

2011

Queensland Building Design Awards



- Category 6 – Alterations or additions under \$150k
- “Williamson” Deck. Clayfield.
- Designer - Latemore Design

Team – Peter Latemore
Andrew Beaman

design brief

- Rear deck PLEASE, **NOW!**
- Huge deck.
- Pool.
- Front carport & Increase street appeal.
- Stage works – 1 rear deck, 2 front carport & entry
- Upper living to relate to deck.
- Lower to relate to pool.
- Internal stairs to link better upper and lower (no exterior).
- Like timber batten screens.
- Dislike 'ugly' rear neighbour house.
- Budget \$60k for deck
- \$35k for pool
- \$40k for front carport & changes



design analysis

- Small lot, character area. Rear works exempt from DA.
- House was a 'lodge' – ignored rear yard.
- All living/beds on upper level, lower utility only.
- Entry is hidden, needs to be more readable.
- Stage 2 front works to be held off, avoids DA now.
- Budget increased to \$80k to suit joinery/internal changes.
- Added deck creates court under, so gives opportunity to tie yard to house.
- Any deck must be screened from neighbours.
- Existing brick is in raw state, added material probably should respond in kind.
- Rear faces west, house is hot.

Category 6 : Williamson Deck



Before - rear living

design analysis - site

- NearMap image (before deck)
- Rear faces west
- Small lot
- Long rear yard
- Minimal front yard
- Slab from old shed just behind house
- Nearly flat site
- 'Ugly' house at rear



Ugly
neighbour
house



Category 6 : Williamson Deck

design outcome

- Very large deck, doubles living area.
- Large rear roof overhang assists with west orientation.
- Juliette balconies used to relieve rear façade and create more 'movement' than standard 'decks'.
- Large fly-over roof used to vent deck.
- Balusters used as features, not just handrail.
- Alternate thick/thin battens used to create interest.
- Structure carefully designed to place minimal load on existing brick skin of house.
- Side screens cantilever to privatize balconies and channel vision to nice rear view.
- Rear house wall revised within existing openings to link to deck.

