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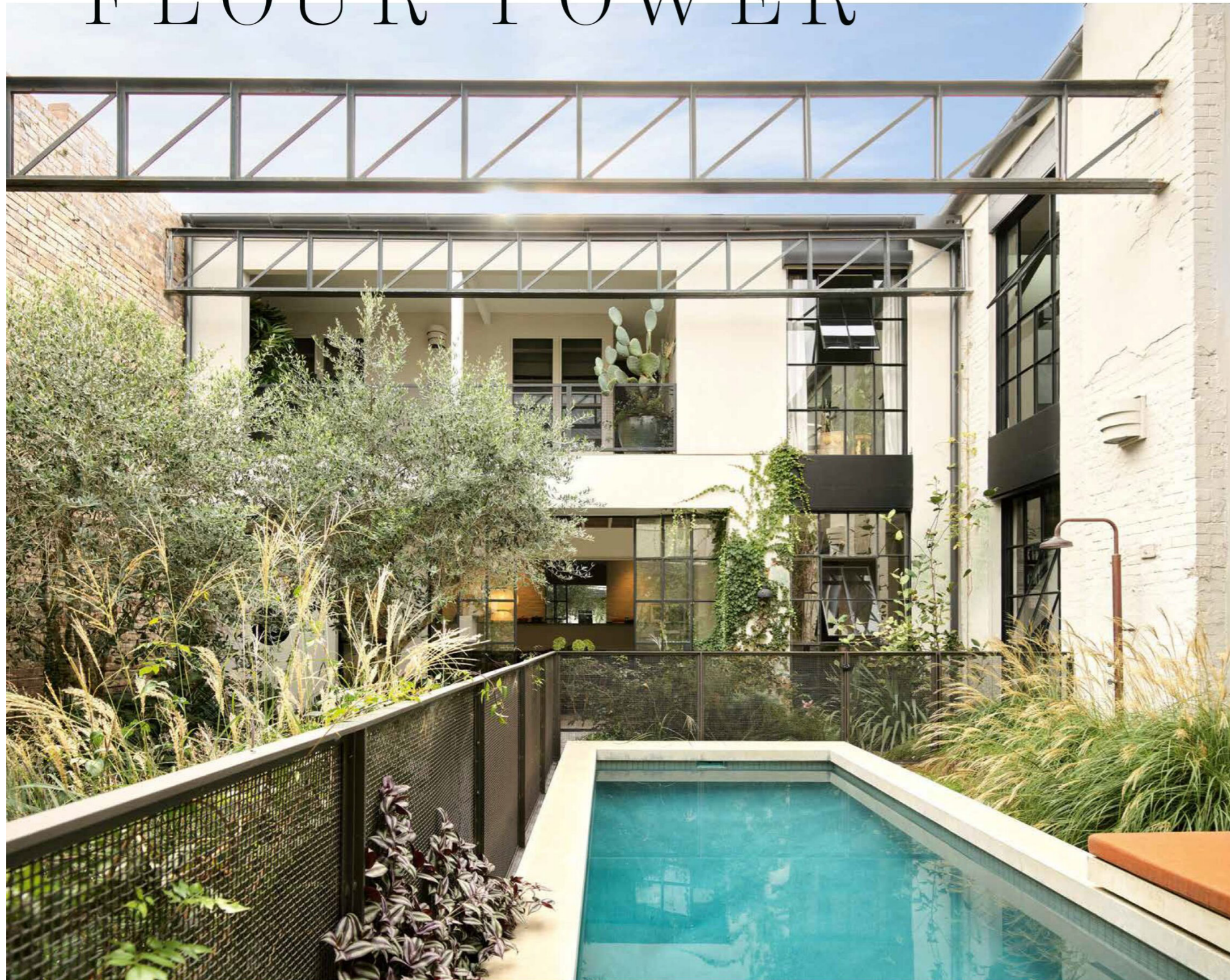
THE NEW LUXE

