

Light & warm interior



Architect Don Iannicelli used "every little square centimetre" of space when converting a run-down house at Beulah Park into two sustainable town houses.

Don, director of Glasshouse Projects, lives in one of the homes with his wife Sharon while his mother-in-law lives next door.

"My wife grew up in the original house with her parents but when her father passed away two years ago, the place became too big and too much hard work for her mum," Don says.

He knocked down the old home and created two new residences with a small environmental footprint which offer space for entertaining

without the effort of garden maintenance. Don runs his four-year-old boutique architectural studio from the front of the house with architect Angela Gianquitto.

"It's an easy home, really liveable, and we think it has a nice vibe to it," he says.

The front of the homes is a modern interpretation of a typical cottage found in the eastern suburbs. Extended timber eaves and a symmetrical form trick the eye into believing the two town houses are one home.

Don says he wanted to create a "constant impression of a much bigger space".

"It's not a huge block, 640sq-m, so it's very



compact but we've tried to maximise the space, we've used every little square centimetre, but there is still a sense of openness" he says.

A tall 400kg steel-framed front door clad on both sides by cedar leads inside to 3.2 metre-high ceilings and a wall of timber 'wrap' panelling. A large central courtyard surrounded by frameless bifold glass doors allows natural light to flow into the back of the home.

Don used solid timber panelling, Evener man-made wood veneer and Travertine stone tiles throughout the home which add character and warmth to the contemporary design.

The kitchen, dine and lounge is one big open space which flows to the back of the home.

"The kitchen is always the focal point so we wanted a central kitchen that divided the living and dining areas but was also as open as possible," Don says.

Two symmetrical long islands divide the space and a white chimney-shaped Qasair rangehood blends in. Mirrors have been used on kitchen splashbacks and behind a wall of joinery that runs the length of the living room to bounce light back through the room.

"We put all the service areas like the laundry, powder room and a larder behind the wall of shelving which offers protection from the harsh western sun and is a really good thermal buffer," he says.

Don managed to create space for a "man cave" or

shed out the back while large slimline water tanks form the back fence which is screened by bamboo.

"It's all pumped through to the house so we've got all our irrigation and bathrooms all plumbed into the tank which is pretty efficient," he says.

Upstairs is a spacious main bedroom with ensuite, retreat area, second bedroom and bathroom. The angular rooflines and raked ceilings look striking but the design was driven by local council rules which insist a second storey must be built in the roof space. Don cleverly used ceiling height and the classical influence of dormer windows to add a European loft effect.

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