

In with the new

It's all about lifestyle – renovation projects today highlight a fresh approach to family living, as these projects illustrate





Behind the scenes

Decorative fretwork and finials retain the traditional character of this villa – but the new extension at the rear is an exercise in modern simplicity

Bay villas built around the turn of the last century have an architectural style that is unique to New Zealand.

Having evolved from the simple symmetrical cottages of the 19th century, these houses were more generously proportioned. They also featured brackets and bargeboards decorated with turned wood and fretwork designs – the very details that still capture the imagination of homeowners today.

And just as the original bay villa grew from the need for more living space, so are

today's villa renovations a design response to the need for more spacious interiors. But most remodelling projects still respect the traditional character of the bay villa – the decorative verandas and leadlights remain. Rather, it is the rear of the house that receives the most dramatic makeover, as this project demonstrates.

Adrian Rowan of AR Developments says the house had retained its original villa character – even the leadlights matched.

“It also had good bones and plenty of potential for improvement,” he says.

Preceding pages: This traditional bay villa, built around the turn of the last century, retains all the character features of the era – notably the decorative leadlights, bargeboards and fretwork. A garage addition was removed in the renovation and a basement excavated to provide garaging for four cars, a bedroom, bathroom, laundry and stairs to the main part of the house.

Above: The rear of the house was demolished to make way for an extension, which is effectively a glass pavilion that opens to the outdoor living area. An existing pool and spa were refurbished with new interiors and new landscaping.