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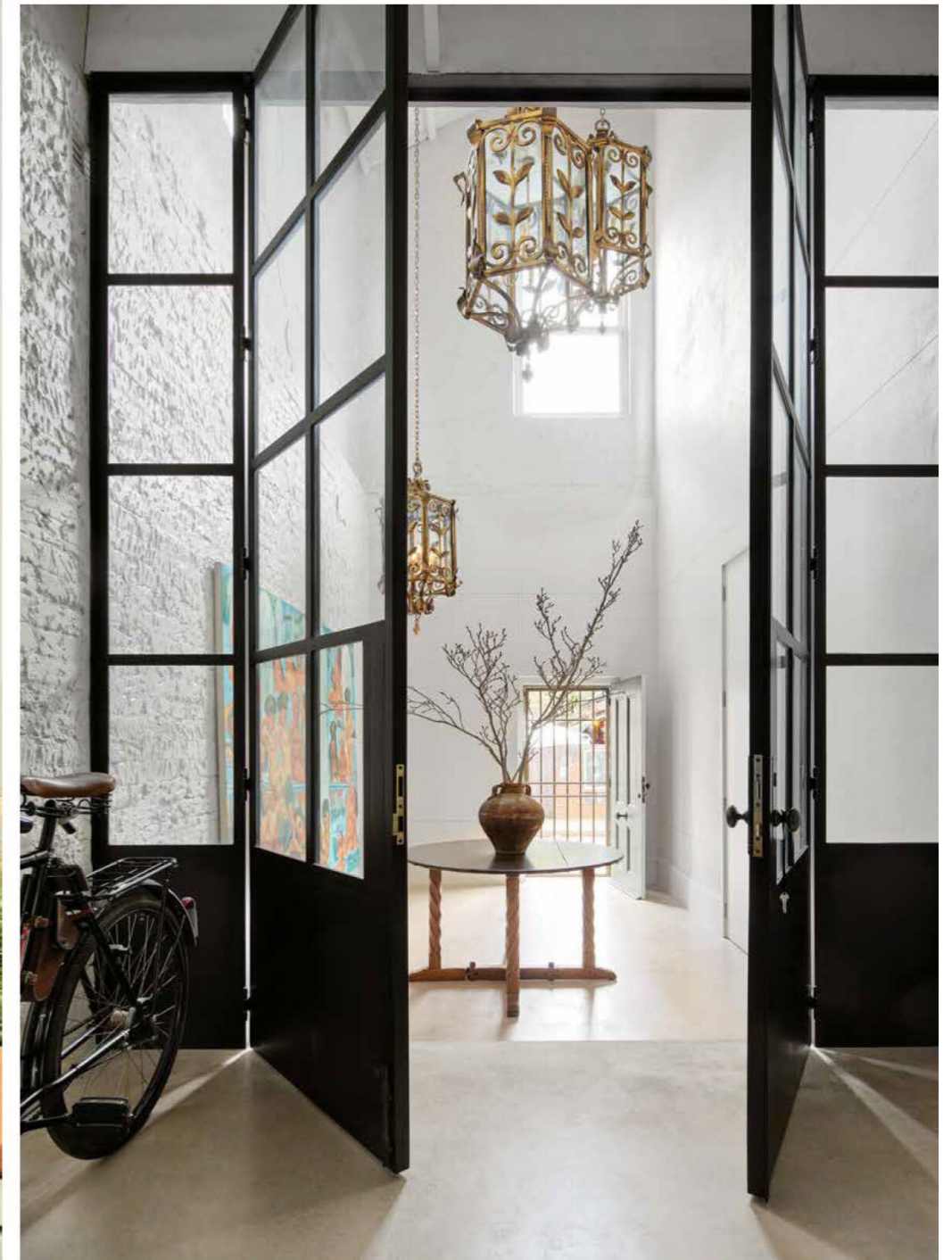
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FLOUR POWER



These pages, from left The floating day bed features a custom cushion by Adele Hamilton at Fybre beside a 'Lennox' outdoor shower from Brooklyn Copper. The pool was too shallow so it was lifted up to give it more depth. Rainwater tanks are used to irrigate the garden. 1930s lanterns from the David Jones Elizabeth Street ballroom found at Austiques. CCS polished concrete floor in Apollo with a waxed finish. Existing brick walls with render chipped off with other walls in Watty! 'Stalactite'. Guo Jian artwork from Michael Reid. Table is a family heirloom in rimu timber by arts and crafts New Zealand furniture maker James Chapman Taylor. Original Swiss Army bicycle, vintage 1943.



A lush, generous central garden surrounded by an elegantly converted bakery factory make for a rare find in creating this spacious inner-city home.

elegantly converted bakery factory make for a rare

Words JANE ALBERT Photography ANSON SMART Styling OLGA LEWIS



There is a reason locals refer to The Bakery in Sydney's inner-city Newtown as 'the secret garden'. Behind the unassuming two-storey rendered facade with its lettering '1909 W Dibble' – the date this former award-winning bakery was built and the original owner's name – is a lush, rambling garden and pool that forms the centrepiece of a soaring, light-filled two-storey warehouse conversion that surrounds it. Given its generous internal size of 800 square metres it is a rare find in a buzzy suburb better known for its petite terraces, cafes, laneway bars and artisanal boutiques than spacious homes and gardens.

