

Renovate

The brief

To take a single-storey brick home and add a new level with good solar access plus a double garage and a pool in the backyard to cater for a growing family.



ARCHITECT

Adam Hobbs Hobbs Jamieson,
hobbsjamieson.com.au

BUILDER

Adam Andrijic Vanda Constructions,
vandaconstructions.com

OWNERS

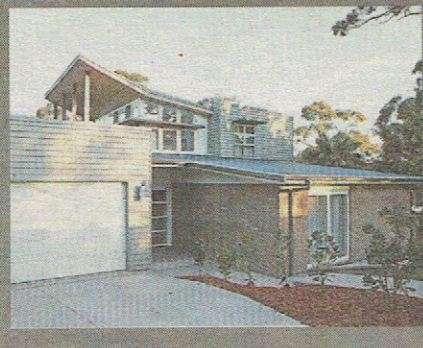
Rolf Krolke, Tanya White and their
two children

THE SOURCE

Bathroom floor and wall tiles Amber,
ambertiles.com.au

Steel roofing Colorbond Woodland
Grey, colorbond.com

Weatherboard Scyon linea board from
James Hardie, jameshardie.com.au



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Upper middle brilliance

An old home takes living to a whole new level, writes Robyn Willis

For this renovation, it's a case of 'from little things, big things grow'. Once a modest single-level three-bedroom home, this place in Davidson needed to better cater for the needs of Tanya White and Rolf Krolke's growing family.

They were looking for someone who could capitalise on what they already had while also working to a firm budget.

After doing some research on the internet, they settled on the work of architect Adam Hobbs from Hobbs Jamieson.

"These clients are the perfect referral," says Adam. "They found us through our website and they saw work we had done and they told us they wanted something like that."

"That's ideal because they've already established that they like what we do rather than focusing purely on budget."

Space invaders

What Tanya and Rolf wanted more than anything was more space for their family of four, including a garage and swimming pool.

The existing brick house with its three small bedrooms had already been through a kitchen and bathroom renovation and provided a sound foundation for Adam to come up with a design for a second level.

The plan was to create a main bedroom suite with ensuite and walk-in robe as well as a second living area and a generous north-facing deck with angled roof.

Downstairs, the floorplan would be reconfigured to allow more space for two bedrooms, a study and the living room, which would extend the house a little at the front.

Adam says it was a departure from the usual client brief.

"It was probably the first reasonably sized reno where we did not do much to the kitchen



and bathroom and we tried to tie in the rest of the house with what the owners had already done," says Adam.

Squeezing the budget

With a budget of about \$600,000, Adam says he worked with the clients and builder Vinko Andrijic from Vanda Constructions to squeeze in as much as they could manage.

"The biggest difficulty was trying to get as much on the budget as we could," he says.

"We cut back on a few things like the balustrading. A lot of the horizontal grey fibre cement cladding started out as clear finish

spotted gum but we pulled that back too."

The final budget was about \$630,000 which Adam attributes to getting the builder involved from the start of the design process.

"This is the fourth project we have done with the builder," he says. "They're good builders and they know the level of finish we expect. You have more bargaining power with a builder you know because they know it is likely there is more work down the track."

He suggests looking for a builder with a reliable group of subcontractors that have been working together for some time.

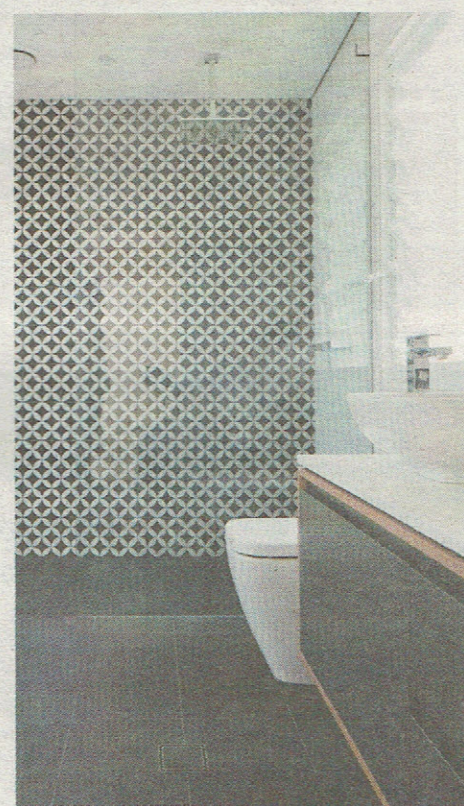
"Any issues we have had in the past tend to

In a nutshell

- ✓ Engage the builder and architect early to set a realistic budget.
- ✓ Look to the surrounding area for materials inspiration.
- ✓ Design for solar orientation year round.
- ✓ Retain your architect from start to finish.



The new second level enjoys views over the swimming pool.



The new deck has been designed with summer and winter sun in mind.

be with subcontractors that the builder is using for the first time — or at the last minute,” he says.

The owners were also prepared to put the work in, cleaning off bricks from the site to be re-used and doing the landscaping and internal painting themselves.

Council were supportive of the proposed work, although Adam says there were some modifications required to the pool fencing.

“The pool is abutted to the neighbour’s boundary and so that boundary fence could not be climbable from one side,” he says.

The finished work uses a palette of natural materials that sits well in the neighbourhood, says Adam.

“Every time I go there, it feels like it sits well on the site,” he says.

“The deck upstairs is fantastic in winter.

“I like those projects where the budget is pushed. It’s easy to design expensive buildings but when you are forced to think about the concept behind it, that takes a bit of skill.”

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Pictures Luc Remond

