



Hand-crafted

The owners of this rural property chose quality materials and experienced tradespeople to create their award-winning new home

Above: This new home at Ararimu, near Auckland, won gold in its category in the Auckland regional section of the Master Builder Home of the Year awards. It was designed by architect Jann Hurley.

Building a home on a windy, 10-acre block requires a certain amount of planning. To take advantage of the views across the valley, the ideal scenario is to have the main living spaces and bedrooms oriented towards the view with access to a large outdoor living area. But how do you provide adequate shelter from the elements? And what sort of structure will suit a rural section that is partly covered in bush?

Architect Jann Hurley designed this new home to suit a fairly simple brief. The owners wanted a modern, spacious home with lots of glass to capture the 180° views, as well as a variety of outdoor

areas that are sheltered from the wind.

Hurley devised the building, which has a simple form reminiscent of a barn or shed, to have all its living spaces and bedrooms facing west towards the view and all the service rooms along the eastern side. A long driveway through the bush brings you to the house – on high ground looking out over the farmland in the valley below.

The home has deep verandas with the barbecue tucked into a corner beside the living area, to provide full weather protection.

The brief included a separate lounge which was to be a peaceful retreat. It has couches, an extensive



library and fireplace – but no television.

Because the owners wanted to use lots of jarrah timber throughout the house, the architect looked for a builder with good wood-working skills.

Jann Hurley commissioned Garland Builders, a company that does not mass-produce homes, but puts a great deal of personal service and attention to detail into each project. The company prides itself on old-fashioned craftsmanship, director Murray Garland says.

“We deliberately limit the number of homes we create so we can give uncompromised personal service on each project and create a home of excep-

tional quality. Our team have a genuine passion for building awesome homes, and we have fun doing it,” he says.

The jarrah timber mouldings were all crafted and fitted with hand tools – a time-consuming process which meant the hand planes had to be sharpened four or five times a day to get the seamless connections required between the pieces of timber.

While Garland says the construction process was relatively hassle-free, the site came with one or two problems of its own. There was an existing home on the site, and the land had quite a slope to

Above: Garland Builders specialises in old-fashioned craftsmanship. The jarrah mouldings in this award-winning home were laboriously crafted and fitted using hand tools.



Above: The living area opens out to an expansive deck. The house protects certain corners of the deck from the strong winds, meaning there is a place to sit outdoors, whatever the weather.

it. This meant that the position of the home could not be determined until some major demolition and excavation work had taken place.

Garland Builders' efforts were rewarded when this home won gold in its category for the Auckland region at the Home of the Year awards. Another home built by Garland Builders won silver in its category.

