

GREAT RENOS

THIS PAGE 1 Jute herringbone flooring from \$63/sqm from Artisan Flooring. 2 Equippe Metro bevelled gloss tile in Cream \$69.50/sqm from Heritage Tiles. 3 Legend paintbrushes \$30 and \$27.50 from Resene. 4 BioPlank Oak Lava wood-look porcelain tile \$139/sqm from Heritage Tiles. 5 Liverpool gloss tile in Aquamarine \$114.50/sqm from Heritage Tiles. 6 Spark Carbon tile \$99.50/sqm from Heritage Tiles. 7 Ceramic knobs, large \$15 and small \$10.50, both from Antiques from Europe. String stylist's own.



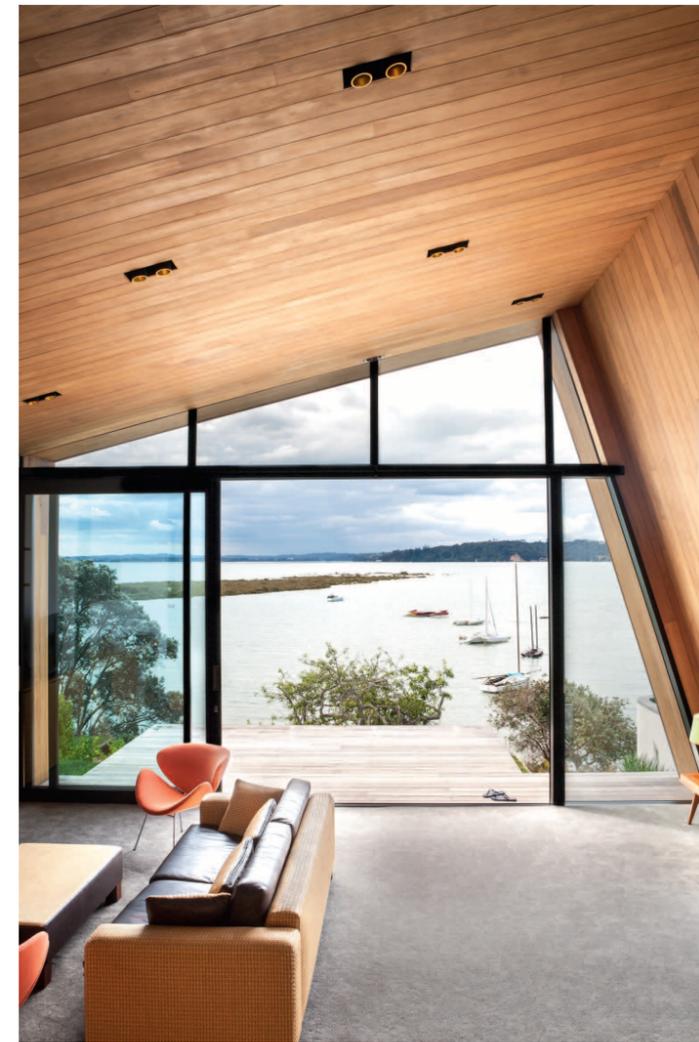
THE RENO GUIDE

Thinking about renovating? Well, so are we – read on for our tips on managing your makeover

WORDS CLAIRE McCALL / STYLING JUSTINE WILLIAMS
PHOTOGRAPHS BELINDA MERRIE



THIS PAGE 1 Élitis Lipari vinyl wallpaper from the Azzurro collection POA from Seneca. 2 Élitis Nacre vinyl wallpaper from the Parade collection POA from Seneca. 3 Osborne & Little Kayyam wallpaper from the Persian Garden collection POA from Seneca. 4 Élitis Ambre textured vinyl wallpaper from the Parfums collection POA from Seneca. 5 Ceramic knobs, large \$15, small \$10.50, both from Antiques from Europe. 6 Diamond tile \$59.50/sqm from Heritage Tiles. 7 Spark Jasmine tile \$99.50/sqm from Heritage Tiles. 8 Equipe Metro gloss tile in Cream \$69.50/sqm from Heritage Tiles. 9 Corten Steel tile \$119.50/sqm from Heritage Tiles.