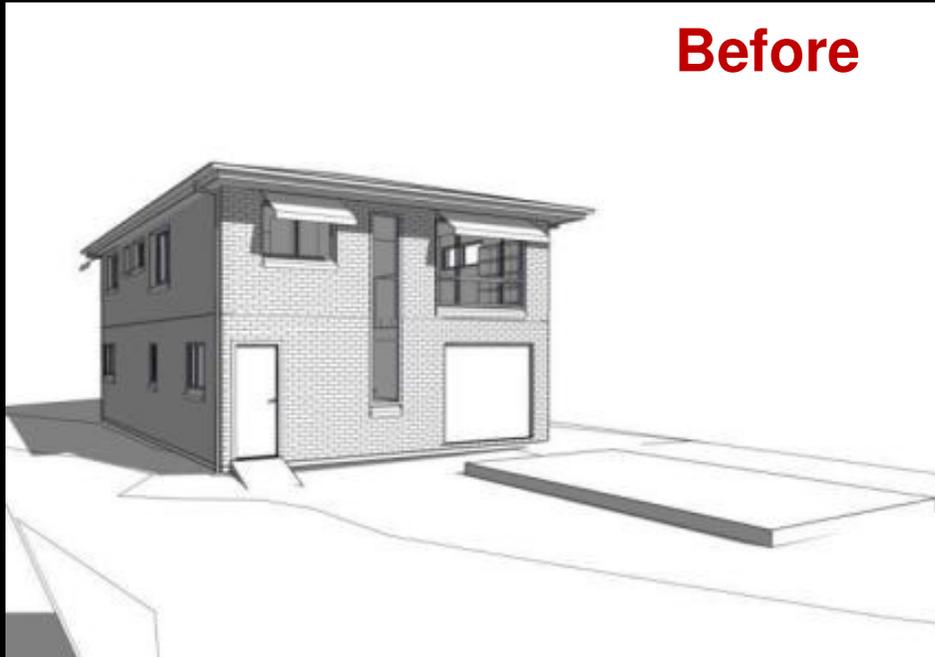


design outcome

- Lower court under deck, now paved to bring pool and yard more into proper indoor/outdoor relationship.
- Pool went in first, so fences are temporary. To be glass, placed between deck posts.
- Added flight added to existing L shaped internal stair, creating T, so lower utility is now well used rumpus, linked via new sliders to new court.
- Structural bracing designed to be a feature.
- Lower sections of timber screens used to 'tie' deck to ground, and conceal larger braces.



Before



After



Before



After



O U T S I D E

I N S I D E



A multipurpose deck addition behind an inner city brick box, linking to the rear yard and lower level via internal stairs.

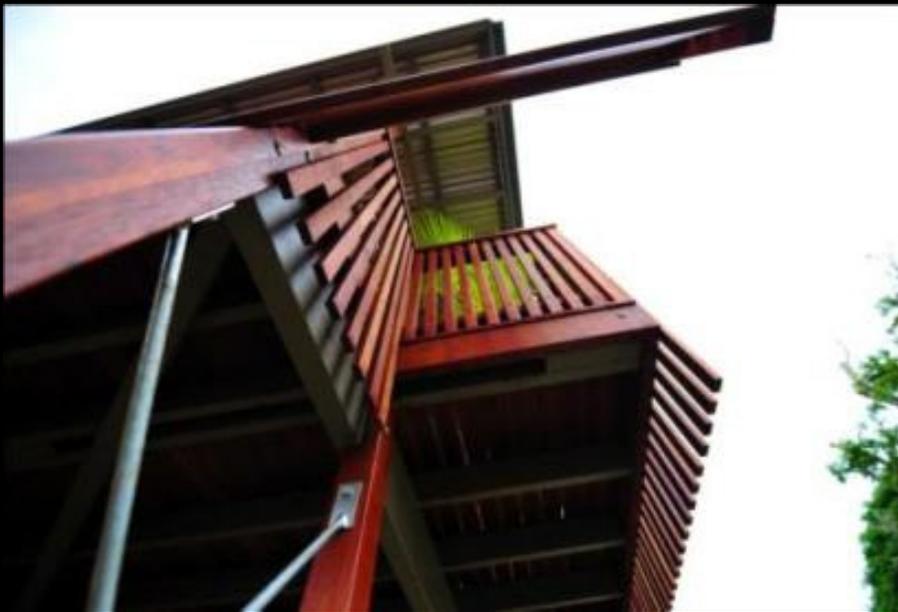


Rear wall revised

1. Servery added to kitchen window.
2. Tall stair glass converted to Breezway louvres.
3. Living windows now stackers.
4. Opening added to kitchen wall to open it to stairwell.

