



Table manners: "One of our real finds when furnishing was the formica table and chairs," says Lucy. "they'd been owned by a couple for 48 years, they'd raised their family around the table and were pleased to think we were now going to raise our kids around it."

Latest House Values

Wellington

Suburb	2 bdrm	3 bdrm	4 bdrm	5 bdrm
Broadmeadows	\$325,000	\$403,000	\$485,000	\$530,000
Churton Park	\$309,000	\$436,000	\$572,000	\$685,000
Crofton Downs	\$278,000	\$464,000	\$578,000	\$706,000
Grenada Village	-	\$380,000	\$567,000	-
Johnsonville	\$318,000	\$414,000	\$503,000	\$540,500
Khandallah	\$427,000	\$551,000	\$714,000	\$882,500
Newlands	\$271,500	\$373,000	\$437,000	\$452,000
Ngaio	\$388,000	\$512,500	\$638,000	\$760,000
Paparangi	\$302,000	\$392,000	\$451,000	-
Woodridge	-	\$419,000	\$567,000	-

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Perfect for a rural family

A house tucked in at the foot of the Tararuas is hard to spot at first glance, which is just what the owners wanted. **Jill Wild** tells the story.

WHEN you arrive at Lucy Potter and Ramon Hart's home it's a hive of kids playing, and a nearly brand new baby happily sleeping – a vital family base, buzzing with energy.

But the lively home belies its quiet presence on the landscape, one of little intrusion, a place that sits well in its rural environment amid corrugated iron barns and disused milking sheds.

It's that rural environment with its history of the Horowhenua that the Potter Hart family were so mindful of when they commissioned architectural designer Bryn McCauley to design them a home.

"It was an easy site," McCauley says.

"Lucy and Ramon had created a bench, they'd sketched out what they liked and it was just a matter of responding to their ideas.

"When we started the process we were already mindful of the surrounds... ironically during that process the local council redesignated the area to be of 'outstanding value', meaning special resource consent was required to ensure the design considered those particular values."

But with clients already keen to create a home in tune with its environment, the consent passage proved uncomplicated.

With a tight budget, Lucy and Ramon instructed that while space was important, efficiency of living mattered more than size. McCauley's design response was a single level of three bedrooms and study, family bathroom, en suite bathroom, open-plan living dining, separate lounge, utility room and garaging under a monopitch roof.

"The building facade is made up of a number of forms strung across the site which align with the escarpment behind," he says.

"The roof cladding appears to drop or fold abruptly down the front face



Keeping it country: The award-winning Bryn McCauley designed home eases into its environment against the hills.

Photos: IREEN DEMUT

of these forms referencing the steep ridgeline behind."

Already well experienced with family life in the new home, Lucy says it's comfortable and easy to live in. Only a few weeks ago it was put to the test when Lucy unexpectedly gave birth to the couple's third child at home, an occurrence that didn't even wake their two other children.

"They got up in the morning and came out and Charlie said 'is that the baby that was in your tummy?' and two-year-old Jasper looked at my tummy and

asked 'is there another one in there?'"

Working collaboratively with the owners, McCauley chose Colorsteel for exterior walls in combination with ply and batten and a Colorsteel roof, creating an industrial feel, reminiscent, he says, of country sheds.

"The use of metal cladding makes the house appear like a collection of rural buildings clustered across the paddock. The owners wanted the paddock and grass to meet the house at the decking edge and the wooden boardwalk creates a feeling of it

floating over the grass."

It's that attention to detail and consideration of the environment that impressed peers when McCauley won the 2013 Architectural Designers of New Zealand national award for a residential new home between 150 square metres and 300sq m and in the same category the regional award.

"It's exciting that it's award-winning, great for Bryn," Lucy says.

"It's a neat house, light, warm and-

CONTINUES NEXT PAGE



Nicely nestled: The low sleek profile of the house merges into the backdrop, just what the owners wanted.

Leaders *Elite*

KARORI

CLOSED TENDER 4TH APRIL RV\$1,325,000



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Sited on the crest of Messines Rd, this glorious site faces north and west, is completely private and enjoys a fabulous botanic setting on a massive 2307 square metres of land, with potential to subdivide. Reputedly designed by internationally renowned modernist architect, Ernst Plischke, a friend of the original owners.

- * Beautiful harbour views from both levels
- * Wonderful garden setting with the possibility to reinstate the former tennis court, currently a charming lawned area
- * Drive on access to garage, carport plus several off street carparks
- * Light filled living and dining rooms, able to be separated or interconnecting, separate kitchen
- * Charming terraced sunroom with harbour and garden vistas
- * Four bedrooms and two bathrooms
- * Rumpus room (or fifth bedroom)
- * Upstairs self contained one bedroom flat

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