

MARCH 2016

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build a granny flat

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Minimal studio



'Villa' granny flat from
Greenwood Homes



Traditional
cottage



Contemporary
bungalow



BHG TV project, AJC Portables

Everyone's talking about granny flats – build for your folks, ship out the 'kids' or use as a home office... the choice is yours

Creating extra living space doesn't have to involve extending your house. A self-contained dwelling, a granny flat, is an affordable way to expand, without the hassle of a full-blown reno. Check out these different backyard styles and sizes to spark your imagination. You could buy a kit, design and build your own or even convert your garage! Ready to start? Turn the page to see how the *BHG TV* team built a comfy home from a 9 x 3.4m transportable...

GRANNY FLAT facts

Can I build a granny flat?

It depends where you live. Vic and SA require granny flats be built for a dependent family member. In Qld and WA you'll need approval if it's for rent. In NSW, you don't need council approval if it meets certain requirements. For more info, search your state gov website for 'granny flats'.

How much will it cost?

Like all buildings, cost depends on size and construction methods. The 9 x 3.4m AIC Portables building used here comes as a shell, ready to fit out, for around \$25,000, or fully completed and ready to go for under \$34,000.

1. A well-designed compact kitchen

maximises living space without compromising on practicality.

2. Add extra bench and storage space

with a freestanding kitchen island unit.

3. Bench on wheels! Fix lockable castors on the bottom of the island unit so you can move it out of the way when dinner is done.

Inside



1
kitchen

KITCHEN

A budget addition to the home needs a budget fitout and a flat-pack kitchen certainly fits that bill! Picked off the shelf at your local hardware store, they're simple to put together and install. If you think outside the box you can make even better use of space, like adding castors to the units to create this mobile kitchen island.

Gather your supplies

- Flat-pack cabinets, components and selected benchtop to suit
- Sink, taps, kitchen appliances.
- 600 x 300mm tiles for splashback

You'll also need

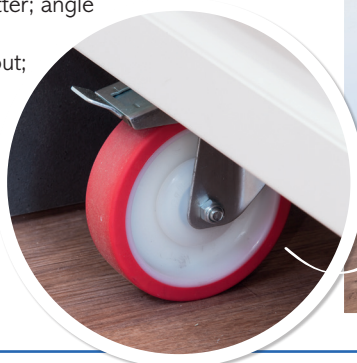
Clamps; drill; spirit level; 28mm chipboard screws; power saw; heavy-duty castors; masking tape; jigsaw (fitted with laminate cutting blade); tile adhesive; 6mm notched trowel; 3 and 1.5mm tile spacers; tile cutter; angle grinder fitted with diamond blade; grout; silicone sealant



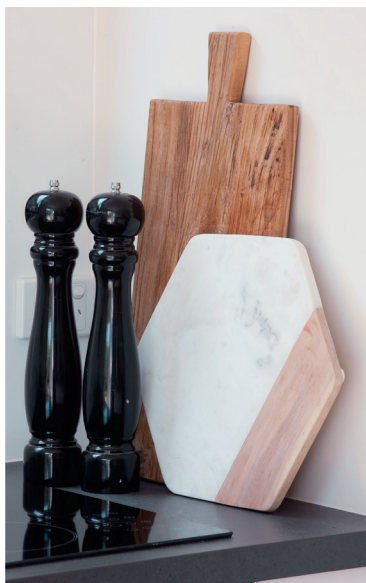
2



3



steps



Here's how

STEP 1 Select and order components to suit your situation. Most flat-pack suppliers have online tools to assist you with what you need. Assemble cabinets following product instructions.

STEP 2 Have your electrician and plumber run their relevant services. Attend to wall surfaces as required to provide a flat surface for cabinet installation.

STEP 3 Place cabinets in position and bring adjoining cabinets together. Clamp so front edges are flush. Screw cabinets together using 28mm chipboard screws. Adjust legs to make cabinets level and the front face plumb. Screw through back of cabinets into wall to secure. Also install any panels such as the one next to fridge here.

STEP 4 Cut benchtop to length. Place on cabinets and mark out position of sink and cooktop using templates supplied with each. Cut out holes for appliances using jigsaw. To minimise the chance of laminate chipping, use jigsaw blade specially designed for cutting laminate and place masking tape along cutting line. Screw up through top of cabinets into benchtop to secure.

