

A modern two-story house with a light-colored horizontal siding and a dark roof. The house features large, multi-paned windows on the upper level and a large glass door on the lower level. A prominent stone pillar is on the left side of the entrance. The house is set against a blue sky with scattered clouds. A wooden deck is visible in the foreground.

# Simple Style & Sophistication

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"WE MATCH BUDGETS WITH ASPIRATIONS," says **Fowler Homes Christchurch** director Ivan Stanicich. "We work together to deliver top quality with a budget in mind." So when it came time to build this lavish new home, he was confident he could match the home's ultimate design with the specified budget.





PRIVATE AND SHELTERED, THE OUTDOOR AREAS FLOW GENEROUSLY FROM THE INTERIOR, AND PROVIDE A GREAT PLACE FOR THE HOMEOWNERS TO RELAX AND WATCH THE CHILDREN PLAY.

Large in proportion and exhibiting an undoubtedly designer quality throughout, the contemporary new house is what most people would describe as dream worthy. The colours are contemporary, much like the home's design, and extravagant wallpapered surfaces and luxurious fittings are paired in a sophisticated manner with the homeowners furniture.

Because it is a family home, the owners wanted the house to feel modern and stylish, while at the same time being practical for family living. This was taken to the extreme for the kids, with a fantastic dual ensuite placed between the children's rooms, leading through from their own walk-in-robos. The classic two storey home is approximately 420 square metres in size, and also features a media room off the main bedroom, and the ultimate gourmet kitchen complete with butlers pantry taking pride of place downstairs.

At Fowler Homes, their real point of difference is their personal one on one contact with all homebuilders. After delivering Cantabrians with exceptional houses for

26 years, they now build all over New Zealand. "90% of our business is referral; our proof that we offer homes for your style of living built by your style of builder."

After working alongside Ivan for many years, Merv Cronin of **Cronin Design** has a good idea of what Fowler Homes Christchurch expect from their new houses. For this home, Merv's brief was to devise the best visual look possible, incorporating Ivan's vision for the house, and implementing all the necessary requirements stipulated by the homeowners. "Because the owners knew what they wanted, it made the whole process very simple," says Merv, who came up with plenty of suggestions throughout the design phase to fine tune the home's design.

After building for many years, Merv decided to take a step back from tiresome, physical labour and put his energy into designing homes instead. It has certainly paid off, with his enthusiasm for creating workable, stylised plans leading to a very busy business. At Cronin Design, it's all about fast, efficient service at a reasonable



THE NATURAL STONE WALL AND DRAMATIC, DARK DOOR DRAW VISITORS INTO THE HOME, AND SET THE TONE FOR THE STATUESQUE HOUSE.

cost, and with Merv's background as a builder, his plans always reflect practical construction methods.

Proud to have been associated with Fowler Homes from the very first home they built, **PlaceMakers Riccarton** are a one-stop shop for the prominent building company. Starting with the pre-nail frames and trusses and all of the necessary foundation materials, PlaceMakers Riccarton literally supply most of the products and materials required for the construction of all houses built by Fowler Homes in Christchurch. "From the foundations to roofs and everything in between, right through to lining and finishing products, we can supply it all," says Simon Buckingham of PlaceMakers Riccarton.

As most probably the largest building materials company in New Zealand, PlaceMakers stock everything builders and DIY renovators need for most construction related projects. PlaceMakers Riccarton have been at their premises for 50 years now, so they are recognised as being a long-serving and reliable company, with staff

who always provide specialist advice to all customers.

Fowler Homes also often source many products from PlaceMakers Riccarton in the finishing stages of construction, and for this home they supplied the sleek Rinnai Arriva gas fire, as well as most of the bathroom fittings.

The homeowners wanted to create a definitive point of entrance for the home, and so decided to incorporate a modern, natural stone feature wall that runs through to the inside and protrudes outside. The next task was to source an equally impressive front door, so they turned to **Independent Doors**, who created a thoroughly stylish, modern entrance door. "Doors are a fashion product, and Independent Doors strives to be a trend setter within the industry," comments the director of the company.

Independent Doors also supplied the home with all of the interior doors, which feature a horizontal V-groove style to achieve an interesting architectural aspect to the home. Made from MDF, the flat panel hollow core doors are pre-hung by nature, and some over-height dimensions were made for certain rooms.





CLASSICAL IN APPEARANCE WHILE UTILISING THE LATEST TECHNOLOGY, JAMES HARDIE LINEA WEATHERBOARDS ARE THE ULTIMATE MODERN CLADDING MATERIAL. THE GERARDS CORONA SHAKE TILE ROOF HAS BEEN CONSIDERATELY PAIRED AGAINST THE CLADDING.

