvage and it was best to just start again with a minimal, contemporary look. I had to remind myself a few times to stick to that brief."

H&G**THE BUDGET**

Consultants' fees	\$21,000
Authorities	\$2500
Preliminaries	\$50,000
Demolition	\$9500
Masonry	\$15,000
Structural steel	\$5000
Carpentry	\$12,000
Flooring	\$15,000
Decking	\$17,000
Joinery	\$38,000

Fixtures and fittings	\$40,000
Doors and windows	\$18,000
Roofing	\$20,000
Plastering	\$20,000
Tiling	\$7000
Painting	\$24,000
Hydraulics	\$7000
Electrical	\$20,000
External works	\$18,000
Airconditioning	\$7000
TOTAL COST	\$366,000