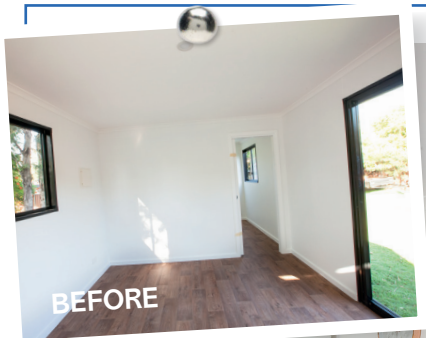
STEP 5 To construct mobile island unit, join 2 drawer cabinets and attach heavy duty castors to each corner of combined unit. Cut 900mm wide benchtop to suit width of unit plus twice the thickness of benchtop. Edge cut end. Screw benchtop to top of combined unit so it overhangs ends equally. Cut benchtop pieces for sides leaving a 10mm gap between floor and side piece. Butt side piece into benchtop and screw through cabinet to secure. Repeat for other side of unit. Cut panel to fit over back of cabinets units to hide them and castors.

STEP 6 Spread tile adhesive along back of tiles using a 6mm notched trowel.

STEP 7 Press a tile against wall. Use 3mm tile spacers between tiles and benchtops and 1.5mm spacers between each tile. Use tile cutter to cut tiles to fit into corners and an angle grinder fitted with a diamond blade to cut holes for electrical wires. Leave tile adhesive to set then grout between tiles and apply silicone to join between tiles and benchtop.

STEP 8 Install cupboard doors and handles onto cabinets. Fit kick plate to cabinet legs.





