

ARCHITECTURE >

# BEFORE & AFTERS



ARCHITECTURE  
INTERIOR DESIGN

*Advising from function & form*

## » BEFORE & AFTERS

Whilst we love admiring recently completed renovations on Instagram, our favourite ones are those showing some 'before' shots and floor plans, to give some insight into how transformative the design process was. Some renovations are purely aesthetic, whilst others also tackle poor planning arrangements, which may not be evident without some before shots and floor plans. Our logo is "fashioning form + function + finish" because this is exactly what we do in each project, remediation of spatial, functional & aesthetics, with all receiving equal emphasis. Architecture and Interior Design should never just be about aesthetics but rather the process of 'fashioning' in the true definition of the word, which is the making of form rather than trends.

To provide some insight into our "fashioning form + function + finish" design process we have compiled a series of 5 projects which showcase some before shots and floor plans, to give some insight into how transformative and considered each renovation process is for us.





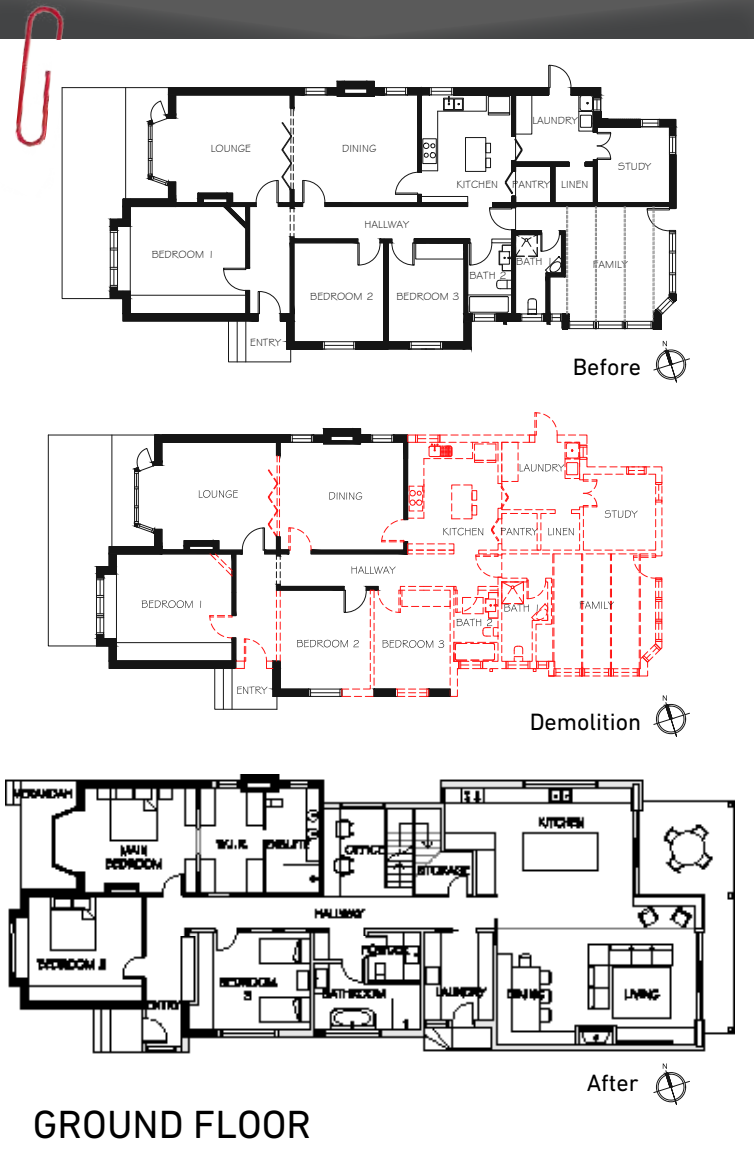
## PROJECT 1 ➤

### MOSMAN RENOVATION FROM ABROAD

The overseas purchasers of this home put their faith in LDG to obtain all the necessary building approvals, project documentation and on-site supervision whilst continuing to reside in Singapore. Their purchase was a simple 3 bedroom bungalow on a compact 280m<sup>2</sup> site, located in a great street close to Mosman Village, making an ideal investment property. However, during Covid the owners decided to embark on creating their 'forever' family home, to be reunited with their extended Australian family.

Downstairs the home was significantly remodelled and extended towards the rear, focusing on remediating the homes poor spatial arrangements, light levels and outdoor amenity. The front living areas were converted into a luxurious parent retreat complete with an ornate fireplace, walk in robe and ensuite. New 'L shaped' open plan living areas were placed at the rear, opening onto a large, covered terrace and pool for the kids. Upstairs additions included an attic style bedroom, bathroom and kids rumpus area, comprising a total floor area of 290m<sup>2</sup>.

Due to the site being located within a Heritage Conservation Area, this project was primarily executed with Council Approvals, with latter landscaping modifications expediated via a fast-tracked Complying Development Certificate (CDC).



