



Consuming passion

Jenny Ringland discovers how vision, a scrapbook of ideas and teamwork eventually paid off for two patient home owners working on a tight budget. Photos **John Fotiadis**.

"It was a combination of two great people. They really worked well together," says Moira. "If Sam wanted something and the builder disagreed they would work through it."

The family wanted a sunlit, open-plan living area looking out to a deck. The only specific request was that it incorporate a round timber dining table and chairs – a family heirloom from Moira's side of the family in South Africa. Being heritage-listed, they established with Waverley Council very early on that the work would restore the original elements of the house.

"Everything we did improved the heritage value of the property," says Sam. "We stayed within the original envelope and repaired all the fireplaces, so we had no problems [with council]."

The higgledy-piggledy add-ons at the rear were demolished to make way for a light, airy living area. The main hallway's original pine floorboards were preserved where possible and in some places replaced because of termite damage. Blackbutt floorboards were laid in the new area, contrasting nicely with the white walls and white kitchen.

Deft design

The Manions were conscious of maintaining their neighbours' privacy. "The kitchen has a block wall behind it, blocking the view into the neighbour's place," says Sam. "To break it up we created a feature of the olive tree by adding a high, celestial window that frames the olive leaves."



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A It was six years before Moira's dreams became reality B The heritage-listed house at Waverley needed a lot of work C This outdoor entertainment area has huge potential D Original floorboards were preserved where possible E The bathroom was given space on a strict budget F "Hideous" was the word used to describe the old bathroom G The CaesarStone benchtop is a feature item H The original kitchen



ONE LEVEL
 1 Entry 2 Office
 3 Main bedroom
 4 Ensuite 5 Walk-in robe
 6 Laundry 7 Living area
 8 Deck/bbq area/seating
 9 Kitchen 10 Bathroom
 11 Bedroom 12 Bedroom
 13 Living room



Sam says the idea was to make the island bench a piece of furniture. Its combination of white CaesarStone, timber joinery and stainless steel appliances makes it a standout feature.

Over the deck is a temporary bamboo awning that provides shade but still allows moisture through. "We love outdoor entertaining. We had a great party here in May," says Moira. "We put white material over the top of the awning and taffeta on the ground – it was gorgeous."

When finances allow, the Manions plan to put a permanent cover over the deck with a white ceiling that works as an extension of the house so they can entertain all year around. An outdoor heater is also on the wishlist.

With pokey aluminium windows and brown floors, Moira describes the original bathrooms

as "hideous". Sam was instructed to create spacious and livable bathrooms within a strict budget. Both the main bathroom and ensuite had frameless shower screens installed and were decorated using a simple neutral palette. White wall tiles were used to create a sense of space.

Next, Moira is keen to add more soft furnishings for the finishing touch. "I'm getting cushions for the benches," she says. "I've picked burnt orange for outside and a red-brown for inside." ■■■

MORE INFORMATION

■ **Sam Crawford Architects** 9280 3555, samcrawfordarchitects.com.au
 ■ **Furness Constructions** 0414 420 066



When Moira and James Manion bought a heritage-listed Waverley house in 2000, they would have loved to get to work on its renovation straight away. However, as with many home buyers, a lack of funds meant they had to sit tight, until late last year.

"When we moved in, there was a rabbit warren of rooms at the back and it had the most ugly kitchen with brown tiles," says Moira, mother to Sarah, 9, and Patrick, 7. "I'm mad about cooking, so all I ever thought about was that one day I would have a lovely kitchen. I used to dream and cut out pictures in magazines of houses I liked."

Running her physiotherapy practice from the front rooms of the house, Moira was keen to update the remainder of the dwelling for the sake of her clients as well as her family. In the end it was James's mother who enabled them to renovate.

"We lived here for six years before we could do anything," says Moira. "And then my mother-in-law gave us a present to renovate the house."

A physio patient put Moira in touch with architect Sam Crawford who then suggested builder Craig Furness of Furness Construction.