



Anchored in place

“Solid masonry homes will always engender a strong sense of security and permanence. But they also provide plenty of design flexibility, which makes them well suited to modern lifestyles.”

Mark Wilson, director, Masonry Design Solutions



Safe harbour

With its formal symmetry and solid masonry construction, this new home is a landmark on the Pauanui Waterways – and a sanctuary for the family

Classical architecture never dates – but it is often refined to better reflect modern lifestyles. This new waterfront home is a good example. Designed by Masonry Design Solutions (MDS), and built by Keith Hayward, it has an imposing traditional symmetry that belies a contemporary interior.

Designer Mark Wilson says the owners wanted a conservative facade that wouldn't date.

"A traditional exterior fulfilled that brief," he says. "But there are unexpected twists – the cedar shutters and fascias, for example, have been stained and grey washed to provide a more

nautical look in keeping with the location."

To further maximise the waterfront setting, the ground floor living areas open out to a large patio, and a pathway down to a private jetty. The pathway and the pontoon are aligned with the central axis of the house, reinforcing the classical symmetry.

"Creating an easy flow between the indoors and out was essential," says Wilson. "For a holiday home such as this, the outdoor living areas are just as important as the interior."

To this end, the house also features a north- and west-facing alfresco dining courtyard with an outdoor gas fireplace.

Preceding pages: On vacation – this new waterfront home designed by Masonry Design Solutions elevates the concept of a holiday home to a whole new level.

These pages: The house is aligned with its own jetty, and is designed to provide an easy indoor-outdoor flow.

Photography by Incredible Images



Above: The formal entrance is designed to create a sense of arrival, with a modern sculpture in a niche illuminated by a deeply recessed window. The tiled floors throughout the ground floor living areas incorporate subtle mosaic borders.

As with all MDS projects, the house is built from solid concrete blocks, which have built-in insulation for thermal efficiency. The exterior has a smooth-sponged plaster finish and is painted in Resene AquaShield in Resene Truffle.

Inside, the 428m² house has a distinctly contemporary feel, with spacious, open-plan living areas, and furnishings that reflect the surrounding environment.

"We opted for soft grey tones that relate to what is happening on the outside – the colour of the water is brought inside," says Wilson.

Ground-floor rooms include a large kitchen

with an island that can seat eight, a family room, a formal dining area, and a formal lounge or home theatre room. This can be separated from the casual living areas by bifolding doors. These glass doors are a similar design to the panelled timber doors that feature throughout the house.

The second floor accommodates five bedrooms, including a master suite, with balconies overlooking the waterways.

For more details, contact Masonry Design Solutions, PO Box 300-252, Albany, phone (09) 448 1101, mobile 021 597 347. Or visit the website: www.themasonrygroup.co.nz.



Above: A large gas fire is a focal point of the formal living area. This room opens to a private courtyard, which also features an open gas fire.

Far left: The courtyard provides a private alfresco dining area.

Left: The classical symmetry of the house is evident in the details.



Above: Living room walls are painted with Resene SpaceCote Low Sheen in Resene Truffle. To help you choose the right paint colour for your own project, Resene has developed Resene EzyPaint virtual painting software. This program lets you preview a colour scheme on your computer, and is free to download from the Resene website. Or you can purchase or borrow a copy on CD from your local Resene ColorShop.

To complement the home's waterfront setting, the designer specified a light neutral paint shade with a hint of watery grey. Resene Truffle features on both interior and exterior walls. The only other wall colour in the house is Resene Judge Grey, which forms a dark grey-green backdrop to the kitchen cabinetry.

All the interior broadwall areas are painted in Resene SpaceCote Low Sheen, a waterborne acrylic that has the advantage of being a fast-drying, low-odour, Environmental Choice paint. Surfaces are easy to clean, making it ideal for family areas.

Resene AquaShield, which features on the

exterior, is a water-repellent coating designed for use on most porous building materials. The paint dries to a flat finish, with the colour lightening over time, resulting in a natural weathered appearance.

Resene marketing manager Karen Warman says the paint combines the water-repellent properties of silicones with an outer microstructure that considerably reduces the contact area for water and dirt. This means dirt particles adhere only loosely and are more easily carried away by raindrops.

For details, visit a Resene ColorShop or phone 0800 Resene (737 363). Email: advice@resene.co.nz, website: www.resene.co.nz.

With any high-end project, it's the quality of finish that sets a house apart. The Pauanui Waterways home is no exception. To provide a smooth, professional finish to the interior wallboards, Masonry Design Solutions specified two different Gib Living Solutions products.

Interior walls are lined with Gib Ultraline™. This 9.5mm-thick, fibreglass-reinforced lining system has a gypsum core, and has been specifically designed and tested to deliver a high-quality finish. It also meets mandatory code requirements in respect to bracing and fire resistance.

Mark Wilson of Masonry Design Solutions

says the walls are square stocked which means they have no scotias or cornices.

"Providing Gib Ultraline with a Level 5 finish provides the smooth, flush look we were after," he says. "Additional acoustic insulation was not needed due to the concrete block walls."

Bathroom walls are lined with Gib Aqualine®. This lining has a water-resistant core that helps prevent moisture penetration, and protects linings and framing from steam and moisture damage.

