



Buchanan Residence

Okawa Bay, Lake Rotoiti

The client had owned the property as a holiday home for a number of years. This was to become their permanent residence. Intense discussion was had around whether the existing house was worth keeping considering the brief requirements. It was decided there was enough to consider keeping. They required a master suite, walk in wardrobe, ensuite, deck with spa pool with lake views, larger living spaces, external living spaces and a modernised kitchen. Not to mention on site parking for an additional two cars, a new heating

system, new insulation, new water bore and storage tanks. Budget \$650k.

The steep nature of the site provided many challenges. The identified space for additional on site parking-carport was the front yard space. This required consultation with Transit NZ and resource consent. This was successfully negotiated. The car-deck also solved the location of the water storage tank which is semi-sunken under.

A full new upper level space is morphed into the roof form to lessen the impact of

what is a four storey house in parts and minimising shadow effect to neighbours. The inverted roof over the ensuite is a paradox to the gentle roof of the apex.

The external claddings are a purposeful mix of textures, materials and colours. The tapestry of claddings breaks the forms and mass of walls. The patchworked colours to cladding near the entry are employed to define the entry point, but are also reflective of the surrounding landscape.



The existing living spaces push out to incorporate the old deck space, then a new steel structure cantilevers out over the access below to create the outdoor living space.

The exposure of the house required this outdoor space to be fully operable to change as the conditions change. Cedar and glass bi-folds outside of the barriers, operable roof, gas fire, sound system and LED lighting ensure this outdoor space can extend the internal spaces to the exterior in any weather.

The stairwell is flooded with light via skylight, which then emits light to southern bedrooms via high level internal glazing. Internal surfaces are high quality incorporating travertine, marble, granite, natural timber veneers and wool blend carpets. With the client's love of boats, we added some quirky details, such as porthole entry door and stainless wire rigged barriers so he could reminisce.

The external colour scheme was required to deliver on many levels. It needed to be respectful of the surrounding lake setting and landscape when viewed from the lake. Up close, it was to offer a rich diversity of colour and texture and, unlike most properties, also needed to be presentable when viewed from above as the driveway descends on the house above the roof-line.

Our solution was to mix the cladding types, and offer a variable palette of colour. This patchwork of natural plastered veneer, horizontal corrugated metal, vertical cedar shiplap, and titan panels, breaks and defines blocks of walls.

The client's dislike of blue led to green and brown cues taken from the surrounding lake-scape for the feature cladding near the entry. We joked the mint green colour matched the lake algae bloom horror of the recent past.



The roof has been purposefully picked out in a light colour for two reasons. From the lake, the roof is barely visible, therefore not a dominating feature. Approached from above the roof is read against the lake which is mostly reflective of the sky and clouds, thus a light coloured roof was chosen.

The colour and material solution has proven to be quite successful, while maintaining a high degree of originality.

- Maxwell Smart
- Spirulina
- Inside Back
- Panzano
- Bone White

Architectural Specifier: Darryl Church Architecture
www.darrylchurch.co.nz
Building Contractor: Builders By Design
Colour Selection: Darryl Church
Interior Designer: Peter Reynolds
Painting Contractor: Steve Todd & CBD Painters
Photographer: Tracey Robinson

Colours Used: Resene Inside Back, Resene Maxwell Smart, Resene Panzano, Resene Spirulina, Bone White
Products Used: Resene decorative paints