



Browne Street House • 布朗街大廈

Shaun Lockyer Architects

This is a contemporary extension and alteration to a dilapidated pre-war cottage on a heavily constrained site in the inner city of Brisbane. The cottage sits on a twisting 380 m² 'small lot' site in New Farm and enjoys 'borrowed views' to the rear and district views to the south. The existing cottage was all but falling down so part of the project was to restore this to its former glory while avoiding blind mimicry.

Resulting from this was an idea to formally juxtapose the new and old parts and to link them with a circulation node in the middle (stair). From the outside the houses elements are clearly legible, with the old and new parts clearly differentiated in regards to form, colour and material. The interiors are completely seamless between new and old, with everything contemporary throughout by virtue of the extent of dilapidation to pre war interiors. Shaun Lockyer Architects wished to demonstrate integrity and avoid any form of replacement of detail that did not necessarily exist to begin with.

A concerted effort was also made to keep the scale and relationship of the cottage to the street. To this end, the house sits well under the allowable height limits possible in the area! The form of the house is in many ways a pragmatic manifestation of the constraints that govern it. The roof forms sympathetically follow the contour of the land in an attempt to keep the new work discreet from a public perspective.

The house has offered a unique indoor/ outdoor living environment to take full advantage of their benign climate. In addition, to this the house offers privacy but also flexibility within a small site in a dense neighbourhood which was a big part of the reason for doing the project to begin with!

From the client: "The house that you have created for us is truly remarkable. The lifestyle and pleasure it gives us, our family and friends is immeasurable and the outcome quite amazing given the state of the existing house when we began." Paul Noonan.

The house is split into indoor and outdoor living on the ground floor with the bedrooms on the upper level affording the benefits of zone separation within a small area. A series of voids punctuate the floor plan and give much needed access to light and views in all areas. Large sliding doors and screens afford control and flexibility of the environment, maximising the indoor / outdoor relationships and the ways in which spaces can be used. The mezzanine space can also be controlled with a series of doors and shutters to open and close the space as required.

This project enjoyed a very close relationship between the builder, client, architect and sub-contractors. Trades such as the timber doors and windows were a critical part of the outcome as these are completely integrated into the architecture and the language of the house. Equally, the screening and shutters are all made by the same person to deliver a consistent finish and detail. Equally the carpenter's involvement was a critical part of the projects sense of 'craft'. They were responsible for the integrated seating both internally and externally which are some of the more visible elements of their work.

The design has been optimised to take full advantage of the north sun, local breezes and plenty of light thereby reducing dependence on artificial light and heating / cooling. The more exposed facades of the house have had operable sun screening installed (and integrated into the architecture) to control heat load without dependence on air-conditioning. FSC timber was used to the greatest extent possible (flooring, wall cladding) as we do on all of our projects. 10 000L of water tanks were added which is double the legislated requirement. Low energy lighting has also been cleverly integrated and concealed to offer a warm creative light source that costs very little. Ceiling fans have been installed in all living and bedroom areas to, once again, reduce dependency on air-conditioning. All walls and floors (both internal and external) have more than doubled the required requirements for insulation.





