



EDWARD

10 Edward Street,
Kew, Victoria, Australia

OVERVIEW: House

PROJECT VALUE: \$0.5M

ROLE: Project Manager, Builder

DESCRIPTION

It was early in Baracon's journey when it was approached to carry out a awkward extension to the rear of a classic Edwardian home in Kew.

The property had been the long-term family home of the owners and they were seeking to add to it with a stand-alone residence at the rear of the property with pool.

Access was extremely tight and the Baracon team worked with the owners to build on a 20 square home within a home.

The 'outbuilding' contained kitchen, bathroom, living area and bedroom its services were connected to the existing house.

It was important in the design that the building matched that of the existing property; similar roof tiles were found in the same profile as the terracotta tiles of the existing home.

The property was built in traditional stick built construction with a brick veneer outer skin. Internal finishes were relatively straightforward with the only real challenge servicing the lot due to existing services levels difficulties.

Landscaping and co-ordination with the pool, contractor was important with this work being undertaken in the middle of winter.

The project was completed in a short 3 months period with the client very satisfied with the outcome.