ANYONE WHO HAS embarked on a renovation project knows the incontrovertible truth – no matter how meticulous the plan, the process always seems to take longer and cost more.

Many opt for upgrading an existing home rather than building because they think it will be easier on the pocket. Yet architect Sam Atcheson of DAA points out that renovating is not necessarily cheaper than designing from scratch. For example, some homeowners are slavishly committed to emulating character features. “Imagine how much more a panelled rimu door will cost than a standard one painted white.”

Sam insists that a good architect knows when and how to celebrate the contrast between old and new. For instance, in a renovation of an art deco house (pictured this page) on a site facing the water in the Auckland suburb of Westmere, DAA retained the mosaic-tile entry and stained-glass windows. But they opened up the warren-like rooms of the original part of the home to feel more spacious then added a living room and master suite that reframed the view.

Although most homeowners renovate in order to upgrade their living environment, looking forward to soaking in that new French tub or entertaining friends in a dream kitchen, it’s important to keep the broader picture in view, particularly in the planning stages. Before you dive in, ask yourself: what’s the BIG idea? Four important aspects to think about are: adding value, future-proofing, eco-friendliness and energy efficiency. >

THIS PAGE These views of the front (below right) and back (above) of an art deco-era house in Westmere, Auckland, show something of the extensive renovation led by Sam Atcheson of DAA (Dorrington Atcheson Architects), based in Newton. Sam incorporated modern elements into the facade of the old building, while retaining its essential character, but opened out the interior, prioritising light, space and beautiful views of the harbour from the new living space.



ADDING VALUE

Overcapitalisation – it’s a word that strikes fear into homeowners’ hearts, yet it’s hardly a problem if you plan to stay for the long haul. If you’re renovating to sell, that’s a different story. Then it’s important to find that optimum balance between money/time invested and an increase in your property’s “perceived” value.

- Paul McKenzie, national marketing manager for realestate.co.nz, says by far the greatest “value” factor prospective buyers look for is good insulation. In an annual survey, conducted in conjunction with Homestar, some 90 per cent of home buyers said that high levels of insulation and efficient heating and cooling justify a price premium for a home.
- According to realestate.co.nz, improvements also proven to add value include: adding a deck or patio, refitting the kitchen, updating the bathroom and giving the house more curb appeal.
- There’s value in more space too. This is when it pays to consult the professionals. You can of course design an addition or extension to add more space but architects are often able to find more space where you thought none existed!
- Using a professional with a trained eye for design can add value from a planning and aesthetic perspective. According to the New Zealand Institute of Architects (NZIA), the profession is often maligned as the most expensive – which is often not the case. Fees can be set up front, based on your requirements and the service level you require. Do you want a general outline or a detailed design? Who will manage the renovation? Fees vary depending on the type and complexity of the project. They can either be a percentage of the building cost, charged on an hourly basis or simply an agreed, fixed sum. >



THIS PAGE Carpet colour swatches from Artisan Flooring; CQ Gold Series scraper \$14.40 from Resene; other items stylist’s own.



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FUTURE-PROOFING

The phrase “smart home” is a marketing moniker for a residence that is more comfortable than the average in the here and now, and primed for the advances of tomorrow. That means adopting the latest technologies in a number of arenas.

According to Leap Australasia (leapltd.co.nz), a company that designs plumbing, heating and home-automation systems, if you're likely to stay put in the long term, you will see greater benefits from considering running costs over upfront costs. In other words, invest in future-proofing and, along the way, you'll reap the benefits. Some suggestions include:

