



Change of heart

This expansive home, built in the '90s, has been transformed for 21st-century living – future-proofed exteriors, expanded interiors and refined furnishings and furniture were all part of the agenda

The renovation of a grand home can bring rewards on several fronts. Creating spacious, light-filled interiors better suited to contemporary living is one likely plus. Another is ensuring the exterior is pristine and secure – safeguarding the owner's investment long into the future.

Prestige Projects specialises in design and build projects as well as high-quality property redevelopment. The owner-operator company has had over 40 years in the industry, with a focus on masonry-built homes. For this project – a family

residence in an upmarket Auckland suburb – Prestige was asked to address waterproofing issues on an upper level of the exterior and to reinvent the interior.

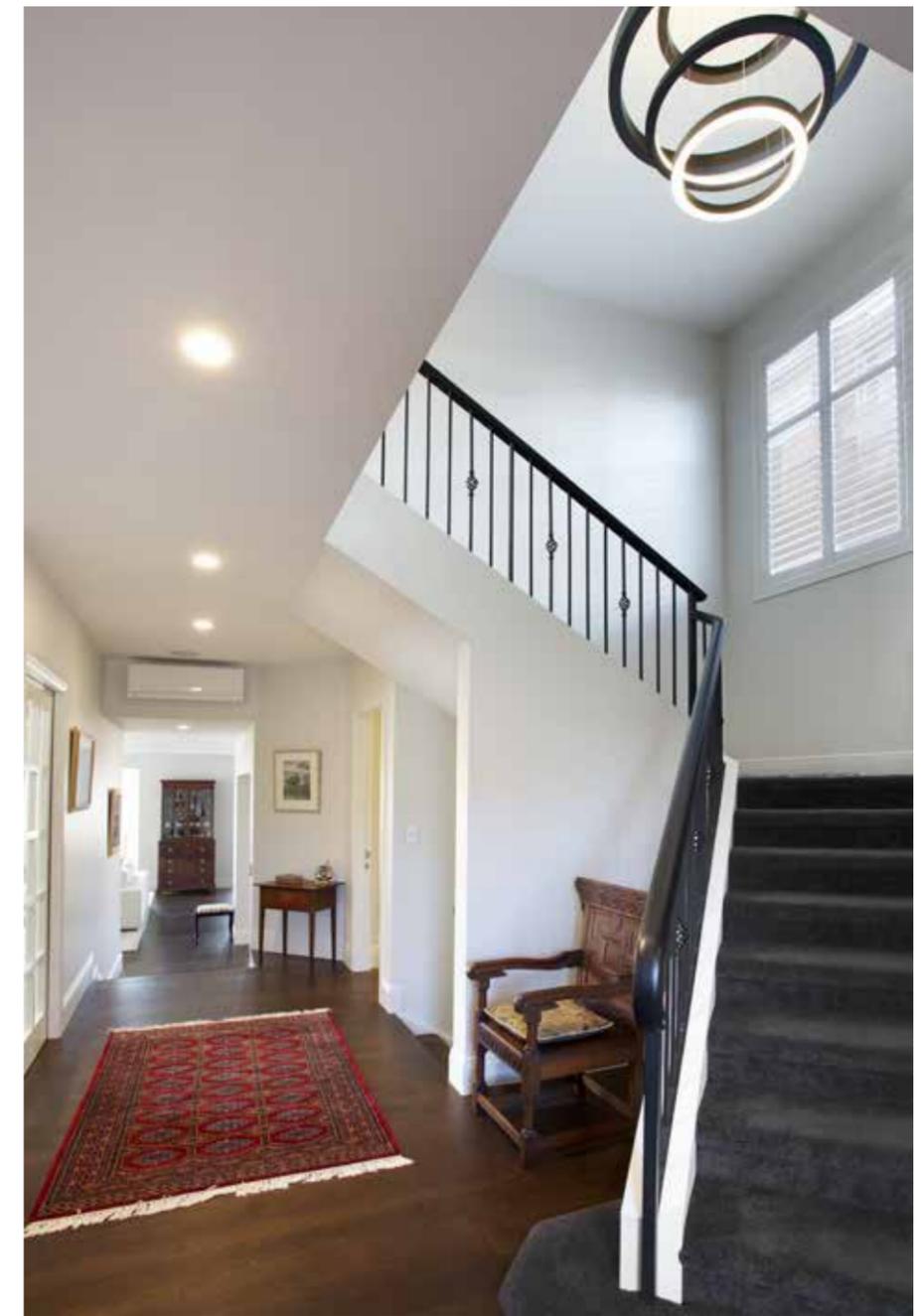
The plaster-clad masonry house was structurally sound with the exception of the potential for leaks on the third floor, says managing director John Moros.