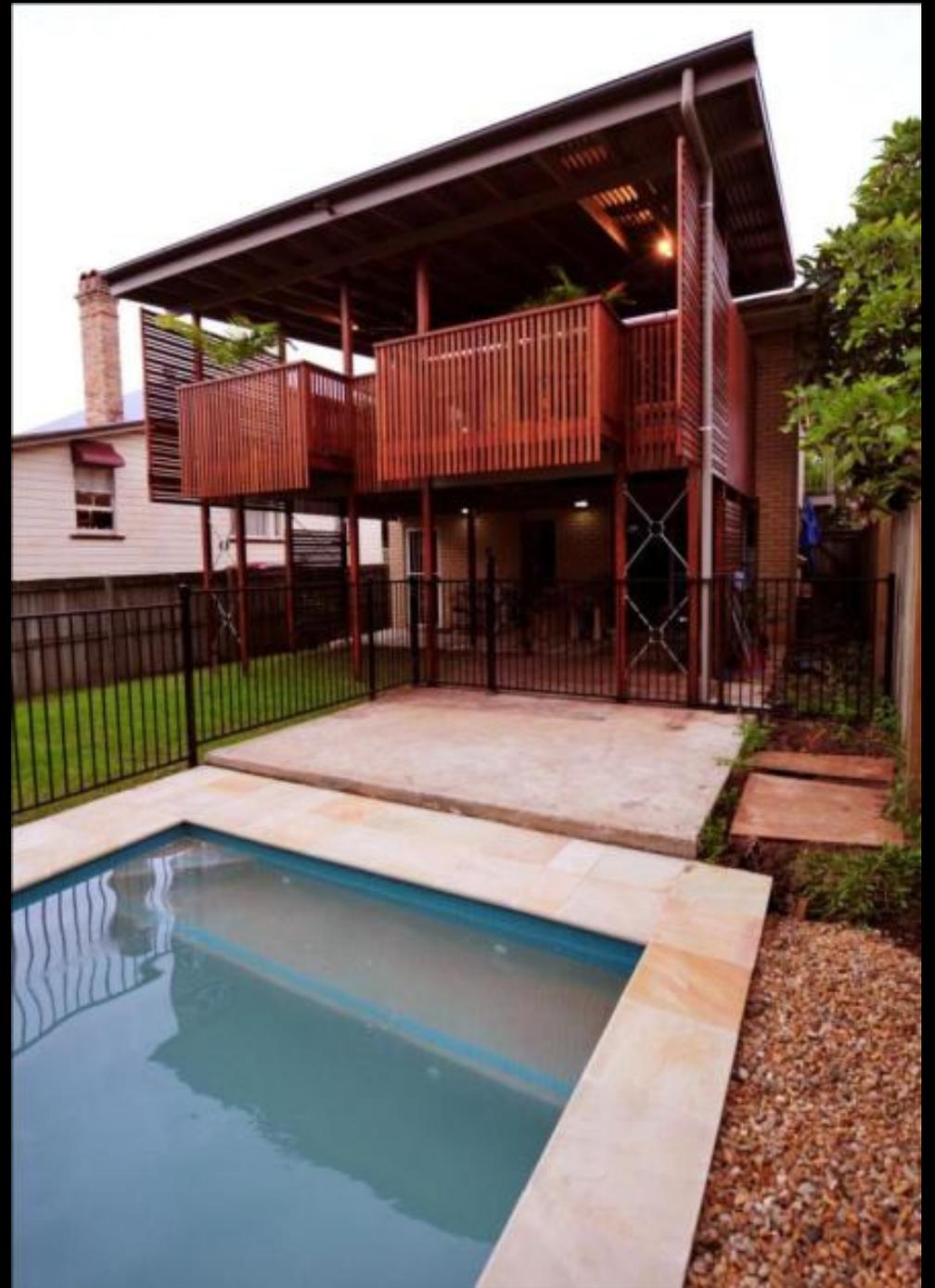


All to ensure existing spaces link well to the lovely deck.



- Much attention given to connection details.
- Builder + engineer involved in design discussions.
- Arrangement of timber battens carefully designed.

Timber + Steel



A whole new environment at rear to enjoy.



So much extra space, ideally suited to the sub-tropics.



Lots of timber, as requested by owners, in balustrading and screens.



Rear wall of house
adjusted to relate well to
huge new outdoor area.



Rear roller door simply replaced with good slider to link under-used lower level to court.