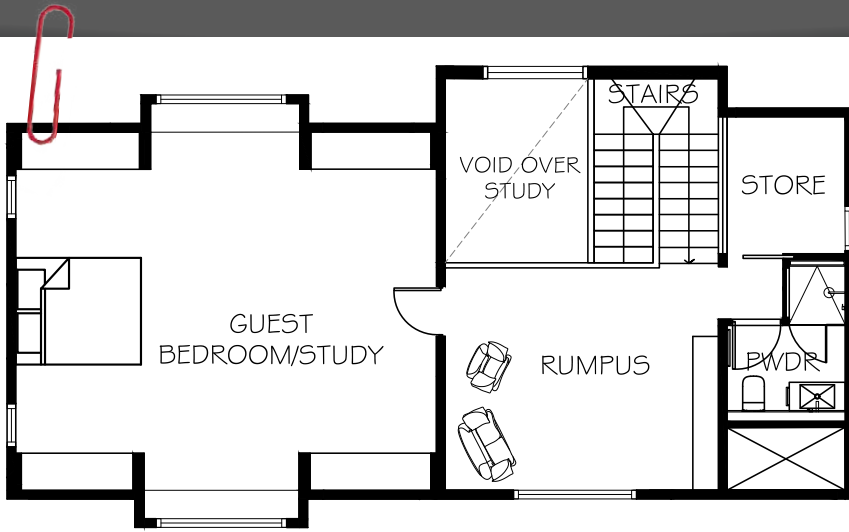


BEFORE



AFTER

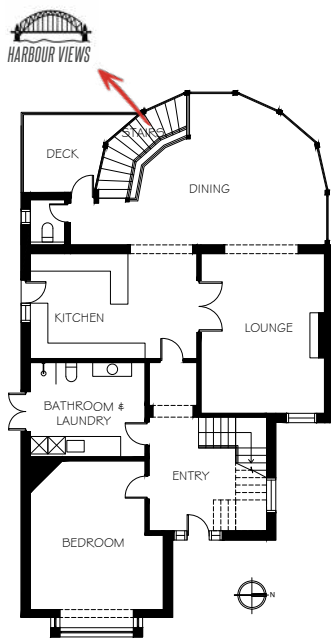




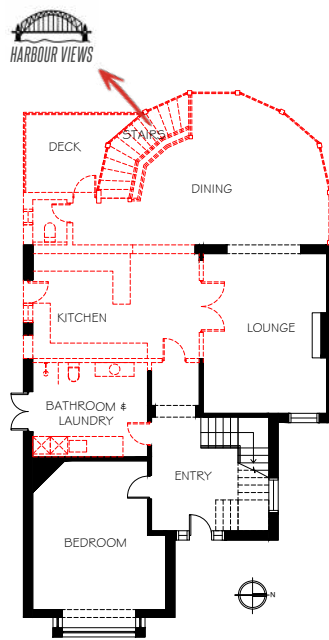
NEW FIRST FLOOR



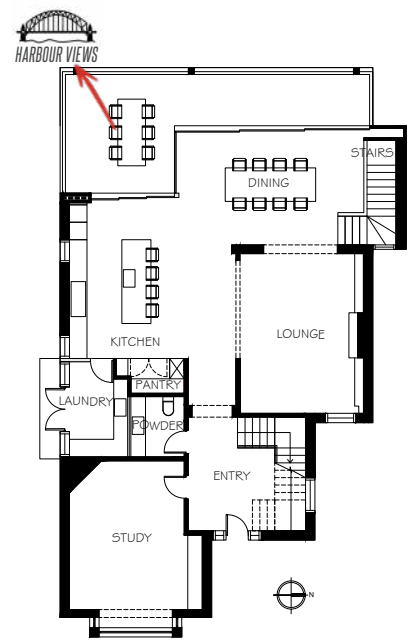
## GROUND FLOOR



Before



Demolition



After

## PROJECT 2

# MOSMAN SYDNEY HARBOUR VIEWS

This original home had potential for Sydney Harbour Bridge views, however due to an exposed western orientation the view had been sacrificed to protect the occupants from penetrating heat and glare. The existing planning arrangements were similarly less than ideal, with utilitarian areas blocking the best harbour vantage points and no suitable outdoor living areas.

The existing 3 storey bow window was removed and the interior spaces carefully reconfigured on each level to optimise available views, which were then shielded with expansive balconies to provide necessary thermal comfort and outdoor amenity. Minimalist floor to ceiling glazing created a seamless indoor/outdoor connection with the Sydney Harbour panorama beyond, which can now be enjoyed all year round.

Consideration was duly given during the planning and design process to ensure the new additions did not result in any loss of harbour views for the adjoining properties, which resulted in a quick Council Approval process and a harmonious outcome for all surrounding residents.





