

Top drawer renovation

ORIGINAL GROUND FLOOR PLAN

PROBLEM
Irregular design to all bi-folding doors and windows, failing to take advantage of ceiling height preventing a better use of light and view of garden.

PROBLEM
Awkward kitchen design with non-continuous benches

PROBLEM
Stairs only accessible through dining room



PROBLEM
Uninspired bathroom design

image to come

EXPENDITURE HEADLINE

Revised planning drawings + Council fees	\$1,100
Estimated cost to rectify existing built work	\$10,000
Estimated cost of extra work	\$ 15,000
Architect's fees	\$ 3,000
Estimated time delays due to changes	3 WEEKS

ESTIMATED INCREASE IN VALUE OF HOUSE DUE TO REVISED DESIGN **\$110,000+**

When the owners of this Edwardian villa in decided on an extensive renovation, they employed a draftsman to assist with design and construction drawings.

Once construction was under way and they were able to see their plans taking shape, it became evident that some of their design decisions were not the best and that they had not fully understood all aspects of the drawings. So they employed an architect to assess the design and suggest changes.

As the house was under construction, it was important that any new design had to:

- involve minimal changes to any work already built
- have minimal impact on the progression of works
- and if council approval was required for any of these changes, it was important that work could continue while it was sought.

Design changes suggested by the architect included:

- In the original design the stair to the upstairs main bedroom was accessible through the dining room. This made the dining room a circulation space with a crammed left-over area for dining.
- The revised plan moved the stair towards the back of the house between the dining room and kitchen. The dining room is now an elegant well-proportioned room unencumbered by circulation. Another benefit of moving the stair is that it would now be easy to convert the dining room into a fourth bedroom. Although not be a requirement of the existing owners, the potential to do so will be beneficial for resale.
- By moving the stair, the length of the kitchen and family rooms were reduced, however these are still well proportioned. It also provided room for a small laundry under the stair whereas the original design had the laundry in a cupboard accessible from the main hallway.
- The architect revised the layout of the bathroom, the new design showcases the new bath against a feature wall, it brings the bath closer to the fireplace and window, hides the toilet behind the feature wall and creates a generous sized shower recess.
- The bi-folding doors in the family and living rooms were redesigned, the widths were made consistent, fixed windows were added above each door to take advantage of the generous ceiling height and to relate to the proportioning of the existing windows in the front section of the house, thereby providing a cohesive design throughout the house.

Due to the potential unknown conditions, it is important to have realistic expectations when renovating and it is smart to allow for a contingency of 20% over-run in budget and construction time.

It is recommended to have an architect involved from the beginning of the design stage. An architect should be able to take the needs of the client, and working with the limitations of the site and existing structures, as well as council and building code requirements as well as the budget, to create a living environment beyond the client's expectations.

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REVISED GROUND FLOOR PLAN

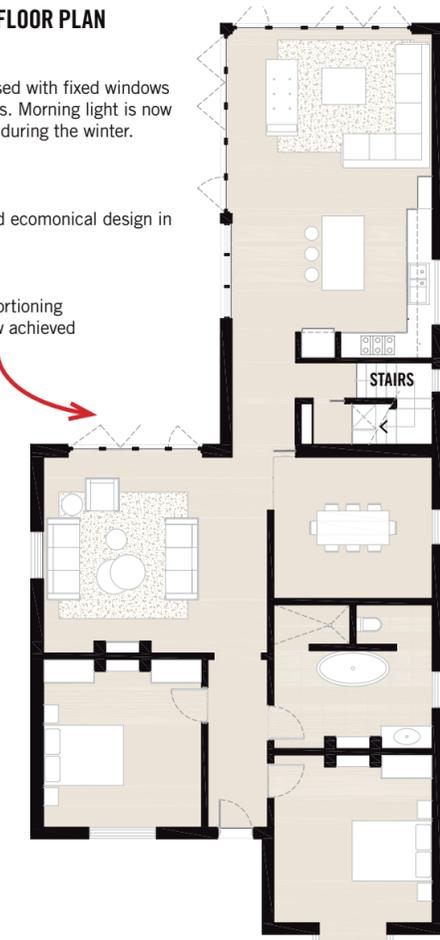
SOLUTION
Glazing height increased with fixed windows above bi-folding doors. Morning light is now maximised especially during the winter.

KITCHEN
More user-friendly and economical design in updated layout.

DOOR AND WINDOWS
With the regular proportioning a cohesive look is now achieved

DINING ROOM
The new room is now unencumbered with the removal of stair access. With this alteration this room may revert to a fourth bedroom adding significant value to the home.

BATHROOM
The addition of a feature wall behind a central bathtub conceals the toilet and shower recess. An existing fireplace is now better situated for a long soak in the tub.



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