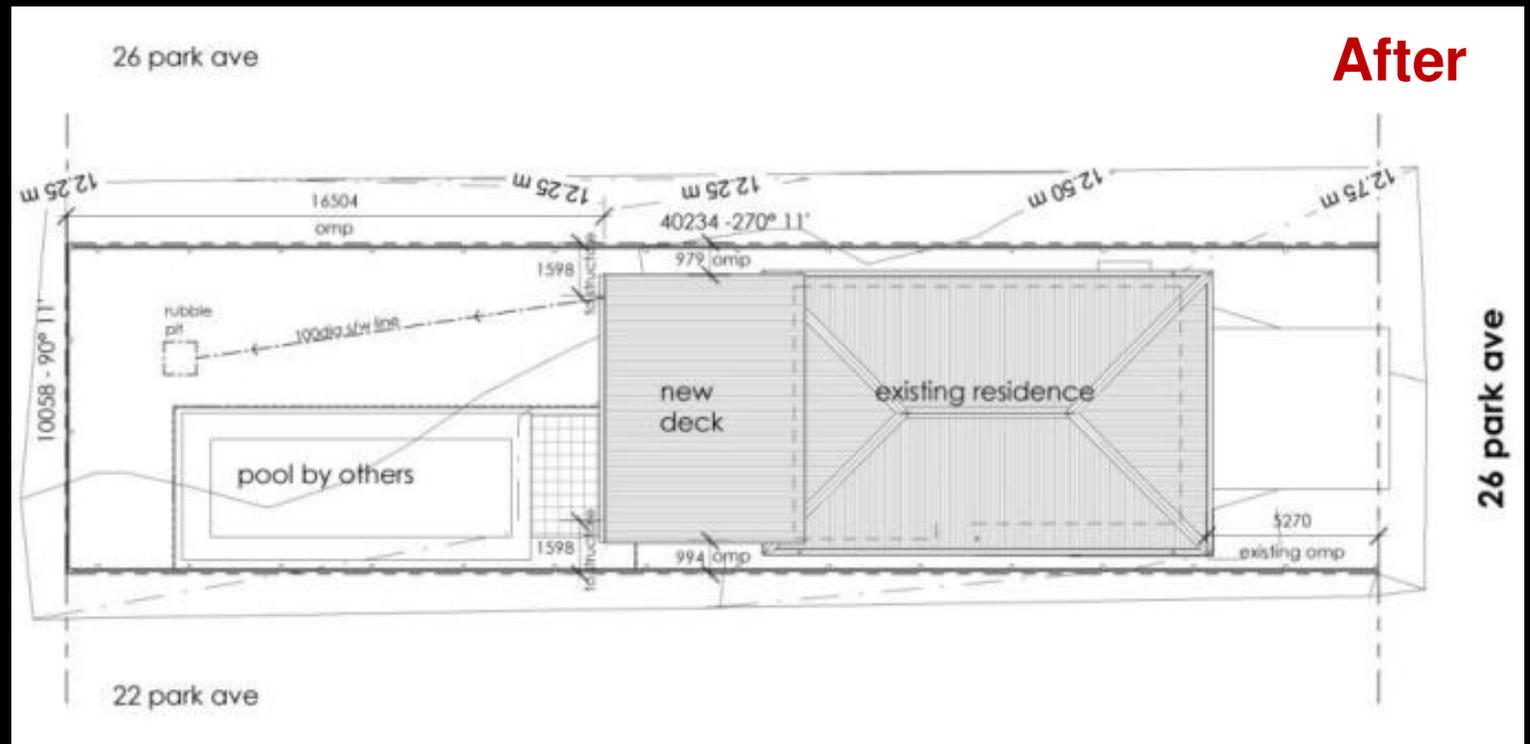