While the interior doors are all made from wood, the homeowners chose aluminium joinery for all the exterior windows and doors. From **Rylock Canterbury**, the aluminium joinery is modern and stylish, with a real emphasis on clean, sleek lines. Strong and heavy duty, the joinery has been made from a reliable and trusted quality system.

All of the aluminium from Rylock Canterbury can be powder-coated to any colour to suit the style of a home, and was selected in Titania for this modern house. Satin chrome premium hardware was also supplied, to match the look and colour of the aluminium.

Because Rylock Canterbury has been operating in the region for quarter of a century, they have been able to create a real niche market for their superior product. Some of their most popular styles are showcased in this home, with Euro-sliders, flush sill doors and complementary flat faced frames all incorporated.

Fowler Homes are all about quality, which is ultimately one of the reasons why they regularly use cladding materials

from **James Hardie**. For this house, well-renowned Linea weatherboards from James Hardie were selected, in a 150mm profile, against matching Linea trim for the windows. Installed by recognised Linea weatherboard installer Bevan McKeich Cladding, the exterior of this home has the appearance of wooden boards, but without the hassle.

The Linea boards do not rot, twist or warp, making it an ideal surface for low maintenance new homes of any style. The boards have been designed using the latest technology, to ensure exceptional durability, stability and strength. Tongue and groove ends provide flush joints, and eliminate wastage on-site.

Because Linea weatherboards are manufactured pre-primed, they can be painted to any colour, with the owners of this house favouring soft, earthy tones. The unique wood-look boards even feature deep shadow lines, to capture the essence of a traditional Kiwi home design, suitable for modern or character houses. “Linea weatherboards provide today’s look for tomorrow, with

THE HOUSE WAS DESIGNED THROUGH A COMBINATION OF EFFORTS. WHILE THE DESIGNER ULTIMATELY CAME UP WITH THE END PLAN, THE OWNERS WERE VERY INVOLVED, AND KEPT TINKERING WITH THE FLOOR LAYOUT UNTIL IT WAS RIGHT.

a perfect mix of traditional styling and revolutionary technology,” enthuse the James Hardie team.

Chosen to work with the traditional lines of the weatherboards, Fowler Homes Christchurch used Corona Shake textured tiles for the roof. From the extensive range available from **Gerards**, and manufactured by AH1 Roofing, the tiles provide the home with a traditional look and are low maintenance by nature.

The Gerards Corona Shake style is one of the longest lasting products available on the market, and is now exported to over 65 countries. The tile is made from lightweight Zinc Aluminium New Zealand steel, and then moulded into a strong profile in the shape of a wooden shake. Several layers of resin are then applied, with a natural stone texture also added, and the tiles are then baked in a specially designed temperature zone, to produce the hardwearing, long lasting texture surface.

According to Gerards, who have now been in business for over 50 years, the secret to the strength of the Corona Shake tile is to do with the double-pressing method. This adds

a unique ‘profile on profile’, resulting in a roof that allows necessary foot traffic on the roof when required.

Once the owners had decided upon the roof and exterior cladding materials, they had to choose a garage door profile to suit the overall design of the home. Selected in a colour to match the window trims, the garage doors were supplied and installed by **Bowmans Garage Doors**. Breaking up the design by effectively separating the two garages with a wall in between has made the doors a real feature of the exterior, particularly for visitors first approaching the home.

Bowmans Garage Doors specialise in a variety of different custom-made garage doors as well as openers, and also provide a full installation service. To create a feature for the home, that was also unique and stylish in appearance, Bowmans Garage Doors recommended the owners to select a negative detailed panel, and had the doors manufactured by Ashton Doors.

The garage doors have been powder-coated to provide the best surface available, in colour white, although the panel door can be painted to virtually any colour.



For the home's interior surfaces, Fowler Homes Christchurch preferred to use **Dulux** paints, due to their complete range of coatings and quality products. All of the walls inside the house have been finished with two coats of Interior Dulux Wash & Wear, in the recommended Advance Low Sheen appearance. For the wet areas of the house, such as the bathrooms and laundry, Dulux Aquanamel was chosen in a semi-gloss.

Dulux Wash & Wear has become one of the leading interior paint choices on the market, because of its rather revolutionary new technology named Aquasmart. This system effectively forms a repellent barrier over the surface of the paint, which protects water-based stains from penetrating through to the wall. This new quality found in the solution is in addition to the super-tough acrylic finish that Wash & Wear has always been known for.

