



WINNING DESIGN

A major renovation in Auckland accommodates an extended family who like to entertain.

Words **Soraya Nicholas** Photography **Jim Janse**





ABOVE A gas fire in the master bedroom creates a warm ambience. **BELOW** The house has a distinctly Polynesian feel, with polished timber floors and bright window furnishings. **OPPOSITE PAGE** The home opens out to a large extended deck, with substantial spaces both inside and out for large scale entertaining.

house that Mark eventually redesigned was an existing character home, with a vacant section of land adjoining it. His client purchased both properties, which greatly increased the footprint he had to work with, and meant less potential issues with neighbours.

“We decided straight away to shift the house toward the front of the parcel of land,” says Mark. “This allowed us to design a large extension at the rear of the home, which was created to be in keeping with the original design.”

Keeping the exterior façade of the home as true to the early 1900s style as possible was of critical importance to the homeowner. Timber weatherboards of the same depth and look were selected to adorn the exterior, as well as corrugate roofing to match the original profile. The only deviation was the external joinery. Aluminium was far more cost effective

WHEN ARCHITECTURAL DESIGNER Mark McLeay was asked to work on a classic character bungalow, along with fellow designer Mark Callander, he was happy to take on the task. Character renovations are commonplace in Auckland, so it did not sound like a particularly daunting challenge. He tackled the project with ease; however what did surprise him most, was the homeowner’s desire to be so faithful to the home’s original architecture.

“My client originally owned a property down the road, but there were ongoing problems with obtaining consent from the existing neighbour,” explains Mark McLeay. “She decided to keep that home as an investment, but at the same time started looking for a more suitable property.”

It did not take long before another house became available, with even more attributes than the first. The



<p>THE SPECS</p>	<p>Auckland \$600,000 + 310 Sq m</p>	<p>2</p>	<p>4</p>	<p>3 + toilet</p>
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and practical, so it was powder-coated to colour Titanium White, and paired with timber fascias.

Interestingly, the homeowner never intended on living in the house herself. Instead, she was renovating the home for her sister's family, although it is often the port of call for extended family too. "We were very mindful of the fact that the home was for a Polynesian family. This meant that regular, large family get-togethers were extremely important, so significant spaces were required to allow room for large-scale entertaining."

Along with extending the floor space of the home, walls were relined and reframed, and there was lots of work required behind the scenes due to the house being moved. From a visitors perspective though, it is the wide open spaces, large kitchen and relaxed

indoor/outdoor flow that is most noticeable. Timber floors and accents create a Polynesian feel, as does the height of the stud, which encourages a very light, open-air notion. The exterior living space is accessible via large bi-fold doors, which lead to an outdoor room.

"It works very well for a large family, especially with such big areas to entertain, and the large back yard that was created by moving the house forward is also ideal."

At the Auckland regional Architectural Designers of New Zealand Awards ceremony, this home took out the top billing in more than one category. The uniqueness of the home, in that it nurtures the past while fulfilling a modern brief, certainly impressed the judges. ■

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Q&A with Mark McLeay

What was your design brief?

We needed plenty of space for the family as well as the extended family and to be able to cater for social occasions when numbers would swell. This meant that large living spaces and a generous kitchen were required.

Were there any specific requests from the homeowner that were non-negotiable?

The main requirement was to have four bedrooms, with two ensuite bathrooms. With three children living here - two boys and one girl - it was decided that the daughter should have her own bathroom, without having to share with her brothers.

Are there any unique features of the home?

Yes. Creating a modern outlook internally, whilst completely retaining the character from the exterior. It was unusual to have a design brief that required the outside of the home to keep the original feel entirely.

Design constraints?

The council prefer picket style fences which we had to work with, diverting from the standard white to a darker colour, which matched the roof colour and providing contrast against the standard white.

