

## FOCUS

➤ “When space is used efficiently and the light is good, you realise how much is enough.”

Display builders are increasingly paying close attention to solar orientation and cross ventilation to create spaces that feel larger than their footprint would suggest.

### SWAPPING SPACE FOR AMENITY

Architect Brad Swartz knows only too well the challenges of living in a small space.

The apartment that he shares with his partner in Darlinghurst is just 27sq m and has a separate bedroom with open-plan living, kitchen and dining area.

Given the apartment's proximity to the city, eastern suburb beaches and green space such as Centennial Park, he says he is happy to compromise on space.

However last year he decided to renovate the apartment, creating a separate bedroom just large enough for a queen-size bed, a bathroom next door and storage squeezed into every nook and cranny.

He says it had made the small space much more liveable.

“We bought the apartment about two years ago thinking we would renovate and sell in a year or so,” he says.

“We've been there for two years now and are looking at staying at least another year.”

### MANAGING CLUTTER

Living small requires a certain level of discipline, Brad says, especially when it comes to accumulating possessions.

“It doesn't take much to feel like you have stuff everywhere,” he says.

“There is a level of discipline required but if you have a space for everything, it is easy to clean up as well.”

When renovating an apartment for clients in Potts Point, he asked them to measure their dinner plates to ensure they would fit into the slimline joinery he had designed.

“They didn't need the depth of a standard



**Integrated appliances make the kitchen disappear when not in use so the space becomes a tranquil living room.**

benchtop but the plates still fit,” he says. Living small can also allow for a little luxury because upgrading from one benchtop material to another, for example, may only cost a couple of hundred dollars.

Brad says the key to a successful small space has to be working with a property that has design potential in the first place.

“One thing that happens, especially in the inner city, is that the space is small but the quality of the architecture you are working with is quite high,” he says.

High ceilings, natural light and good cross ventilation make even a small space feel large.

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**More** Brad Swartz Architect, [bradswartz.com.au](http://bradswartz.com.au);

Clarendon, [clarendon.com.au](http://clarendon.com.au); Rawson, [rawson.net.au](http://rawson.net.au)

### Working it

This apartment is just 27sq m, so architect Brad Swartz made the most of every centimetre. This storage wall conceals the bathroom and bedroom while making room for a study space that sits in the kitchen.



**This small space designed by Brad Swartz feels larger thanks to natural light and a mirrored splashback.**

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