



Long Room House



Application No.	0002688
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Project Category	1. Residential dwelling: alteration or new build;7. Sustainability;8. Heritage
Project name	Long Room House
Org name	OOF! architecture
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Date of Completion	Mar/2017
Project Street Address	115 Raglan Street
Project Suburb	South Melbourne
Project Post Code	3205
Client name	Hanut Andre Dodd + Michelle Lian Wellington
Project Cost	350000
Site Area (m2)	186
Org Street Address	Unit 2, 2/3 The Esplanade
Org Suburb	St Kilda
Org Post Code	3182
Org Website	www.oof.net.au



Organization overview

OOF! architecture is a St Kilda based design office devoted to fine grain projects ranging from single room renos to complete house make-overs, new houses and townhouses with the occasional bar or shop thrown in. We believe that quality is always better than quantity + great ideas trump bling every day of the week.

Brief description

LongRoom House is the renovation of a modest 2-storey terrace to suit a family that grows from a manageable household of 3 to the jam-packed chaos of 7 people + 2 dogs. While modest in appearance, the house is of high heritage significance and strongly controlled by council requirements.

Response to key selection criteria

A few bold changes allowed the dysfunctional + poky rooms of the old house to be rehabilitated into surprisingly generous new family spaces + cosy attic bedrooms - all within a tight footprint. We endeavoured to re-organise the house spatially but retain, and reveal - as much original fabric as possible. Wonky angles and uneven surfaces are not corrected but highlighted as the charms of the house. The clean industrial lines of new elements introduced by the renovation serve as a counterpoint to the craggy old faces of the old. A modest palette of simple plywood joinery throughout provides a fresh contrast that highlights the charms of old timber floors, well-worn doors and gnarled roof frames. Generous new skylights brighten up formerly dim rooms with views of the sky + reveal the original timbers of the house. A continuous joinery wall of different patchworked plywoods - birch, black + white faced - knits several old cramped rooms into the largest space in the house - a long room worthy of the cooking, eating, talking + carousing when the whole clan descends. -----

What were the challenges of the project? While modest in appearance, the house is of high heritage significance as it is believed to have been built during the first decade of settlement in the South Melbourne area. As a result, it is strongly controlled by council heritage requirements externally and, in some parts, internally. This is an old and special house. Not because it is elaborate or showy but because it is a survivor. Its ornaments are its well-worn surfaces and deep warm patina gained over generations of use. We endeavoured to re-organise the house spatially but retain, and reveal - as much original fabric as possible. Wonky angles and uneven surfaces are not corrected but highlighted as the charms of the house. The clean industrial lines of new elements introduced by the renovation serve as a counterpoint to the craggy old faces of the old.



Additional information

What are the sustainability features? The most effective one of all, adapting and re-using our existing buildings! As a general principle, we think smaller is better. Make the best and most efficient use of the space you have. We always endeavour to achieve clear, lean plans that offer multiple overlapping uses of available space. The internal finishes palette is minimal and modest using commonly available sustainable materials such as plantation grown Australian hardwoods, plywood and recycled timber, all used with minimal painting. External finishes are raw natural cement render, bluestone and face brickwork; tough and beautiful materials that last and require minimal maintenance. To take advantage of the great thermal mass of the existing house (double brick), all new doors and windows are timber framed, double glazed and draft sealed to help maintain an even temperature all year round. Skylights provide natural lighting throughout the day and minimise the need for artificial lighting. Cross ventilation is provided throughout the floor plan wherever possible - it is a terrace house so there are limitations. Heating is provided by a new high efficiency gas fireplace installed into an old open fireplace and. No cooling / air-conditioning is used.



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LONGROOM HOUSE

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WHILE MODEST IN APPEARANCE, THE HOUSE IS OF HIGH HERITAGE SIGNIFICANCE AND STRONGLY CONTROLLED BY COUNCIL REQUIREMENTS EXTERNALLY, INTERNALLY.

A FEW BOLD INTERVENTIONS WERE POSSIBLE THOUGH AND THE DYSFUNCTIONAL + POKEY ROOMS OF THE OLD HOUSE WERE MINED TO PRODUCE GENEROUS NEW FAMILY SPACES + COZY ATTIC BED ROOMS WITHIN THE TIGHT FOOTPRINT WITHOUT LOSING TOO MUCH CHARM. GENEROUS NEW SKYLIGHTS BRIGHTEN UP FORMERLY DIM ROOMS WITH VIEWS OF THE SKY + HIGHLIGHT THE GNARLED TIMBERS OF THE HOUSE'S ORIGINAL FRAMING. A CONTINUOUS WALL OF BIRCH PLYWOOD JOINERY KNITS SEVERAL CRAMPED OLD ROOMS INTO THE LARGEST SPACE IN THE HOUSE - A LONG ROOM WORTHY OF THE COOKING, EATING, TALKING + CAROUSING WHEN THE WHOLE CLAN DESCENDS.

PHOTOGRAPHS: NIC GRANLEESE





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