Interior designer Anna-Carin McNamara of Anna Carin Design Studio and the owners had been searching for an industrial warehouse to convert but with no luck. "The brief was to find and create something that felt as if it had always been there, not a sleek modern take on a warehouse but a bit rustic and old world, industrial but warm," says Anna-Carin. "The owner

had identified a few but none of them were saying 'this is it' until we came to this one. It was immediate, extraordinary, this quirky combination of an old shopfront and warehouse so it had beautiful detailing to work with and was right within an urban setting."

With grown-up children who no longer lived with them the owners had sold the family home in suburban Vaucluse and were after a house big enough to welcome friends and family – they have five adult children and a grandchild in their blended family – that was close to nightlife and parklands.

The property itself has lived many lives. Once a bakery, the warehouse has also housed a furniture store and clothing factory, the adjacent cottage once serving as a bakery shopfront and dwelling. The two buildings were converted to one in the 1980s but connected only through an external staircase. "Our first job was to make it work as one residence, open it up and make it flow. It was a considerable layout change to get it to function," says Anna-Carin. »



This page On Timothy Oulton ottomans from Coco Republic is *Stepping Out*, a bronze by the owner. Sancal sofa from Ke-Zu. *Aurukun Dogs* from Martin Browne Contemporary. Orchid painting by Kaspar Kägi from Michael Reid. Windows by Sydney Steel Windows & Doors. Opposite page Standing bronze made by the owner as a gift to her husband. Pele spotlights from About Space highlight the library of 4000 books and 3000 CDs and records on custom shelves by Joinery Hub. Ottoman from Orient House. Vintage Turkish kilim from Nomadic Son.

These pages *Lemon and Loaf*, *Two Loaves and Loaf* (2021) artworks by John Honeywill make a cheeky nod to the building's past. The kitchen island is 1.6m wide by 3m long, and was made by Sydney maker Sabotage Design from structured steel beams, the frame hand welded then polished, waxed and painted. Victor Regia quartzite top from WK Stone and joinery by Fisher Fitouts. Integrated brass sink and benchtop made by The Copper & Zinc Roofing Company. Perrin & Rowe 'Provence' tapware from The English Tapware Company; Formakami 'JH5' pendant light from Cult. Freestanding black AGA 'eR3 150' cooker made to order. Custom bronze and leather kitchen stools by BassamFellows made in Italy. Staub cast-iron baking dishes from Alsace France. "I love the colours and fun, quirky handles. I cook in them all the time," says the owner. To reflect the garden the owner has a collection of indoor plants potted in vintage vessels. The sliding door with reeded glass that leads into the butler's pantry was made by Sydney Steel Windows & Doors.



This page “The garden and pool were designed by the very talented Asher Cole of The Garden Social and installed by our close friend Roger Stanton of South Coast Gardens,” says the owner. Pavers from Eco Outdoor and pebbles in ‘Cowra’ landscape blend from BC Sands. Artworks in the living room by Isca Greenfield-Sanders from Michael Reid. **Opposite page** The dining table was purchased second-hand by the owner and the bentwood chairs from Lawsons Auctioneer. Commissioned in 2021, *Lemon and Loaf*, *Two Loaves and Loaf* comprise a rare triptych by John Honeywill, who greatly warmed to the idea of this theme being positioned into a former historic bakery. Flos ‘265’ wall lamp from Euroluca.

