

Located in a beachside subdivision in the far north, the 600-square-metre site is almost flat, with the beach a stone's-throw away. The 'suburban' nature of this site dictated the provision of as much privacy as possible, without compromising the available views and sunlight. The plan opens up to the north and west, capturing and maximising the best of both of these.

The house consists of four main elements – a bedroom block, a living pavilion, a garage and the linking corridor.

The bedroom block contains a bunkroom, a rumpus room/fourth bedroom and the bathroom in the basement. The bathroom's concrete floor and block walls reference camping ablution blocks. Two main bedrooms, both with ensuite bathrooms, occupy the middle floor and on the top floor is a games room that doubles as a second living room.

The living pavilion sits apart to the north of the bedroom block and references a campsite in homage to the campground that occupied this area for many years. Two sides of the pavilion completely open up to provide the sense of casual living associated with the traditional Kiwi family camping holiday, while windows to the other sides further bring the outside in.

The garage is a bunker half-buried in the site, contrasting with the light and airiness of the living space. Sunk into the ground the same distance the living pavilion is raised up, the garage and basement of the bedroom block are linked to the rest of the house by the polycarbonate-clad corridor. This was

conceived as a breezeway and works more as an exterior space, connecting the various elements of the house.

Landscaping has been kept to a minimum and is integrated into the house plan with gabion walls providing separation from neighbouring sites and acting as retaining walls for the raised and sunken gardens and the lawn ramp that rolls from the western side of the living pavilion.

The material palette reflects the tight budget of the project and also helps convey the camping reference. Bondor panels are used for the sloped roofs and in turn provide the ceilings. Clear-sealed concrete block and eterpan, corrugated polycarbonate sheet and plywood cladding, meranti and hoop pine ply cabinetry, and polished concrete floors provide a rustic natural palette. In practical terms these materials are all hard wearing and ensure easy care, perfect for a family beach house.

- 1 Composition of living pavilion, bedroom block and garage
- 2 West elevation
- 3 Local stone gabion walls raise the house above natural ground level to enhance views

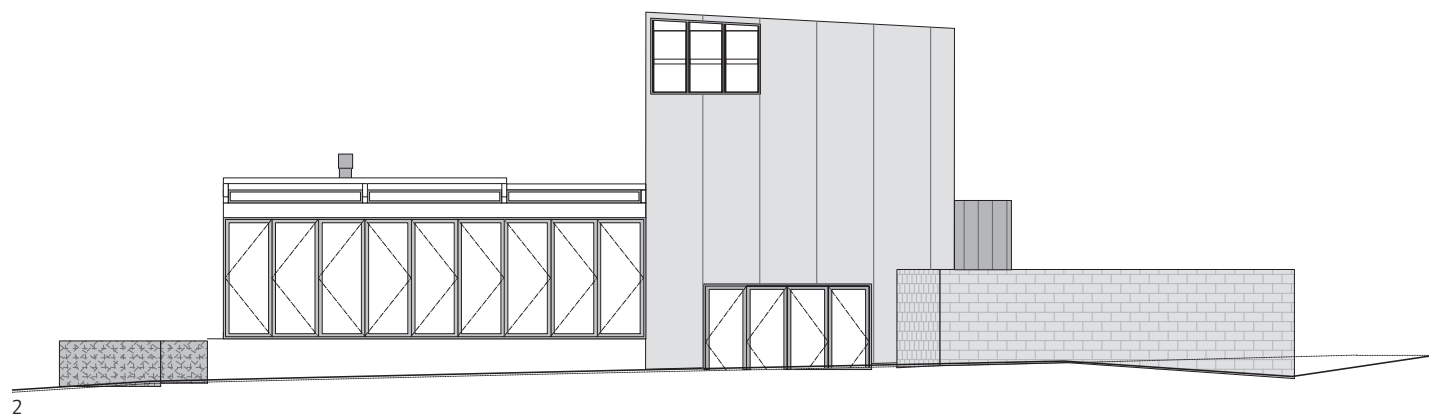


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Tim Dorrington Architects

# Coopers Beach House

Far North, New Zealand



- 4 View through to polycarbonate cladding, which provides soft natural light to the entrance hall
- 5 North and west sides of living pavilion open completely with bi-fold doors, referencing the casual nature of camping
- 6 Floor plan
- 7 Bathroom block walls and concrete floor reference camping ablution blocks

