

Cameron Construction

2014 WINNER

BEST Extension/Renovation Under \$300,000



Scope of Works

The owners of this original federation style home, situated in leafy Glen Iris, approached Cameron Construction to transform their existing home to better accommodate their growing family needs. Loving the location and charm of the existing period style home, the owners brief was to add a master bedroom retreat with ensuite and walk in robes, facilitating a separate living zone away from the hustle and bustle of a busy family home.

Cameron's solution was to create a double storey extension that would complement the existing federation style, adding a new separate parent's retreat incorporating ensuite, walk in robe and a large north-facing sunroom. A feature staircase was cleverly designed to utilize an existing ground floor bedroom that would be transformed in to a well-lit study maximizing ground floor area.

Quality of construction

This extension was built to provide functional living for an active and growing family. Keeping this in mind the design was elegant but not fussy. It has accents in keeping with the rest of the period styling of the house like the light switches, double hung windows and cornice. Materials were selected that would be visually appealing but also durable. Workmanship was maintained at a high level exceeding client expectations and company standards.



Client relationship

There is no better way to describe the relationship between the clients and Cameron Construction than with a testimonial from the clients themselves:

Hi Tony/Lee/Lucille & the team at Camerons,

It's taken me a while to get to this, but we have just finished putting the "finishing" touches on our extension.

I just want to take this opportunity to say thank you for all your hard work in planning and building our extension. I can happily say that we are thrilled with the result. The new extension blends really well with the original style of our house. We've had lots of compliments from people who have said it doesn't even look like an extension and could have been there from day 1 (that's 110 year's ago!).

Lee – thank you for taking a significant amount of time in planning our design. You had great ideas for what we could and should do with this style of house and you are one of the key reasons we decided to go with Camerons. We really value your input and the overall size/shape is just what was needed.

Tony – thanks so much for the massive effort you put in organising our build and helping to solve any issues quickly. I could even continue working from home during the whole process and you were flexible with times when I needed a "no builders" day. Your level of service was really excellent and it was a pleasure dealing with you.

Thanks again and note that I have referred you to a friend planning an extension in Malvern East.

Wishing you all the best.

Design

The existing home no longer suited the needs of a growing family and by working with the building and design team at Cameron Construction, the clients were able to transform their home to incorporate a double storey extension with a separate parents retreat including a Master Bedroom with built-in robes, ensuite and a large open sunroom.



Of particular importance was to ensure that the addition complemented the existing Federation style. To achieve this, the design team at Cameron's investigated other Federation designs to ensure that the new addition was faithfully detailed to embody the early 1900's architecture. External features that were incorporated to achieve this included; double hung windows with timber horns, architraves and bullnosed sills; timber corbelling to the underside of eaves; and cleverly positioned external wall trim.



In addition to the extra first floor level, renovations to the existing home included creating a new opening in the existing hallway to provide access to a new staircase with a study nook cleverly underneath. The staircase was custom made from Victorian hardwoods that not only provided access to the first floor but also created a visually attractive feature to the existing entry passageway.



Execution of design

The finished product of the extension reflects the sensitivity to the brief to maintain the elements of period styling in the home. The client was delighted with the feature staircase and the well designed Study Nook area enclosed underneath.

Value for money

The client received excellent value for money in transforming the existing single level home. The home grew to include a new floor level with parents retreat, ensuite, walk-in-robes and large separate living zone. The seamless design, between old and new, significantly added to the visual street appeal increasing the market value and ensuring a significant investment return.

Sustainability/ innovation

While the project incorporated period features, sustainability and thermal comfort was an important element of the design. Only local timbers were sourced for the project including select grade Victoria hardwoods for the feature staircase. Thermal comfort and efficiency was achieved through the use of double glazing to the windows that were selected for their period style and flow through ventilation qualities. The results, including the upgrade of thermal insulation, resulted in a 28% reduction in the overall energy use of the dwelling.

