

★ MT ROSKILL · FULL-HOME RENOVATION · COMPLETED 2025

From Angled Walls to Open Hearts.

A 1990s Mt Roskill home — opened up, lifted, and finally living the way the family always pictured.

Mt Roskill · Three Bedroom · 140 m² · Completed 2025



**REGISTERED MASTER BUILDER
10-YEAR MASTER BUILD GUARANTEE
LICENSED BUILDING PRACTITIONER**

INDICATIVE PROJECT BUDGET RANGE

\$250,000 — \$300,000

Auckland market rates
May 2026 · GST included

Inside this design story.

A note from Simon Liu, Add Value Renovations

Pravina and Harish had wanted to take out the angled wall in their lounge for years. They didn't know if it was load-bearing. They didn't know what it would cost. They didn't know who to trust with their house.

They saw our Blockhouse Bay project happen from start to finish — and that was the moment they picked up the phone. Not to commission an extension. Just to ask whether the home they already loved could be made to work for them.

The answer was yes. One wall coming out unlocked the rest. The kitchen opened to the dining and lounge. Light from the back reached the front. The bathrooms went from 1990s leftovers to floor-to-ceiling stone. The front door grew taller. The deck lifted to floor level and got a roof. The house didn't get any bigger. It just started behaving like a home again.

These pages walk through the design thinking behind every move — the wall, the kitchen, the bathrooms, the deck, and the small decisions that made the biggest difference.

Simon Liu

Director, Add Value Renovations

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A NOTE ON DESIGN PHILOSOPHY

"The cheapest renovation is the one that uses what the house is already giving you."

No extension. No new foundations. One angled wall removed — and a whole home, made new.

CHAPTER 01

A loved home, a wall that had to go.



The original kitchen — a closed U-shape, walled off from the dining and living.

Pravina and Harish had lived in their Mt Roskill home long enough to know exactly what was wrong with it. The lounge was sliced apart by a sharp, angled wall that pushed every room into a corner. The kitchen was a U-shape tucked behind cabinetry. The bathrooms felt like 1990s leftovers. In winter, the place was dark — not just dim, dark — and they kept the lights on through the day just to function.

They had wanted that wall gone for years — but they didn't know if it was structural, didn't know what it would cost, and didn't know who could be trusted to open up the house without making a mess of the rest of it. Then they watched our Blockhouse Bay project happen down the road. They saw it start. They saw it finish. They saw a house just like theirs come back to life. That gave them the confidence to pick up the phone.

DESIGN PRINCIPLE**Don't start with drawings. Start with the brief.**

A good renovation solves a real problem. Before you commission a single line on a page, name the four or five things you actually need the house to do better. Most "needs" become optional once you write them down.

CHAPTER 02

One wall. The whole house opened.

The single decision that unlocked everything else.

The angled wall in the lounge wasn't just ugly — it was load-bearing. Removing it meant engineering, council consent, and a properly-specified beam to take the roof load above. Most renovators see that and walk away. We worked with architect Shirong Zhang to design the new opening, and got the build consent processed before a hammer hit the wall.

With the wall out, the lounge, dining and kitchen became one space. Light from the back of the house finally reached the front. The room that used to feel like three small awkward areas became one generous open plan — the kind every family actually lives in.

"The wall they'd lived with for years came out in a single day. The house never felt the same again."

The engineering, in plain English

One angled load-bearing wall removed. A **1.8 metre structural beam** installed above to carry the roof load. Surrounding bracing redistributed to the perpendicular wall so the home still meets New Zealand wind and seismic requirements — every step signed off by council before the build started.

DESIGN PRINCIPLE

If one wall is making the whole house feel wrong, take the wall seriously.

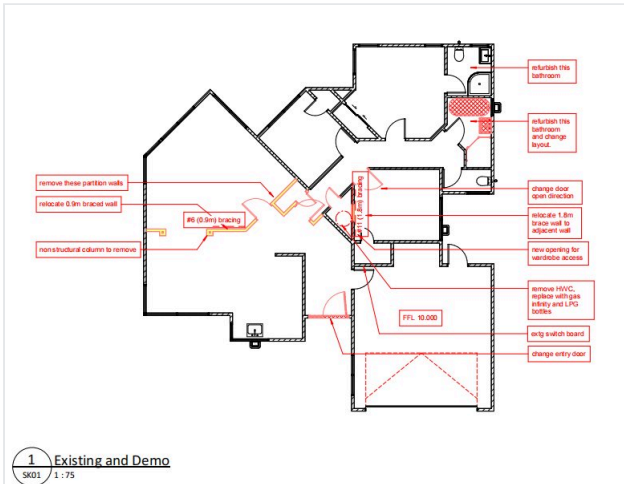
Load-bearing walls aren't reasons not to renovate — they're reasons to plan properly. The right engineer, the right beam, the right consent. Walls come out cleanly when the homework is done first.