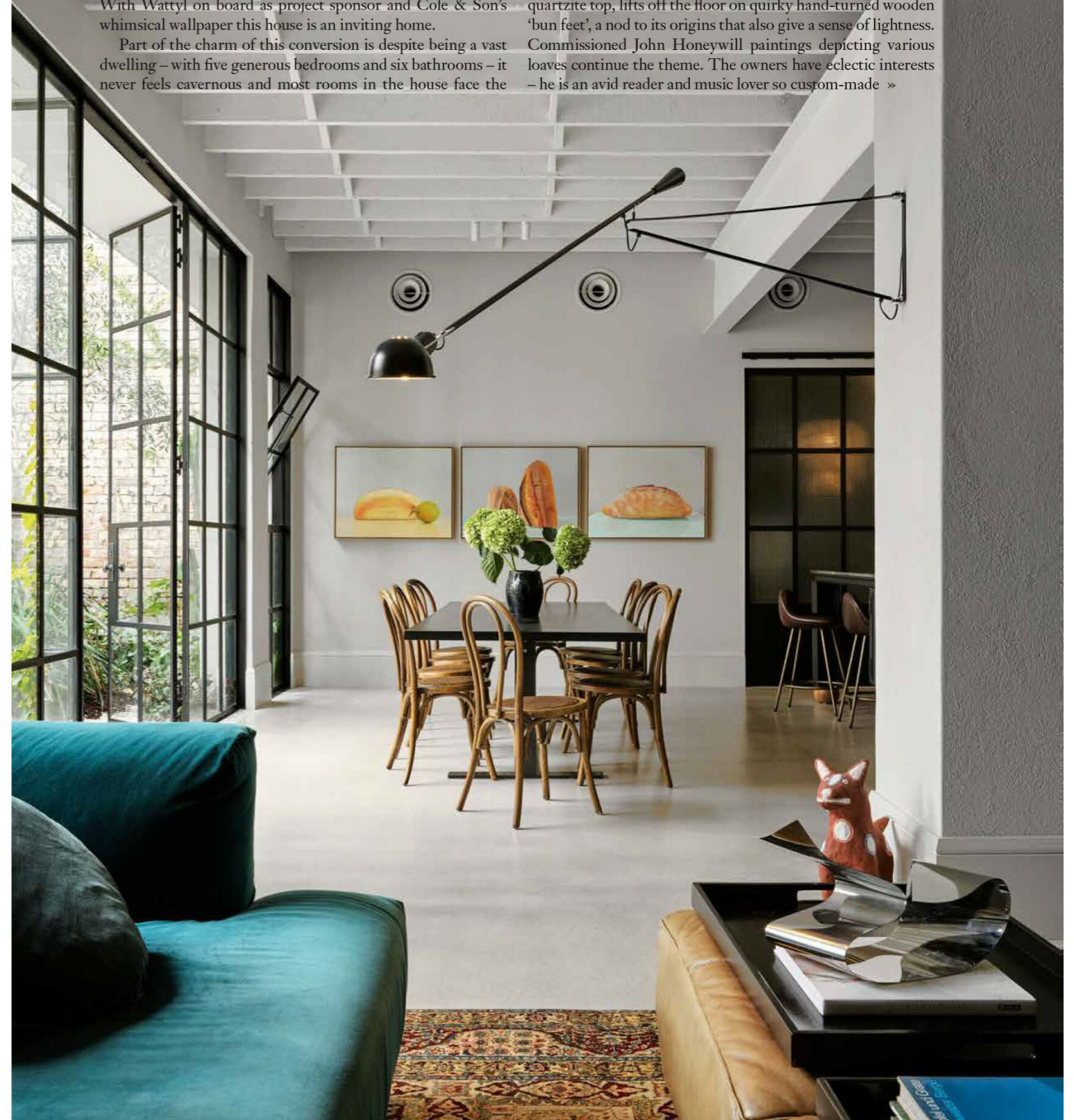


Enter her dream team of builders Pamment Projects and landscapers The Garden Social. Mindful of maintaining the historic, rustic feel and maximising the warehouse’s towering ceilings the team has retained as much of the original building as possible, preserving and restoring the facade, chipping the render by hand to reveal the brickwork beneath, hand scraping and reusing demolished bricks for new walls, and breathing fresh life into period tiling and fireplaces. “It’s a little nod to that warehouse industrial essence but with delicate feminine details of beautiful tiling, marble and stone,” says Anna-Carin. With Watty on board as project sponsor and Cole & Son’s whimsical wallpaper this house is an inviting home.

Part of the charm of this conversion is despite being a vast dwelling – with five generous bedrooms and six bathrooms – it never feels cavernous and most rooms in the house face the

garden courtyard. “When you walk into the double-height entrance you’re struck by a sense of awe but the materials are so raw and warm it makes you feel incredibly at ease. It has a sense of home and feels quite intimate,” says Anna-Carin.

