

# One heck of a grand deck

Getting an unobstructed view for parties at home called for some engineering of high standard, writes **Ben Pike**

## FACT FILE

### THE BRIEF

To replace a substandard deck with a structure that maximises entertaining potential, as well as create a seamless and light-filled transition between indoor and outdoor areas

### THE BUILDER

LVD Industries

With a great love of entertaining both indoors and outdoors, Roseville couple Tim Mason and Rani Eaton needed to make some serious changes to the back of their four-bedroom house.

After purchasing the property in 2007, they realised the wood-and-tile deck at the rear would have to go: it was leaking, uncovered and falling apart.

With a budget of about \$100,000, they chose to go with Luke Van Dyck of LVD Industries. Luke explains how they managed to give the client more entertaining space without encroaching on the backyard.

### What were the biggest challenges with the renovation?

The clients do a lot of entertaining and so they wanted more light and to capitalise on the view out to the extensive backyard.

Generally with a roof this size, you would need to get a beam through the middle but, instead, we got in Northern Beaches Consulting Engineers. They were able to use Hampden steel – which is a higher gauge – to ensure there were no obstructions to the view. This cost an extra \$5000.

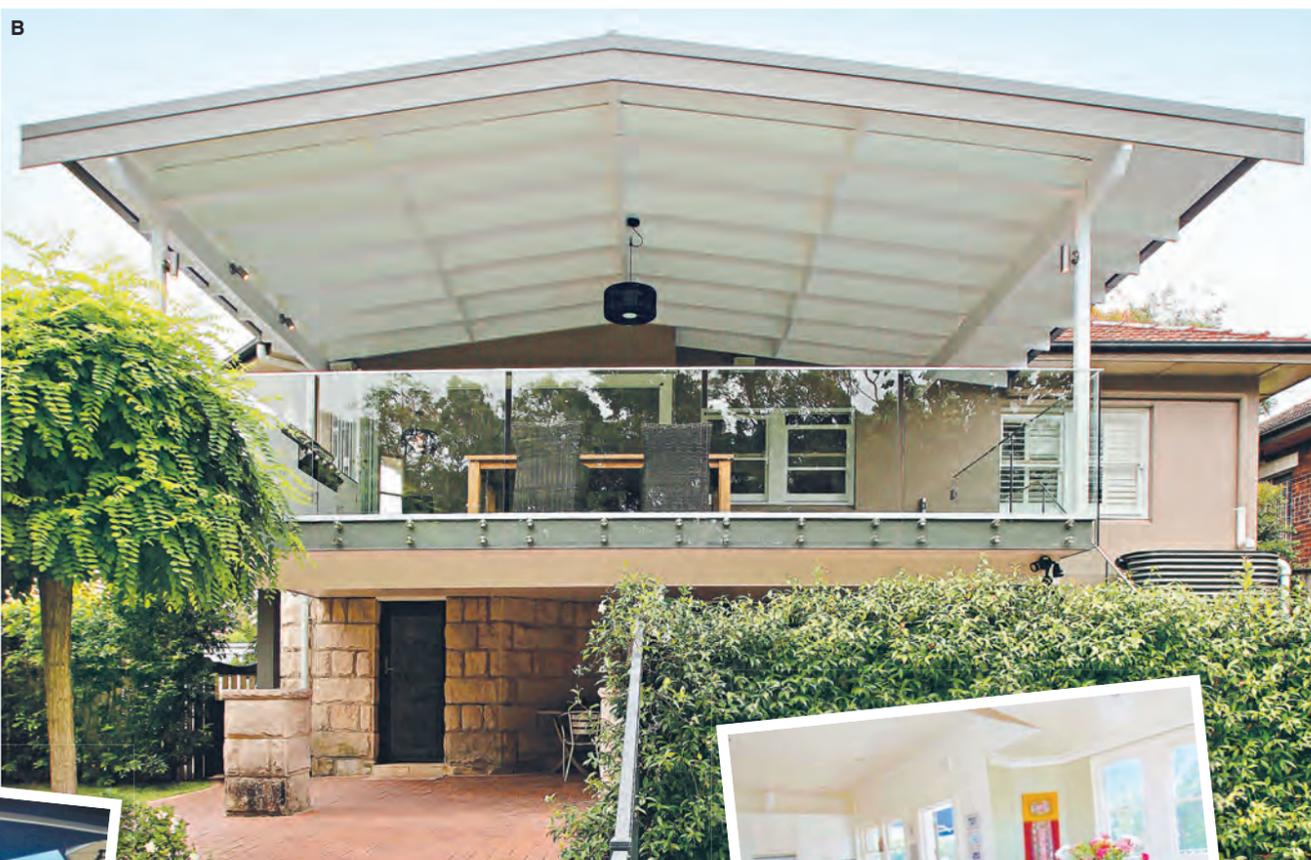
Because all the internal beams were exposed on the underside of the outdoor roof, the carpentry had to be spot on.

Securing the existing roof to the new roof and making sure they were both 100 per cent water tight was also a challenge.

### What other dimensions were there to the renovation?

The clients also wanted to expand their living and entertaining area and create a level transition between indoor and outdoor. We put down a 600mm, dark format tile on both the indoor and outdoor area. This creates the effect of making the area appear as one big room and also lets more light into the kitchen and indoor entertaining space.

Underneath the entertaining deck



**A** Luke Van Dyck surveys his handiwork **B** The deck's supporting posts were designed to avoid blocking the view **C** The glass balustrade offers a seamless look **D** The revised kitchen enjoys a magnificent bush outlook **E** Rani Eaton and her two-year-old daughter Hallee enjoy the new environment



PHOTOS: JOHN FOTIADIS, RP DATA (BEFORE IMAGES)

is another storey, which has downlights and a table. It's a space away from the main part of the house where the kids can make a mess and the parents don't have to worry about keeping it spick and span.

**What materials did you use?**

We used a wide combination of materials to achieve large spans with minimal posts for the deck and roof. We also used steel, and engineered timber joists, with an exterior grade Scyon new-generation lightweight subfloor sheeting with a fully flexible waterproof membrane.

In addition we incorporated the use of glass balustrade with stainless-steel fitting on the face of the deck to give it a seamless look. The glass also allowed us not to compromise with the waterproofing and integrated LED lights, sound system and outdoor kitchen.

We didn't recycle any of the materials because it wasn't suitable for the job.

**What are the important principles to remember when doing these sorts of renovations?**

When doing a deck like this, it is vital to have the correct fall. The water needs to flow away from the house and off the deck, as well. If you are getting a couple of quotes from builders, make sure they give you a detailed rundown of what they are going to use and how much everything will cost. Go to see previous work that the builder has done and make sure that it is about three to four years old.

Also, ask about the materials they are planning to use, and check on the internet to see if they are suitable.

These renovations can cost a lot of money, and so you don't want to be pulling it down in five years' time. [pik@dailytelegraph.com.au](mailto:pik@dailytelegraph.com.au)

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