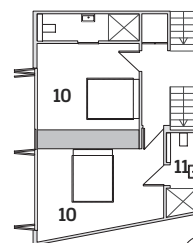
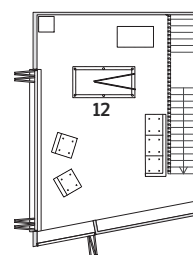
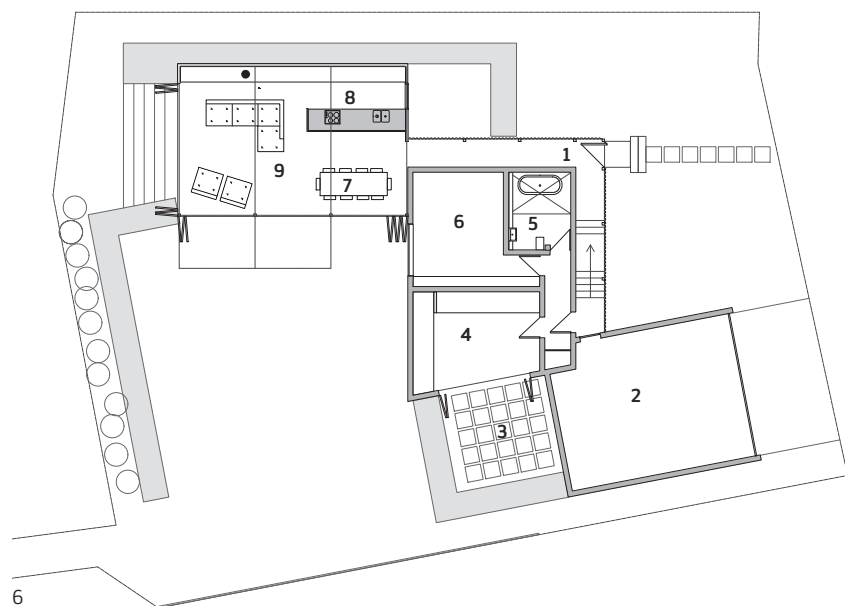
**Photography: Emma-Jane Hetherington**



