



Building a Home Renovating Before & After



Federation Home Transformation - Before & After

Dynamic Design Solutions | 23 minutes ago

This family home located in West Ryde, was a full brick federation house with terracotta tile roof built in the 50s. It had original features which included a high ceiling, timber flooring and a fire place. The house

contained a lounge, three bedrooms, and a bathroom. The rear cramped space under raked tin roof was in poor condition had dining room and kitchen. The door in the rear led to rear yard as well as an external laundry and WC.

The client wanted to demolish the rear portion of the house with raked tin roof in dilapidated state that was out of character with the rest of the house. They wanted to extend the rear with 'open plan living space'- a new modern kitchen, laundry/shower, dining and family room connected to outdoor transition space-covered entertainment deck for recreation, importantly, a transition space connecting indoor/outdoor area extending beyond into Private Open Space.

The proposed new extension concept plan presented to client was much appreciated as it met the 'Design Brief'. It provided large 'open plan living' space with kitchen, separate laundry + shower, dining and family room with skylights to bring additional natural light into the space. The most important feature was the wrap around, 'L' shaped rear covered deck connecting the rear yard.

The integrity of design was maintained, using matching finishes including the brickwork and tie up and integrate the new roof with original existing terracotta pitched roof, hard to differentiate between old and new.

Thoughtful design with a thorough set of plans were lodged to the council, addressing all the issues at the outset. This meant early hassle free assessment and approval from the consenting authority in record approval time. It led to speedy construction as the client was working to tight time schedule, preparing to welcome the arrival of a new member in their family. The project was later published in the Fairfax media (SMH) and it was very well received by the viewers.

Before

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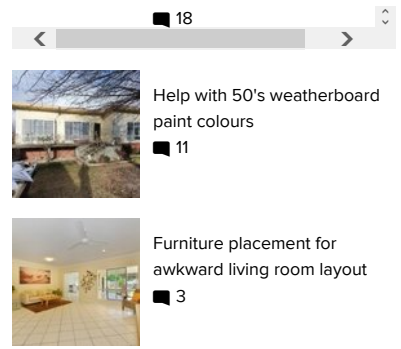
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