

# Smart & Stylish on a Budget

It's often a difficult decision when renovating or extending a home: whether to strictly maintain the original character or seek a design that will bring it more in line with the times.

The Heritage Overlay on this tired 1927 property didn't perturb this family from moving forward with their ideas, but it did slow up the process somewhat, stretching the project's timeline and the owner's patience. "By the time work finally commenced, we had a one month old baby. Thankfully, the HHE builders were very accommodating with our new arrival."

The solution required a design that could blend the property's established style, stay within the confines of the Heritage Overlay and deal with the owner's pressing practical requirements. The Hille's Home Extensions team were able to work with the family and the local council to reconcile both the design restrictions and the family's needs.

"We were very pleased the HHE designer could incorporate most of our design ideas."

The standard lean-to with kitchen, laundry and vestibule at the rear of the home was demolished. The existing ground floor bathroom was removed to make way for the staircase to the new first floor. The home was extended

on the ground floor to include the new laundry, bathroom, kitchen, dining and living areas. The kitchen includes all the latest fittings and a practical island bench which, "for us, works really well". Stunning wooden floor boards enhance the natural light permitted by the floor to ceiling windows and really open up the living space at the rear of the home. A lovely wooden deck was added on the ground floor ensuring an impressive capacity for outdoor living.

A completely new first floor was constructed providing two additional bedrooms with built in robes and shared bathroom and toilet. And upstairs, much to the delight of the home owners, a space in the roof cavity was creatively sealed to craft a large, dedicated storage room. "It feels bigger than it actually is because there's no wasted space. A credit to our HHE designer."

The owners looked at a lot of reference material (books and magazines) when researching their project. The project has provided a lot of flexibility for the family with the back living area plus six other rooms. "In the future we can change the house around as our requirements change."

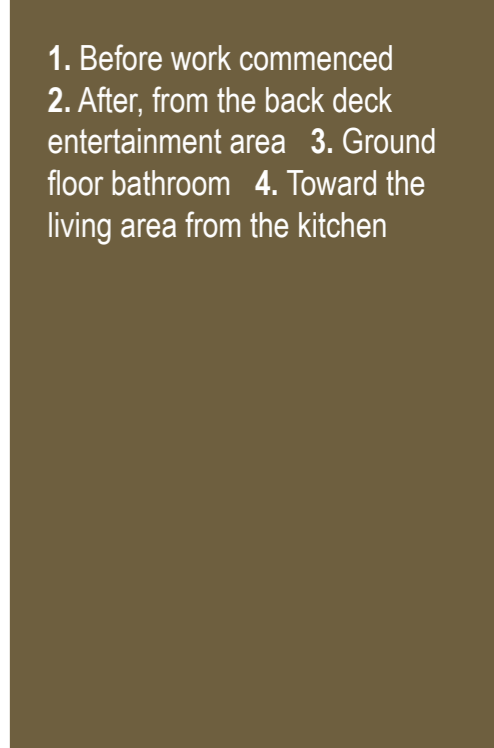
The HHE extension has fulfilled the client's brief, while adhering to the strict building guidelines presented by the Heritage Overlay. The family is thrilled with their new lifestyle.



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1. Before work commenced  
2. After, from the back deck entertainment area  
3. Ground floor bathroom  
4. Toward the living area from the kitchen



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**Before:**  
Ground floor – two bedrooms, lounge, dining, kitchen, bathroom, laundry

**After:**  
Ground floor – two bedrooms, multi-purpose room, lounge, kitchen, dining, living, laundry, bathroom and toilet, outdoor entertainment deck  
First floor – two bedrooms with built in robes, bathroom, separate toilet, storage room