"To prevent water damage becoming a

These pages: Street smart – from new upper level cladding to a resurfaced timber front door, Prestige Projects has transformed the look of this home.

major problem in the future, we removed the existing cladding, and then re-clad the top floor in bevel-backed weatherboard. The crisp shadowlines are suited to the style of the home and complement the finishes on the levels below."

The home's interior was substantially reworked. One key change was to enclose the infrequently used rear deck, making it part of what is now a generous open-plan living, dining and kitchen area. This has improved day-to-day functionality and also added value to the home.



As part of the refit, the original kitchen and bathrooms were stripped out and replaced with more contemporary spaces.

Other changes included laying a new wide-plank tongue-and-groove solid oak floor, from the entry through to the living and dining area. Prestige also enclosed a redundant upstairs balcony, turning this into a convenient kitchenette.

"Prestige works closely with a client from concept through to completion. And we work just as closely with the artisans and designers we bring on board to ensure

an ideal outcome for a client," says Moros. "Our preferred interiors consultant is Orb Design, who we've worked with on many large jobs, including this one."

Orb Design offers a full interior design consultancy that includes project management and specification of individual finishes for a renovation or a new home. The principal consultants are Suzanne Arts and Sarah Malyon. The brief here was to reflect the calibre of the location and design the refit around the owners' existing furniture, in a way that would be

sympathetic to the layout, says Arts.

"We opened up the main living area and sunroom at the rear of the home to take advantage of the elevated views and sun. Motorised blinds are concealed in the bulkhead, filtering the light and providing privacy at the touch of a button."

Bespoke rugs were chosen to visually connect with new furniture and define areas of use within the open-plan spaces.

New Italian Henge ring pendants were introduced to further define the refined lounge setting and also bring a distinctive

touch to the living zone, says Malyon.

"We chose a feature parquet table and bold striped chairs to create a dining environment suitable for the family and for entertaining. These pieces add a sense of classic style and co-ordinate with the owners' 300-year-old refectory table, which now sits in the extended living space."

The house has been rewired with state-of-the-art German LED lights where the rimless recessed fittings sit flush with the ceiling, exposing only the light source, Arts says. There is also an innovative

super light system that allows task lights for artworks or surfaces to descend or retract into the ceiling.

Upstairs, faded floor coverings were replaced with sound-absorbing premium solution-dyed carpet, and walls in the master bedroom received a new treatment.

"The wallpaper adds both texture and dimension – creating a warm, cocoon-like feel for total relaxation," says Malyon.

In the bathrooms, the concept was to give the sense of a Zen-inspired spa-style resort, with modern textural elements.

Above left: Working in harmony with Prestige Projects, furniture and accessory specialist Trenzseater, and the homeowners, Orb Design created refined interiors for the home. The parquet dining table and chairs are Trenzseater designs. Also from Trenzseater are the coffee table, the decorative topiary balls and nickel vases.

Above: Tired carpet was removed and replaced with a wide-plank, tongue-and-groove solid oak floor in the hallway. Cherished furniture pieces were integrated into the new design.



The furniture and accessories for the comprehensive fit-out were sourced by Orb Design from the Trenzseater studio in Parnell. This company specialises in high-end furniture designed and made in New Zealand and imports international brands such as Halo Established, Andrew Martin, Eichholtz, and Luxy.

Trenzseater director Hamish Lewis notes some pieces that set off the interior.

“The Chateaux dining table is a leading feature in the main living area. Designed and made by local artisans exclusively for

Trenzseater, this French oak table has an intricate parquetry inlay in oak and walnut.