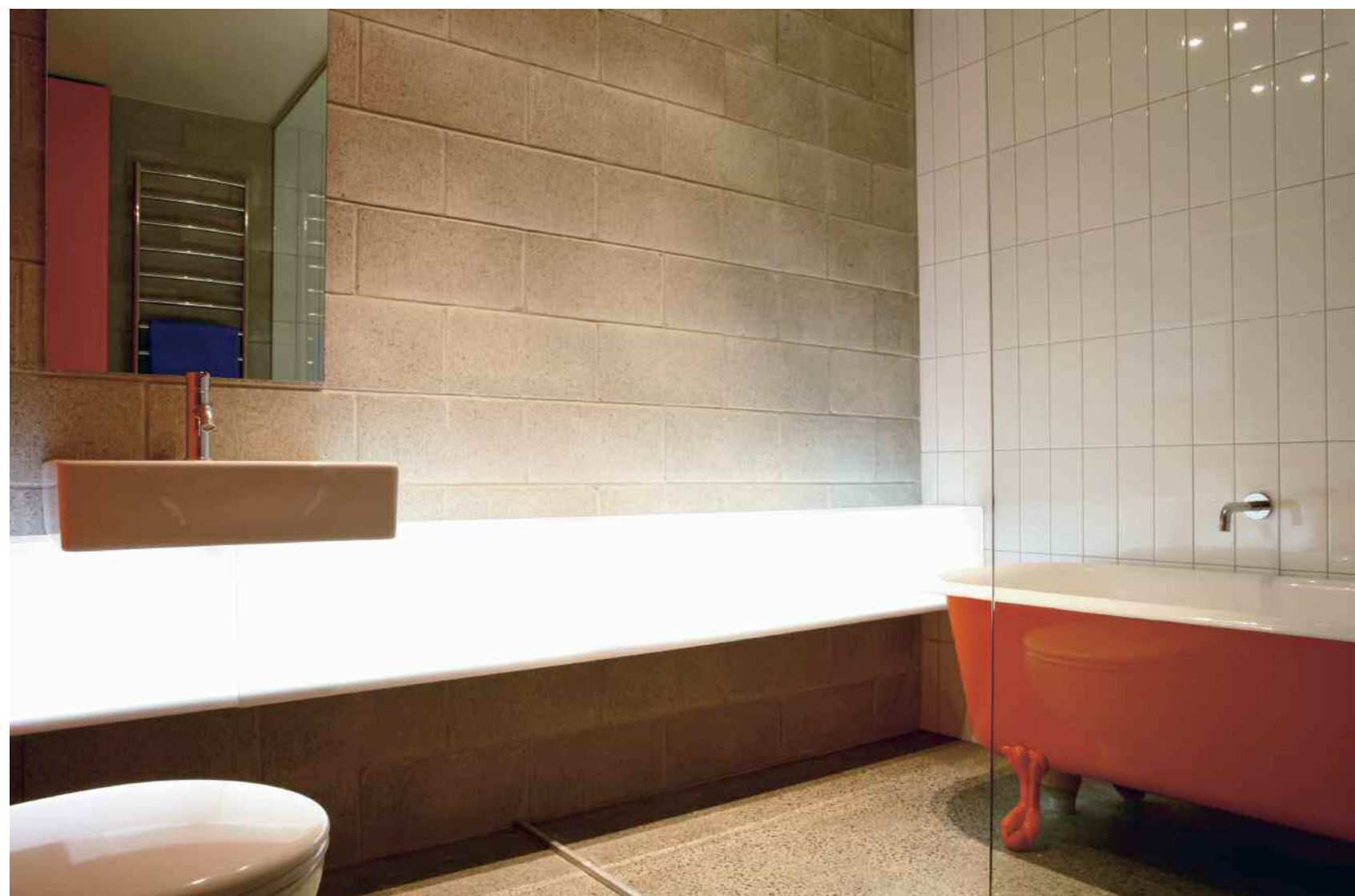
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- 1 Entry
- 2 Garage
- 3 Courtyard
- 4 Bunk room
- 5 Bathroom
- 6 Rumpus room
- 7 Dining
- 8 Kitchen
- 9 Living
- 10 Bedroom
- 11 Ensuite
- 12 Lounge/games room



Having lived in a heritage family villa for many years these clients now required something contemporary to complement their new life situation. With plans to spend a considerable amount of time at their beach property, an inner city dwelling with 'lock up and go' potential was sought.

An empty 1980s warehouse situated in the centre of town was found and the challenge lay in converting a long cavernous space with little natural light into a home. Coming from a villa in the suburbs, an adequate amount of outdoor living was essential as was the need for separate living spaces.

The warehouse (180 square metres plus courtyard and deck) is one of four and fronts onto a busy inner-city road. A re-presentation of the exterior in the form of a mesh box was implemented to give a sense of 'ownership' and to differentiate the apartment from the neighbouring commercial spaces. The mesh screen also provides privacy from the road and passersby, enclosing a substantial deck.

An internal courtyard located in the centre of the warehouse is overlooked by a bedroom wing raised a half level above the living space. With aluminium sliding doors opening onto the family room and main living, the internal spaces seamlessly open up to the exterior. The courtyard also provides a peaceful and private oasis in the midst of frenetic central Auckland.

The raised bedrooms are self-contained, providing views over the courtyard. The adjacent deck, accessed via a suspended stair from the courtyard, provides another private outdoor space with views of the city and out to the Waitakere Ranges.

The large L-shaped living area incorporates two nearly full-height built-in objects that divide and define the individual zones. As these are freestanding and not full height they appear to float in the space like pieces of furniture. The first houses the entertainment system, library, gas fire and display cabinets, with the second spine housing a wine cellar, laundry, powder room and the kitchen cabinetry.