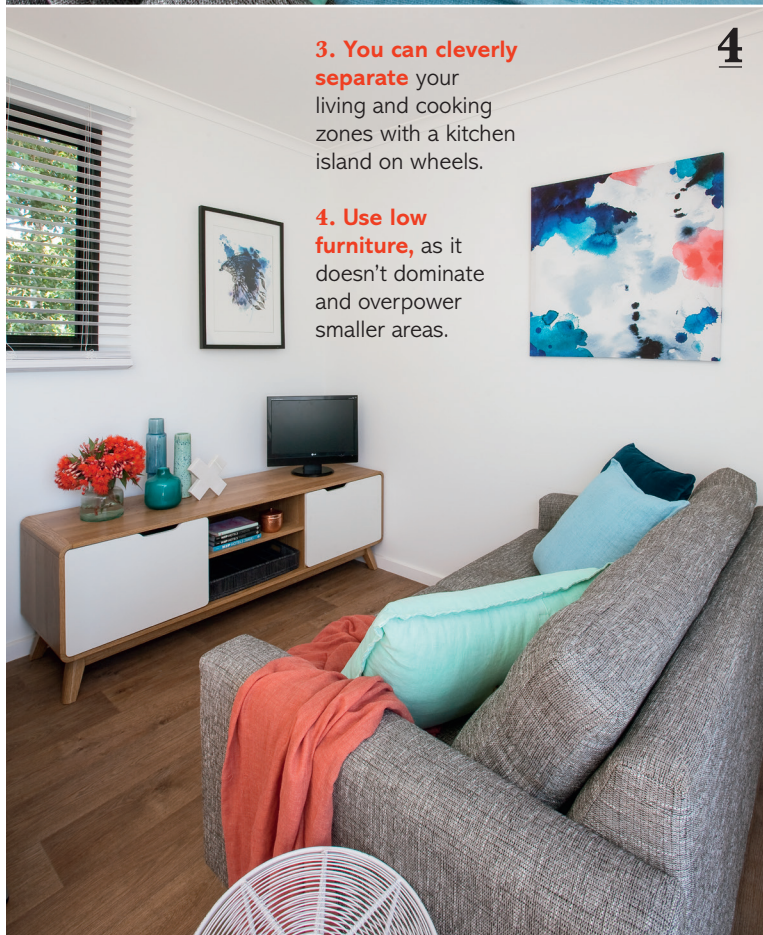
BEFORE



3

3. You can cleverly separate your living and cooking zones with a kitchen island on wheels.

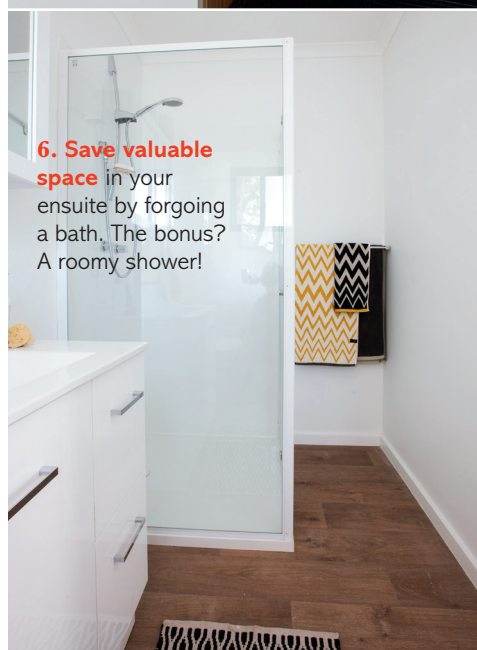
4. Use low furniture, as it doesn't dominate and overpower smaller areas.



4



5. Make it homely by styling with ornaments and fresh flowers.



6. Save valuable space in your ensuite by forgoing a bath. The bonus? A roomy shower!



7. There's plenty of space for a double in the well-sized bedroom.

Outside



8

8. Comfy cushion throwdown!

When entertaining, or just basking, make the deck into a deck chair with cushions.

9. Cabin fever?

Add this full-length deck with outdoor seating and double the livable space.



9

DECK

This is a big addition of usable space and is half as big as the granny flat itself. It's a great spot for relaxing quietly and doubles as extra seating when there's a crowd around. It's made using two simple timber frames (one with a built-in garden bed) set on posts. The garden bed isn't something you usually see on a standard deck.

Gather your supplies

- Large frame sides – 4100 x 140 x 45mm, H3 treated pine (2)
- Large frame ends – 1810 x 140 x 45mm, H3 treated pine (2)
- Large frame joists – 1810 x 90 x 45mm, H3 treated pine (8)
- Small frame sides – 4100 x 140 x 45mm, H3 treated pine (2)
- Small frame ends – 1430 x 140 x 45mm, H3 treated pine (2)
- Small frame joists – 1430 x 90 x 45mm, H3 treated pine (8)
- Deck posts – 1155 x 90 x 90 x H4 treated pine (16)
- Decking – 150 lineal metres x 90 x 22mm treated pine decking
- Vertical droppers – 675 x 90 x 45mm, H3 treated pine (9)
- Sleepers – various lengths of 200 x 50mm hardwood
- Planter box sleepers – various lengths 200 x 50mm treated pine sleepers.

You'll also need

Nail gun and nails to suit; clamps; 85 & 100mm galvanised batten screws; clamps; drill; spirit level; post hole digger; 10mm drill bit; 150mm cuphead bolts; concrete mix; joist hangers; connector nails; Multigrip angled brackets; stringline; decking nails and nail gun; 5mm plastic packers; chisel; power saw; deck stain (we used Cabot's Deck and Exterior Stain in Hunter Grey); decking oil applicator

Here's how

STEP 1 Create large deck frame by butting large deck frame ends into large deck frame sides flush with ends and nailing together.

steps



STEP 1

STEP 2 Place large deck joists between large deck frame sides so they are evenly spaced and nail.

STEP 3 Repeat Steps 1 and 2 using small deck components to build small deck frame.

STEP 4 Lift large deck frame in position. Top of deck frame should sit 25mm below door threshold to allow for thickness of decking. Make level then clamp temporary props to hold in this position. Also measure diagonals to

check that frame is square. Bring small frame in to meet large frame so front sides are flush. Join frames using 85mm galvanised batten screws. Make second frame level and square, then prop temporarily.

STEP 5 Use a plumb spirit level placed against inside of frame to mark ground for post positions. Post should be placed in corners and spaced equally along frames not exceeding 1400mm apart. Use post hole digger to dig 250mm wide holes 600mm deep at these points.

STEP 6 Measure and cut posts so they sit 100mm from bottom of hole (concrete will be below) and 20mm from top of deck frame. Drill two 10mm wide holes through post and frame and connect using 150mm cup head bolts. Connect joists to frame sides using joist hangers to suit and connector nails. Use Multigrip brackets in corners of deck frames. Recheck frames for level and square then mix concrete and pour into holes. Leave to set.