Much of this warmth derives from the handmade touches and thought that inspired the design. On the ground floor the open-plan kitchen-dining room is handpainted in Watty ‘Stalactite’, the visible brushstrokes giving a sense of human touch while the large kitchen island, handmade by steel maker Sabotage Design with structural steel beams and a WK Stone quartzite top, lifts off the floor on quirky hand-turned wooden ‘bun feet’, a nod to its origins that also give a sense of lightness. Commissioned John Honeywill paintings depicting various loaves continue the theme. The owners have eclectic interests – he is an avid reader and music lover so custom-made »





SPEED READ

» With five adult children who no longer lived with them this couple sold their family home in Sydney's Vaucluse and were on the hunt for a place big enough to welcome friends and family that was close to nightlife and parklands. » They had been looking with interior designer Anna-Carin McNamara of Anna Carin Design Studio for an industrial warehouse to convert when they came across an old shopfront and warehouse built in 1909, the Bakery in inner-city Newtown. » Anna Carin worked with her 'dream team' of builders Pamment Projects and landscape architects The Garden Social to create a soaring, light-filled two storey warehouse conversion with a lush, rambling garden and pool at its heart. » "When it's just the two of us it never feels like we're in an oversized house because of the way the spaces all align around this beautiful garden," the owner says.



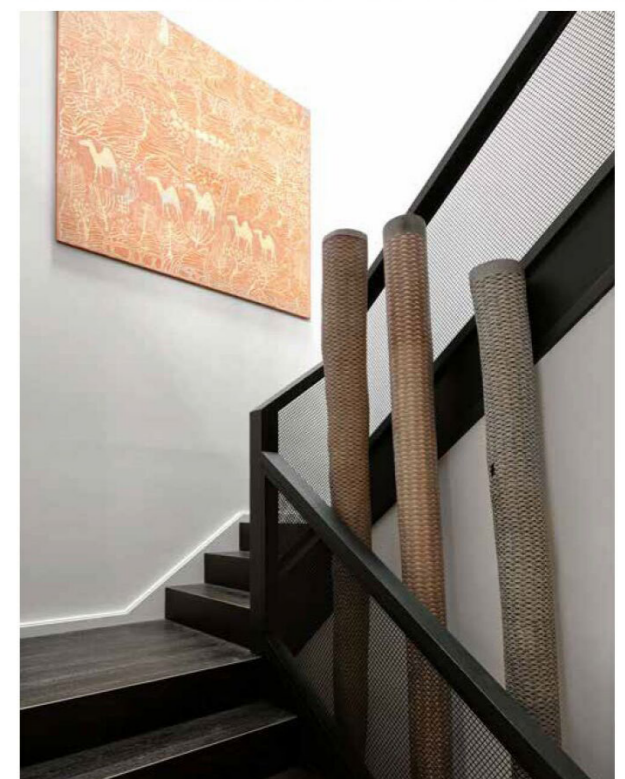
« joinery from Joinery Hub neatly houses his 4000 books and 3000 CDs and records in the library while she is an expert sculptor and ceramicist. A new studio is now home to her potting wheel while her own sculptures and ceramics are dotted throughout the home, adding a personal touch. "I would have to say my studio is my favourite place, I have space to pot and sculpt, do woodwork and sew, and generally work on the crafts I'm passionate about," she says. "The standout thing for the two of us is the garden, an incredible place of peace and quiet, which is surprising because we're right in the middle of Newtown."

It was this sense of calm that landscape architect Asher Cole sought in her design. "It's layered and a bit wild; it feels like nature breaking through what is a boxed courtyard space." Three 40-year-old olive trees sourced from Queensland were craned in to help build a mature garden, while the pool was shortened to allow space for more plants to attract birds and bees. A rooftop garden of herbs and vegetables similarly attracts native wildlife.

The second storey was reconfigured to house five generously-sized bedrooms and bathrooms, including the master, his and hers bathrooms, and separate walk-in robes. A passageway looking over the courtyard leads to the guestrooms and laundry. "Instead of doing traditional bedrooms we have these suites. Every bedroom has its own bathroom and dressing room so as our adult children and friends come and go everyone has their own space and privacy. Yet when it's just the two of us it never feels like we're in an oversized house because of the way the spaces all align around this beautiful garden," the owner says.

