

CASE STUDY

Bellevue Hill House





Location

Bellevue Hill NSW

Architect

Tribe Studio Architects

Builder

Laycock Constructions

Photography

Ben Hosking

Clients Needs

Set within Sydney's eastern suburbs, Bellevue Hill House is a heritage-listed residence defined by its Arts and Crafts character, expressive detailing and long-standing presence within the streetscape.

The renovation and extension, designed by Tribe Studio Architects and delivered by Laycock Constructions, is carefully attuned to the home's existing architectural language. New elements were introduced with restraint, allowing the original house to remain the defining feature of the design.

Acacia was engaged to design and manufacture a suite of bespoke timber windows and doors in Western Red Cedar and Merbau, supplied primed for a painted finish, to replicate and extend the home's distinctive window detailing while meeting contemporary performance requirements.

A key requirement of the project was that all new windows and doors align precisely with the proportions, profiles and detailing of the original joinery. This required a manufacturing partner capable of accurately reproducing traditional window forms. Acacia's experience in heritage replication ensured new work would sit comfortably alongside the existing fabric, maintaining the visual integrity of the façade and preserving the character of the home.

Challenges

A key challenge of the project was the development of new first-floor bay windows, designed to align with and replicate the existing ground floor bays. These windows incorporated curved corner posts and shaped mullions, demanding careful detailing to achieve consistency in proportion and profile. Replicating heritage forms while accommodating modern construction tolerances required a high level of precision.

Window operation within the bay configuration introduced further complexity. Integrating discreet flyscreens while maintaining a refined, traditional appearance, required careful resolution.



Solutions

Acacia prepared detailed shop drawings and profiling studies to ensure the new window and door systems matched the existing fabric. Working closely with Tribe Studio Architects and Laycock Constructions, key details were resolved prior to manufacture, enabling a coordinated approach to fabrication and installation. Precision CNC machining was used to produce the curved bay window components, including posts and mullions, before being assembled and finished by hand to achieve an authentic heritage outcome. A considered approach to window operation and flyscreen integration ensured ease of use while maintaining clarity of the detailing.

Outcome

The completed windows and doors integrate seamlessly with the original architecture, with new and existing elements reading consistently across the façade. The first-floor bay windows align with the existing bays below, reinforcing the proportions and rhythm of the home. Careful replication of profiles and detailing ensures the timber elements support the broader architectural intent, allowing the renovation and extension to sit comfortably within the original composition. The window and door units deliver performance required for contemporary living while preserving the character of the home, resulting in a cohesive outcome where craftsmanship and restraint allow the heritage architecture to remain the defining element.

The project has received the following recognition:

- 2024 AIA NSW Awards: Shortlisted in Residential Architecture – Alterations and Additions category
- 2024 National Trust (NSW) Heritage Awards: High Commendation in the Architecture category
- 2024 Houses Awards: Shortlisted in House in a Heritage Context and Alterations and Additions over 200m² categories



“Working with Acacia on the Bellevue Hill House project was a very positive experience from start to finish. Their team brought a high level of knowledge and experience, and it was clear they understood both the product and the level of detail required for a project of this quality. The shop drawings were well managed, accurate and delivered in a timely manner. That level of coordination made a real difference to the overall workflow on site. From documentation through to delivery and after-sales support, everything was handled professionally. We would not hesitate to work with Acacia again.”

Rob Laycock, Founder & Construction Manager, Laycock Constructions



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