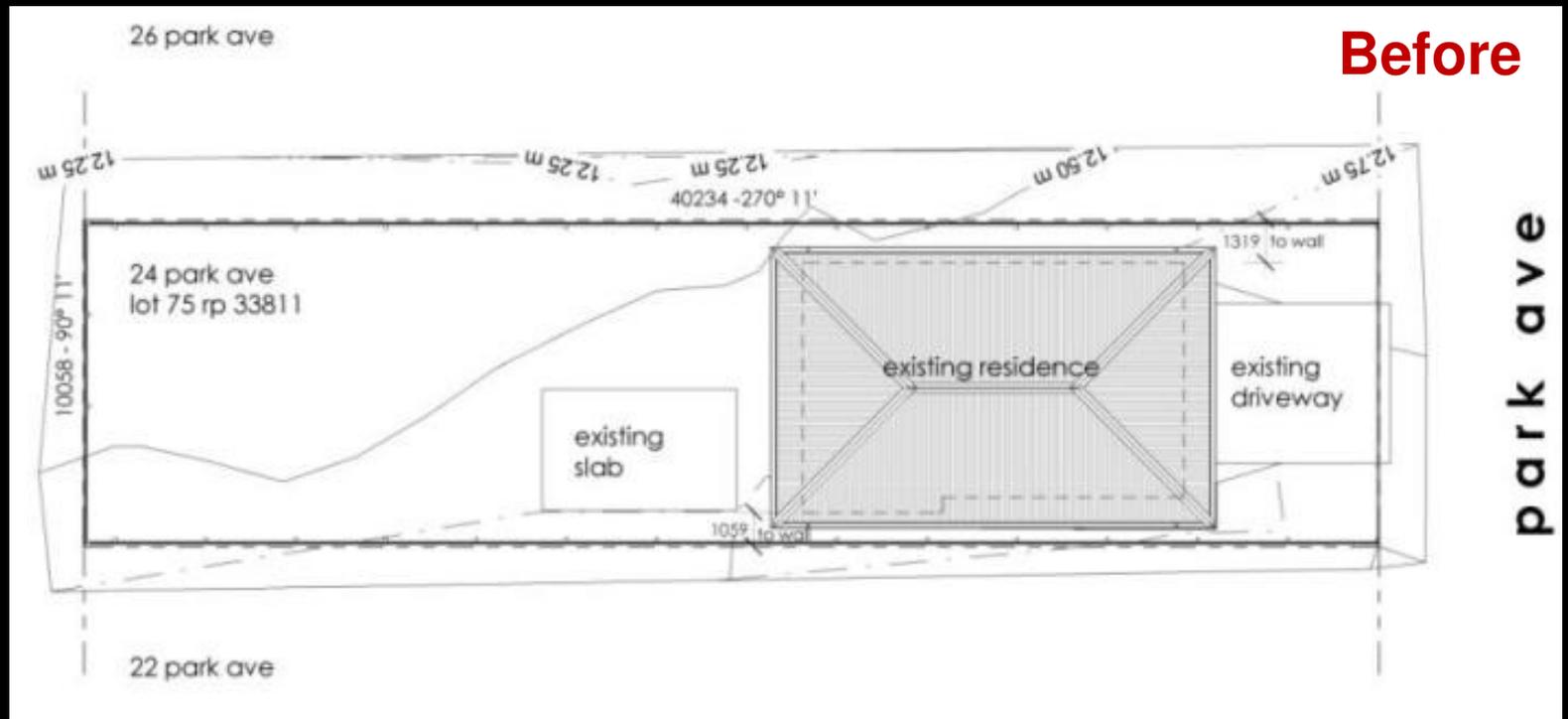