For Anna-Carin working on The Bakery has been inspiring. "I see our job as interior designers as healers of buildings. How can we restore it to its original life to feel rejuvenated and happy? It's not about making a statement. And it was a dream to work with the team, from the builder to the landscaper to the owners. It was an incredible, fun project." annacarindesign.com.au

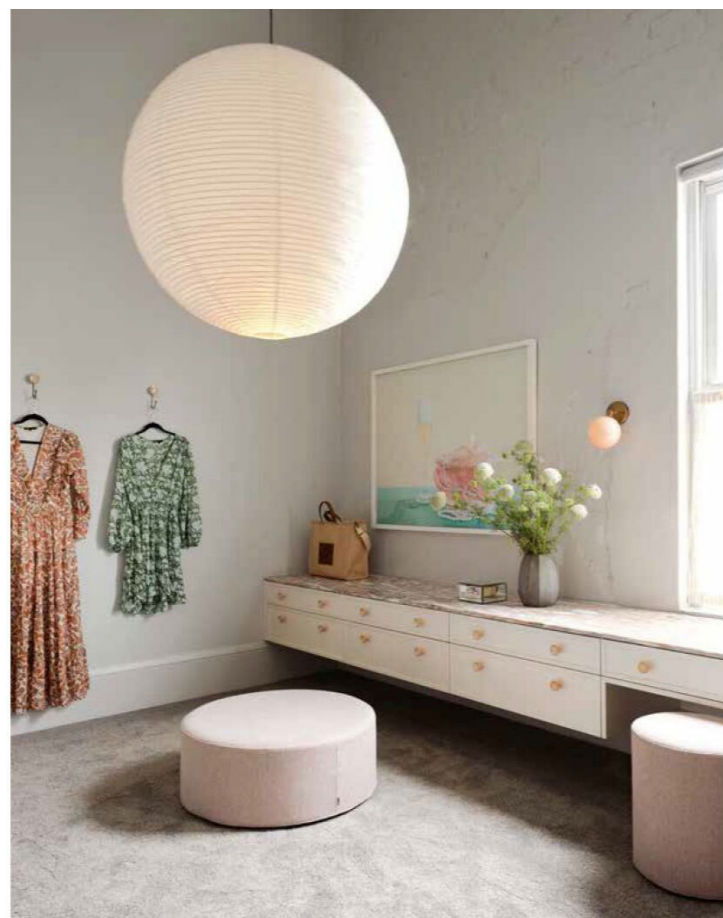
This page, clockwise from top left "The owner found the old fireplace and we modified it and painted it in Watty! 'Jungle Nights' so it looks original [and topped it] with a leftover quartzite piece from the kitchen island," says Anna-Carin. Cole & Son 'Forest' wallpaper is the backdrop to two sculptures in coloured resin by the owner on the mantel. The facade was carefully scraped back by The Artful Decorator. The stairs lead to the main bedroom and ensuite. Timber floor from Woodcut and railing made by Pamment Projects. Painting by Marina Strocchi from Michael Reid. Larrakitj burial poles by Yirrkala artist Naypirri Gumana from Michael Reid via Baku Larrnggay Mulka Centre. **Opposite page** "We worked [with Pamment Projects] to get the pool fence to feel right so it looked like a thing of beauty rather than something you're trying to pretend isn't there. There's no glass, it's all painted screen and mesh," says Anna-Carin.



5
SIGNATURE STYLE
KEY PIECES



1 Vintage Turkish Isparta rug, \$3000, from Cadrys. 2 'Kaluuya' pot, \$129, from Domayne. 3 Perrin & Rowe 'Provence' two-hole mixer with crossheads, POA, from The English Tapware Company. 4 &Tradition 'Formakami JH5' pendant light, \$525, from Cult. 5 *Pumpkin II*, 2021 artwork by Kaspar Kági, \$1000, from Michael Reid.



These pages, clockwise from top left 'Her' dressing room benchtop in Norwegian Rose marble from Artedomus. *Birth of Venus* (2013) by Petrina Hicks. Maje dresses bought in Milan. Hay pendant light from Cult and 'Line' sconce from Snelling. "I wanted a green jungle in there," says the owner of her bathroom. Custom joinery by Joinery Hub. Curtains and 'Dea' carpet from Fyber. Vintage pendant light sourced by the owner. Fios wall lights from Euroluce and mirror from Ikea. Smeraldo quartzite bench top from Artedomus. 'Olde English' tapware from Astra Walker. Victoria + Albert 'Cheshire' bath from Harvey Norman. 'Dove' terrazzo floor and 'SG98' shower tiles from Surface Gallery. A powerful presence in the main bedroom is Brock Elbank's artwork from his series on beards. *Jess* (2017) bronze by the owner of her eldest daughter. Green bed linen from In Bed. Cromwell wall light from Zaffero. Stool from Coco Republic.