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A Spacious Design on a Compact Site

The 'Karaka' COLORSTEEL cladding was supplied by Silbery Longrun Ltd.

WHEN THE DEVELOPER OF A RESIDENTIAL SECTION in Upper Hutt gave architect Davor Mikulcic free rein to achieve the best creation possible on a small 'infill site', the result was always going to be exciting. Comprising only 400m² square metres of land and a small 260m² residence, it was a real challenge to design a functional house without compromising on outdoor living.

A principal architect of **Pilbrow Design Group Architect,** Davor wanted to achieve a well-integrated space, and allow the exterior cladding of the two-storey house to reflect the surrounding buildings of the densely occupied suburb. Because the dwelling is set down approximately 1.5 metres from the street, it was important to ensure that the garage did not overshadow the elevation.

The entry of the house was created to be dramatic, with terraced landscaping and an overhang design from the upper storey. To maximise sun penetration, the butterfly roof emphasises the elevation height at both the front and rear, adding to the home's dynamic form. According to Davor, 'it is the inter-relationship between both the interior volumes and the exterior spaces that creates the most successful sense of space and light' on the small site.

Built by **Straightline Construction Ltd,** the living spaces are positioned to the rear of the site, maximising both privacy and sun, and further adding to the sense of space. A stunning interior balcony overlooks the dining space, cleverly integrating the interior and exterior, and allowing for a private seating area.

LEAH M BURNS INTERIOR DESIGN CHOSE COLOURS TO COMPLEMENT THE ARCHITECTURAL STYLE OF THIS HOME.

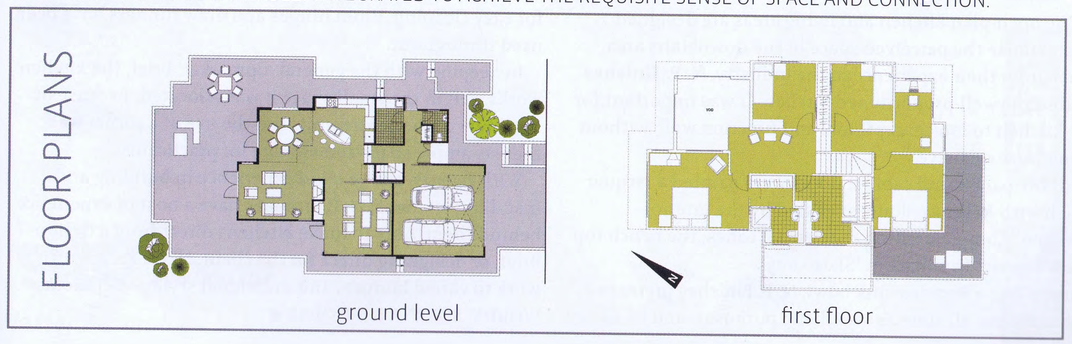
The design is fresh and interesting as a completed house. Managing to create a light and spacious architecture despite the tight and constricting site, the house fits well with the mixed era of surrounding dwellings.

Invited to take charge of the interior, designer Leah Burns of **Leah M Burns Interior Design** made the most of the clever spaces. Leah's brief was to achieve a modern, upmarket look, to appeal specifically to potential buyers in the upper income bracket.

Although the kitchen features a bold splash of red, the home mainly displays a neutral colour palette. Leah was conscious of selecting products and finishes to work within the builder's budget, while emphasising the architect's design. Kitchen cabinets and bathroom vanity cabinets are all lacquered with Resene 'Mondo', which complements the chrome fittings and neutral wall colours.

Based in Masterton, Leah M Burns Interior Design assists residential and commercial clients with style, design and decorating options. Most importantly, Leah is focused on creating an environment to suit the needs of each individual client, rather than trying to transpose her own personality to a project.

COMPRISING ONLY 260M² OF RESIDENCE, THE PLAN DEMANDED MAXIMUM DESIGN COVERAGE. EACH AREA HAD TO BE CAREFULLY INTEGRATED TO ACHIEVE THE REQUISITE SENSE OF SPACE AND CONNECTION.



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A SPLASH OF COLOUR IN THE KITCHEN, RESENE 'VIXEN', WAS A BOLD DESIGN CHOICE AND ADDS A DASH OF EXCITEMENT TO THE AREA.

The open-plan kitchen and living areas are designed to maximise the perceived space of the downstairs area. Chosen for their experience in the industry, **N. P. Finishes** crafted the well-proportioned kitchen. It was important for the kitchen to look exceptional and function well, without being too expensive.

All the panels and cabinet doors were painted a lacquer finish with Resene colours specified by the interior designer. Complementing the neutral tones, the bench top is a Wilsonart Laminate in 'Slate Grey'.

Installing a Reginox sink bowl, N. P. Finishes prefer to under-mount all sinks for aesthetic purposes, and to allow for easy cleaning. Blum hinges and draw runners have been used throughout.

In keeping with the general 'upmarket' brief, the kitchen works well in the small space it was allocated. Because of the angle of the centre unit, and the use of a corner wall, there is ample space and storage for practicality.

With twenty-one years of experience in building and installing kitchens, N. P. Finishes have a host of experience behind them. Able to make kitchens direct from a design brief, or designing direct for the client, N. P. Finishes can work to varied budgets and individual style preferences.

WORDS: SORAYA NICHOLAS ■