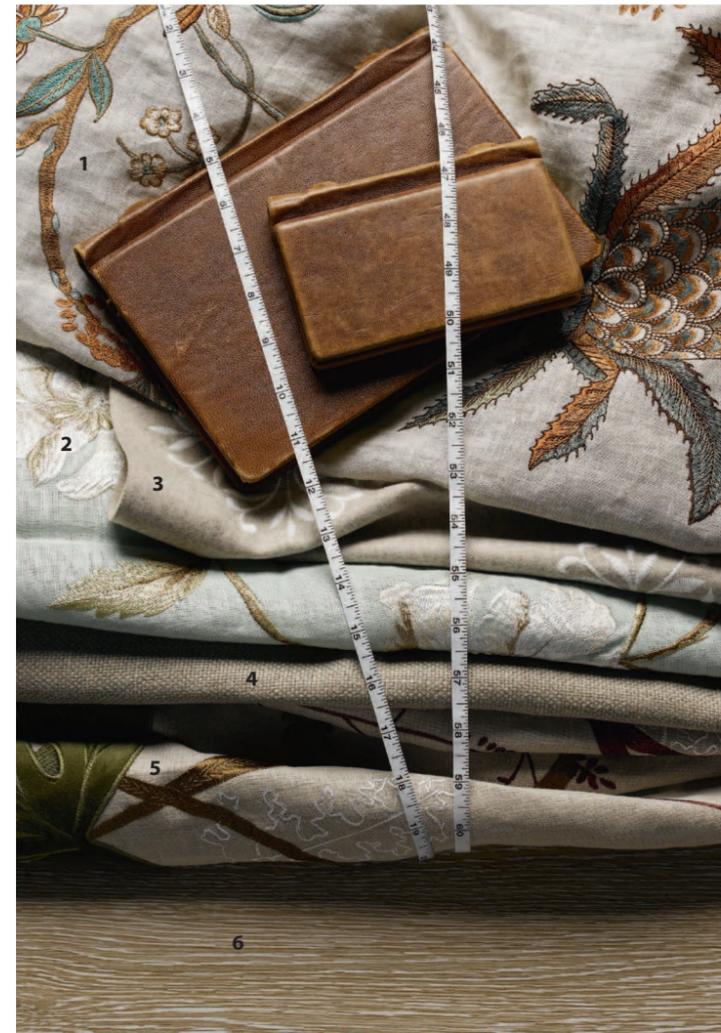
Instead of electricity or gas (a fossil fuel), consider heat-pump water heating, which is powered by the energy in the air, or solar water heating powered by the sun, to heat your water.

Ensure your systems work together as a “team” rather than as separate individual units – you may find these use more power and cost you more in the long run.

The team at Energywise (energywise.govt.nz) points out that LEDs (light-emitting diodes) are becoming more affordable and are the future stars of lighting. It is five times cheaper to light a room with an LED than a standard incandescent bulb (running a 60-watt incandescent bulb for four hours per day would cost \$22 a year – a LED equivalent would cost less than \$4).

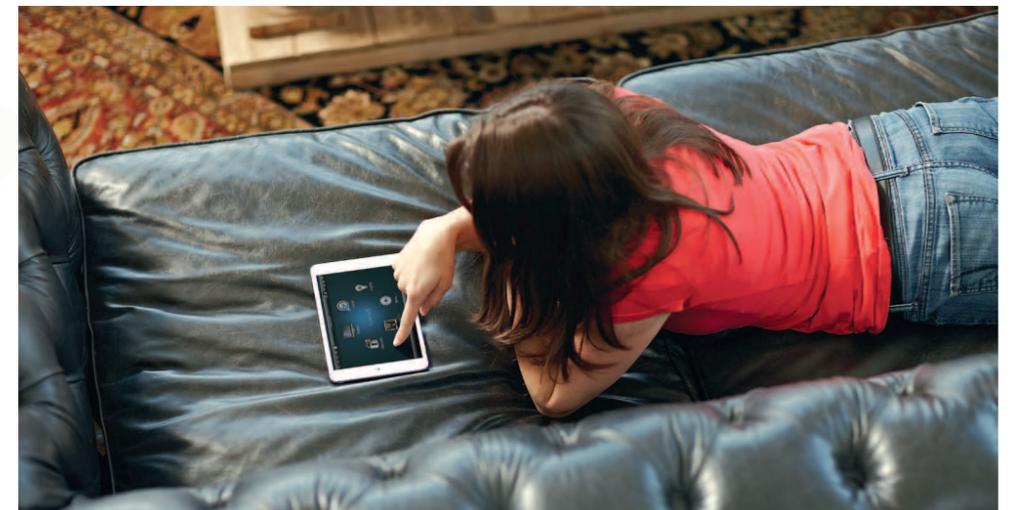
Renovation is the ideal time to up-tech your house. Don't be afraid – systems have become more user-friendly. These days, companies such as Control4 (control4.co.nz) offer wired and wireless solutions to manage everything from lighting to security, home entertainment and energy efficiency. With the touch of one button on your smart phone, for instance, you can remotely turn on the lights, deactivate the alarm, put on the heating and open the garage door.