The outside of the house was also painted with Dulux, from the exterior Weathershield range, which comes with a ten year warranty. An X10 low sheen was used on the Linea weatherboards and the soffits.

Trusted with applying the Dulux paint, and with preparing all of the surfaces prior to application, was **Spencer Painters**; who always work with Fowler Homes Christchurch on their new house projects. For this home, Spencer Painters applied top of the line paint, to create the best quality, long lasting surfaces possible.

Starting with spray equipment, to ensure maximum coverage was achieved, Spencer Painters then proceeded to apply the top and final coats with brushes and rollers. For residential projects, Spencer Painters have a team of specialised tradesmen, with separate specialists used for commercial and industrial work. Sean Connelly of Spencer Painters believes it is their long standing reputation in the industry and dedicated crews of painters working for them that keep them in constant demand by builders. "We're a large established company that has grown along with the industry," he says. "We paint smiles on peoples faces all through Canterbury." Spencer Painters provide a five to ten year guarantee on all their paintwork, and are known to always stand by their product and service.

Selecting the appropriate lights for any house is an important task, and Fowler Homes Christchurch often send their homebuilders in the direction of **Lighthouse Lighting**. Starting with a lighting plan and progressing to the supply of required products, Lighthouse Lights ensure that the lighting chosen for a home reflects the customers own personal tastes, as well and the architectural features of a home. Consideration is always given to energy efficiency, as well as overall sustainability.

Lighthouse Lighting are a partner of Future Proof Building, so they strive to ensure each light fitting and design meet the requirements of not only energy efficiency, but also quality, the lifecycle of the product, and making sure lighting is used creatively while being mindful of the guidelines.

Because the living areas in this home are large and well used by the whole family, Lighthouse Lighting aimed to develop a flexible living environment, that not only worked with the design of the interior, but also gave the homeowners the exact result they deserved. The majority of brands installed into the home are from the latest styles direct from Europe and North America.

- DETAILED THOUGHT WENT INTO THE LIGHTING DESIGN PLAN FOR THE HOME, WITH EACH SPACE BEING CAREFULLY SCRUTINISED TO MAKE ROOMS FEEL BIGGER, WARMER AND MORE INVITING.

- INSIDE AND OUT, THE PAINT OF CHOICE WAS DULUX. THE ARRIVA GAS FIRE SETS THE MOOD FOR THE LOUNGE.

- A BOLD WALLPAPER CHOICE IS A DRAMATIC BACKDROP FOR THE MASTER BED.

To install all of the lighting, Fowler Homes Christchurch turned to the experienced crew at **Caltex Electrical Ltd**. In charge of all the internal and external lighting, and completing a full lighting plan for the home after liaising with the owners, Caltex Electrical Ltd installed conventional lights and completed the other general electrical work.

External lighting was introduced to create a definitive appeal to the front of the home at night, with the inside of the home well lit with 12 volt halogen lighting throughout. To keep the house as up to date as possible, Caltex Electrical Ltd supplied and installed a C-bus lighting system, so lighting scenes can be quickly activated for all of the rooms. The hallway is monitored by lighting sensors, meaning even if your hands are full with shopping bags, the lights can operate on a hands-free basis. The C-bus system is common in many new homes now, and is installed to suit the needs of each individual household.

Caltex Electrical Ltd also installed the underfloor tile heating and controls, to keep the homeowners feet warm on chilly Christchurch mornings.

This house is essentially all about luxury, meaning everything included in the interior design plan had to be meticulously selected. Fowler Homes Christchurch regularly use **Dores for Floors** for much of the interior requirements, for not only their extensive range of carpets and other floor coverings, but also due to their ongoing willingness to continually source the best products. Conveniently located alongside both **The Tile Warehouse** and **Precision Stone**, and incidentally owned collectively, the trio of shops cater to a wide range of home design requirements.

Earth tones and neutrals feature throughout this home, from seductive, thick carpets to stylish, cool porcelain tiles in the bathrooms. At Dores for Floors and the other two stores, many of the staff are qualified as interior designers. This means that not only is their product range extensive, from carpets and vinyls to stone benchtops, their staff are all well-equipped to assist in aiding the often difficult decision-making process.







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- THE SPACIOUS SCULLERY IS ONE OF THE HOMEOWNERS FAVOURITE PARTS OF THE INTERIOR PLAN. A GREAT WAY TO KEEP ANY MESSINESS AWAY FROM THE KITCHEN, AND EXCELLENT FOR STORAGE.

