

THE MOTHER OF INVENTION



1960's
Caringbah
cottage
upgrade

Design
One Up Building
Builders
One Up Building



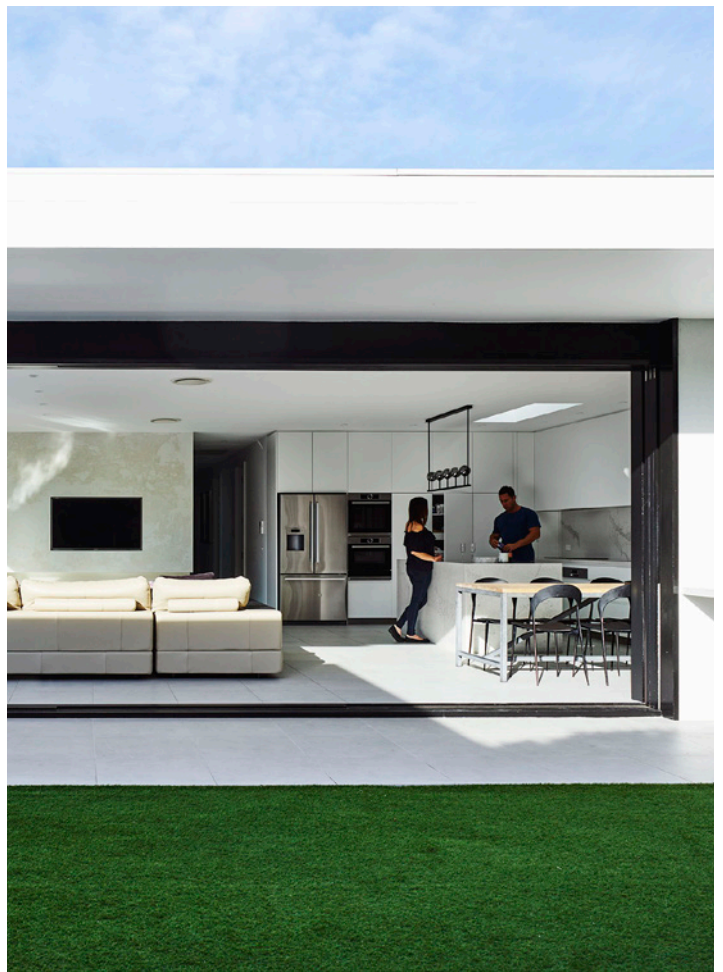


Faced with a growing family, and the need for more space, One Up Building co-owner, Rick Simmons and his wife, Anna decided it was time to upgrade their old 1960's three-bedroom cottage in Caringbah.

The biggest challenge – was how to achieve the level of detail and finishes Rick desired, within a limited budget?



Having worked closely with some of Australia's best architects for years, Rick had taken note of the key elements that make a wonderful family home – namely, maintaining generous spaces, good planning, introducing light and a focus on aspect and connection. With these elements as the fundamentals, Rick began developing a masterplan for the perfect single level home. The main focus of the design was the desire to connect to areas with ease, to have the ability to watch the kids in the pool from the kitchen, and to be able to interact with friends and family from all aspects of the home effortlessly.



As a builder with an eye for detail and an appreciation for good architecture, the major challenge for Rick in this project was achieving the level of finish and detailing that he desired, within a tight budget. Rather than compromising on the fundamentals of space, light and connection, Rick employed clever thinking and innovation to find methods of cutting costs, whilst maintaining the design, finish and functionality required.

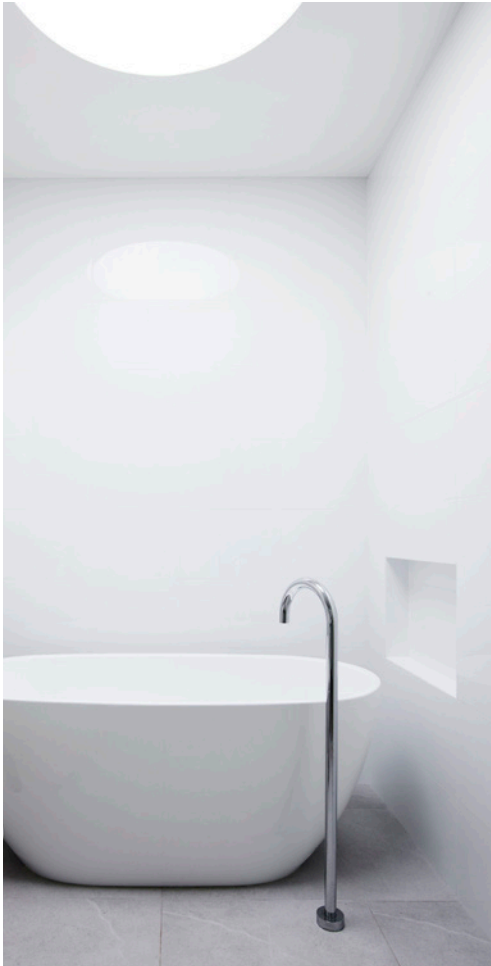


Rick and his family lived together during the build for the majority of the time. Living within a building site with small children is a challenge at the best of times, but even more so when you are the builder as well! One of the benefits of this approach however is that it gave Rick a unique insight into the client perspective of a building project.



As a method of cost control, Rick worked on the simplification of design and construction throughout the project. One of the main aspects of this was the utilisation of 90% of the existing building structure and fabric. Whilst the completed project looks like a completely new build, the fabric and integrity of the original home remains.

The rear room also has a steel portal over the windows with 10m single span LVL's overhead which were very efficient. The single span LVL allowed quick installation times for the carpenters and was much faster than a conventional cut roof.



As a builder, this project was a great opportunity for Rick and the One Up team to step into the shoes of the client and to fully understand the journey from an alternate perspective. This project has undoubtedly strengthened our relationships with clients and we strive to understand our client's key objectives from the outset of any project, and tailor construction techniques to best meet your expectations.



The Simmons family have now established the gardens and the kids are growing up and feeling very comfortable in the house they designed and built together as a family. According to Rick's wife, Anna: 'Rick did a fantastic job of the build and somehow he made sure we didn't get divorced in the process – which was an added bonus!'



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MEET THE ONEUP TEAM

Rick Simmons (left) and Scott Somerville (right) have a deep love of building and good design, and are passionate about every project they take on.

As co-owners and managing directors of One Up building, Rick and Scott have worked together for over 20 years. They are both licensed builders and carpenters, and building is in their blood.

Having gained their early experience working alongside their mentors in luxury home construction and management in the eastern suburbs of Sydney, the pair have gone on to build a business with a reputation for exceptional attention to detail, and an ability to realise an architect and client's vision, without compromising on the design integrity.

Rick's key role in One Up Building is project management, which involves communicating with clients and stakeholders to ensure the smooth transition between each stage of the project.

Scott is responsible for ensuring each project meets One Up Building's own rigorous standards for quality and excellence by personally overseeing the selection of all of the materials and inspecting the workmanship at every stage of the project.

Our clientele and reputation has evolved by providing quality, service and reliability. Repeat business and long standing relationships are testimonial to the dedication we offer.

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