BEFORE

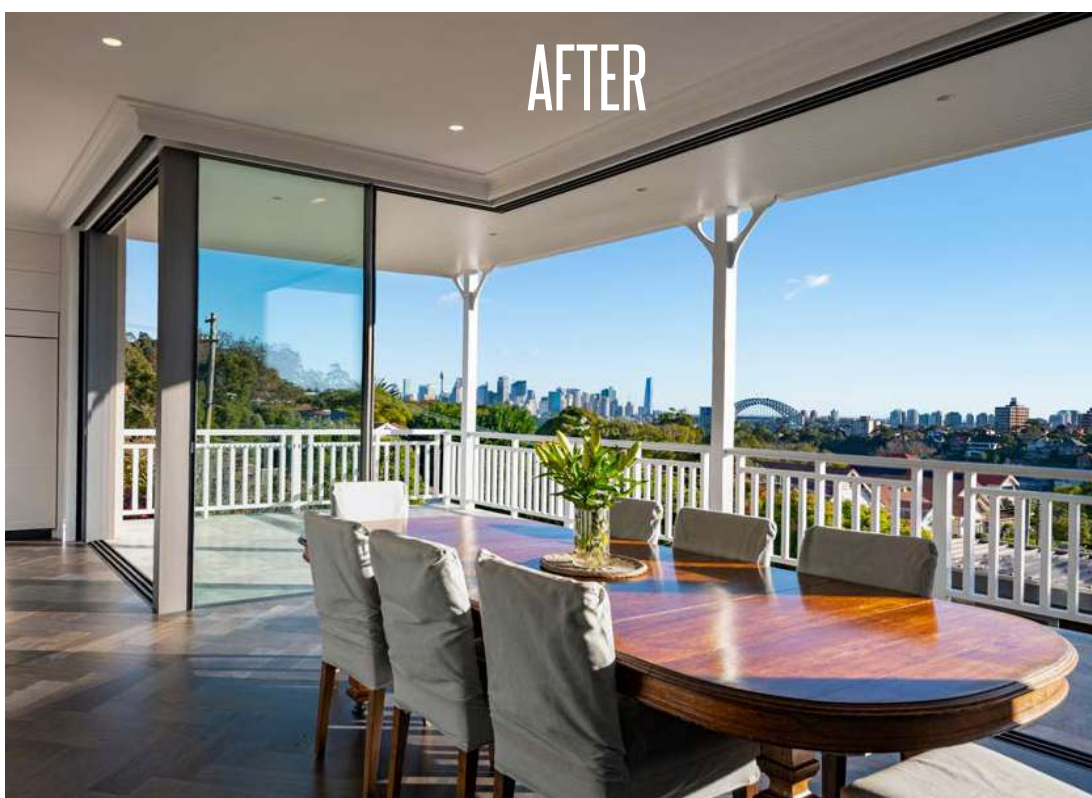


AFTER



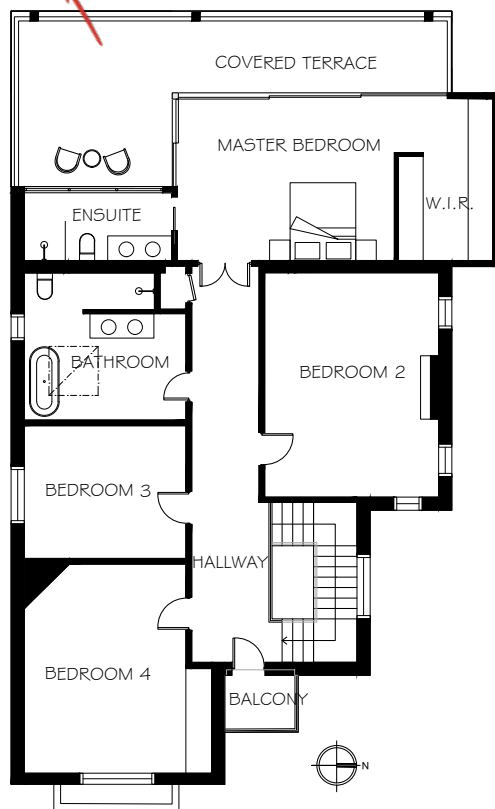


BEFORE



AFTER

FIRST FLOOR





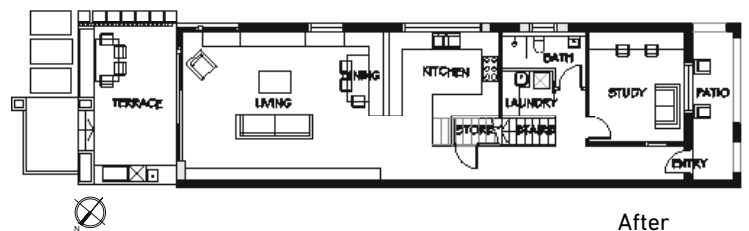
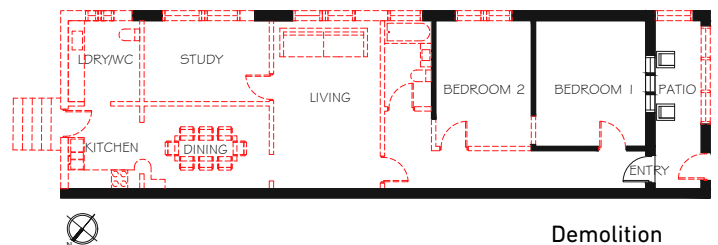
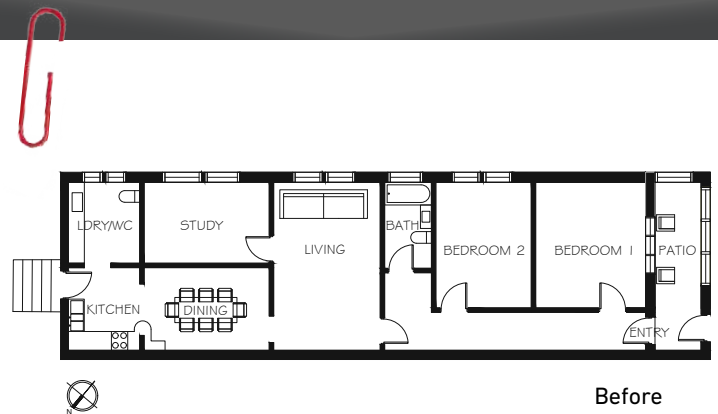
## PROJECT 3 ➤

### CLOVELLY FIRST FLOOR SEMI

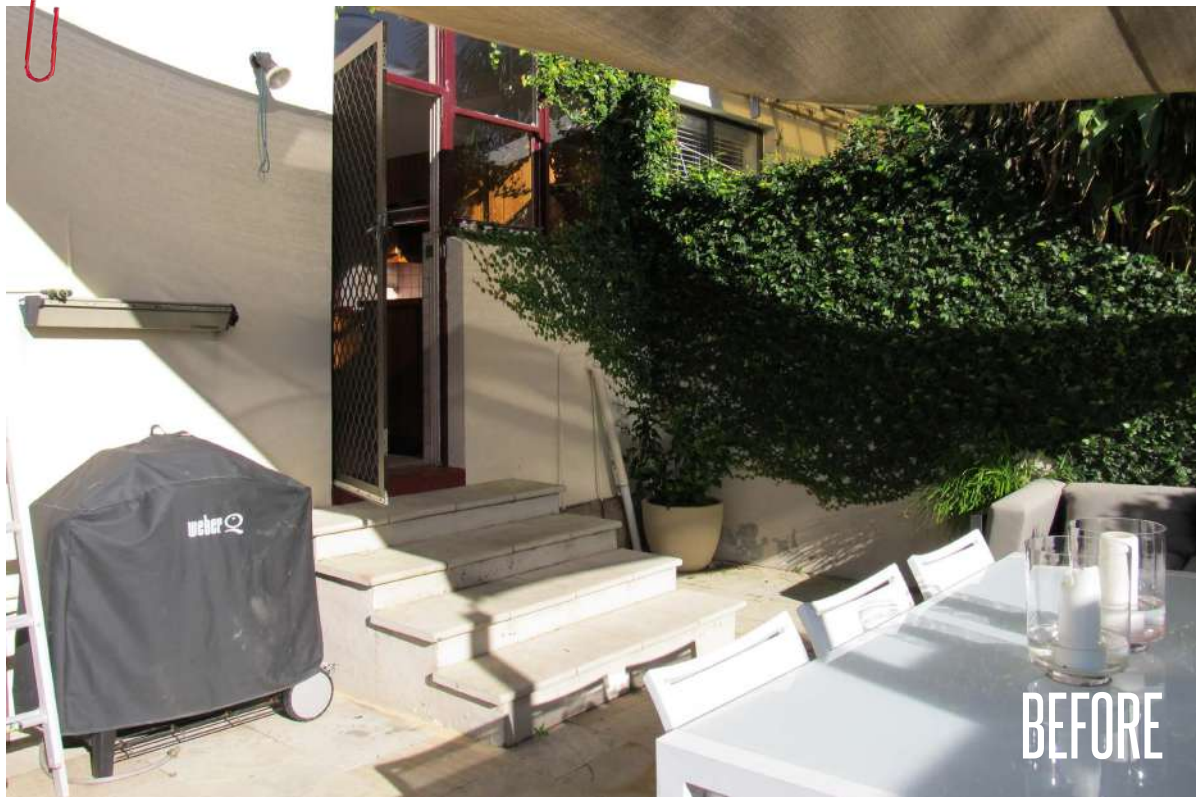
Working with compact sites may seem challenging and daunting, however LDG enjoyed working with this homes' owners to come up with clever design solutions to create a spacious family home. Ripe for renovation, the existing 2 bedroom 1960's semi was very dark and confined and despite its beachfront locale, the only room with an ocean view was the laundry.

Downstairs all of the internal walls were removed and new openings inserted into the exterior walls, to gain as much natural light as possible to make up for the shared party wall. A raised timber deck was added to facilitate level indoor/outdoor connection and maximise the available ocean glimpses. Upstairs, a generous first floor addition incorporating three large bedrooms, two bathrooms and dual balconies was created, with all glazing strategically orientated towards all available ocean vantage points.