For more information, contact the Gib helpline, phone tollfree 0800 100 442. Email: info@gib.co.nz, website: www.gib.co.nz.

Top: To provide a smooth, professional finish to the interior, Gib Ultraline™ wall linings were specified for living areas and bedrooms. This is a thicker-than-standard lining, reinforced with fibreglass for added rigidity, durability and fire resistance.

Above: Gib Aqualine™ features in the bathrooms.



Above: A mix of fabrics and furniture from Bos Design provide textural interest to the living areas. The formal lounge features the Maldive chaise in xxxxxxxx and Maldive chairs in Tasman leather. The stacking tables are Cubico from Bos, while the coffee table is from the Domain range. Further texture is provided by the metallic-look drapes in Sekers Lenza fabric in Graphite.

Furnishing a new home can be a challenge – fabrics and furniture need to enhance the architecture, not detract from it. To ensure the interior of this home complemented both its design and its setting, the owners commissioned the services of designer Sue Arts of Smart Spatial.

Arts specialises in sourcing furnishings and accessories that not only uplift an interior, but also provide a point of difference.

“The inspiration for this interior came from the surroundings,” she says. “The owners wanted a practical, yet very restful interior. We also wanted to bring in some marine elements to give the

home a slightly nautical, Pacific Rim feel.”

Arts says that as well as the colour and texture of the furnishings, paintings, sculpture and accessories were chosen to enhance these themes.

The square-edged architectural lines of the house are also repeated in the furniture choice. A variety of items from Bos Design were specified, including a dark taupe Maldive chaise in a Mokum linen mix for the formal lounge.

“The Maldive chaise is a particularly good design for a family, as it provides an intimate setting for several people,” says Arts.

The chaise is complemented by Maldive chairs

in a beige Tasman leather, and Victorian ash Cubico stacking tables, which can be tucked out of the way when not in use. A Domain coffee table, also in Victorian ash provides another dark accent that helps to anchor the room visually.

Other furniture from Bos Design includes Highway two-seater sofas in the family room, and Domain bedside tables and drawers in Victorian ash. The Domain range continues the sleek contemporary styling that characterises the rest of the interior.

In addition to the Bos Design furniture, several items were custom designed and manufactured to

the designer’s specifications. These include bed heads and the custom valances and bedspreads featuring a pre-quilted, reversible Mokum fabric in doeskin suede.

All the furniture and furnishings are available from Bos Design showrooms.

For further information or details of your nearest store, contact Bos Design, 65 Walls Rd, Penrose, Auckland, freephone 0800 825 522. Website: www.bosdesign.co.nz.

Or contact Sue Arts at Smart Spatial, PO Box 99-745, Newmarket, Auckland, phone/fax (09) 630 3860. Email: smartspatial@ihug.co.nz

Top: Sue Arts of Smart Spatial designed the interior of both living areas and bedrooms. The master bedroom incorporates a custom-designed bed head, made from Victorian ash.

Above: Bedspreads throughout the house were also custom designed by Sue Arts. They feature a reversible Mokum fabric in doeskin suede and xxxxx.



Above: The contemporary kitchen, designed by Sarah Quinlan and manufactured by Fyfe Kitchens, continues the neutral grey-beige tones of the rest of the house. The kitchen incorporates three ovens, including a combination microwave oven. These are enclosed in a stainless steel enclosure, which also accommodates a stainless steel cabinet with matching handle.

The home's close proximity to the estuary and beach is reflected in the choice of materials for the kitchen. Designer Sarah Quinlan, working for manufacturer Fyfe Kitchens, says the colours were taken from the natural environment.

"The Silver Shot granite benchtop, for example, echoes the patterns and swirls of the estuary, while the cabinetry and wall colours provide a hint of the sand dunes."

Quinlan says both the materials and the colours help create a relaxed, contemporary kitchen, in keeping with the upmarket holiday location.

"The setting also determined the quality of the

fixtures, fittings and appliances," she says.

The cabinetry, which is finished in Resene Pause, features flush drawers and doors for a streamlined look. Negative detailing where the benchtop meets the cabinetry, and recessed drawer pulls further enhance the contemporary flavour.

"Along with the open shelving and metallic-tiled backsplash, these details help reinforce the kitchen's strong horizontal lines," says Quinlan.

As the kitchen needed to be equipped to cater to the extended family, including young children, the drawers and doors feature Hettich card locks, which can be disabled when not required.

Appliances were chosen with entertaining in mind. The kitchen features three Bosch ovens, including a combination microwave oven. To complete a square of wall ovens, Fyfe added a brushed stainless steel cupboard with a matching handle.

Quinlan says the kitchen was designed to provide enough space for several people to work together. As well as a long island, the kitchen features a large walk-in pantry, and a separate area for preparing drinks and coffee.

For details, contact Fyfe Kitchens, 225 Great South Rd, Greenlane, phone (09) 520 4752, fax (09) 520 4751. Website: www.fyfekitchens.co.nz.



Left: Benchtops are Silver Shot granite from the Stone Warehouse. The granite was chosen for its patterns and colour, which resemble the swirling waters of an estuary.