- Structural timbers – all engineered LVL's.
- Painted as required by AS1684, in carefully chosen colour to compliment clear timbers.
- Minimal load on existing house.



Any new work must remain 1500mm from side boundaries. (Floor+Walls)

Site plans



Upper plans shown.

Added deck doubles the existing living area.



Floor plans



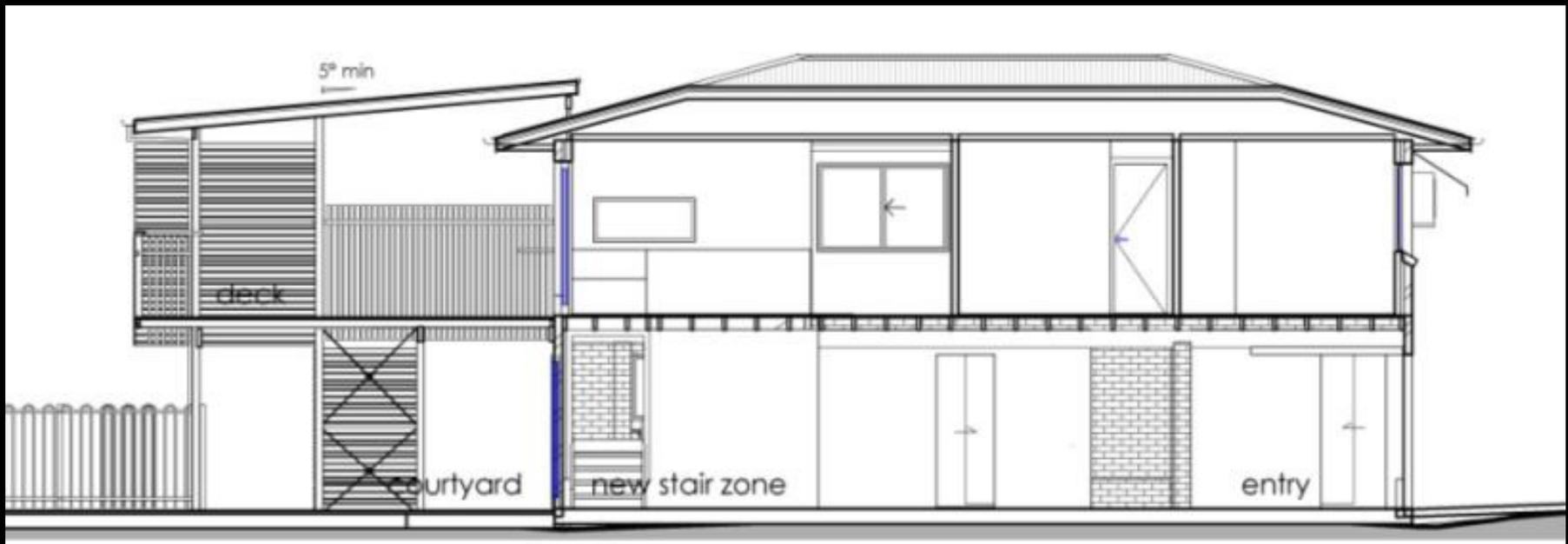
North elevations



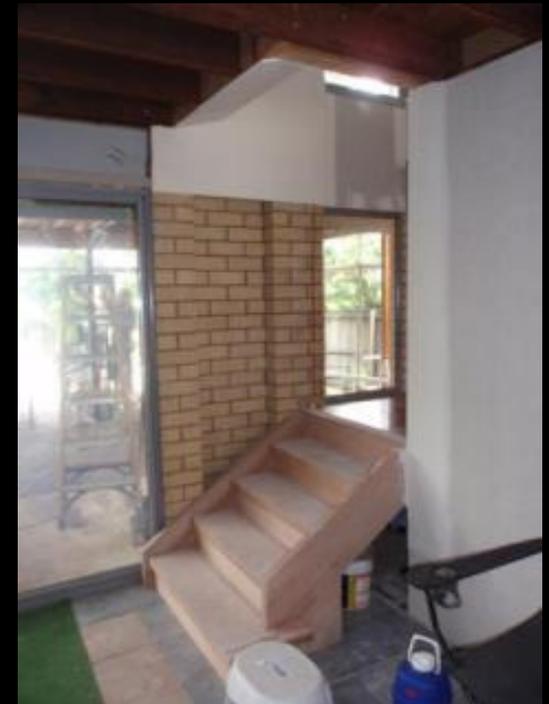
Added deck has created a sense of house now belonging to its site.



Long Section



- Added deck has created a lower courtyard at minimal cost, which has increased amenity of whole lower level.
- Just adding an extra lower stair flight has completely linked all four zones – upper living + deck, lower rumpus + court.



West (rear) elevations



The 'blank' rear of house now has a face with depth.



Slide show -
Yara Barrozo
Peter Latemore
Photos -
Jose Figlioli