STEP 7 To lay decking straight over such a long distance, set up a stringline. Measure 475mm (width of 5 decking boards with 5mm gap between) from house at each end of deck and hammer in a nail. Stretch stringline between nails. Nail in first board so it meets stringline. Overhang decking at each end of deck and cut decking square where boards meet over joists to get a neat join. Cut decking to fill in back towards house adjusting gap between boards slightly if required so gaps are even.

STEP 8 Continue laying decking in this manner, fixing the fifth board then filling in decking back towards those already laid. Use plastic packers to maintain an even gap and broad chisel to lever boards that are bowed into position.

STEP 9 Cut overhanging ends of boards so they are flush with frame ends.

STEP 10 To fix sleepers to sides of deck to match retaining wall, attach vertical droppers to frame every 1200mm from where retaining wall meets deck. Notch top of dropper so edge is flush with face of frame. Also screw offcuts to side of post to provide extra support to sleepers. Cut and screw sleepers to vertical droppers.

STEP 11 In gap between small deck frame and house, use planter box sleepers to build a planter box that will fit wholly within this gap. Cut and sit sleepers directly on ground and make level. Use 100mm galvanised batten screws to join sleepers together and overlap joins on each row for strength. Cut down final sleeper to make flush with deck.

STEP 12 Apply 2 coats of selected deck stain allowing to dry after each coat. We used Cabot's Deck and Exterior Stain in Hunter Grey. When staining, keep applicator within a board and maintain a wet edge to avoid unsightly lap marks.

steps



STEP 2



STEP 3



STEP 5



STEP 6



STEP 7



STEP 8



STEP 9

SUNKEN GARDEN

Don't let a sloping garden be a downer when it comes to outdoor entertaining; turn it to your advantage! With a little bit of digging and creative timber work, you can create a level outdoor area that's the standout feature of your garden.

Gather your supplies

- Retaining wall posts – 200 x 75mm H4 treated pine sleepers
- Floor supports – 200 x 75mm H4 treated pine sleepers
- Floor sleepers – 200 x 75mm hardwood sleepers
- Retaining wall – 200 x 50mm hardwood sleepers
- Wall capping – 200 x 50mm hardwood sleepers
- Step sleepers – 200 x 50mm hardwood sleepers
- Step support – 90 x 45mm H3 treated pine.

You'll also need

Hired excavator; tape measure; set-out paint; post-hole digger; spirit level; stringline; concrete (2 bags per hole); power plane; drill and bits; 100 and 150mm galvanised batten screws; reciprocating saw; power saw; decking oil; 10mm river gravel; garden edging; soil underlay; buffalo turf

Note Determine location of any underground services using Dial Before You Dig (phone 1100 or visit www.1100.com.au) before starting excavation.

Here's how

STEP 1 Create a level area with a hired mini excavator (about \$350 a day) or hire an excavation contractor. Stockpile soil for backfilling behind retaining walls after construction.

STEP 2 Mark position of posts for retaining walls. Here wall lengths measured 4.7m and 5.9m. Put a post at each end of a straight run then working from a corner



10. Create a focal point in your garden with a raised fire pit.

steps



STEP 1



STEP 2



Crassula 'Max Cook'



Zoysia and Sagina (front)

where walls meet, measure 1.2m to centre of next post. Continue spacing at 1.2m from centre of one post to centre of next to suit 2.4m long hardwood sleepers. Depending on wall length, you may end up with less than this distance to final post. Using post-hole digger, dig 300mm dia. holes 600mm deep for posts. A less strenuous option is a hired petrol-powered post-hole digger.

STEP 3 At end of retaining wall, place over-length post in hole. Make plumb, then concrete in position. Recheck post for plumb. Repeat for all posts at each end of straight runs.

STEP 4 Stretch stringlines between end posts to determine line of wall. Concrete in rest of posts along walls so they meet stringline and are plumb.

STEP 5 Mark position of floor supports, which are made up of 2 lengths of sleeper set on edge and laid end to end. First support is parallel to shortest retaining wall and 520mm from line of its posts. End of support is 320mm from line of posts on long wall at one end and 320mm from deck at the other. Top of supports should sit 475mm below height of retaining walls, here determined by level of adjacent deck. Excavate a narrow trench to achieve this level if required. Place floor support on ground or in trench and make level. Backfill around support and compact to make steady.