- THE CHILDREN EACH HAVE THEIR OWN WALK-IN-ROBE, AS DO MUM AND DAD IN THE SUMPTUOUS MASTER SUITE.

- CERAMIC TILES ARE STYLISH YET PRACTICAL FOR THE KITCHEN, AND KEEPS THE AREA IN TOUCH WITH OTHER NATURAL CHOICES THROUGHOUT THE HOME.

Most of the tiles within the home were supplied by **Designa Ceramica Tiles**, who are one of Christchurch's leading suppliers of Italian and other imported styles. All tiles available from the company are selected from leading international manufacturers, in order to secure the world's best tiles, at largely affordable prices.

The tiles chosen for the home reflect the stylish yet practical nature of the interior, with floor to ceiling ceramics used in all the bathrooms. The floor tiles in the kitchen are a similar light colour, and make the area easy to clean while looking great. It was also important for the tiles to complement the natural feel of the stone wall, which is visible from the kitchen.

While Designa Ceramica Tiles sourced and supplied the tiles for the homeowners, it was **Tile Contracting** who installed them. Because they have been involved in many varied and large projects over the past seven years, from multi-million dollar homes to small units, Fowler Homes Christchurch were confident Tile Contracting were right for the job.

Tile Contracting advised the homeowners to select different sized tiles for the varied looks required throughout the house. In small areas for instance, larger tiles are often recommended to endow a room with a sense of space. "We try to incorporate design ideas with practical and functional finishes," says one of the tilers. And their work has been recognised on a national level, with Tile Contracting taking out the supreme bathroom award, after featuring as part of several House of the Year Awards for different homes.

One of the most impressive aspects of this house is the kitchen, which was entirely custom designed to meet the homeowners needs. Placed strategically within the home to interface with the open-plan nature of the floor plan, the kitchen is a true modern masterpiece.

Made and designed by **Sockburn Joinery**, the kitchen was planned and created in much the same way as a house is developed. The homeowners consulted regularly with Rachael Koppe of Sockburn Joinery, to devise the end plan, which cleverly incorporates multiple work areas, a breakfast bar, and a full butlers pantry.

Meltecca was used for the kitchen joinery, in colour Rock Salt, with Melamine in colour Burmese selected as the negative detail feature to the back panels and for the thick island ends. The wide benchtops are a 38mm Formica profile, in colour Snow Sand All of the benches have a tight-form edge profile, which creates a modern square edge look, while eliminating sharp corners.

Sockburn Joinery were also involved in making the cabinetry for the laundry, as well as the required joinery for the master walk-in-robe. Meltecca in colour Dark Oak was used for the wardrobe.

Also working on the bathrooms and kitchen, **M.T. Wright Ltd** had a huge role to play. Plumbing is one of the most important and necessary components of any new house, which is why Fowler Homes Christchurch like to work with the best. M.T. Wright Ltd completed all of the plumbing related requirements for the home, as well as fitting the bathroomware, such as the taps, toilets and shower equipment, and everything for the kitchen.

As a member of the New Zealand Master Plumbers Association, M.T. Wright Ltd offer homeowners a stress-free, qualified and guaranteed level of workmanship. They have been in business for 30 years, and can not only complete any plumbing job, but can also source top-quality and stylish fittings for bathrooms, kitchens and laundries.

All of the tapware selected for the home is protected by water strainers and over-pressurising valves. M.T. Wright Ltd also installed the gas water heating system for the home.

It's easy to see why the kids love their bedrooms so much in their new home; not only do they have a shared ensuite, they also have individual walk-in-wardrobes. Designed and manufactured by **Wardrobe World**, the company in charge of all of the fittings for the home's wardrobes and storage areas, the walk-in-robos are a real luxury inclusion for any home.

To keep clothes and other items in the best environment possible, Wardrobe World supplied the Clairson ventilated shelving system and the Metrobe solid shelving system in the appropriate areas. Aluminium sliding doors were used throughout, to maintain the contemporary décor of each room.

Fowler Homes Christchurch regularly refer homebuilders to Wardrobe World, to look around the showroom and speak directly with staff members about the products they stock. Once the homeowner has a clear idea of what they ideally want, a Wardrobe World consultant visits the house to discuss the best design to meet the requirements and space allocation within the home.

With such a dedicated team working to create this sumptuous new home, it's no wonder the end result is fantastic. The homeowners are understandably thrilled, and are delighted to be coming home to such a luxury abode at the end of each day. ■