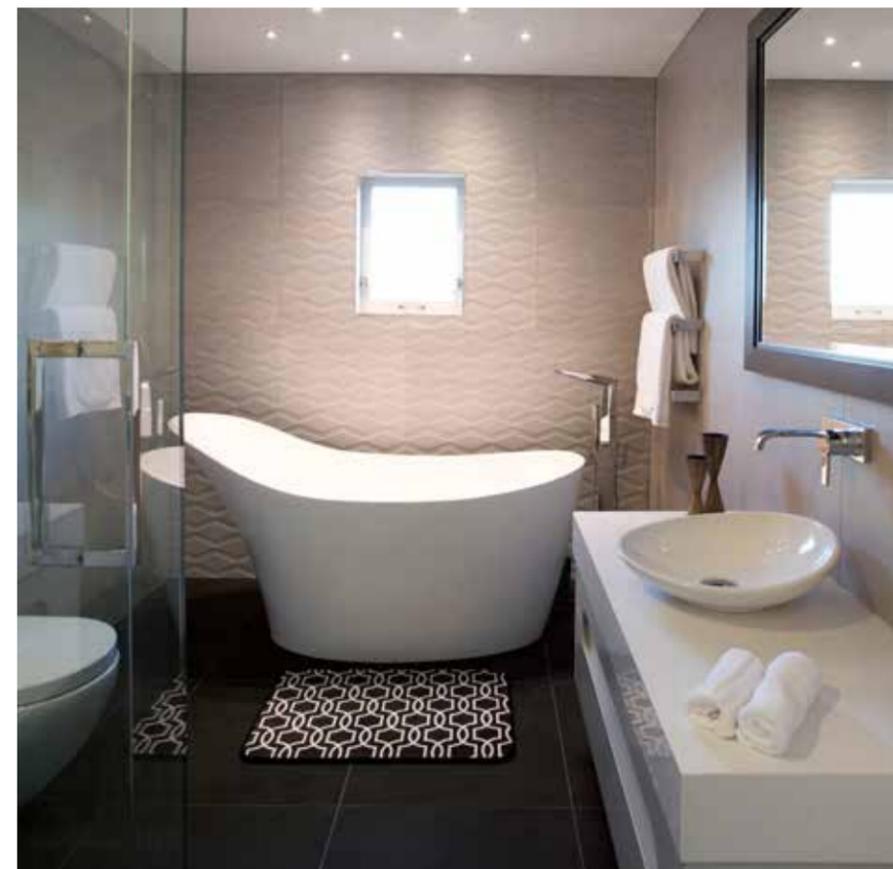
“This is accompanied by the Cabana dining and carver chairs. These are in solid oak and covered in a striped fabric by Zimmer + Rohde with chrome stud detailing, chosen from our wide selection of upholstery fabrics and leather.”

The Quattro sofas in the living area are both designed and made by Trenzseater. These are finished in a James Dunlop linen-mix fabric, and are also available as part of a larger modular configuration.

“Pieces from our collection can also be seen upstairs. The bedside tables with a reflective steel finish and leather trim are by Andrew Martin. Elle armchairs in the master bedroom were finished here from Italian-made frames, and the oak Rockwood cricket table is also from Trenzseater.

“It’s our New Zealand-made products that set us apart,” says Lewis. “These can be customised in any fabric or leather. We pay close attention to detail and finish.”

Trenzseater’s extensive design range includes drapery, blinds and wallpaper.



Developer: Prestige Projects, PO Box 25180, St Heliers, Auckland 1740, phone John Moros 021 978 293. Email: john@prestigeprojects.co.nz www.prestigeprojects.co.nz

Interior design consultants: Orb Design Ltd, studio, 598 Manukau Rd, Epsom, Auckland 1347, phone 0508 672 337. Email: info@orbdesign.co.nz www.orbdesign.co.nz

Furniture: Trenzseater Auckland, Parnell showroom, 80 Parnell Rd, Auckland 1052, phone (09) 303 4151; or Trenzseater Christchurch store, 121 Blenheim Rd, Riccarton, Christchurch 8041, phone (03) 343 0876. Email: info@trenzseater.com www.trenzseater.com

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Facing page: This master bedroom setting is made up of Elle chairs and a solid oak Cricket table, positioned to take in the 180° panorama.

Top left: For the master bedroom, Orb Design designed a headboard with built-in LED lighting. This was custom made by Morrow Furniture.

Left: Italian-made tiles were chosen for the bathrooms. The master bathroom has a textured feature wall that provides a refined backdrop to the new freestanding bath.