

# There's No Place Like Home

A retired Newcastle couple contemplated their future, and decided rather than move to a new location, their long-standing family home was the place they wanted to be so they undertook a major renovation to add to the pleasure of their life. >





Forty-one years ago, the owner's of an Adamstown Heights property purchased their family home in what was then a bushland setting named the "Belair Estate", today it still sits high on the hill, overlooking the ever-expanding Westfield Kotara.

They raised three children in a family-orientated neighbourhood knowing they could easily walk to and from public and high schools in complete safety.

Fast forward the years to 1994 when the first renovation to the property was undertaken to increase the living space and the work was carried out by Proctor Building Solutions then owned by the late John Proctor. A concrete swimming pool was installed for the family's enjoyment at the rear of the block.

Plans were drawn up in 2011 for another project of renovation, which sat in a drawer gathering dust. However, when it came to their actual retirement years, the couple like so many considered moving, and looked at countless homes and alternative lifestyle choices, and made the decision that they preferred their own home, its location and nearby amenities.

Sue and Bob then contacted Daniel and Ken Proctor, whose father had undertaken the first renovation in 1994, and are now operating the family business of Proctor Building Solutions. They needed a fresh plan concept and ideas on ways to extend their home and create open spaces for relaxed family entertainment now their grandchildren are adding to the family. >







The scope of works for the renovation and extension to the home was a complex undertaking being sited on a narrow, steep block.

The works required an extensive amount of rear excavation and earthworks - all which had to be removed from the site to enable the block retaining walls to be constructed.

New fill was required to be brought back onto site to fill behind the walls. Approximately 150 tonne of material was removed from site and 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 brought back into site.

The main bulk excavation works were to a depth of approximately 2.5metres deep with some piercing going a further 3 metres below this level.

"The property is comprised of multi levels. 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," explained Daniel Proctor.

To achieve the desired spaces major renovation and extension works were undertaken. The existing living area was extended, by increasing the entertainment area and extending the roofline. This ensured a more user friendly area so that anyone could still communicate with people on the lower level deck areas during gatherings and on a normal day-to-day basis.

The living area below outside the master bedroom was extended, the old timber deck was removed, a new slab added, waterproofed and laid with a tile which had the look of timber grain.

An addition downstairs was the creation of a new rumpus room area with a covered concrete deck running off this room. The once rumpus room with a pool table became an added living space with spotted gum floorboards and sparkling white kitchen cupboards creating a kitchenette area perfect when hosting a barbeque on the deck overlooking the swimming pool. It is fitted with a dishwasher, microwave, tea and coffee facilities and a fridge.

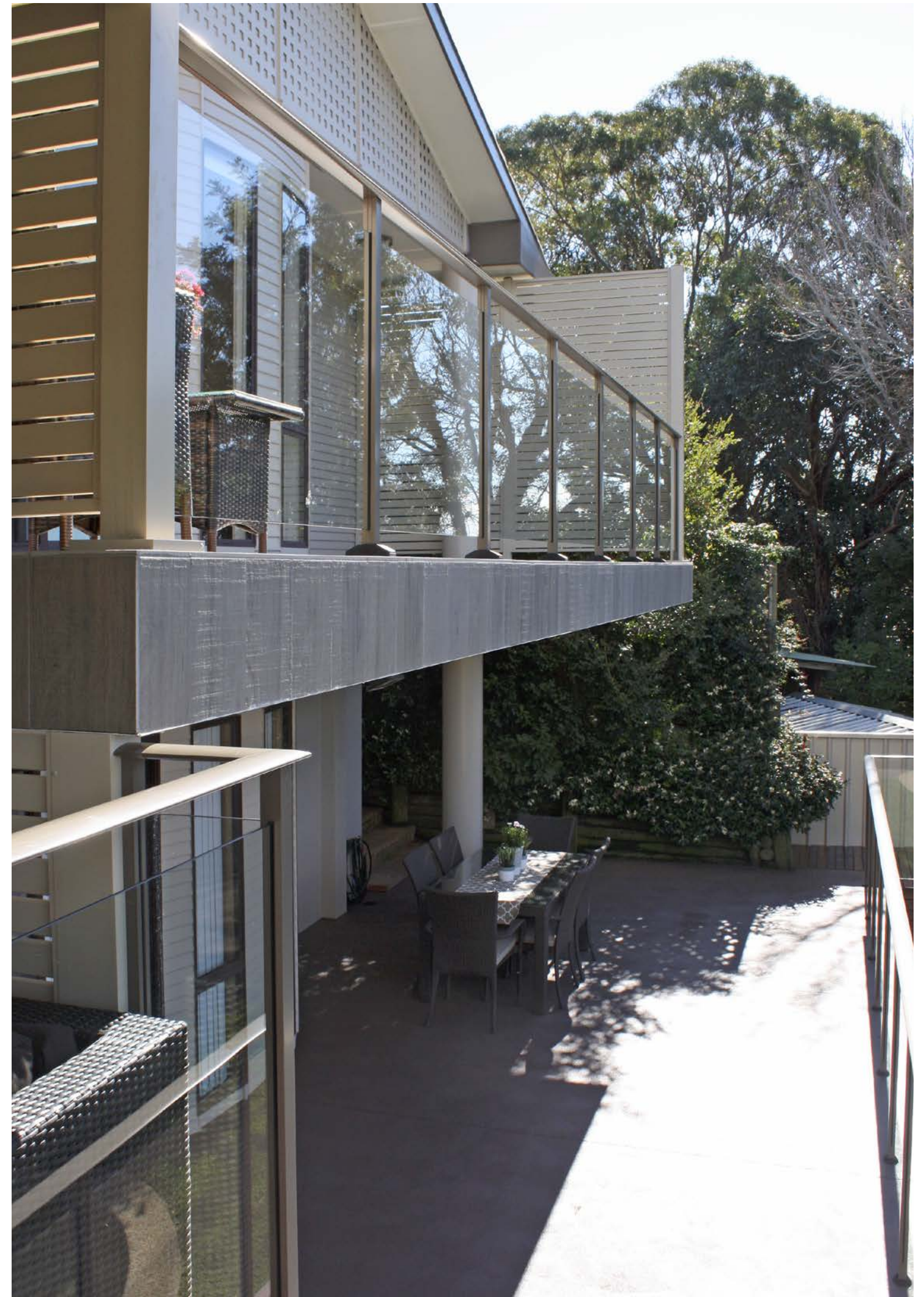
The owner's have a great area to entertain family and guests that has its own cooking and food preparation area separate to the upper main kitchen of the residence.

