

# Home Renovations

Home Addition Case Study - Kensington

## NSW' Best Award No Surprise

2012 HIA-CSR NSW  
HOUSING AWARDS  
WINNER  
RENOVATIONS/ADDITIONS  
\$200,001 to \$500,000



Berman K--- was always quietly confident that her Kensington renovation could be a finalist in the 2012 NSW Housing Awards. When it won "Best Renovation or Addition \$200,001-\$500,000" she was delighted but not surprised.

Although she is an Associate Professor of Mechanical and Manufacturing Engineering, it wasn't any technical expertise that fed

her confidence.

Rather, it was the myriad comments and praise from perfect strangers.

"I took a year off for the project and was on site every day and we had at least 10 people walk up and knock at the door to get the name of the builder and the sandstone supplier," Berman enthused.

"We continue to get comments from neighbours and bypassers.



"People remark how beautiful it is."

Berman believes that the ability of the designers to add a second storey while retaining the look and integrity of the classic Californian bungalow was remarkable, pointing to the detail such as the bay windows and balcony.

She said, though, that the real litmus test was liveability and that was apparent from the day the Cape Cod builders left the site.

"We straight away felt we had lived there for years. It was a beautiful feeling, probably due to the fact that everything blended so well."

Berman believes that the success of the project was very much a result of the many hours of family meetings to work on design concepts well before a builder was even sought.

"Every single member of the family had design input. We didn't rush and then, when we finally selected Cape Cod as the builder, we had many sessions with the company's designer who went to some lengths to ascertain what we wanted and our expectations.

Cape Cod was one of five builders approached by the K--- family when they decided to extend their home of 20 years with a second floor addition. All were well known, high profile builders.

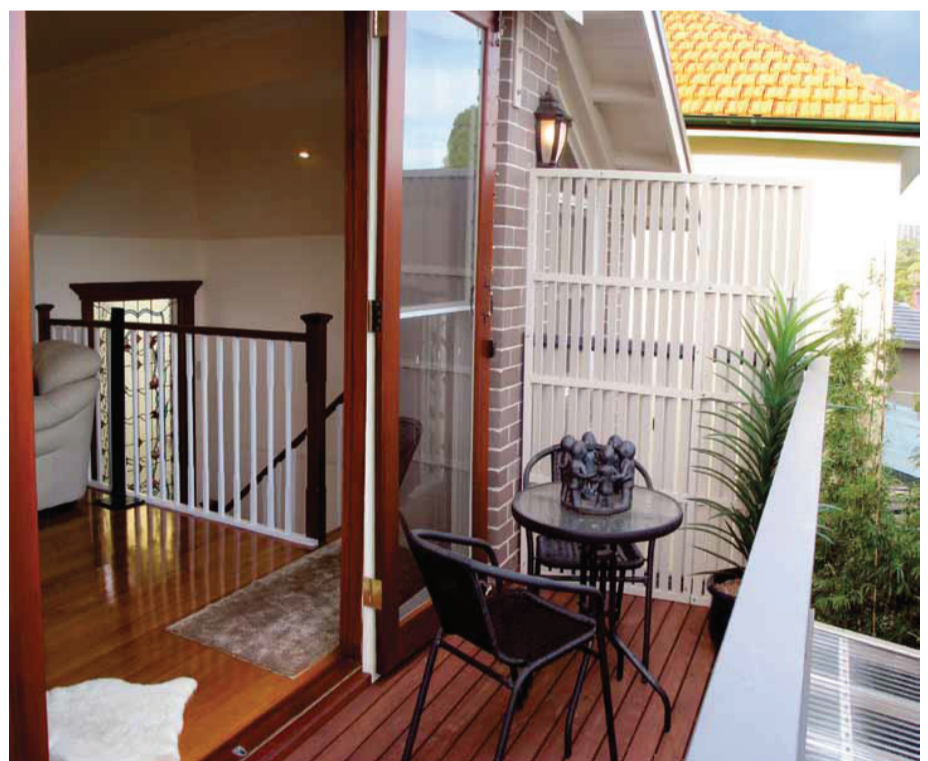
From day one the company presented well, and when they insisted that they couldn't give an estimate without crunching the numbers first, they went up a notch in Berman's eyes.

"The architect measured and went away to determine accurate costs. That was not the case with many of the companies."

Despite her confidence, Berman took one additional step before committing. She went out and knocked on the doors of the owners of a number of Cape Cod extensions, asking their opinions of the company.



## On Time, On Budget A Plus



"All were very positive," she said.

The original home was typical of the era, a basic three bedrooms with single bathroom, kitchen and separate lounge and dining areas.

The plan was to extend slightly into the driveway to accommodate stairs and to add a second floor that would house two large bedrooms with walk-ins, a large bathroom, a spacious family room with provision for a bar area and a lot of storage space.

The extension had to blend into the existing home inside and out. Inside, the flooring, timber skirting, decorative cornices, ceiling roses, timber panel doors and hand cut architraves had to be matched while outside the downstairs leadlight windows had to be replicated upstairs in boxed windows.

Eaves had to be exposed and gable details matched.

The entire project took seven months and to Berman's delight was finished on time and on budget despite long periods of inclement weather. Effective project management meant that the family was able to stay in the home throughout.

"They organised it extremely well. They started with the parts that wouldn't bother us a lot.

"Sure there are inconveniences. It is a building site after all. But you have to be realistic.

"The project was made easier, though, by the fact that all of the trades people were extremely nice and very appreciative of our privacy and the Project Manager was not only there every day, but responded immediately to any of our concerns no matter what the time of the day or night."

Since the completion of the project, Berman has recommended Cape Cod to numerous people and at least two have already signed contracts with the company.