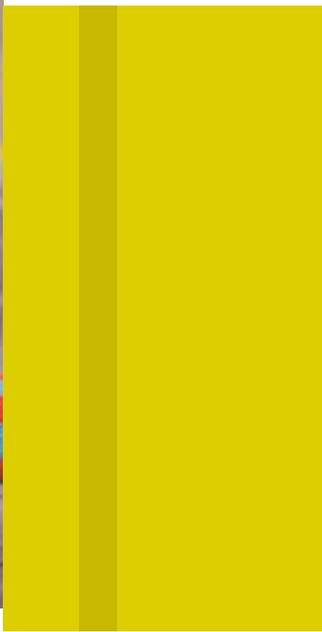


decked out





With the addition of a roomy living room/kitchen opening out onto a large deck and back garden, this small transitional 1920s villa has been transformed into a spacious and very functional home for Kylie Dysart and Andrew Lamb, and their two small daughters.

Kylie and Andrew are only the second owners of the Auckland home, which is located in a leafy cul-de-sac amongst a cluster of tastefully renovated early villas. When they bought the house six years ago, it came with some cosmetic updates from the 1970s, but was mainly original.

“We instantly fell in love with the large section (867m²) and saw its potential. The only things in the garden were a few scraggly trees, the central plum tree and some old garden sheds, including one which housed the outside laundry,” the couple explains. “When we moved in we immediately improved the master bedroom by re-decorating and adding an ensuite, and then patiently lived in the house for three years before beginning work with Auckland architect Tony Gracie on the major refurbishment.”

Together, they decided to turn the old kitchen/dining area in the existing three-bedroom home into a fourth bedroom with a new bathroom and laundry, while adding a large extension at the back of the house for the living room and kitchen combined. They also wanted that very-much-sought-after indoor/outdoor flow. This was

achieved with stacking doors, reaching nearly to ceiling height and about 7.5 metres in width. These open out completely to the deck, which then has two steps up to a wide expanse of lawn.

Rather than a traditional lean-to, Tony reversed the slope of the roof to maximise natural light and give a sense of open living. With the doors stacked back completely, the combined space of the living room/kitchen with the alfresco area of the deck and back lawn makes a fantastic area for entertaining. This was demonstrated recently, with a stress-free child’s birthday party held in the space, with 30 small guests and a huge bouncy castle.

The result has been a total success. Evie (four) and two-year-old Sara can play happily outside in the sandpit on the kwila deck or on the swing in the old plum tree in the centre of the lawn, while Kylie works inside.

“For me, it means peace of mind. I can prepare dinner and watch the girls at the same time. It really works well.”

“The function of this new area is outstanding for a family with small children,” says Tony. “It’s so well used, it almost makes the rest of the house redundant.”

Look after your wooden deck - stain with Resene Kwila Timber Stain or Resene Furniture and Decking Oil to enhance its natural good looks.

- Resene Alo Alo
- Resene Fahrenheit
- Resene High Country
- Resene Red Red Red



It also answers the previously problematic issue posed by the home's east/west orientation.

"Instead of a small house with small windows getting very little sun, the extension has opened it up completely to the west-facing garden. And the deck was made larger than normal in order to capture more of the sun from the north in the middle part of the day," Tony explains.

He believes the new living room/kitchen melds well with the old part of the house, while the entire extension, with the deck as a transition through to the soft landscaping at the back of the garden, works seamlessly.

The deck design, along with other hard landscaping for the back garden was carried out by landscaping company Boffa Miskell. The deck is about 12m long and 4.2m

deep, and is unusual in that it ascends to the grass. It also has planter boxes made from macrocarpa along each side, with one used as a vegetable garden.

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In the interests of maximising the usable yard area, the garden was levelled. This meant that retaining walls were required around two edges, which are now hidden by hedging. Kylie and Andrew had to cart in loads of top-soil to flatten the area and prepare it for ready lawn. The lovely

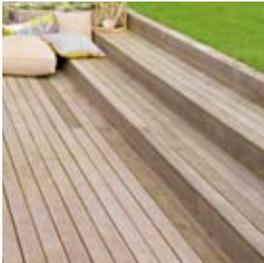
old plum tree is a natural focal point and often used to shade outdoor activities and family parties. The shell path at the rear of the garden also doubles as a petanque court.

