

# Home Renovations

## Home Addition Case Study - Hornsby

From some rough sketches and a verbal brief that the first floor addition to her 30-year old Hornsby strata home had to look “original”, Lynne M--- and Cape Cod have created a “tree house” so relaxing that she hardly bothers escaping to her beach-side Avoca weekender.

An accountant whose father was a builder and who owns a number of commercial properties, Lynne has owned the Hornsby strata since it was built.

More importantly, she knows the industry and knows both quality and value, plus she believes she got in spades with her Cape Cod addition.

Because she grew up in the building industry, Lynne carefully weighed her options for using an architect and then contracting a builder against getting the entire design and construct done by Cape Cod on the basis of their reputation and knowing people who had used the firm.

Essentially she wanted a retreat.

She wanted to build up, adding a large bedroom, lounge area, bath room and verandah. It was essential that it did not look like an add-on and that it did not overshadow the five neighbours in the strata housing development.

“Where the architect gave me several options, Cape Cod’s designers were spot on in just two drawings and when they started, the whole project just flowed seamlessly, finishing two weeks early.

“Essentially they cut out the roof, adding a lounge area, small front verandah, large bedroom and a bathroom. Downstairs they only added an entrance deck,” Lynne said.

According to Lynne, Cape Cod’s team exceeded the brief and by-passers have actually stopped to remark how great it looks and that they wouldn’t have known it was an addition.

“That’s very satisfying as I detest looking at houses that look as though they have been extended and the way Cape Cod’s designers pushed the extension to the back of the house overcame that.

“It looks like it was here from the ‘70s when the house was built and other strata owners in the development have commented favourably.

“The finished project is very good in terms of both the design and finishes and their use of new products such as a polystyrene that was placed over the timber frame and then cement rendered and the way they sealed windows.

“It’s like a large tree house. I live in a very bushy area and Cape Cod has captured the environment. Where ever I sit I am looking at the bush. Your scenes are the outside and you don’t need artwork inside.”

## Tree House Beats A Beach Retreat



Lynne remained in her home throughout the build and didn’t find it unduly inconvenient.

“Everyone from the architect and office staff to builders and tradesmen were co-operative and nothing was ever an issue. The level of professionalism was such that even the neighbours commented how they were never disadvantaged.”

“That is quite remarkable because it is a tight site of six properties and access was not easy for trucks and the like but it was all managed very well.”

The project was completed on time and budget and when it was finished a particularly nice touch was Cape Cod taking the time to thank the neighbours for their co-operation and offering a small gift to each.

