





Fusion in white

The original façade of this period villa complements the light, contemporary spaces within

Sometimes a single feature can provide inspiration for the renovation of both house and garden. The owners knew their traditional timber villa needed extensive work, but liked the look of their formal living room.

The room had been redesigned some years ago, emerging as a modern, clean space, complemented by original architectural features such as a high, ornate coffered ceiling, says architect Darren Jessop.

“Both owners appreciated the simplicity of this room. It had whitewashed kauri

flooring, white walls and a contemporary aesthetic,” he says.

Also on the clients’ wish list was an outdoor living space and pool, an open-plan living, dining and kitchen area, and more bedrooms.

The front of the villa was in reasonable condition and the house was structurally sound, but the interior was dark and cramped and the staircase took up too much space. Natural light was further blocked by an indoor pool that extended out from the rear of the house.



Previous pages: The covered outdoor living area of this period villa has created an easy flow between the interior and the outdoor pool and garden.

Above left: The renovation has added 40% more space and created a harmonious transition between original and renovated elements.

Top and above: The bleached kauri flooring and white plaster walls in the study and hallway help to create a unified and bright space.

Left: The villa, shown here before additions in the 1980s, was sound, but cramped and dark.



To determine the best design approach, Jessop assessed where the spaces in the house were already flowing well. "There wasn't much that flowed—everywhere was very bitsy with no continuity," he says. "The 1980s indoor pool at the back was particularly poor. It functioned well, but it was ugly. The rest of the house was mostly dark and dingy, without much excitement."

His first task was to remove the pool and reconfigure the staircase. The whole rear third of the house was removed and

rebuilt as an open-plan kitchen, dining and living area. A skylight in the living space was installed to open up the area, bringing in 50% more light. "It isn't always possible to install skylights, but when you can, they provide the best form of light you can get. In this villa, the light just flows in," says Jessop.

An outdoor living area was added to the rear of the house, covered to provide shelter in rainy weather. Timber, rather than tiling, was chosen for the flooring. "I wanted to move away from the

hardness of outdoor tiled areas, so I used timber to suggest a verandah," he says.

The second storey – originally added in the 1980s – was extended further to accommodate extra bedrooms. Dormer windows were added to increase the useable space upstairs. The second storey now includes three bedrooms and two ensuites. Altogether, says Jessop, the footprint of the house has increased by 40%.

Visually, period and contemporary architecture are linked by the use of kauri flooring, stained to suggest driftwood.



Facing page, top: A solid basalt hearth surrounds the gas fire, which was positioned to provide a central focal point in the open-plan area.

Facing page, lower: White cabinetry with simple aluminium drawer handles helps to create a bright and modern kitchen.

Above: Kitchen, living and dining areas flow seamlessly into the covered outdoor living area and the pool and garden beyond.

Left and far left: The kitchen and the exterior of the enclosed pool house before renovation.





Previous pages: Skylights in the enclosed outdoor living area bring more light into the previously dark home. The symmetrical, formal lines of the pool and landscaping complement the period architecture of the front of the villa.

Top and above: This new bedroom on the upper level features the white-and-dark palette used elsewhere in the villa.

Right: The acid-washed stone wall behind the freestanding tub in the guest bathroom is lit at night for additional interest. The flooring is a dark glazed tile, chosen to provide a visually warm look.

Ground floor ceiling heights have been maintained at a consistent level, and a clean white palette used for key elements, including walls, ceilings and cabinetry.

One of the most dramatic new rooms, say the owners, is the guest bathroom on the ground floor. The room incorporates a skylight that runs the full width of the shower, allowing natural light in from the east in the morning. At night, lighting behind the freestanding tub illuminates the texture of the natural stone feature wall. Visual interest is further enhanced by

the juxtaposition of white vanities against custom-made cabinetry in black lacquer.

Outside, the back garden takes on a formal, classic quality, echoing the villa's original period architecture. Boxed planting is positioned in the areas originally occupied by plinths for the indoor pool. The new pool, set slightly higher than the house to follow the slope of the land, follows the same symmetrical lines.

"We kept this area contemporary yet formal, as a deliberate reference to the villa's original architecture," says Jessop.



Architect: Darren Jessop NZIA, Jessop Architects (Auckland)

Interior designer: Cheryl Moynagh DINZ

Main contractor: Harding Construction

Landscaping: Natural Habitats

Kitchen designer: Cheryl Moynagh DINZ

Kitchen manufacturer: Young Design

Cladding: Timber weatherboards

Roofing: Colorsteel

Blinds: The Wooden Blind Company

Window/door hardware: Halliday and Baille

Flooring: Kauri coloured by Peter Aitken

Paints and varnishes: Aalto Colours

Lighting: ECC Lighting and Living

Heating: Living Flame

Furniture: Cheryl Moynagh Interiors

Kitchen cabinetry: Young Design

Benchtops: SCE stone in ice snow

Splashback: Euroglass

Cooktop: Smeg 5 burner

Ventilation: Parmco downdraft

Refrigeration: Underbench fridge by Liebherr

Dishwasher: Fisher & Paykel Dishdrawers

Bathroom vanity: Designs by Cheryl Moynagh, from Young Designs

Shower fittings: Matrix Techo shower rose and Pixel shower mixer

Shower enclosure: Euroglass

Bath: Matrix centroform oval bath and surround

Basin: Matrix Alape round basins

Taps: Matrix Pixel basin mixers

Photography by Jamie Cobeldick