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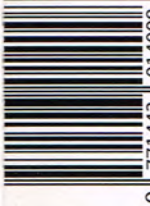
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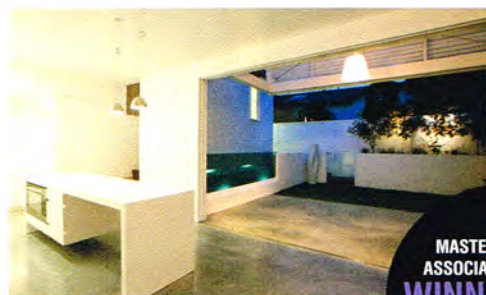
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MASTER BUILDERS
ASSOCIATION OF NSW
WINNER 2009
EXCELLENCE IN HOUSING
AWARDS

SYMPATHETIC COHESION

Hagan Built's winning alteration/addition was to a single-storey period house, including the construction of a split-level extension and a new swimming pool.

The original brief was a relatively simple extension, where the "new" was in keeping with the "old." This concept changed into creating a much more modernistic addition in direct contrast to the existing part of the house while still retaining a sympathetic cohesion.

This change resulted in interesting challenges for the construction of the new addition. Working to achieve the minimalist look with tight tolerances on a small site and maximising floor space was essential to achieve a home that would fulfil the clients' expectations.

Further design changes took place when, as an afterthought, the client requested a pool be placed in the already tight space of the backyard. Although relatively small, the pool was complicated, having a regulated water balance system, a glass wall and in-floor cleaning. All this was able to be accommodated through a series of complementary adjustments, with the pool design now an integral part of this construction.

The privacy, sun control and tranquillity of the home were enhanced by a purpose-built, cantilevered steel and louvred structure. This was an integral part of the extension and a fundamental part of the building — logistically difficult.

A manhole, inconveniently located in the backyard, played a major role in the design and overall construction of the addition. Engineers and consultants successfully designed around it.

A significant change in specification of lighting, reflecting the change in design, took place. All the light fittings were unique and careful planning and consideration was required for mounting and placement.

Another late request from the client was to incorporate an audio system for the whole house. This required consultation with a specialist and a new integrated system was installed.

An unassuming, technically challenging project, the Caerleon project was carefully managed by Hagan Built by working closely with the architect. Hagan Built provided accurate budgets, regular cost reports and informed the client of the ramification of all changes made, allowing this project to be

completed on time and under budget — truly satisfying both the client and architect.

Hagan Built was founded in 2004 and specialises in boutique residential construction in the Sydney metropolitan area. The company's services include alterations and additions, restoration, apartment fitouts and new builds.

JUDGES' COMMENTS: The judges were impressed by the precision work and eye for detail in this entry in a category with a large number of outstanding entries. They were particularly impressed by the large natural stone tiles, with the shower floor laid in one piece. Other features included a top-floor steel cantilever and a glass-fronted swimming pool, all located behind a single-storey period house façade.

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