The material and colour palettes were deliberately reduced to provide a gallery-like feel for displaying individual objects and art. Aspects of the original warehouse, including the tilt slab concrete walls and steel trusses were retained. The combination of colour, material and texture ensures warmth while remaining true to the clean lines of a reduced aesthetic.

- 1 View from front deck to living and beyond to interior courtyard

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# Williamson Avenue Apartment

Auckland, New Zealand



- 2 Interior courtyard to kitchen/dining
- 3 Panels in service spine open to reveal cooking bay
- 4 Aluminium sliders open up living spaces to internal courtyard
- 5 Floor plan
- 6 Looking from living room to front mesh-clad deck

Photography: Emma-Jane Hetherington



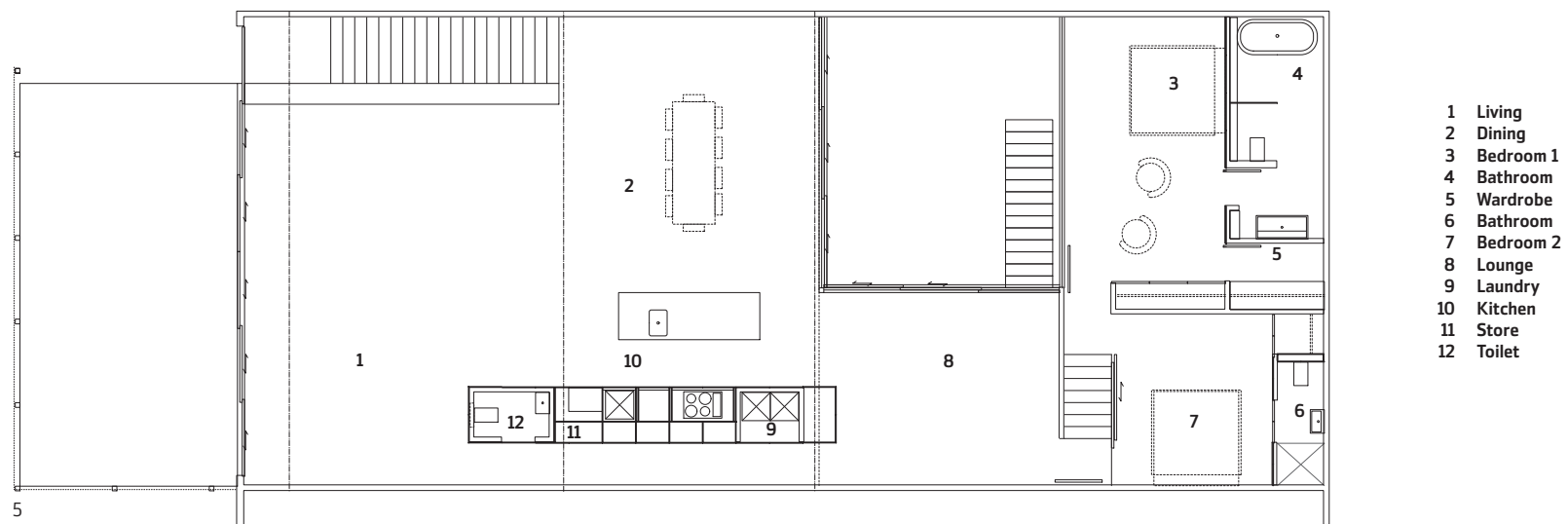
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The clients discovered this 2-hectare rural property situated 40 minutes from Auckland City and fell in love with the bush aspects and seclusion so close to the city.

The underlying concept of the design entailed an arrangement of gabled forms lightly sitting on the land, with a horizontal verandah linking these together and providing circulation. Basalt stonewalls that emerge from the ground were added as a third compositional element. These mass elements help anchor the rest of the structure in its site.

