



Brynn's place: "Additions and alterations to our mid-century classic, designed by Maurice Patience, sought to connect the house to its new site, update and add space, designed to fit the scale of the original."

Rural roots: This new Otaki home was "inspired by the simple rural sheds that are common to the Otaki rural landscape"

Name: Brynn McCauley
Company: BMC Architecture
bmcdesign.co.nz

Making connections with the landscape

Latest House Values

Carterton, Masterton and South Wairarapa

Suburb	2 bdrm	3 bdrm	4 bdrm	5 bdrm
Carterton	\$193,500	\$226,000	\$344,000	\$422,000
Kuripuni	\$175,500	\$190,000	\$240,000	-
Landsdowne	\$173,000	\$210,000	\$304,000	\$360,000
Masterton	\$168,000	\$194,000	\$295,000	\$371,500
Riversdale Beach	\$292,000	\$380,000	\$521,500	-
Solway	\$184,000	\$211,000	\$282,500	\$401,000
Cape Palliser	\$233,500	\$242,000	-	-
Featherston	\$155,000	\$173,000	\$219,000	-
Greytown	\$256,500	\$323,000	\$456,000	\$624,000
Martinborough	\$262,000	\$311,000	\$419,000	-

View the current median values for all Wellington suburbs at QV.co.nz.
Median suburb values are based on E-Valuer, which calculates the estimated current market value for each residential property in the area using recent sales of nearby comparable properties.



Smart property decisions start here



In a continuation of our focus on designers, Jill Wild finds out what makes architectural and interior designer Brynn McCauley tick.

IT'S nearly quarter of a century since Kapiti Coast architectural and interior designer Brynn McCauley, from BMC Architecture, embarked on turning his childhood passion for design and sketching into a profession. The journey from university study at Wellington's School of Architecture to establishing his own practice has been packed with diversity and challenge. Today his workload and projects reflect his credo of working with the landscape, history and surrounds rather than creating something conspicuous, ostentatious or inappropriate.

Here he talks about what matters to him.

Architectural credo

Creating architectural solutions that add value to clients' lives with attention to detail of design, documentation and drawing and consideration of the characteristics and context of a site.

I am a fan of Modernism and drawn to simple, honest forms and materials that are expressive of their function and the purpose. I get inspired by materials, buildings and landforms of the area. A great space or building form for me is one that has a story to tell about where it is, who it is for and what it is intended to be used for.

I often take to my sketch pad or

camera to sketch and capture inspiration from within the area when working on a project. Researching the local history can also enrich the design process.

I enjoy drawing and see the physical process of drawing as a fundamental part of the design process, ideally something that continues into the documentation of a project.

Preferred materials:

Simple and honest materials — weatherboard, cement sheet, plywood, corrugated or profiled steel cladding are building elements often present in my work. These simple materials feature in and relate strongly to the New Zealand landscape and the spaces and places within it.

When I returned from a number of years in Europe and drove through the country I noticed how these simple materials were a feature of our landscape and identity.

Design

I enjoy creating spaces and buildings that are open and have good light, buildings that are orientated and planned to have sun where it needs to be. A sustainable and healthy building will capture heat and provide shelter from the elements efficiently and

creatively as well as the means to cool and be sheltered from it when needed.

Sustainable design is quite the catch phrase now but using and considering materials efficiently and responsibly is, and always has been, a fundamental consideration in my mind for all projects.

Often the simplest of ideas are the most economical and sustainable solutions to creating a healthy efficient home that will still be operable and relevant in years to come.

When I begin a project I spend time with the client to understand what they wish to create and the problems they need to resolve in the building. I visit the clients on their site or in their home, this provides a great context and connection for discussing ideas. I ask them to consider images, spaces and characteristics about their property, site and lifestyle perhaps using a scrap book or file of photographic images that capture their ideas. This involves them in the process of design and enables them to define their thoughts.

Favourite projects

Potter Hart house: The owners had a fantastic rapport with the landscape and site they had chosen and were looking for a home that anchored itself into that landscape. There were significant characteristics to the site that persuaded them to buy the land. The challenge here was how to bring their inspirations and ideas to reality within a very tight budget.