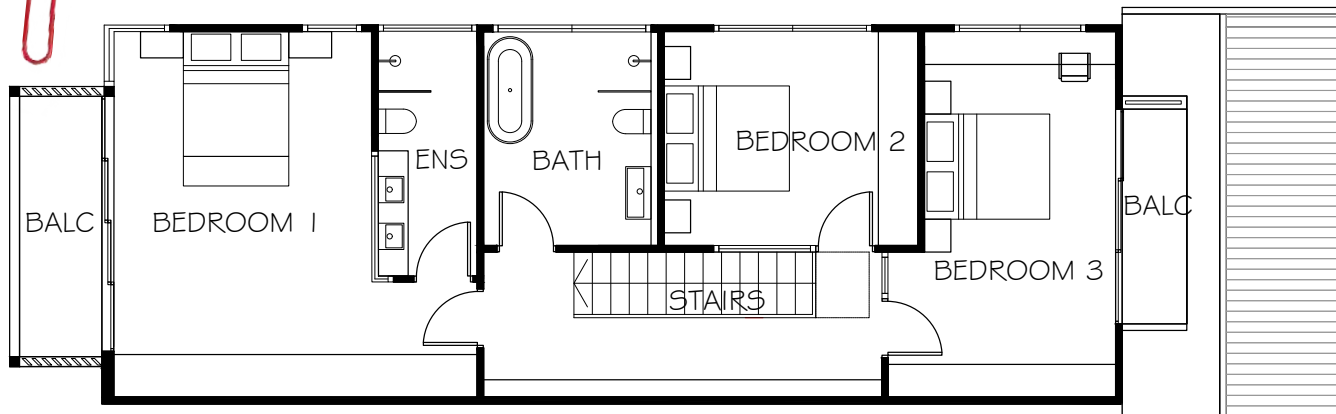
Despite the compact 215m<sup>2</sup> site, this clever renovation achieved 190m<sup>2</sup> of floor area which enabled the homes' young family to retain their coastal lifestyle, who had previously assumed they would have to relocate away from the coast to obtain an affordable family home. The whole building approval and construction process was also quite timely, only taking 15 months from design to completion, creating minimal disruption and inconvenience.



