

# **SAME STREET, SAME VIEW — BUT A BIGGER, BETTER HOUSE**

When architects Linda and Rolf Atelier-Haefeli couldn't find a suitable home to accommodate their growing family at a price they could afford they decided to extend. Like other couples, they often had to tailor plans to suit the budget.





**The new first floor living area opens its walls to the deck and unobstructed water views of the ocean beyond Bilgola Beach.**



**T**he Atelier-Haefelis bought a 100 square metre house at Bilgola when they were married, but after the arrival of two children it soon became too small. They looked at many other places but kept coming back to their first house.

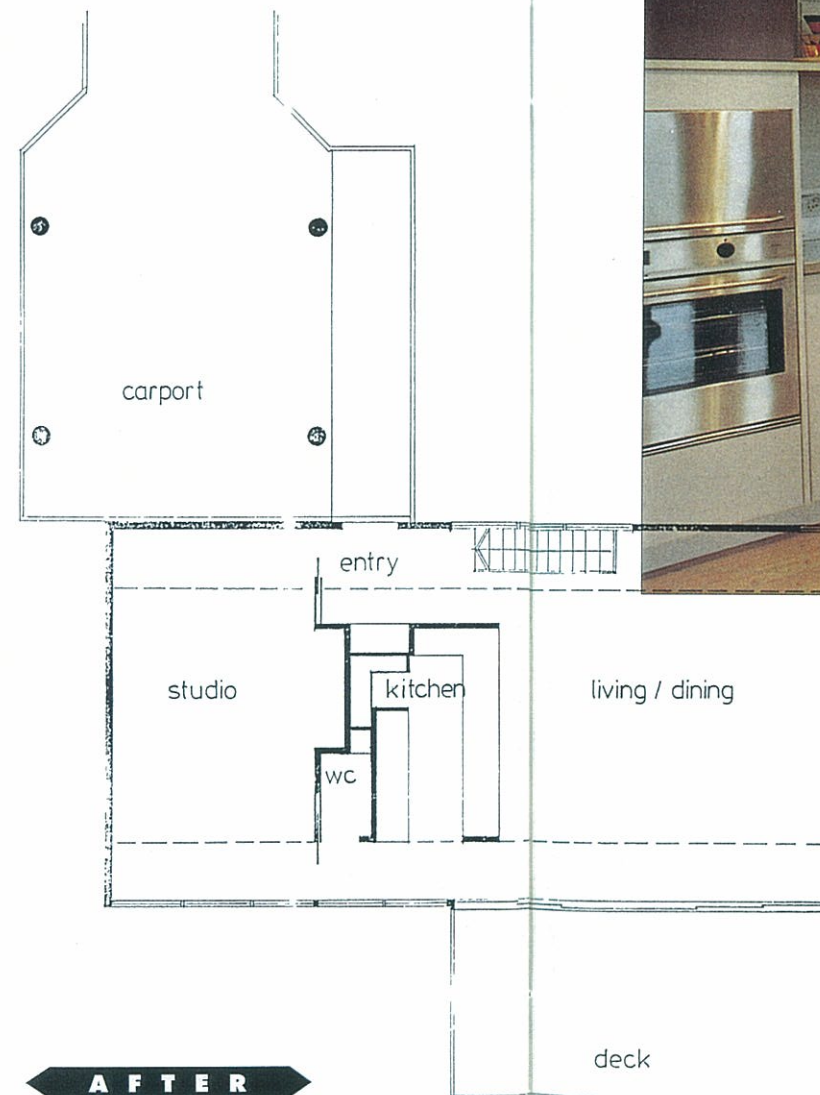
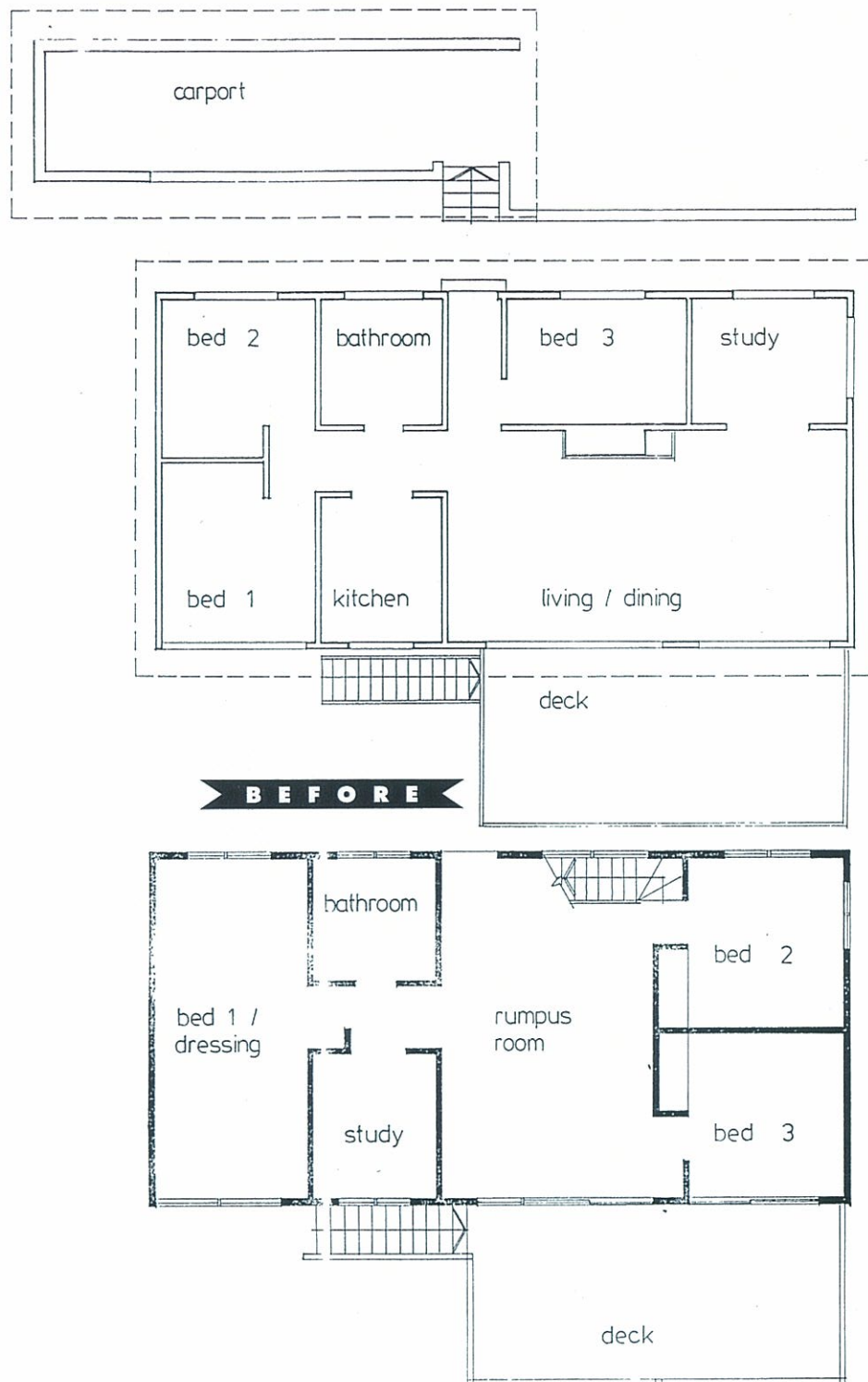
"We liked the position, the convenience of the school across the road and mostly we loved the views we had," Linda said. "If we were to move, we wanted a view that at least equalled what we had and that would have cost us a lot more than the price we paid for our little weatherboard house some years ago.