Ohiro Rd additions and alterations: A challenging site, budget and with an existing villa full of surprise.

Liz and Nigel wanted to embrace the existing but decayed character of the house yet also achieve a modern light and sun-filled home with open spaces, good outdoor flow and to capture the previously unseen harbour views on a tight site.

Drawing on the concept of the myriad of lean-to and shed forms that had been attached typically to the rear of the villa, they were removed and we created a collection of shed-like spaces that related to the idea of the original sheds nestled behind the villa yet still opening the house out to the garden.

Subsequent owners have now lived in the house longer than Liz and Nigel and have commented on the fantastic spaces and light the house enjoys and how easy it is to live in.

Worst moments

It was on the Ohiro Rd project. I had to navigate the most unexpected and unpleasant. We discovered the villa, which supposedly had been re-piled actually sat with a large proportion of its floorboards only 20mm off the rock beneath. In 1910 the builder had creatively cut the joists and bearers into slots in the rock beneath the house rather than excavate and lug the spoil down the steep site. After a certain amount of head scratching an

CONTINUES NEXT PAGE



MOUNT VICTORIA

RV \$930,000



MOUNT VIC VILLA | PRIME INVESTMENT

This classic Mt Victoria Villa consists of two spacious three double bedroom homes and is located in a quiet and peaceful street surrounded by high quality character homes, yet close to public transport, and a short walk into the central city.

- Consists of two tidy and spacious three double bedroom homes
- Stunning character facade, large living areas, character ceilings, bay windows
- Tidy and immediately appealing to tenant
- Further potential to improve through cosmetic work if you wish
- Sun drenched west facing courtyard
- Separate garage: rare and valuable in Mt Vic
- With an estimated rental income of \$1300pw plus rental on the garage
- Enjoy the cash flow from both, or live in one and rent the other
- Location Location Location: Mount Vic has outperformed every other suburb in Wellington
- Easily converted to a single home

This trophy inner city investment or home & income is the kind of property that is held onto for generations and rarely comes to market. View this Sunday to avoid missing out. Visit www.craiglowe.co.nz for more photos and info! Tenders close 12pm Thursday 5th February 2015 at 15 Brandon Street

6 2 1 250

Open Home
Sunday 12.30-1pm
46 Porritt Avenue

Aaron Nation
T: 04 473 3822
M: 027 555 5881



Craig Lowe
T: 04 473 3822
M: 021 764 647



REF: www.leaders.co.nz/50602 Leaders Real Estate (1987) Ltd. Villa Real Estate Ltd. Northside Realty Ltd REAA 2008

KELBURN

BUYER ENQUIRY OVER \$1,025,000



MODERN INNER-URBAN SANCTUARY

City end Kelburn. Drive in, shut the door and you are home! Perfectly planned and presented, merging light-filled style, family functionality and indoor/outdoor enjoyment, this fantastic home is an alluring lifestyle opportunity in a coveted inner city location. This home would be an ideal apartment alternative, but with a Freehold Title, and no body corporate to concern you!

Offering beautifully proportioned formal sitting and dining rooms, bright open-planned kitchen, breakfast and living area, complemented by low-maintenance courtyards and deck areas. Upstairs to generous sized rooms - 3 Double bedrooms - all with generous fitted wardrobes - and one single bedroom or study, master with ensuite and a separate family bathroom.

This easy living, ample and flexible accommodation uses the finest finishings and fittings, complete with gas ducted heating, single garage with internal access and additional storage for tools and toys, plus additional parking all in an unbeatable location. Stroll to the CBD, Botanic Gardens, shops, cafés and transport. Zoned for Wellington's finest schools and so close to Victoria University.

Registered Valuation \$1,025,000

4 25 1 2

Open Home
Sunday 11.00-11.30
55D Bolton Street,
Kelburn

Murray Potts
T: 04 212 6629
M: 027 444 1760



REF: www.leaders.co.nz/50404 Leaders Real Estate (1987) Ltd. Villa Real Estate Ltd. Northside Realty Ltd REAA 2008