

Space no issue in heritage build



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Living close to the city has its advantages, but for many homebuyers the belief is building on an inner-city block means parting with dreams of a spacious family abode.

It was this belief Residential Attitudes set out to challenge when it was contracted to build a custom home on a 200sqm green-titled townhouse lot in Mount Hawthorn.

“It’s a Goldilocks home – not too big, not too small, just the right size,” Residential Attitudes Senior Designer Michal Kurtis told New Homes.

“It’s a generous home on a very tight footprint, with a design that wastes no space and responds sensitively to adjacent heritage buildings and the established streetscape.”

Inspired by the history that surrounds it, Mr Kurtis said the home needed special consideration.

“It’s a heritage site with quite prohibitive conditions placed

upon it in order to preserve the integrity of the existing heritage-listed church adjacent to our lot, which used to be the parish veggie garden,” he said.

“It’s a little gem that responds beautifully to its environment, confidently sitting in place against both the church and the more contemporary school buildings and commercial premises close by.

“It’s not trying to be a clone of what’s already there, neither is it shouting ‘look at me’.”

Blending historic charm with a contemporary floor plan, Mr Kurtis said the home took advantage of its surrounds at every turn.

“It’s an upside-down configuration, with the kitchen, dining and family space on the upper floor, opening up to a balcony facing the street and parkland,” he said.

“The master bedroom and luxury ensuite are also upstairs and look onto a north-facing courtyard.”

The kitchen is a special part of the home, offering the family a central

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location to gather and enjoy each other’s company.

“It’s a galley configuration that allows for casual eating or entertaining around the island bench and close and direct connection with the dining and family area, which is itself a great space,” Mr Kurtis said.

“A flow-through pantry/scullery is located off the kitchen to give the chef somewhere to create a mess and hide it from view.”

Clever design means entertaining is a breeze.

“Space has been created that quite easily adapts from intimate, cosy and comfortable to open, loud and ready for full party mode with a simple shift of the furniture,” Mr Kurtis said.

“Open the doors and the party flows outside onto the balcony, into the courtyard or onto the front lawn – whatever takes your fancy.”

For the most part, however, the ground floor is more family

orientated, with a home office, a guest room and a second living space all facing onto tranquil, open green spaces.

“They are all flexible spaces that can accommodate a variety of uses,” Mr Kurtis said.

“Being designed around the courtyard was deliberate in order to provide an additional separate outdoor space and a source of light and greenery for spaces upstairs and down.”

While the home’s location presented some unique challenges, Mr Kurtis said it gave birth to a visually appealing and innovative home design.

“Even more importantly, it’s the perfect launching pad for our clients in the next adventure as inner-city urbanites,” he said.

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