"We decided the simplest way to get what we wanted was to extend and change the house we had."

They decided to extend the house on top, adding a second storey that would contain the living-dining-kitchen and an office so they could work from home. Now, there's plenty of space because the new floor is 40 metres long and seven metres wide without any roof-bearing walls inside. The two end walls support the weight of the whole roof of the new storey.

Adding another storey also meant they could continue  
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living in the original house during the renovations.

The floor plan of the original house has been changed to provide for more space for the bedrooms and a rumpus room. The living/dining area and what was a bedroom and a study, were opened up and that space now contains two children's bedrooms which open to the rumpus room.

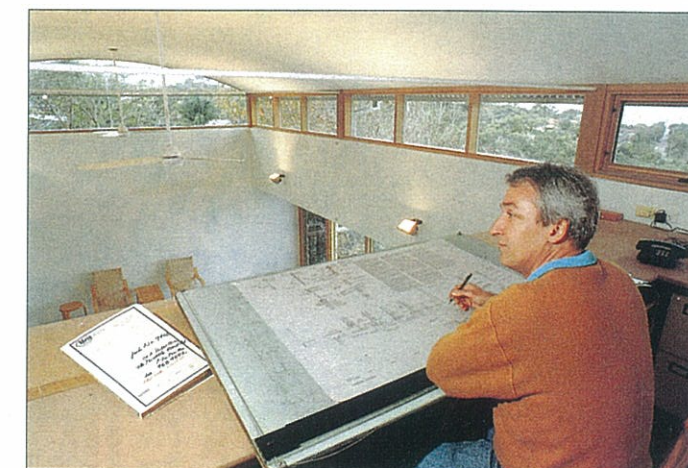
The master bedroom has become a much larger room with the removal of the wall between the existing

two bedrooms. The bathroom remains where it was and what was the kitchen is now a study.

According to Rolf, an estimated cost of \$1000 per square metre at the design stage is not a cost that can be finalised until tenders from builders are called.

"With our house, the builder's price was higher than my original estimate so we had to change our original plans to fit our budget - we had to start chopping and changing and streamlining the design," he said.

"We reduced the number of windows, we cut off two



**ABOVE:** The new kitchen is open to the whole living floor which has lots of natural lighting from high windows.  
**LEFT:** Rolf Attelier-Haefeli works in his office in the new first floor addition directly above the central kitchen.

decks and we decided to have the outside walls supporting the new storey and not have any load-bearing walls through the original house. "We would have loved to have had plywood ceilings and vertical timber in dressed cedar but we had to go for plasterboard and rough-sawn cedar at \$15 per square metre rather than dressed cedar at \$40 per square metre."

One of the most important things a designer needs to know from the outset, say Linda and Rolf, who have been in practice for five years, is the expected level of

spending and what the client wants to achieve within that budget.

"It's a very emotional time; they are spending so much money and they are putting so much of their heart into it," Linda said.

"With any house we're engaged to design and supervise, we document every step and we regularly inspect building progress and meet the builder to assess the percentage of the work completed. It means there are set procedures for everyone so we all know where we are." ■