

Home Renovations

Home Addition Case Study - Glendenning

Dean B----- always regarded his employer as a good builder, but it wasn't until he looked closely at the process through the eyes of a client that he realised just how good, particularly in terms of attention to detail.

A carpenter by trade, Dean has worked for eight companies over his 18 years in the industry, the last eight of them for Cape Cod for whom he is one of five Construction Supervisors.

"As a tradesman, policies like devoting the last 15 minutes of a shift to a site cleanup don't really seem like a big thing. "But when it's your house and your family being affected you realize how important this is," he said.

After the birth of their third child, Dean and Diane needed to create additional space in their three bedroom, 1990s Glendenning project home. They wanted a separate bedroom for each child, a guest bedroom and increased living space.

The pair spent a lot of time working out their requirements. They thought they had a comprehensive design brief.

Dean was quietly confident he had nailed the design. But when he sat down with one of the company's designers to put his ideas onto paper, he quickly realised the benefits of design experience.

"The designer came up with some really good ideas and there's probably a lesson there for everyone contemplating an extension – be open minded," Dean said.

"The designer re-jigged our main bedroom to introduce cross flow ventilation, introduced high windows for privacy, convinced us of the benefits of relocating the lounge to the back of the house and reduced the size of the kids' bedrooms to create them a larger rumpus room, rationalising that that's where they would spend most of their time."

A finalist in the 2012 HIA-CSR NSW Housing Awards for Additions to \$200,000, Dean's project saw four bedrooms provided upstairs along with a large bathroom. A TV/ Rumpus room in the middle of the addition created space for the children to call their own.

The existing main bedroom became the guest bedroom and the remainder of the existing ground floor space was opened up to create large living areas. The formal lounge is now where two bedrooms were, and the once small kitchen area has been opened up and integrated with the sitting room and dining area.

Dean said that attention to detail is evidenced everywhere. Step downs in the floor joists to the bathrooms create a flush finish at the door while all ceiling and wall sheets were butted and expanding foam

Awards Finalist With Size, Style



applied prior to the cornice being fitted to prevent drafts.

Dean said that the secret to the renovation was this quality, the little things that count.

"As a result we haven't over capitalised. Everything we have done is classic and is not going to date."

Because the family has no intention of moving in the near future, the bulk of the design and the way it fitted in with the rest of the street was important.

"The finished result doesn't look out of place thanks to design features. The front eaves and verandah were re-pitched to break up the front and avoid it appearing to have an abrupt square face.

"I didn't want it to look like a box on top of a brick house, nor to look oversized for the block or the suburb," he said.

The family remained in the house during the renovation and, according to Dean, the professionalism and courtesy of the tradesmen involved made this easy.