The pair are still in the planning stages planting-wise, but it's likely they'll use predominantly natives. Two black ferns at the back of the section are particularly special to the family – they were gifts to mark the births of each of their daughters. And rather than having wooden fencing on all three sides, they wanted to soften the edges. They planted Griselinia hedging down one boundary and along the rear fence, so the lawn resembles a large enclosed courtyard.

The paints for the exterior of the house were chosen to complement the new outdoor room. The couple chose Resene Napa with Resene Blanc on the windowsills. Other accents include Resene Tea, Resene Joanna and Resene Periglacial Blue. The result is a transitional villa that retains many of its old-world charms, but for Kylie and Andrew it is perfect for 21st century living. **H**



alternative ideas for this garden on pages 90-93



Decking: Kwila

Resene Tea



Beaded child's toy: Cranfields
Ceramic bowl, wooden bowl and cutlery: Stylist's own

Resene Periglacial Blue

Hurricane lantern, bird bath: Maytime Marketing

Resene Joanna



Table runner, wine glasses, napkins, bowls: Nest
Cushions, vase: Madder & Rouge

Resene Napa

Get the exterior look with Resene Sonyx 101 tinted to Resene Napa complemented by Resene Lustacryl tinted to Resene Blanc on windowsills.

Resene Parachute



Resene Red Red Red

on the following pages, find two alternative style suggestions



^ Create a tropical feel, complete with pool.



Astelia chathamica



Coloured concrete pots

Pots N Planters
09 378 8949



Cycad revolta

Plants from Kings Plant Barn
0800 PLANTS
www.kings.co.nz



Griselinia lucida



Phormium tenax purpureum



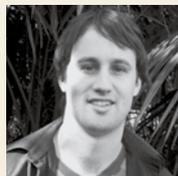
Ophiopogon japonicus

Resene Geneva 

Resene Extrovert

Resene Woodstock

Resene Wot Eva



Landscape designer

Campbell Strachan

from Leader Contracting has devised
this alternative design:

The existing strong lines of the garden have been translated into a new scheme divided into three diverse, but connected areas. The planting selection includes purple Phormium tenax purpureum flax by the pool, bungalow palms (Archontophoenix cunninghamiana), potted cycads in the pool area, and Silver Spear (Astelia chathamica) on the pool/lawn fence. This combination creates a wet, warm feel, reminiscent of the tropics. The pool and spa are located to receive maximum year-round sun, while not affecting the use of the deck, barbecue area and lawn.

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^ With the addition of the fireplace, the garden becomes an outdoor room.

Resene
Double Spanish white 



Haddonstone from Jagas' Platinum Series paving

Jagas Paving
0800 4 JAGAS
www.jagas.co.nz



Phoenix roebelinii

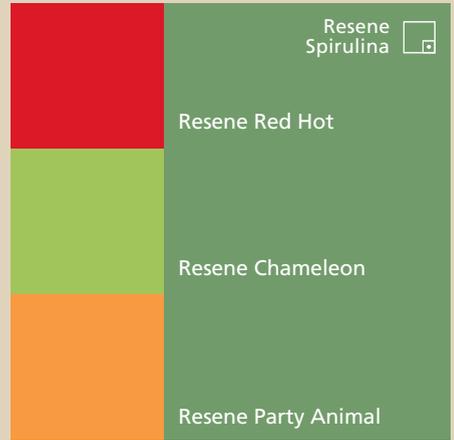


Magnolia



Plants from Kings Plant Barn
0800 PLANTS
www.kings.co.nz

Hemerocallis 'Apple Annie'



Resene Spirulina

Resene Red Hot

Resene Chameleon

Resene Party Animal



Fireplace

Living Flame
www.livingflame.co.nz

Buxus sempervirens



Diana Feenstra
from Living Space has developed this
alternative landscaping scheme:

The beautiful fruit tree in the centre of the garden becomes a focal point, with the addition of three sandstone balls at its base. Uplighting the tree will also make it a feature at night. The round theme is carried through to three buxus balls in a planter.

The existing magnolias have been clipped and more have been added around the outdoor fireplace, in front of which is a floating paved area. Relocating and freshening up the entertainment area gives the garden a more modern feel, which is accented by architectural subtropical planting, including striking red Daylilies and textured Phoenix roebelinii. Background planting behind the tree adds a variety of textures, shapes and colours.

Feenstra

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