

Taylor's Mistake Alteration



This house was badly damaged by the earthquakes. The client negotiated a cash settlement and then took the opportunity to add another floor and totally modernise both the exterior and interior.

Located in the hills leading to Taylor's Mistake the house has magnificent views out to sea and to Godley Head. The new third floor consists of a master bedroom with ensuite, and an extensive deck area, all of which are orientated to maximise the view. On the middle floor, the kitchen was reconfigured and windows added to increase the view.

The exterior cladding is a combination of plastered walls, Alucobond cladding panels, and vertical Ultraclad aluminium strips. The client took the opportunity to upgrade the aluminium joinery and retrofit double glazing. The full height windows bring natural light into all areas on the two upper floors.

The specially made pivot front door opens to a full height entry and stairwell. Bedrooms and the bathroom on the ground floor face to a courtyard. The front stair leads to the middle level which is the main living area. The kitchen joinery has granite tops and lacquered finish veneered panels. Back to back gas fire heat the dining and lounge. There is a separate study with ensuite which can double as a spare bedroom.

The rear stair, which covers all three floors, has a glass and timber balustrade, and solid timber treads with carpet infill.

The new master bedroom on the upper floor has a spacious walk in wardrobe and generous cupboard space. The ensuite is fully tiled, and has a large shower and a free-standing bath.

The exterior is fully landscaped with an artificial turf recreation area, pebble and paved paths, and tiled deck and entertainment areas.



OVERVIEW

Address

Street: -
Suburb: Taylor's Mistake
City: Christchurch

Consultants

Engineer: Powell Fenwick
Architect: Noordanus Architect

Project Details

Value Band: \$1-5m
Size: 524 m2
Stories: Three
Category: Residential
Type: Alteration
Finish Date: April 2016
Build Time: 12 months