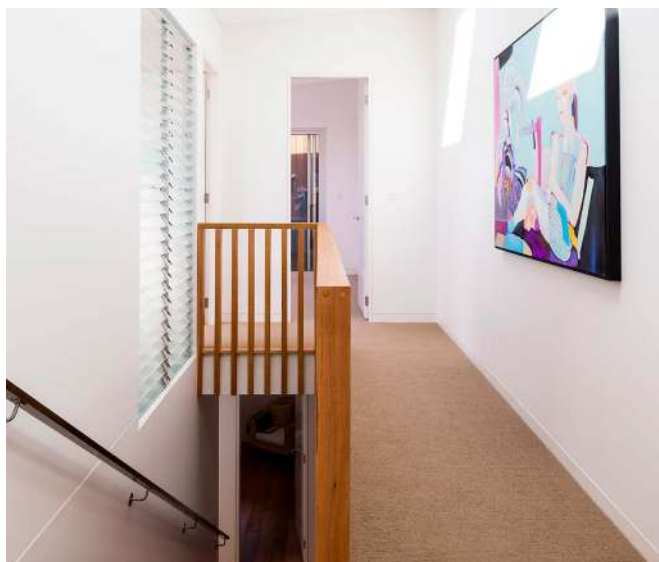
GROUND FLOOR



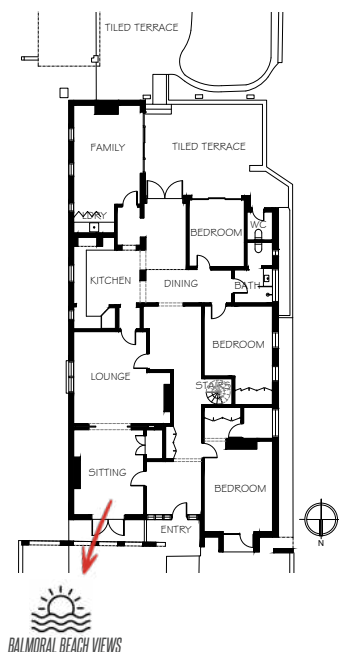




NEW FIRST FLOOR

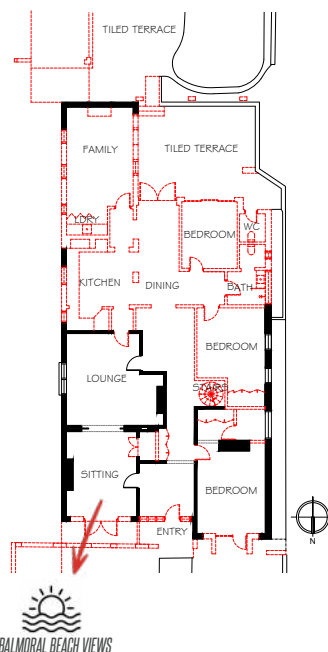


## GROUND FLOOR



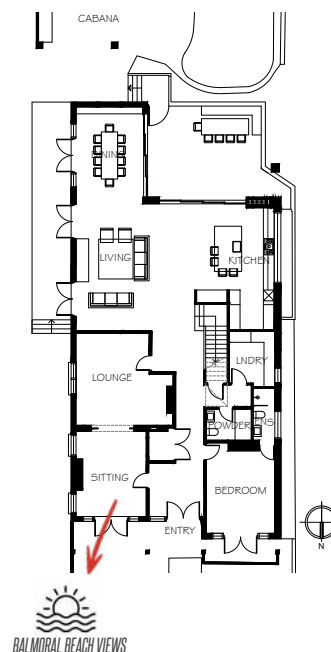
BALMORAL BEACH VIEWS

Before



BALMORAL BEACH VIEWS

Demolition



BALMORAL BEACH VIEWS

After

### PROJECT 4

## MOSMAN BALMORAL BEACH VIEWS

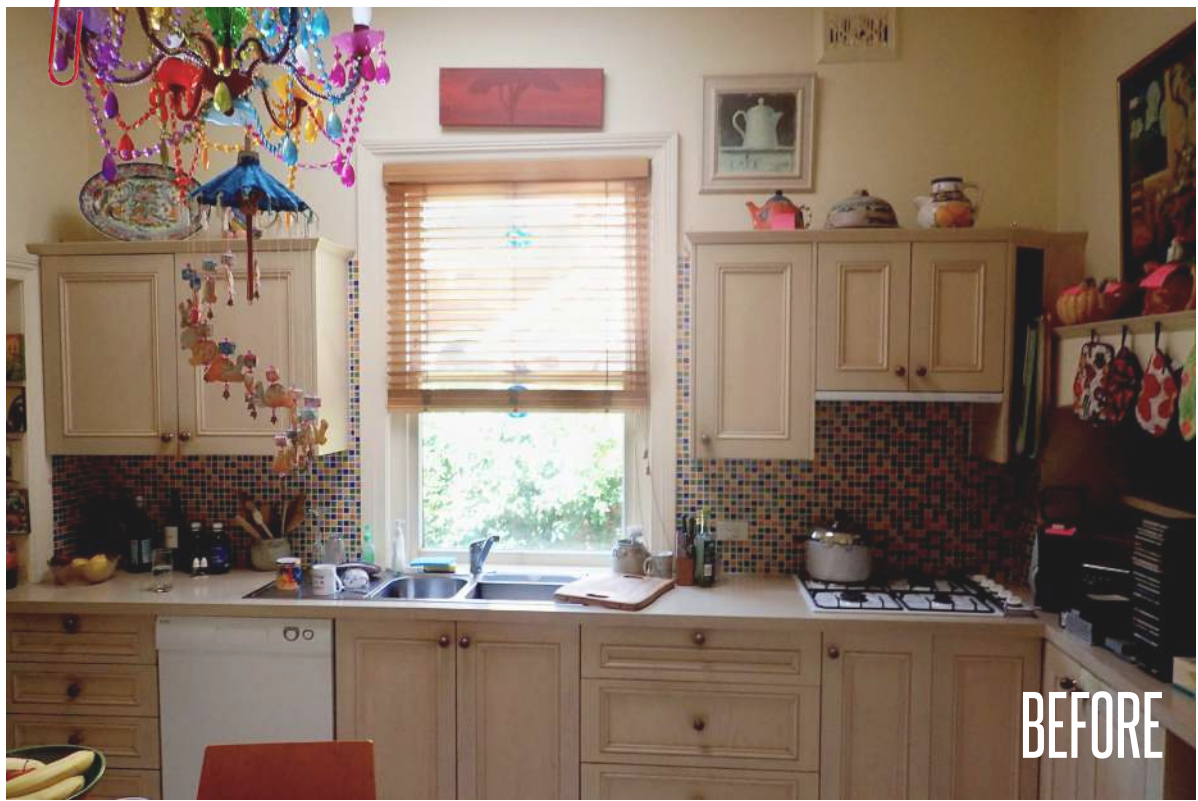
The owners of this home requested a complete transformation of their newly acquired 'renovators delight with water views', which was very outdated and the advertised Balmoral Beach water views were completely obstructed by the Spanish mission styled archways that dominated the front facade.