STEP 6 Continue laying floor supports in this manner along extent of floor so they are level with the first one. Overall width is 4.8m (to suit 2.4m sleeper lengths). To provide extra bearing where floor sleepers end in centre of floor area, first cut a 50mm wide strip off a sleeper. Attach this to side of floor support, flush with top edge. Make this widened support sit in centre of floor area. Place more supports centrally between this widened support and outside supports.

STEP 7 Use power plane to chamfer both edges of one wide face of floor sleepers. Lay sleepers on floor supports with this face up. Predrill, countersink and use 150mm galvanised batten screws to attach sleepers to supports. Space floor sleepers randomly with different sized gaps between them.

STEP 8 In centre of floor area, mark out on floor sleepers a 900mm dia. circle. Use reciprocating saw to cut out circle. Place short floor supports under cut ends of floor sleepers to support them.

STEP 9 Mark posts to be cut down to correct height, here 350mm above floor to make it at a comfortable seat height when completed. Use power saw to cut through posts.

steps



STEP 3



STEP 4



STEP 5



STEP 6



STEP 7



STEP 9

steps



STEP 11



STEP 14



STEP 15

STEP 10 Trim ends of retaining wall sleepers to make square so joins are neat. Chamfer edges as for floor sleepers. Place against retaining wall posts flush with top. Predrill, countersink and attach to posts using 100mm galvanised batten screws, 2 per post. Repeat to attach second row of sleepers below first. Stagger joins in rows of sleepers.

STEP 11 Screw capping sleepers to top of wall so they overhang wall sleepers by 25mm. Join them over posts. At visible end of wall, make capping sleeper overhang end post by 50mm. Cut and fit sleeper to fit vertically against end post flush with end of capping sleeper.

STEP 12 At entry point to floor area, construct wide step to provide access. Step is 2 sleepers wide and has sleepers fitted vertically around sides and front. Screw step support to side of retaining wall at correct height for step sleeper to sit on. Sit step on sleeper support and adjacent step sleepers.

STEP 13 Apply 2 coats of natural decking oil to hardwood, allowing to dry after each coat.

STEP 14 Use stockpiled soil to backfill behind retaining wall. Fill gaps around and under floor sleepers using 10mm river gravel. Where floor sleepers meet grass, retain aggregate by screwing garden edging into end of floor sleeper. Hose down to remove dust when complete.

STEP 15 Spread a 50mm thick layer of soil underlay for turf and rake to make even. Roll out buffalo turf where required. Use aluminium garden edging to separate turfed area from adjacent gravel path.

Fall for these ideas for sunken gardens



You'll adore soaking up the scents surrounded by a herb garden. Recycled sleepers add rustic charm.



Sunken lawns are even easier to keep looking neat and green when you lay artificial turf, as here.



Relax and recharge by adding a simple timber bench, such as this, overlooking a formal sunken garden.

Screens

A screen is not only a great way of hiding any parts of your place that are not very attractive, it also helps separate the garden into different spaces. Whether it's attached to an existing structure, like the pergola here, or freestanding, it's easy to build a simple screen.

FREESTANDING SCREEN

Gather your supplies

- Frame side – 1894 x 90 x 45mm H3 treated pine (2)
- Frame end – 1250 x 90 x 45mm H3 treated pine (2)
- Slats – 1430 x 90 x 22mm treated pine decking (17)
- Post – 2784 x 90 x 90mm H4 treated pine (2)

You'll also need

Drill; 3mm drill bit; 100mm galvanised batten screws; nail gun and nails; 6.4mm plastic packers; post-hole digger; spirit level; quick-set concrete (2 bags per hole); exterior decking stain

Here's how

STEP 1 Create rectangular frame by butting frame sides into frame ends. Pre-drill using 3mm drill bit and screw through frame ends into frame sides using 100mm batten screws.

STEP 2 Starting from one end, nail slats to frame so they overhang 90mm at each end. Space slats 28.4mm apart using a decking offcut and 6.4mm plastic packer together as spacing blocks.

STEP 3 Place post against frame sides so one end is flush with frame end. Pre-drill and screw through frame into post.

STEP 4 Use post-hole digger to dig 250mm wide holes 700mm deep. Space centre of holes 1340mm apart to suit posts. Place screen into holes and make plumb and level. Half fill hole with water, pour in concrete and mix.

STEP 5 Apply 2 coats of your selected stain (we used Cabot's Deck and Exterior Stain in Hunter Grey) allowing to dry after each coat.

