

Home Renovations

Home Addition Case Study - Queens Park

When Susan and Ian B---- decided to retire into their Queens Park investment property, the century old Victorian worker's cottage needed far more than a lick of paint.

The original front section of two bedrooms and a hall had been added to years before with a rear single story extension comprising a bedroom and bathroom upstairs and a bathroom, living area and combined kitchen and dining room downstairs.

Not only was the home way too small for the couple, but it was cramped and dark.

Susan and Ian had owned the old cottage since the late eighties but determined to live in it when Ian retired in order that they could be closer to their family.

At first they went to an architect who suggested sacrificing the original front rooms and hall to create a living area and jamming three more bedrooms upstairs at the front, plans that were not only expensive but did not sit well with the couple wishing to retain the home's Victorian heritage and street appeal.

"Basically we didn't warm to his ideas and it was going to cost a fortune," Susan said.

Fortuitously, two houses in their street were being renovated by Cape Cod. It only took a conversation with the happy owners for Susan and Ian to start a process that would transform their cottage into a roomy, light filled four bedroom retreat.

According to Susan, Cape Cod's design approach was not merely sympathetic to the building, but innovative.

Cape Cod proposed such things as the incorporation of a powder room, utilisation of ceiling space for a massive storage area, relocating the laundry into an inconspicuous cupboard off a bathroom in order to use the freed space for storage, and adding a bookshelf on a landing.

"The designer's ideas and our own worked well together."

Although the build was extensive and the design comprehensive, for Susan the self-contained area upstairs is a special retreat as it comprises "a nice big bedroom with separate spacious study and a bathroom."

The two original rooms Cape Cod recommended retaining at the front of the house now serve as a study and a guest bedroom.

The use of skylights transformed the interior both downstairs and in the original master bedroom upstairs at the rear of the house.

Importantly, the new upstairs addition is set back so as not to detract from the home's street appeal and the effect has more than won approval from the neighbours.

New Life For A Centenarian



"When Cape Cod did the Development Application, council was emphatic that the addition had to be contemporary and not look like a Victorian copy.

"By setting it back as far as possible Cape Cod has achieved a very good result that complies with Council's requirements but is not overwhelmingly obvious."

The B----s remained in the home throughout the building and Susan still can't believe that whenever she pointed out the slightest thing it was attended to immediately.

She is particularly enamoured of the bookshelf that features on one of the landings and of an unbelievable amount of storage space that has been created on the roof area, space enough even for bikes and cases yet to be unpacked following their relocation from the country.

Susan said that she and Ian have been more than happy with the build quality and the follow-up subsequent to the project has been nothing short of excellent.

She said she is still basking in the praise of friends and neighbours alike.

