



# Drawn to the light

The winged design of this home creates a number of courtyards and terraces that catch sun all day long, while extensive glazing ensures the interior is also light-filled

**Every site offers its architect,** interior designer and building team an individual series of opportunities, challenges and constraints. Part of the skill of the team is to recognise which is which and how to make the most of the situation.

The new home featured here replaces an older house that was set among large, established trees. The owners saw the opportunity to make

more of the large, square-proportioned site that sloped up from the street, and asked architect Jason Bailey to design them a new family home.

"This provided us with an opportunity to utilise the site better, creating a home that would be flexible as the needs of the family changed over time. There was also room for a private guest level, a swimming pool and plenty of easily

accessed indoor and outdoor living," says Bailey.

"We spread the house out on the site and used it to frame courtyards and terraces, so the sun could reach into all parts of the property," he says.

The project team included Bailey, project manager Paul Belcher of residential building specialists, NZ Built, and interior designer Angela McCool of Trinity Interior Design.

*These pages:* Covering a large, square site, this home includes a pool and several outdoor courtyards. The home was designed by Jason Bailey and constructed by NZ Built, a company that specialises in larger-scale residential projects. Inside, it comprises two main wings, one public zone with living spaces and a second, two-level area with bedrooms and bathrooms. Interior consultancy Trinity Interior Design provided advice on colour, space planning, floor finishes and furnishings.





**Above:** Trinity Interior Design worked with the architect to complete the interior of this home. The lounge and dining furniture were designed and tailor made by Designers' Collection. Designers' Collection has been supplying designers for nearly 25 years and offers an extensive range of trade-exclusive furnishings.

**Right:** The Smart Sheet full-height copper front door is from The Copper Roofing Company/Architectural Metalformers.



"Essentially, the concept for the house incorporates two wings connected by the front entrance, which opens off a sunny, north-facing courtyard. The two wings are long rectangular forms expressed with projected roof extensions," says Bailey.

The western wing, on the right of the entrance, is the social space in the house, and its central focus is the kitchen.

Formal and informal living and dining areas are divided by the kitchen, and extra-large cavity sliders can be closed to separate these areas.

Large windows in the living room were positioned to provide views of established trees on the property. One picture window in the formal part of the space was particularly challenging. Too great in size to be made locally, the

glass had to be imported from Singapore and then laminated here, says Belcher.

The two-storey eastern wing includes space on the upper level for the master suite, with its own living area, and a second bedroom. The format is repeated downstairs in the guest suite. Here, spaces are flexible to allow for the evolving needs of the family. Upstairs, the large, second

bedroom can be divided into two smaller rooms with cavity sliders, and as their daughter gets older, the guest suite can be used as a family bedroom.

Because of the sloping nature of the site, the house has been designed to flow from the front, rising up through subtle split levels to the courtyard and swimming pool at the back of the property.

These almost unnoticeable

shifts of a half-level at a time flow from the front door to the pool, which is raised slightly above the living area and landscaping level. A planter box around the pool doubles as a safety barrier and seat, avoiding the need for pool fencing.

"Although these areas are on slightly different levels, they are also nicely linked, so the pool connects intimately with the kitchen and living

**Above:** The large, open-plan informal living area can be closed off from the formal living and dining area, and from the entrance with full-height, square-stopped CS cavity sliding doors from CS For Doors. The three stacking, pre-finished powdercoated doors between the two living areas provide a clear opening 4.6m high and 4.4m wide. A narrow strip of lighting runs along the top edge of the doors, creating an interesting detail and drawing attention to their height.





**Above:** The kitchen, manufactured by Breeze Furniture, has a highly polished granite benchtop. Timber cabinetry adds warmth and a softer, natural note to the space. Concrete floors are found through most rooms of the home. To meet the clients' brief, Concrete Grind and Polish ground back the concrete to expose the stone aggregate and highly polished it for a glossy, natural finish. This results in a clean, low-maintenance and easy-care floor.

areas," says Bailey.

"Our aim was to strike a balance between creating distinct, generous spaces and allowing the various areas to spread out into each other."

The overall aesthetic of the house was provided by the design of a heavy-walled, solid structure, but large areas of glazing were incorporated to lighten it visually.

Inside, Angela McCool

says the owners' brief was clear. Sustainability was a key component, and they wanted a practical home that would be no-fuss and natural.

The modern architectural style of the house influenced the interior design. Natural materials such as timber, porcelain tiles and glass were selected, with the aim of adding lightness to the home's solid structure.

"Neutral coloured walls leave room for the owners to display their art collection, and to add to it over time," says the interior designer.

"The owners wanted high-quality, New Zealand-made products where possible, that would not need replacing often," says Angela.

Despite the complexities, the project was completed on time and within the budget.

"Because of the large scale of the design and the challenges of the site, we worked from the back of the house to the front. Careful planning was a key element of our building programme because, once the house was built, we no longer had access to the rear of the site," says Belcher.

To view this article online go to [Trendsideas.com/go/29839](https://trendsideas.com/go/29839)



**Above:** Architect Jason Bailey incorporated a study onto a split level halfway up the stairs. Lighting for the home was supplied by Astrum Lighting.

**Left:** Fittings in the master bathroom, shown here, and other bathrooms in the home, were supplied by Chesters Plumbing and Bathroom Centre.







**Above:** A low-pitched roofline emphasises the contemporary style of this home. The roofing membrane was supplied and installed by Mohan Roofing. The house won a Gold Reserve Award in the Registered Master Builders House of the Year competition.

**Architect:** Jason Bailey, phone (09) 377 3459, mob 021 667 312, Email: info@jasonbailey.co.nz. Website: www.jasonbailey.co.nz

**Builder:** NZ Built, ph (09) 573 3200, mobile 021 245 6375. Email: paul@nzbuilt.co.nz. Or visit the website: www.nzbuilt.co.nz

**Interior designer:** Trinity Interior Design, ph (09) 486 0599, mob 021 994 398. Email: info@trinityinteriordesign.co.nz. Web: www.trinityinteriordesign.co.nz

**Roofing membrane:** Mohan Roofing, ph (09) 414 4343. Web: www.mohan.co.nz

**Front door:** Copper Roofing/ Architectural Metalformers, phone 0800 501 996. Or visit the website: www.copperroofing.co.nz

**Flooring:** Concrete Grind and Polish (09) 412 6217, mob 027 452 3790. Web: www.concretegrindandpolish.co.nz

**Interior tile supply:** Tile Depot, Manukau, phone (09) 262 0634. Website: www.tiledepot.co.nz

**Cavity sliders and aluminium doors:** CS For Doors, phone 0800 SLIDERS (754 337). Email: info@csfordoors.co.nz. Website: www.csfordoors.co.nz

**Lighting:** Astrum Lighting, ph (09) 476 8388. Web: www.astrumlighting.co.nz

**Wallcoverings:** Resene paint

**Kitchen:** Breeze Furniture, ph (09) 570 5770. Web: www.breezefurniture.co.nz

**Bathroom:** Chesters Plumbing and Bathroom Centre, phone (09) 414 7979. Website: www.chesters.co.nz

**Furniture:** Designers' Collection, phone (09) 307 7839. Website: www.designerscollection.co.nz; Antipodes Design Store, ph (09) 307 8090. Web: www.antipodesdesign.co.nz

**Artwork:** Art Associates