STEP 6 Repeat step 1-4 to create more screens as required. Stagger screens to create an interesting feature and allow access behind them.



Freestanding screen

steps



ATTACHED SCREEN

Gather your supplies

- Base plate – 140 x 45mm H3 treated pine
- Studs – 90 x 45mm H3 treated pine
- Slats – 90 x 22mm treated pine decking (17)

You'll also need

100mm galvanised batten screws; nail gun and nails; spirit level; exterior decking stain; stain applicator

Here's how

STEP 1 Screw base plate to bottom of posts on outside of pergola. Place a stud at each end of pergola and equally space studs between, not exceeding 900mm apart. Pack out to make plumb if required. Screw through base plate and beam into studs using 100mm batten screws.

STEP 2 Nail first slat to bottom of studs so it is level. Using 2 offcuts of decking as a spacer (44mm), nail on following slats. Check to ensure they remain level as you work your way up.

STEP 3 Apply 2 coats of your selected stain (we used Cabot's Deck and Exterior Stain in Hunter Grey) allowing to dry after each coat.

steps



STEP 1



STEP 2



STEP 3



BEFORE



Attached screen



STOCKISTS

AJC Portables ajcportables.com.au: Plan 'N' 1 bedroom granny flat. **ANL** anlanscape.com.au: 10mm river gravel, \$80/tonne. Link Edge garden edging. Forest fines mulch, \$45/cubic metre. Turf underlay, \$55/cubic metre. **Bosch Australia** bosch.com.au: Power tools. **Bunnings Warehouse** bunnings.com.au: Kaboodle kitchen cabinets and benchtops. Mondella Credenza sink, \$136. Mondella Resonance sink mixer, \$105. 600 x 300mm white ceramic tiles, \$23.65/pk6. 28mm chipboard screws, \$8.83/pk100. Heavy-duty castors. Dunlop tile adhesive, \$44.90/5.5kg. 1.5mm tile spacer, \$1.40/pk100. 3mm tile spacer, \$2.94/pk100. Silicone sealant, \$10.20/300ml. 140 x 45mm H3 treated pine, \$46.32/6m. 90 x 45mm treated pine, \$27.81/5.4m. 90 x 90mm treated pine post. 90mm treated pine decking, \$2.35/lin. metre. 200 x 50mm treated pine sleeper, \$16.90/3m. 85mm galvanised batten screws, \$12.50/pk25. 100mm galvanised batten screws, \$20/pk100. 90mm joist hanger, \$1.55 each. 30mm connector nails, \$26.50/2kg. Multigrip bracket, \$0.48 each. 200 x 75mm H4 Treated pine sleeper, \$16.90/2.4m, 200 x 50mm hardwood sleeper, \$16.90/2.4m. 200 x 75mm hardwood sleeper. Concrete mix, \$7.50/20kg. 150mm galvanised batten screws, \$59/100. **Cabot's** cabots.com.au: Natural Decking Oil, \$57.90/4L. Deck and exterior stain (Hunter Grey), \$75.70/4L. **Dats Skip Bins** dats.net.au: Rubbish removal. **Greenwood Homes** greenwoodhomes.com.au: "Villa" Granny Flat. **Shopping details** **Adairs** adairs.com.au: HomeRepublic Vintage washed linen cotton cushion in Soft Mint, \$48.95. Vintage washed linen cushion in Spearmint, \$41.95. Home Republic Salywater canvas *Wish You Were Here*, From \$99.95. **Bed Bath N' Table** bedbathtable.com.au: Koji chair pad cushions, \$39. **Bunnings Warehouse**: 3-piece bistro setting in Yellow, \$69.95. **Country Road** countryroad.com.au: Loop wall hook in Black, set of 3, \$79.95. **Fantastic Furniture** fantasticfurniture.com.au: Jazz 2-seater couch in Tweed Pepper, \$449. Worx stool in Silver, \$24.98 each. Willow double bed in Blue, \$229. Winx double bed mattress, \$139. White Como chest of 3 drawers in White, \$99 each. Retro entertainment unit 160cm, \$349. Palma rug, \$199. **Kmart** kmart.com.au: Watercolour canvas, \$14. **Freedom** freedom.com.au: Hydro vessel 29cm in Mint, \$19.95. Hydro vessel 34cm in Blue, \$24.95. **Spotlight** spotlight.com.au: Bouclair Ruby metal wire table in White, \$69.99.