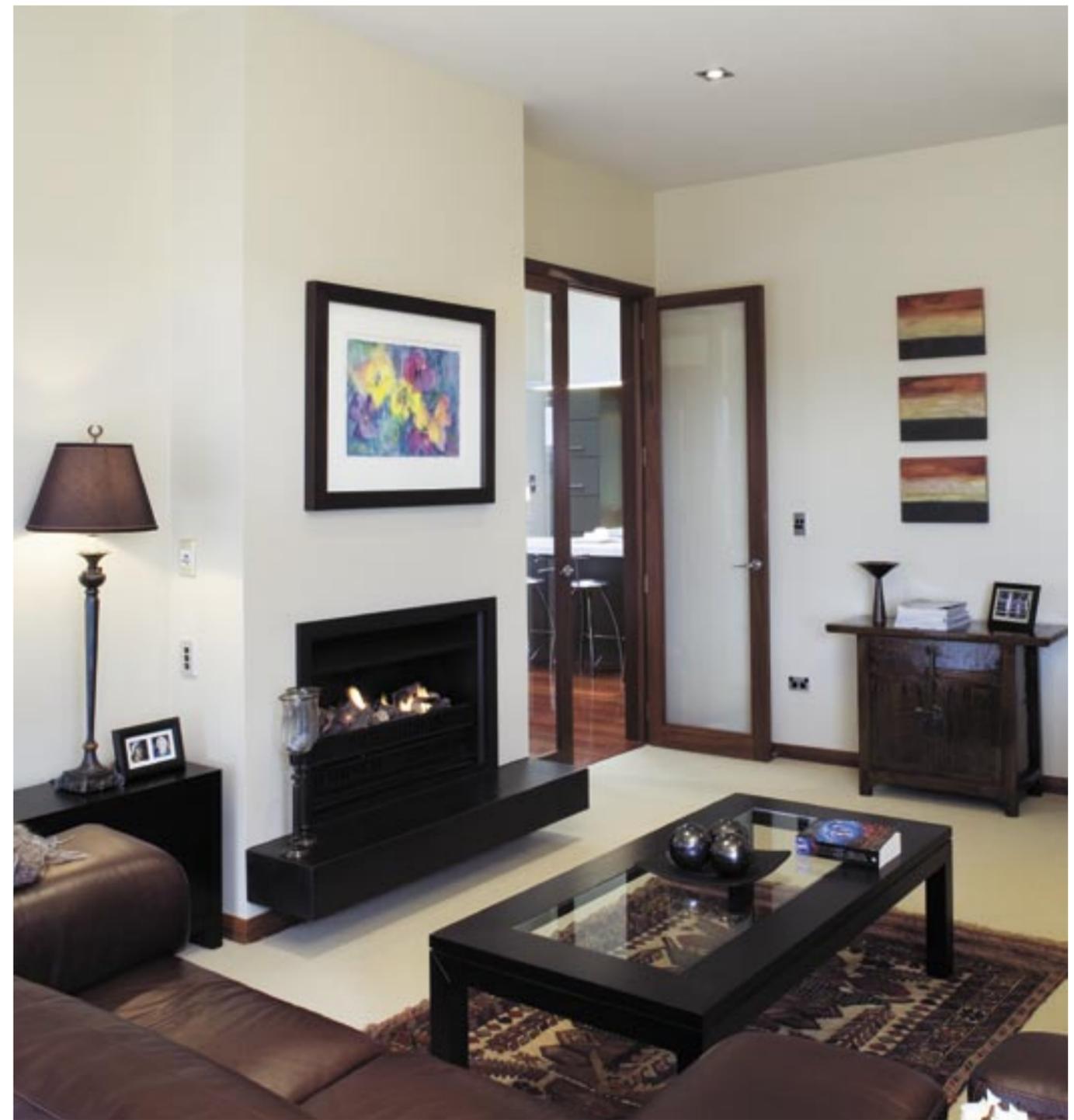
While the owners of the Ararimu property chose to use their own architect, Garland Builders does provide a complete home creation service. Everything from the initial scheme plan through to the working drawings, kitchen design, colour

consultancy and landscape design can be taken care of, as well as the construction.

"Our customers find us honest, truthful and up-front. We build every home as if it was our own," says Murray Garland. And, as a registered Master Builder, all of Garland Builders' work has a seven-year guarantee.

For further details contact: Jann Hurley Architect Ltd, PO Box 160, Pukekohe, Auckland, phone (09) 238 9459, fax (09) 238 2363.

Garland Builders, 27/2 Bishop Dunn Place, Botany South, Auckland, phone (09) 271 5062. Email: murray@garlandbuilders.co.nz, or visit the website www.garlandbuilders.co.nz.



Above: The interior paint colour is a subtle shade called Tea. All the painting, inside and out, was carried out by Colin Campbell Painting Contractors.

The high-quality products and finishes specified for this home had to be matched by paintwork of an equally high standard, both inside and out. The interior scheme called for a subtle, tea-coloured paint on the walls, with a quarter-tone of the same shade on the ceilings.

All the painting was carried out by Colin Campbell Painting Contractors, who have worked with Garland Builders for thirteen years, and has 30 years' experience in the industry.

The doors were removed and polyurethaned in Colin Campbell's professional sprayshop to get a high-quality finish, then rehung.

The weatherboards were painted black with Resene Waterborne Woodsman. These dark walls are offset by warm cedar shutters, which were stained with a Sikkens timber stain. Each blade had to be removed and stained by hand.

The company says it tends to work on projects for up-market, executive houses.

As a registered Master Painter, the company gives all customers a five-year guarantee on workmanship.

For details, contact Colin Campbell Painting Contractors, PO Box 72-921, Papakura, phone (09) 298 8231, fax (09) 298 7792. Email: colam@pl.net.