The 615-square-metre house comprises four gabled structures arranged loosely on the site; each contains distinct functions such as bedrooms, living rooms and garage. Linking these gabled forms is a flat-roofed verandah that at two points spills out to be supported by stonewalls, providing the space for a family room and guest bedroom wing.

The brief required flexibility for family living with a focus on entertaining. The majority of the ground floor is made up of entertaining spaces that flow together: bar to dining, entry to kitchen, kitchen to family room. These all open onto an outdoor entertainment area including a pool, BBQ and pizza oven. There is no obvious differentiation between these spaces, creating a casual and inviting feel to the public areas of the house.

A full commercial bar, albeit on a small scale, complements the entertainment facilities; the bar is modelled on the clients' concept of an ice cube. A further requirement of the brief was a wine cellar, which the architect designed as a cave located under the house. This is accessed internally via a glass elevator and externally through a recycled stormwater concrete pipe.

Again with entertaining a consideration the kitchen is designed in two parts; the slate block acts as the public hub of the kitchen where the cooking is carried out. Hidden behind oak panels is a full butler's kitchen for preparation work, storage and cleaning.

Fundamentally the house is a white-painted space with accents of natural materials such as the basalt walls, oak panels of various colours, stainless steel and natural white stone flooring. The entry glass corridors give a sense of space and openness, flooding the house with light and bringing in the green of the surroundings, which complements the pared-back colour palette.



