

# Home Renovations

Home Addition Case Study - Clovelly

## Cramped Semi A Spacious Dream



### 24% ENERGY SAVINGS A REALITY

Cape Cod have put an end to the first floor "hot box" with a standard package that tests have shown capable of creating a 6 Star Rating and reducing heating and cooling loads by up to 24%.

In this issue we speak with Cape Cod Managing Director, Robert Moerman about his quest to develop ways to build better while adding value for his clients.

Doug and Stephanie B----'s century old Clovelly semi has been transformed from a "quirky", cramped, two bedroom bargain to a spacious, tasteful and innovative "dream house" still perfectly in keeping with the area.

The pair were so enamoured of the transformation that on completion they invited every tradesman and sub-contractor involved for Friday night drinks so they could enjoy the fruits of their respective labours.



Finished eight weeks early it even came with a \$6000 rebate for the fixtures and fittings Doug and Stephanie had purchased.

But the early completion and cheque were inconsequential in comparison to the design and build quality that reflected a brief that the home had to not only be larger and functional but, most importantly, had to maximise the potential of the location.

"We had to have something in keeping with the quality of the area, something of quality and substance," Doug said.

Both Doug and Stephanie have project management backgrounds in housing, she in Government housing and Doug in community housing, yet both were amazed at the Cape Cod building and design processes, particularly an innovative approach to problem solving.

"They were particularly clever with our side driveway which was so narrow as to be impractical.

"We had intended having a small deck out there but Cape Cod suggested bringing the external wall in and stealing a little space from the new dining room to create indoor-outdoor flow to a useable external space.

"Similarly, in the wall of one of the top bedrooms they installed a small door to provide access to existing space above the ceiling in the old section. They then re-cycled floorboards from part of the demolition and created us an amazing storage space."

Doug said that because of Cape Cod's proactive approach Stephanie was able to make changes throughout the building process.

"Whether it was widening doorways or lowering lintels, nothing was a problem."

"When all is said and done the design brief was met absolutely. In fact they exceeded it and the finished result is better than we could ever have imagined.

## Clever Ideas Delight Owners

"It is a dream house, an amazingly beautiful place.

"From the street it is still a tiny little cottage in keeping with the neighbourhood,

but when you walk in it is a surprise.

"The deeper you go the more it opens up with more and more space to explore and discover," Doug said.