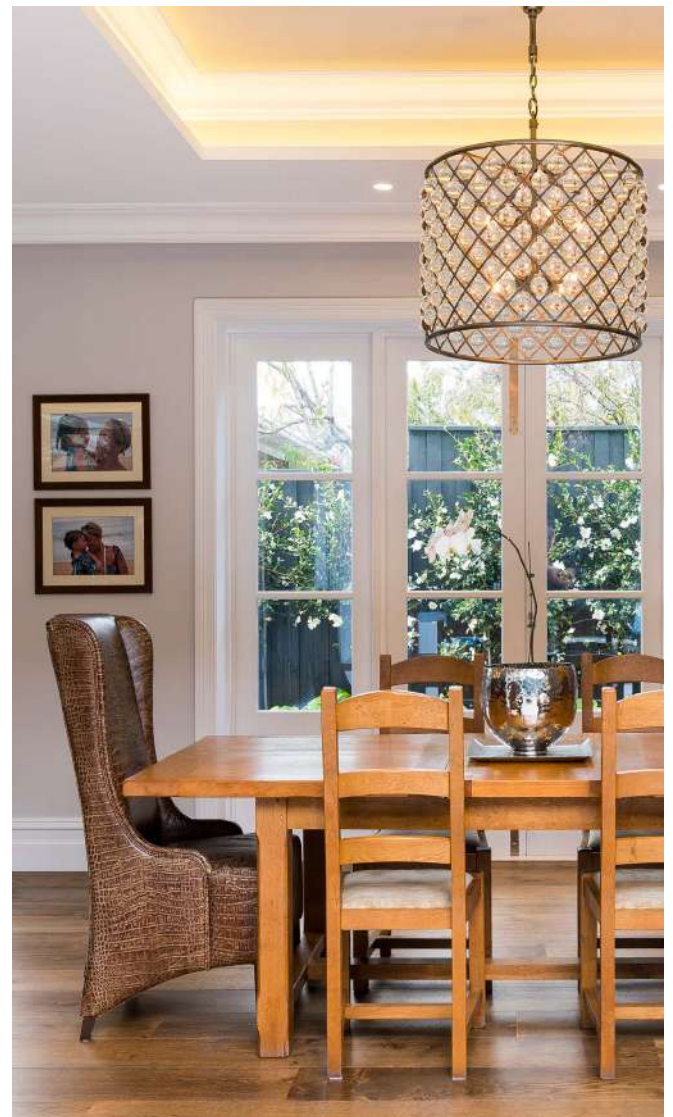
The existing front archways and low roof forms to the ground floor were replaced with an open gabled roof and verandah, to provide a sunny, covered outdoor area that connected the homes interior with the highly prized Balmoral Beach beyond. A full width balcony was also added to the first floor and Council approval obtained for a full sized double garage.

The ground floor existing building footprint and swimming pool was retained, but internally everything was completely remodelled to create generous formal and informal living areas and separate guest accommodation. Upstairs the first floor was also remodelled and also extended towards the rear, to provide 4 spacious bedrooms and 2 luxurious bathrooms.

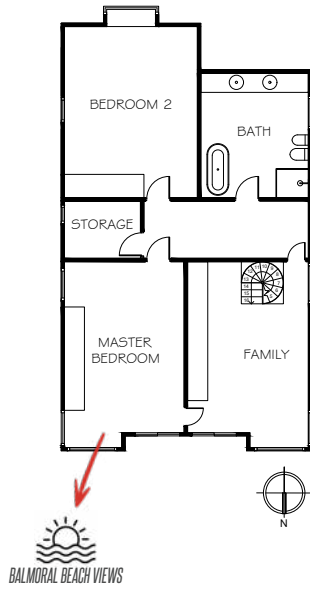
Most of the existing 2 storey dwelling was completely remodelled and re-built, however the project was executed as a renovation, since the existing building envelope and footprint would not have been permissible under current Council planning controls.