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# Whites Road House

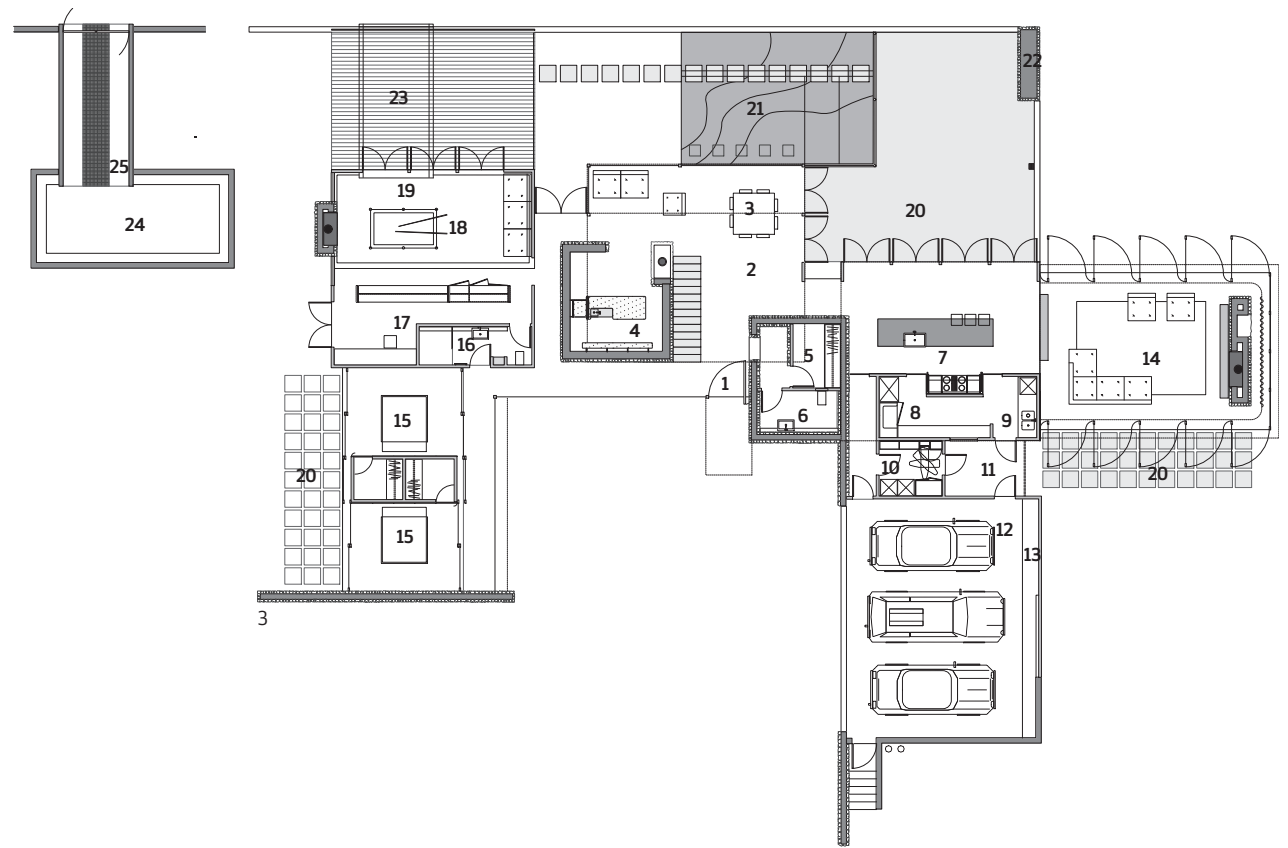
Whitford, New Zealand



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- 1 Entry and guest suite illuminated at night
- 2 Front façade of house with opening to wine cellar

- 1 Entry
- 2 Foyer
- 3 Dining
- 4 Bar
- 5 Cloakroom
- 6 Powder room
- 7 Kitchen
- 8 Pantry
- 9 Clean up area
- 10 Laundry
- 11 Service yard
- 12 Garage
- 13 Store
- 14 Lounge room
- 15 Bedroom
- 16 Bathroom
- 17 Study
- 18 Den
- 19 Wine cellar under
- 20 Terrace
- 21 Pool
- 22 Outside fire/pizza oven
- 23 Deck
- 24 Wine cellar
- 25 Tunnel



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- 3 Ground floor plan
  - 4 Cantilevered stairs lead to the private section of the house
  - 5 Family room spills down a level from the kitchen
  - 6 A butler's kitchen is accessed behind the oak panelling
  - 7 Detail of the powder room
  - 8 A guest bedroom opens to rural and bush setting
  - 9 Commercial bar designed to reference an ice cube
- Photography: Emma-Jane Hetherington**

**A** steep, west-facing site overlooking Waiheke Island's idyllic Palm Beach provided the architects with an interesting challenge: to utilise the site in an environmentally friendly way, maximising views and indoor/outdoor living, while creating a relaxed holiday home with a modern 'bach' feeling.

The island's location, a 35-minute ferry ride from Auckland City, makes it an ideal spot for short breaks as well as longer holidays. Preserving the natural environment of beach and native bush and providing space, light and privacy were essential criteria of the brief. A casual living environment, cosy and comfortable for two people, yet capable of hosting a number of family and friends, was another essential.

Primarily constructed from concrete block, bandsawn plywood, cedar shiplap cladding and Onduline roofing, all left to weather, the house incorporates as many of the existing trees and bush as possible into its layout. Coupled with complementary landscaping, the house nestles comfortably into its steep bush-clad site.

From the road above the house is barely visible, ensuring privacy and alleviating noise pollution. Approached via a raised timber walkway that floats above the natural landscaping, the entry 'journey' further removes the house from the road.

A detached sleeping pavilion housing two double guest bedrooms, with associated sunken courtyard and gardens, is the first structure seen on approach to the house. Beyond, the multipurpose concrete block tower indicates entry to the main house.

The tower accommodates the bathroom and service area in the basement, a study/retreat on the upper floor and a private roof deck on top. The solidity and multi levels of the tower ground the building firmly to its site, creating an axis point from which the main living pavilion and sleeping pavilion are anchored.

The building (141 square metres plus 63.5 square metres of deck area) is designed to operate as a single-bedroom dwelling for a couple including ensuite and dressing room, with the detached sleeping pavilion and study providing extra sleeping rooms when necessary.

The public face of the house is geared towards the beach, incorporating a large deck to maximise views and outdoor living. The decks and gardens have been designed as integral parts of the living areas, opening out and embracing the outdoors.

