



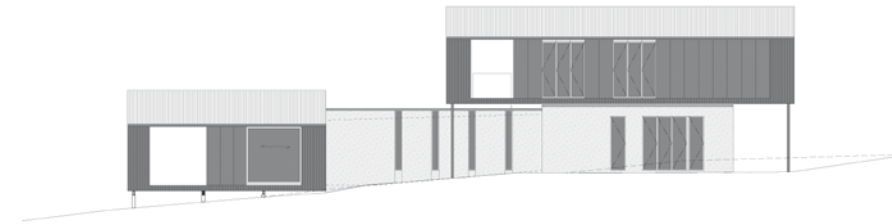
Lynch Street House

Architects: Dorrington
Architects & Associates

Location: Auckland,
New Zealand

Photography: © Emma-Jane
Hetherington

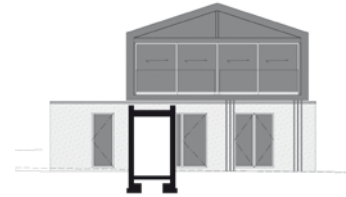
This house remodel harkens back to “old school” kiwi beachside cabins while being a thoroughly modern home. The original two-story 1970s bungalow on the site had little to offer aside from extensive views. The new house retains this quality and provides a modern family home fitting the client’s brief. Protection of the environment and the use of eco-friendly materials and systems are integral to the design.



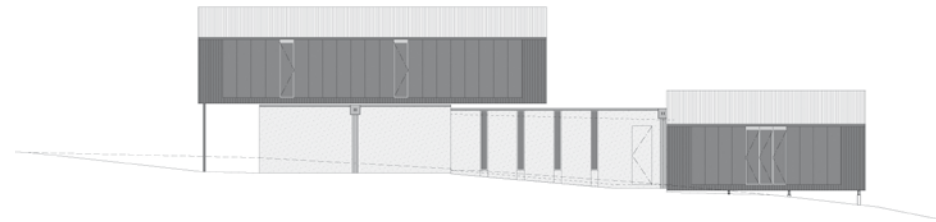
North elevation



West elevation



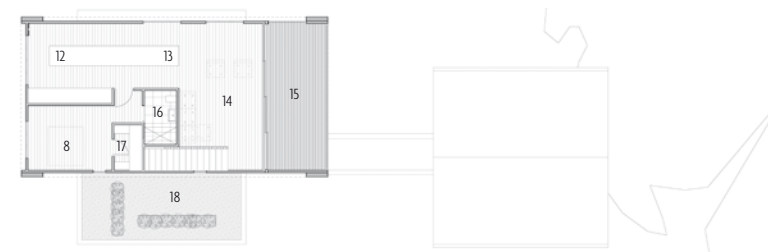
East elevation



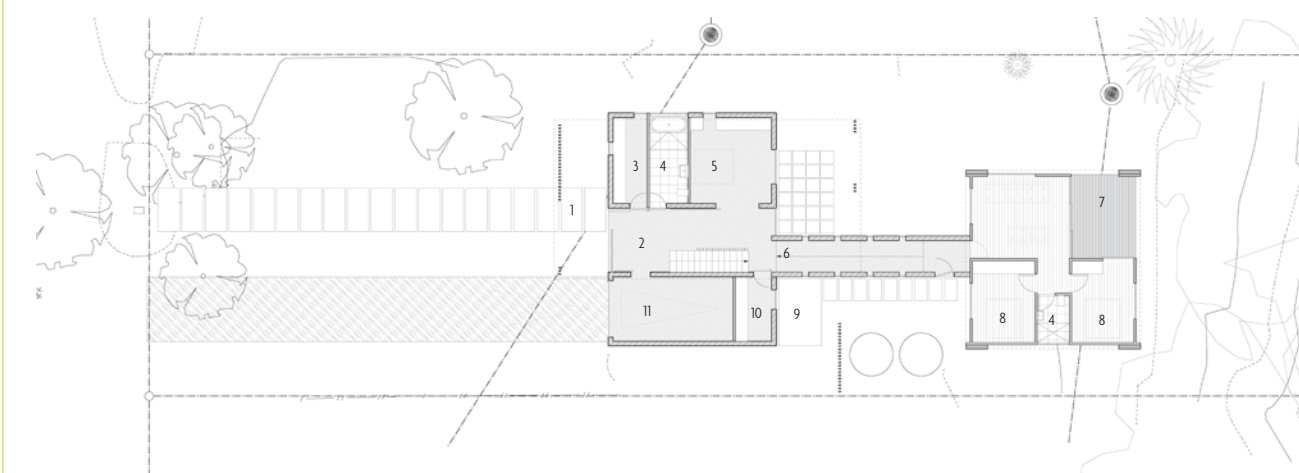
South elevation

Materials were carefully chosen for energy efficiency, and the architecture itself complements this ethos.





Second-floor plan



First-floor plan

- | | |
|--------------------------------|-----------------------|
| 1. Entry court | 10. Laundry / Storage |
| 2. Entry gallery / Flexi-space | 11. Garage |
| 3. Study | 12. Kitchen |
| 4. Bathroom | 13. Dining room |
| 5. Bedroom / Flexi-space | 14. Lounge |
| 6. Gallery | 15. Deck |
| 7. Deck | 16. En-suite bathroom |
| 8. Bedroom | 17. Walk-in closet |
| 9. Service court | 18. Planters |



The house is composed of a precast concrete ground floor, a gabled “boatshed” second floor, and a separate single-floor timber “boatshed” at the rear of the plot.

The house uses water collected off the gabled roofs. The roof also supports panels for solar hot water and photovoltaic power generation, with excess electricity fed back into the grid.



The separate “boatshed” provides a distinct, private space. With its own separate entrance, it can be entirely closed off from the main house.



086

In passive solar construction, walls, floors, and roofs take advantage of passive solar gain, collecting, storing, and distributing energy with minimal or no use of mechanical equipment.