



Summer calling

A great seaside location, inviting outdoor areas and a high-end build ensure this new home ticks all the boxes for family living

Above: Living in this new house in Beachlands is like being on permanent holiday – the house opens up to the sun and the sea views. The home was built by Bravo Ltd Builders, a company with an established track record in new home construction.

It promises to be a great summer for the owners of this new house at Beachlands. Their home opens up to expansive sea views, inviting outdoor living areas and a pool.

The high-end, four-bedroom family home was built by Bravo Ltd Builders, an established company with a proud history of residential construction in Auckland's eastern suburbs.

Director Andy Parker says the home is all about lifestyle – the large, open-plan family living space can be separated from the formal lounge by a glass cavity slider. Both areas open up to decks with overhead aluminium louvres

providing shade. On the upper level the master suite is also designed to maximise the view.

Not surprisingly, low maintenance was a key consideration when it came to choosing materials for the exterior. Products also needed to be able to withstand the coastal conditions and the potentially corrosive effect of salt-laden air.

As a result, the owners chose a mix of Hyde schist stone from the South Island and Palliside weatherboards in a Traditional profile for the exterior. Palliside never needs painting and is designed to withstand New Zealand's demanding coastal conditions.

Because the house has a carport, rather than a garage, there was a need for sheltered outdoor storage. Bravo built secret doors into the Palliside cladding at the front of the house. A flush finish ensures they are near-invisible.

PVC gutters and downpipes were also specified for the project, to minimise maintenance.

Yusuf Yaseen of Dynex Extrusions, the manufacturer of Palliside, says the home is notable for the especially high standard of finish.

"Bravo's painstaking attention to detail has ensured this project raises the benchmark for a family home in every possible way."



Above: Hyde schist stone from the South Island is teamed with Palliside weatherboards in White, in a Traditional profile. This provides shadowlines that help to define the crisp lines of the architecture.

Left: Palliside weatherboards are more than a match for New Zealand's variable coastal conditions.



Top: Designer colours set off the interior. Resene Ash, a mid grey with a touch of green, features in the living areas and provides an ideal backdrop for the family's artworks.

Above: In the master suite, a dramatic accent wall in Resene Raging Bull is complemented by Resene Quarter Marsala, a soft brown with grey undertones.

When it came to choosing the interior colour palette, the owners say they took several factors into consideration. It needed to work with their art collection and, with three sons, they wanted a durable paint surface.

With these things in mind, Resene Ash – a smoky grey with a hint of green – was chosen for most walls in the family areas. In the formal living room it is paired with an accent wall in Resene Spanish Green, which Resene describes as a marinade of mellow green hues. Here, it forms a backdrop for the entertainment unit.

The master suite teams Resene Quarter

Marsala, which is a sensual soft brown with mysterious grey undertones, with Resene Raging Bull, a strong, energetic red. This picks up the tones in some of the artworks.

Resene SpaceCote Low Sheen is the paint recommended for broadwalls. This low-odour, Environmental Choice-approved waterborne enamel provides a tough durable finish that can be wiped clean.

Resene Lustacryl semi-gloss waterborne enamel features on trim and joinery, with Resene Ceiling Paint on the ceilings. Both these paints are also Environmental Choice approved.



The family was looking for an outdoor wood fire for their sheltered area on the deck by the pool. They wanted something that could be used for entertaining with a cooking option as well as warmth on cooler nights and approached Fires by Design for a solution.

The advanced Warrington Nouveau wood-fired barbecue was an ideal choice for their area, says Fire by Design's Deborah Grey.

"This model is fitted with a hot plate and grill, and features a stainless steel weather shield to protect the firebox when not in use."

Fires by Design visited the site to meet with

the builder as the specific space for the fire was tight. The company came up with a solution that suited all parties and the finished product is now a stand-out feature of the outdoor area.

The Fires by Design showroom is open 9-5, Monday to Friday, and on Saturday mornings.

"We have a number of working fires on display and can work with your architect, builder or designer to ensure your fire complies with local council requirements," says Grey. "Fires by Design employs a number of architectural graduates with extensive knowledge of the building process who can assist with your project."

Builder: Bravo Ltd Builders, PO Box 51742, Pakuranga, Auckland
phone (09) 534 9502
mobile 0274 751 191
bravo1@xtra.co.nz

Pallside cladding: Dynex Extrusions
PO Box 19133, Avondale, Auckland 1746
phone (09) 820 2800
www.pallside.co.nz

Warrington outdoor wood fire: Fires By Design, showroom, 47 Sir William Ave, East Tamaki, Auckland 2013
phone (09) 273 9227
www.firesbydesign.co.nz

Paints and varnishes: Resene, freephone 0800 RESENE (737 363)
www.resene.co.nz

Photography by Jamie Cobel



This page: The experienced team at Fires by Design takes a hands-on approach to all its projects. The fit-out of this outdoor space with a Warrington Nouveau wood-fired barbecue is a case in point. A likely focus for outdoor activity, the fire combines a welcoming, enduring aesthetic with facility for cooking and year-round warmth.