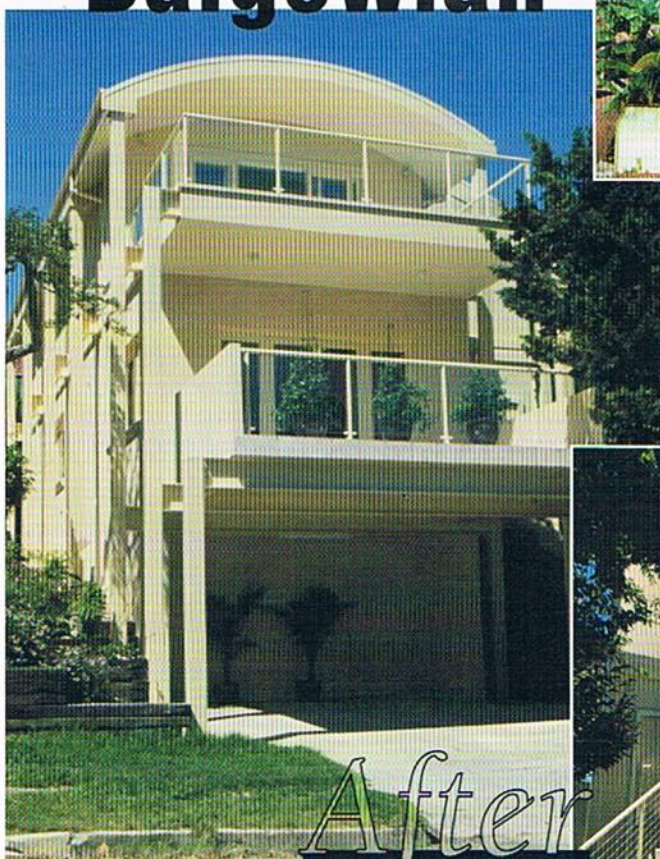


# Major Renovations

## Balgowlah



**B**uilding Designer Peter Downes faced a unique challenge when he was commissioned to design a second-storey addition to this Balgowlah home to take advantage of Sydney Harbour views, as he did not want to risk overloading the existing footings.

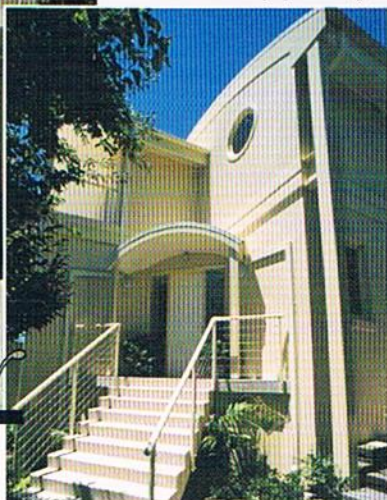
His solution was to straddle the existing structure with a series of steel portal frames which supported a lightweight structure clad with the HardiTex™ System.

By rendering the existing red brickwork to match the HardiTex sheets, he has achieved a uniform appearance. The effect has been further enhanced by painting the exposed steel frame in the same colour.

Clever use of formed decorative bands fixed to the exterior help to break-up the tall expanse of the building, and conceal the transition from the old brickwork to new HardiTex sheet walls.

The HardiTex Sheets also made it easy for the builders, Av-Build, to incorporate elements such as the round windows.

Upstairs, the owners can enjoy spectacular Sydney Harbour views from their deck, created using HardiPanel™ Compressed Sheets. Above them, the curved steel roof overhang is lined with Villaboard™ Lining.



## North Avoca



Builder Terry Freeland and his wife Judy had a clear idea of what they wanted when they renovated their house in North Avoca.

They chose HardiTex™ Sheets for the second storey so that they could render the combined ground and first floor to match. "HardiTex offered us several advantages, in terms of ease of design and structural and cost benefits," explained Judy. Architectural Columns and HardiScreen™ Lattice were used to add design touches.

The Freelands originally planned to make the house their home for many years, until a couple knocked on the door and made them an offer they couldn't refuse. Now, they have bought a house across the road and are planning their next renovation, all the while enjoying looking at the attractive house they created.