



ART OF CONSTRUCTION AUSTRALIA | RESIDENTIAL BUILDING

## LANE COVE 3

### NEW HOME, DECKING

The original Californian Bungalow was run down and lacked style. The main intention of the design was to shift the living space focus to the rear of the property featuring the pool and a new deck. To the front we raised the roof, added a feature gable and extended the building footprint to include a dormer window off the main bedroom, and matching the new carport.

The site posed problems as the backyard acted as a natural watercourse for the street during rainfall.

The final result was a four bedroom, two bathroom, split level home with kids play room, master ensuite, internal laundry, central two storey atrium, external feature brick fence, carport, landscaped with Australian hardwood decking around the pool.

To the rear and under the existing building we removed 180m<sup>3</sup> of soil, underpinning and creating a water barrier with a core filled cantilevered block wall and second skin of freewall brickwork. All stormwater charged to the street through a gravity fed charged stormwater line.

This home had many special features; an extensive use of natural stone, a country style kitchen and kids playroom, detailed gable ends and a vaulted ceiling framed around custom made steel trusses.

Aoca modified the existing architectural, stormwater and structural design to suite the site and clients requirements.

The architect was David Cant from Cant Dibden Lane Cove

The structural and stormwater engineer was Neilly Davies and Partners from Artarmon