Future-proofing is just as important in the garden. It's all very well to rush into planting your favourite trees and shrubs, but how tall do they grow and what will they look like in 10 years' time, says Wayne Butson, president of the Landscaping Institute of New Zealand. For tried and tested advice, consult a registered professional. Visit lianz.org.nz. >



ABOVE 1 GP&J Baker Exotic Pineapple linen in Coral/Jade POA from Warwick Fabrics. **2** GP & J Baker Longford fabric in Aqua/Linen POA from Warwick. **3** Threads Whistler Flax fabric POA from Warwick. **4** Threads Kaftra linen POA from Warwick. **5** Nina Campbell Arboretum fabric from the Sylvana collection POA from Seneca. **6** BioPlank Oak Noisette wood-look porcelain tile \$139/sqm from Heritage Tiles. Other items stylist's own.

BELOW (from left) Efficient LED lighting is the way of the future. The Control4 home screen can be accessed from a variety of devices – you can manage lighting, security, home entertainment and more.



ECO-FRIENDLINESS

When you renovate, you have the opportunity to reinvent your home and your outlook, so it's a prime time to don your green hat. Any form of building uses energy and resources but, with a little more care, you can lessen your impact on Earth.

Successful renovations celebrate the old and the new, says Dan Heyworth, CEO of design-and-build company Box™ (boxliving.co.nz). Where possible, reuse and recycle should be a mantra.

If you're building an extension, Dan's advice is to allow each structure its own separate personality; keep the link between the original and any add-on as compact as possible to reduce the risk inherent in tampering with old structures. Box also designs to a modular grid, which means using increments of standard-sized materials. "That way there's less material waste to end up in landfills, which is just good practice and more cost-efficient." Other ideas include:

- Select environmentally-friendly building materials such as plasterboard, concrete and plywood featuring the Environmental Choice label.
- Opt for low-VOC paints.
- Ask your builder to use FSC-certified timber. The Forestry Stewardship Council is an independent, not-for-profit global organisation that promotes sustainably harvested timber and is officially recognised by the New Zealand Green Building Council.
- Request that your builder monitors and reduces the amount of construction waste going to landfill and puts in a recycling plan.
- Choose eco-aware appliances that are low-energy (look for the Energy Star rating) or those whose manufacturers are signed up to product stewardship, which means they will recycle the product at the end of its life.
- Look out for Earth-friendly entertainment systems. Samsung's new curved-screen UHD TV delivers maximum clarity from the average New Zealand living room watching distance of three to four metres, but also has an external box – the UHD Evolution Kit – where key technologies are housed. This means you can upgrade and replace the box without having to get rid of the screen. Landfills will be lighter for it.
- The latest washing machines can sense the size of a load and how soiled it is and only use the right amount of water and detergent to suit. That's both energy- and eco-smart. >

THIS PAGE (from left) Timber tabletop (with trestle legs) \$380 from Trees Co; Demel Multicolour tile \$79.50/sqm from Heritage Tiles; GreenStuf eco-friendly R2.0 polyester wall insulation pads \$176/bale from Autex; all other items stylist's own.

Did you know?