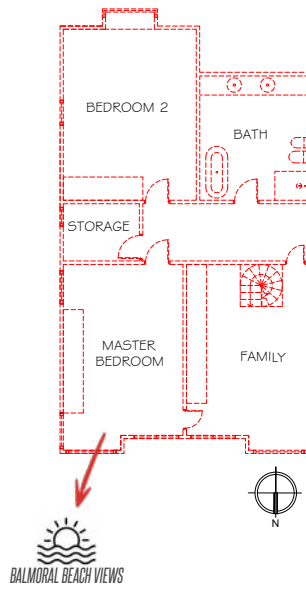




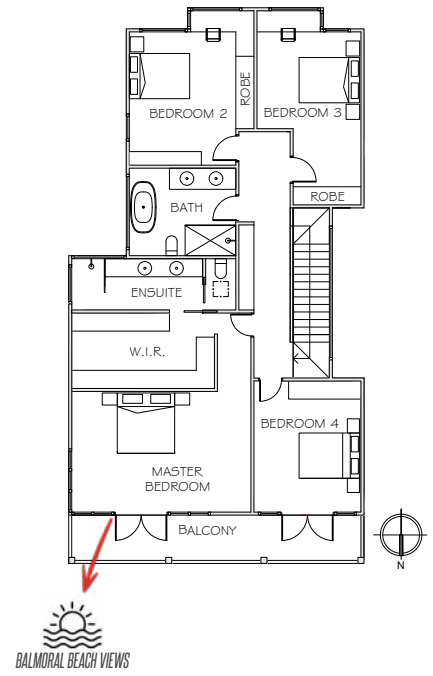
# FIRST FLOOR



Before



Demolition



After





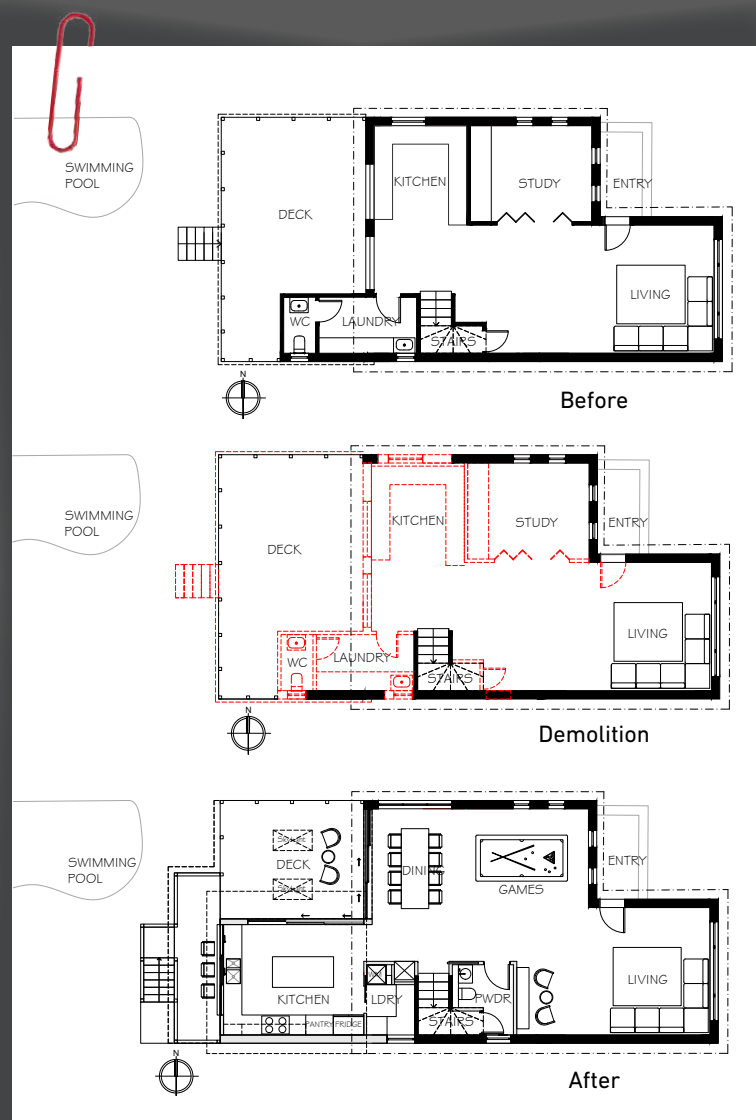
## PROJECT 5 ➤

### COLLARROY PLATEAU EXISTING BUILDING FOOTPRINT

Sometimes you don't necessarily need to extend out to provide more liveable space, the existing spaces just need remodelling. This project illustrates how we tackled our clients brief to provide more 'room' and improved indoor/outdoor amenity, whilst retaining the existing building footprint.

The enhanced living spaces feature large span openings, clearstory operable windows and extra deep roof overhangs which made the home both visually appealing and comfortable throughout the seasons. The skillion roof form is an essential design element that enhances the homes aesthetics, in addition to promoting well-being by optimising the available northern light.

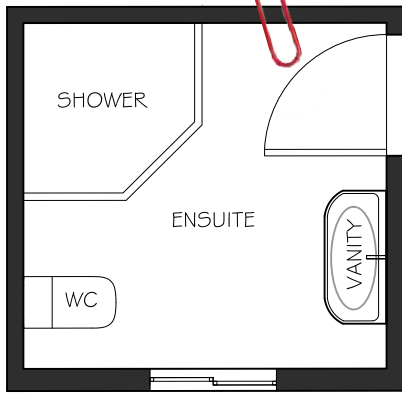
The compact nature of this renovation enabled this project to be undertaken as a fast-tracked Complying Development Certificate (CDC) combined planning and construction approval process, enabling construction to be undertaken without Council Approval.



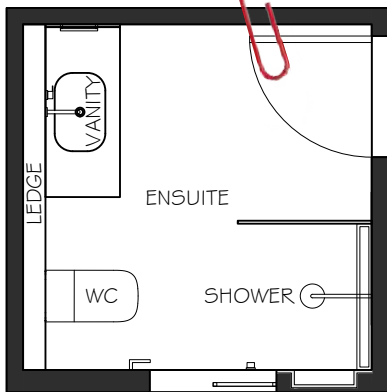
“SOMETIMES YOU DON'T  
NECESSARILY NEED TO EXTEND  
OUT TO PROVIDE MORE  
LIVEABLE SPACE.”







Before



After