CHAPTER 03

The plans, before and after.

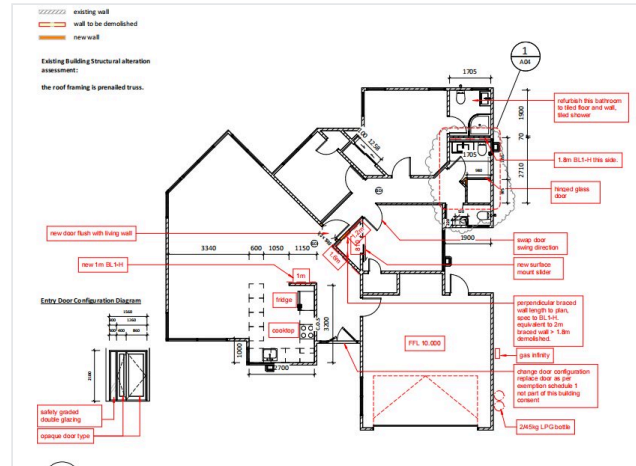
The drawings tell the story faster than words.

BEFORE · EXISTING



EXISTING FIRST FLOOR PLAN

AFTER · PROPOSED



PROPOSED FIRST FLOOR PLAN

WHAT CHANGED, AND WHY

- 1 Angled lounge wall removed.**
Open-plan living, dining and kitchen as one continuous space.
- 2 New 1.8 m structural beam.**
Carries the roof load; surrounding bracing redistributed and council-signed.
- 3 Kitchen relocated and opened up.**
Island faces the family; the dining table is in conversation distance.
- 4 Entry door repositioned & ceiling lifted.**
Taller doorway, more daylight, a proportioned façade.
- 5 Bathroom reworked.**
Full-height tiling, walk-in shower, hinged glass door.
- 6 HWC replaced with gas infinity.**
Frees up floor space and modernises the plumbing.

CHAPTER 04

The open-plan heart.

Kitchen, dining and lounge — finally one room.



The waterfall-edge island, facing the family rather than the wall.

The biggest move was the smallest detail to describe: we took down the wall, ran one floor through every space, and let the kitchen face outward instead of inward. Three rooms became one room — and the way the family used the house changed completely.

The waterfall stone island anchors the space. The dining table sits on the kitchen side. The lounge runs into the dining without a step or threshold. From the front door you can see all the way to the deck — and in winter, daylight does the same trip in reverse.

DESIGN PRINCIPLE

Open plan only works if the island faces the family.

A galley kitchen with its back to the lounge is still a closed kitchen — it just has no wall. **Turn the bench to face the people you're cooking for**, and the room finally reads as one space.

CHAPTER 05

The kitchen, specified.

Whitewashed oak, quartz waterfall edge, and a working kitchen that still looks like a living room.



Uniquarz Silver Vein quartz benchtop — waterfall edge to the island, soft natural veining.

CABINTRY	Melteca Whitewashed Oak · Pure Grain
HANDLES	Gola Handle-less · Black
BENCHTOP	Uniquarz Silver Vein Quartz · waterfall edge to island
SPLASHBACK	Quantum Fez White Gloss subway · 62 × 125 mm
OVEN	AEG 60 cm BPK556460M
GAS HOB	Bosch 60 cm PCH6A5B90A · 5 burner
DISHWASHER	Fisher & Paykel DD60D2NX9 · double DishDrawer
FRIDGE	Samsung 307 L Bottom Mount · black
MIXER	Elementi Gooseneck · 304 stainless
WATER FILTER	Puretec Quick-Twist Undersink · DFU180 faucet

CHAPTER 06

Floor-to-ceiling stone.

Two bathrooms, both rebuilt — and not a painted wall in either wet zone.



Main bathroom — Calacatta Gold polished walls, dark grey matte floor, frameless glass.

Both bathrooms were stripped back to the studs and rebuilt. We retiled floor-to-ceiling so there's no painted wall in the wet zone — easier to clean, and quietly luxurious. The main bathroom uses polished Calacatta Gold for the walls, with dark grey matte floor tiles to anchor the space. The ensuite uses Venture Travertine Silver — softer, calmer, more spa-like. Both share the same Ashen Walnut Timberland vanity and Elementi Cura fixtures.