Only Registered Architects can call themselves architects. Visit talktoanarchitect.co.nz or look for a directory of architecture practices online at architecturenz.net

The insulation value of a product is measured in R-value. R = resistance and the bigger the number, the better the product's resistance to heat loss.

The BRANZ website renovate.org.nz offers a comprehensive guide to renovating homes from different eras, from villas and bungalows through to mid-century dwellings.





1 Corten Steel tile \$119.50/sqm from Heritage Tiles. 2 Romo Cirrus linen/poly sheer in Porcelain POA from Seneca. 3 Empore Velvet in Mineral POA from Seneca. 4 Baker Lifestyle Ming wallpaper in Aqua/Gilt POA from Warwick. 5 Baker Lifestyle Kathak Paisley wallpaper in Aqua/Cream POA from Warwick. 6 Threads Frosted Bark wallpaper in Aqua POA from Warwick. 7 GP&J Baker Emperor's Garden Blossom wallpaper in Blue/Pearl POA from Warwick. 8 Resene 'Firefly'. 9 Resene 'Conch'. 10 Resene 'Eighth Thorndon Cream'. 11 Resene 'Double Rice Cake'. 12 Resene 'Quarter Rice Cake'. 13 Resene 'Triple Thorndon Cream'. 14 Resene 'Sea Nymph'. 15 Resene 'Juniper'. 16 Resene 'William'. 17 Resene 'Opal'.

ENERGY EFFICIENCY

According to the Ministry of Economic Development, the average annual energy price increase from 2005-2009 was about 8.5 per cent. One look at the graph of its upward trajectory and there's no reason to believe the situation will change. The biggest gains in home energy efficiency come during building or renovating.

- Two-thirds of New Zealand houses were built before 1978, when it became mandatory to insulate. If you're keen to retrofit insulation but don't know where to start, contact your local council to see if they offer the eco-design advisor service. A trained advocate will visit you at home to give you two hours of free, independent advice on how to make your place warmer and healthier. See ecodesignadvisor.org.nz.
- Companies such as Leap Australasia remind us that unseen, not-so-glamorous bits of houses are important too. Take plumbing, for example. A system such as Maniflow saves water and energy by having a dedicated pipeline from a manifold near the hot water cylinder to each tap or fixture in the house. Or consider a retro-fitted home sprinkler system that uses the house water supply and is concealed in the ceiling. leapltd.co.nz.
- The Homestar rating system is a programme developed by the New Zealand Green Building Council and operates on a scale of 1-10 stars. It aims to improve the standard of Kiwi homes by providing comparisons to existing building code (equivalent 4 Homestar rating). Complete a self-assessment for your Homestar rating or consult an independent Homestar assessor who can recommend key areas to work on (including energy efficiency) before renovation. See more at homestar.org.nz.
- energywise.govt.nz/building-and-renovating-tool is laid out in a questionnaire format and gives you personalised information on how to make your home more energy efficient. ■

DO'S AND DON'TS

Don't put a high-end kitchen in an entry-level property. One home finance broking company, LoanMarket, suggests the following formula. For a property valued at \$500,000, spend about \$10,000 on the kitchen (that's 2 per cent).

Don't complete work without the required permits and compliance certificates. It's the surest way to detract from the value of your home. Contact your local council for advice or visit the BRANZ website, renovate.org.nz/regulation-compliance/.

Do familiarise yourself with last year's changes to the Building Act, where relevant; there are more taking effect at the end of this year. Get up to date before you start at dbh.govt.nz.

Do discuss any major renovations or building work with your insurer to see if you are covered or require a separate policy. Scenarios covered should include damage by fire, water or rain, public liability insurance and even theft and malicious damage.

CONTACTS

Antiques from Europe	(09) 303 2792
Artisan Flooring	artisanflooring.co.nz
Autex	autexindustries.com
DAA	daa.co.nz
Heritage Tiles	tiles.co.nz
Resene	resene.co.nz
Seneca	seneca.co.nz
Trees Co	treesfurniture.co.nz
Warwick Fabrics	warwick.co.nz