

# HOME & GARDEN

weekender.



Jacquie Jones



## The perfect update of an old favourite

**T**HE finish on this renovated and extended Adamstown Heights home is all about being lovely to look at and functional for a family.

But behind the scenes for the builder, the project was more about tackling a challenge head on, and getting down and dirty.

To get to the sleek and stylish, family-friendly finish, Morpeth-based Proctor Building Solutions had to start from the ground up. The project required an extensive amount of excavation and earthworks, to make way for the retaining walls underpinning much of the works.

A whopping 150 tonnes was removed from the site. The work was done using only a 3.5-tonne excavator and bobcat, due to the limited access to the rear of the property as well as the steep nature of the site. Similar quantities of new fill also had to be brought back to the property.

Company directors Daniel and Ken Proctor say the renovation and extension

was a complex undertaking.

"Many decisions and changes were made during the course of this project as a number of obstacles and challenges presented themselves due to the complexity and nature of the project and site constraints," Daniel says.

Once the site was prepared, project manager Daniel and site supervisor Ken's work turned to making the home the perfect place for owners Bob and Sue Withers to enjoy with their family and entertain guests.

And they "couldn't be any happier with the result" of their second project with Proctor. "The extension evolved into exactly what we had hoped - a versatile, family-friendly modernisation of a much-loved home," Bob and Sue say.

"The outcome centres around a covered entertaining area, which seamlessly links the inside and outside areas, allowing relaxed entertaining in virtually any weather."

Work was done across the multi-level property. An upper-level living area was

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extended to provide extra space for entertaining.

"This ensured a more user-friendly area so that a person could still communicate with people on the lower-level deck areas during gatherings," Daniel says.

A lower-level living area outside the master bedroom was extended and revitalised, with an old timber deck removed and replaced with a concrete slab under foot.

The home gained a new rumpus room, with a concrete deck running off this area. A makeover of an existing pool room involved installing a stacking sliding door, new polished timber floorboards and creating a kitchenette - a handy cooking and food preparation area separate to the home's main kitchen.

Aluminium and glass balustrading was added around the decks off the home's three living areas and along stairs down to the pool area. Daniel says the materials and style of finish added a contemporary streamlined appearance to the living areas of the property. Aluminium slats to screen off the neighbouring properties were designed to maintain some privacy as well as adding a stylish finish to these areas.

The different levels of the various decks featured in the property add a great deal of interest and visual appeal, he says.

Contemporary timber stairs were constructed for easy access down one side of the property, while new concrete stairs were built on the opposite end of the property.

A large part of the building team's work was more "nuts and bolts" than aesthetic, less obvious but no less essential - retaining walls, underpinning works, electrical cabling, waterproofing and drainage.

New space was created under the outdoor stairs for storage of pool equipment and other items. This area also benefited from the canter levering of the deck above to create some shelter at the pool level.

Works at ground level provide more space to enjoy the pool and its surrounds, and an outdoor shower with hot and cold water gives a little extra comfort and convenience. The pool area is highly visible from all surrounding areas, ensuring safety of those utilising the pool.

Another enhancement to the renovated areas, most of which provide uninterrupted views across bushland, was new roofing. A new boundary fence caps off the works.

Daniel believes the overall construction has resulted in a great space to entertain family and guests.

"The extension and renovation has added a high level of appeal to this wonderfully functional family home," he says.



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