VANITY (BOTH)	Elementi Certo 750 · Ashen Walnut Timberland
MIRROR	Elementi 750 & 1500 Mirror Cabinets
MAIN · WALL TILE	Quantum Luxe Calacatta Gold Polished
ENSUITE · WALL TILE	Quantum Venture Travertine Silver 600 × 600
FLOOR TILE (BOTH)	Quantum Lasso Dark Grey Matt · 600 × 600
SHOWER	Frameless glass · Elementi Cura 3-function slide
TOILET	Tornado · soft-close

CHAPTER 07

One floor. One colour. One home.

Continuous oak underfoot, soft white on every wall — light moves through the whole house now.



The laundry nook — oak cabinetry, subway splashback, and a sink for the daily mess.

One of the simplest things that made the biggest difference: we ran the same flooring through every living area, hallway and bedroom. No transitions, no thresholds, no visual breaks. The eye keeps moving, and the house reads as one home instead of a series of rooms.

Resene Black White in a low-sheen finish covers every wall — a soft warm white that reflects light without ever looking clinical. Ceilings and trims are in the same family for a calm, consistent look.

TIMBER FLOOR

Egger Pro Laminate Classic 32 · EPL018 L Mancha Oak · Prime Floors

CARPET

Belgotex Avenue Trail 94 · bedrooms

WALL PAINT

Resene Black White · Low Sheen

CEILING & TRIM

Resene Quarter Black White · Flat & Semi-Gloss

FRONT PORCH TILE

Quantum Loire Grigio Natural · 750 × 750

CHAPTER 08

The street-side story.

A taller doorway, a warmer welcome — and a house that finally looks like it's home.



The new front door — taller frame, vertical glazing, keypad entry, timber deck underfoot.

The original front door was short, wrong-coloured, and frankly hated. Pravina ducked under the lintel for years. We lifted the ceiling height in the entry, raised the door opening, and fitted a new safety-graded double-glazed door with vertical glass panels. The result is more daylight in the hallway and a façade that finally feels proportioned to the home.

The new door sits flush with the living wall and swings the right way for natural traffic flow. Combined with the new timber porch decking and brick pillar feature retained from the original house, the arrival sequence has gone from awkward to elegant — without a single change to the cladding or the roof.

DESIGN PRINCIPLE

Small move, big payoff.

You don't always need to re-cleave the façade to fix kerb appeal. **Repositioning and resizing the front door**, plus a new porch tile or timber deck, often delivers 80% of the visual upgrade for a fraction of the cost.

CHAPTER 09

The covered deck.

An indoor-outdoor room that works in July as well as January.



The new covered deck — kwila timber underfoot, polycarbonate roof above, flush with the living room floor.

The old back of the house had a low concrete paved area that flooded in winter. Stepping out meant stepping down — and getting wet feet half the year. We lifted the deck to floor level (intra-level, flush with the living room), built it in kwila, and added a covered translucent roof so rain stays off it year-round.

It's a generous deck — properly sized to host family, with room for an outdoor dining setting and lounge seating side-by-side. The covered roof means it functions as a true extension of the living area in every Auckland season, not just summer evenings.

DESIGN PRINCIPLE

Intra-level decks visually double the home.

When the deck sits at the same level as the living room floor, **the indoors visually doubles**. The eye doesn't stop at the door — it keeps going to the edge of the deck. The house feels twice as big without adding a square metre under roof.

CHAPTER 10

How we did it.

Scope, process, and the credentials behind the build.

— THE SCOPE

What we built, in plain English.

01 Structural Wall Removal

Angled lounge wall removed; new 1.8 m beam installed and council-signed.

02 New Kitchen

Open-plan Melteca Whitewashed Oak cabinetry with Uniquarz waterfall island.

03 Two Bathrooms Rebuilt

Both stripped to studs, retiled floor-to-ceiling, frameless glass.

04 Whole-Home Flooring

Egger Pro laminate continuous through living, hallway and bedrooms.

05 Front Entry & Façade

Taller door opening, new safety-graded glazed door, timber porch deck.

06 Covered Outdoor Deck

Kwila intra-level deck with covered roof — year-round outdoor living.

— HOW WE WORK · FIVE STEPS, SAME PROCESS EVERY JOB

01 Budget	02 New Plan	03 Cost Locked	04 Consent	05 Build
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— YOU'RE COVERED

- Registered Master Builders since 1891
- Licensed Building Practitioners (LBP)
- 10-Year Master Build Guarantee
- \$2M Public Liability Insurance



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