

LANE COVE 4

NEW HOME

The clients intention was to build a new home and utilise Councils exemptions to existing building setback for renovation works

We demolished 90% of the home leaving some clean brick walls. From these we installed a very extensive steel structure and extended the building footprint to construct a two storey lightwell, four bedroom, two bathroom home with internal laundry and external double carport

The second floor extension was a foam veneer with texture coat finish and along the northern boundary we had to add an extra layer of blueboard over the foam for fire rating

The ground floor was double brick with render externally and plasterboard internally. Direct stick plasterboard over existing or new brickwork allowed for a high quality finish at less expense than traditional render and whitesetting.

Along the northern boundary we constructed a 20m open spoon drain to collect water from a natural water course.

The entire ground floor was finished with 6 inch brushbox flooring oiled twice and we used expansion joints at regular intervals.