- 1 Wooden walkway leads visitors to the house
- 2 Concrete tower is the axis for the two pavilions



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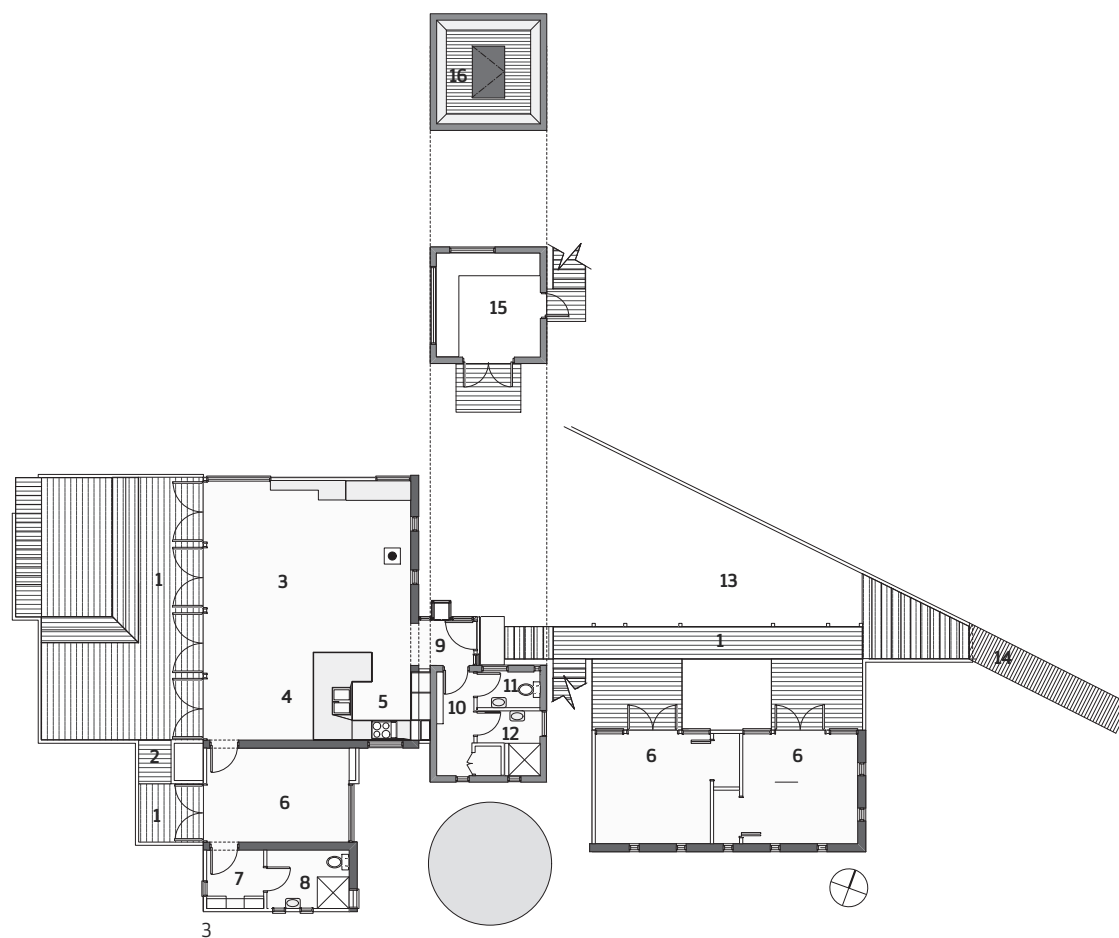
Tim Dorrington Architects

# Matapana Road

Waiheke Island, New Zealand



- 1 Deck
- 2 Bridge
- 3 Lounge
- 4 Dining
- 5 Kitchen
- 6 Bedroom
- 7 Dressing
- 8 Ensuite
- 9 Entry
- 10 Laundry
- 11 Toilet
- 12 Bathroom
- 13 Sunken garden
- 14 Timber walkway
- 15 Study
- 16 Lookout



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- 3 Floor plan
  - 4 Covered walkway connects sleeping pavilion with main house
  - 5 Landscaping is an integral part of the design
  - 6 Front deck
  - 7 Built-in plywood window seat and shelving unit
- Photography: Emma-Jane Hetherington**