



in home: Focus on renovation

"It's an ongoing project"

BEFORE

This family home was originally built in 1996 and is located in a beautiful semi-rural situation in Havelock North. The home recently received a major makeover to cater to the changing demands of its owners and family and now is barely recognizable as the same house.

The owner just loves tinkering so there had been some work before the latest major renovation. He says it's a house that evolves – originally it was two levels and the couple added a third level seven years ago.

Knowing that they'd be unlikely to better the location the couple decided to stay put and renovate. They enlisted the help of Jason Sullivan of SS Homes to design a contemporary home for them using the original home as a basis for major extensions. The couple had worked with Jason a couple of years ago when he designed their bach and were impressed with his style and original thinking. It was Jason who priced the project and project managed it while the client organized services such as plumbing, electrics and painting.

Planning started in early August 2013 and the home was progressively transformed and completed in March 2014. All that remains to be completed are a few finishing touches to the landscape. Renovating a home while people are living on-site takes a considerable



amount of organization so it was a fairly lengthy process.

Jason came up with initial concept of moving the kitchen from one side of the house to the other to improve the general flow and the clients wholeheartedly agreed. The old kitchen is now a lounge and there are new windows at the back of the house, amongst many other new features.

The three levels of family living offer a bedroom with ensuite downstairs and a garage. On the third level is a master bedroom and ensuite along with an office. The middle level is dedicated to family living with lounge, kitchen, bedrooms and utility rooms.

The family's lifestyle had changed over the years and now they were seeking good flow

in the house and free flow to the outdoors and the pool beyond. They especially enjoy outdoor living and barbecues in the warmer months and Jason came up with a design to enable smooth flow from the kitchen to new, larger decks, and the pool.

A project of this scale involves considerable upheaval therefore it was planned in stages. Although the renovation was a massive inconvenience for the owners, living in the home during the renovation enabled them to watch progress and change several details such as installing a glass balustrade, rather than a solid one, to highlight a particular view.

Parapets were removed and steel beams



installed to cater to the new open plan design. Bruce Williams of BH Williams Consulting Engineers assisted with steel calculations and steel design.

The couple now has a sleek, contemporary design to suit their needs for the next few years.





BEFORE



AFTER



SS HOMES DESIGN AND BUILD SUPERIOR HAWKE'S BAY HOMES

Embarking on the journey of designing and building a new house in New Zealand is exciting, but it can also be daunting. Many people don't know where to start, or which house building companies they should be dealing with. SS Homes provide a full service for designing and building a new home.

Hawke's Bay builders SS Homes are here to make the whole process easy for you. Jason Sullivan is a member of Architectural Designers NZ which has stringent competency standards and ethics.

Jason and associates will be with you every step of the way right from your initial ideas, up until that moment when you first step through the door of your completed home.

WE'RE THE EXPERTS WHEN IT COMES TO RENOVATING, OR DESIGNING AND BUILDING A NEW HOME

CONCEPTS

Whether you want to design a home from scratch, or make some alterations to

your existing home, we offer a house plan service so you can work with us to design what you need. We require a non-refundable deposit for our services.

DESIGN

Jason uses the latest professional software to produce the concepts and 3D models. He'll work with you to produce a house design and floor plan specific to your needs.

BUILD

Once you've decided on your design, SS homes will plan and oversee the entire building process from foundations to light fittings. SS Homes works with only the best local tradesmen to make sure the build runs smoothly, efficiently, and a quality end result is produced.

ALTERATIONS

If you have an existing home but wish to do some renovations or alterations, we can help. Whether you need a few walls knocked down, or a whole new section added to your house, we can offer a design and build service for you.