This change required the underpinning of former billiard room, installation of stacking sliding door, and a kitchenette. The addition of continued span roofing along entire length of project providing uninterrupted views across bushland

Glass balustrading was erected on all decks off the three living areas and alongside stairs and pool area. The balustrading/handrails and screening was a mixture of glass and aluminium balustrading as well as aluminium slats to screen off the neighbouring properties to maintain some privacy as well as adding a style finish to the areas.

As the majority of the work was constructed around the pool, particular attention to compliancy with all relevant swimming pool and safety standards which had to be adhered to. The glass balustrading has added a contemporary streamlined appearance to the living areas of the property.

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







The addition of second level concrete planter boxes requiring waterproofing treatment, complimented an area which previously lacked of interest.

A new retaining wall alongside pool area, required the removal of an old timber retaining wall, backfilling etc.

To add to the build difficulties, the project had to be constructed over the top of the main sewer line and around the existing concrete in-ground swimming pool which all remained operational throughout construction.

Extensive underpinning works were carried out the rear of the property prior to the new works being undertaken - again minimal space was available to complete such works.

Extensive planning was done to ensure all the electrical cabling was installed behind walls for lighting and switches.

A concrete slab at the south eastern end of deck created shelter at the pool level as well as giving more space to enjoy the pool and its surrounds. An alcove in the rear wall on ground level gave the opportunity to create a prime spot for the outdoor shower in an alcove with hot and cold running water.

The pool area is now highly visible from all areas ensuring safety of those utilising the pool. The tri-level extensive renovation has added a high level of appeal to this wonderfully functional family home.

The different levels of the various decks featured in this property, add a great deal of interest and visual appeal. They also give the owners plenty of alternatives of where to sit to enjoy a cuppa or read a book depending on the weather and the seasons.

The upper level accessed from the front driveway accommodates a front living room and hallway opening onto a now open plan living space incorporating a dining room, lounge/living room and a spectacular kitchen – a joy for Sue who appreciates her white shaker-style kitchen cupboards and her prized “Belling” double oven with separate griller. The kitchen workspace forms a u-shape so Sue can be involved with guests whilst preparing meals. The room has fabulous district views through the curved glass full length windows and door which opens out onto the newly tiled verandah.

Bob, a former electrical engineer, was handy on the tools and liked to be part of the Proctor Team giving a hand. To add to the new work carried out over 14 months by Proctor, he and friends renovated the bathrooms and laundry of the house, giving the spaces a vibrant modern touch with new tiling and fittings while reconfiguring the layout to be more practical than when first built.

“We can walk to the Westfield centre, have dinner and a few drinks at one of the many restaurants or go and watch a movie and then walk the short distance home,” said Bob. “It’s so convenient that’s why we wouldn’t want to live anywhere else as we have a circle of friends nearby.

“Besides all the family are close by and we have virtually the same wonderful neighbours we had when we first moved in,” added Sue. 🏡