

LAKEHOUSE UNDERSTATED

'THE DWELLING IS A CLASSIC DESIGN OF UNDERSTATED ELEGANCE, IN PERFECT HARMONY WITH THE SITE AND WELL THOUGHT OUT IN REGARD TO THE MAINTENANCE AND SECURITY REQUIREMENTS OF A HOME AWAY FROM HOME. THE HOUSE HAS BEEN CLEVERLY AND UNCONVENTIONALLY ARRANGED TO CAPTURE MORNING SUN AND THE DETAILING IS CONSISTENT WITH THE INFORMALITY OF A BACH'.

That's what the judges from the New Zealand Institute of Architects said of this award-winning house. I talked to **AMBIENTI ARCHITECTURE'S** JORGEN FRANSDEN about the design process behind this stunning 'bach' on the lake side at Kinloch, Lake Taupo.



LUXURY





What was the clients' brief to you?

Their brief was to create a simple, elegant and timeless modern bach in keeping with traditional values of Kinloch Village on Lake Taupo. The clients had an intimate relationship with Kinloch through two generations so we had extensive initial discussions about the climatic conditions, and the historic context of the area.

What key elements drove the design?

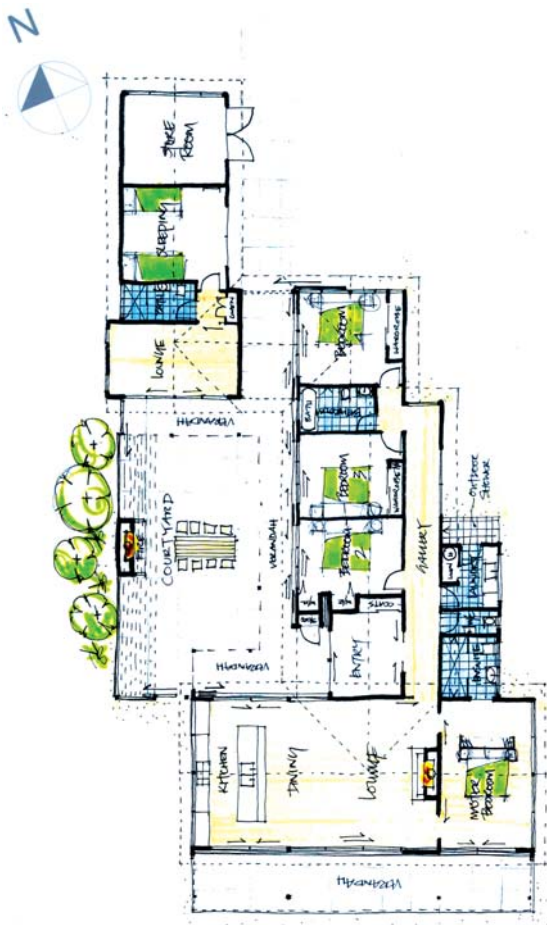
Being lakefront, the design was largely driven by the desire to escape from the icy Southern winds that sweep in from the lake, yet still enjoy some of the best views in New Zealand.

Secondly the house had to be designed for entertaining. The internal courtyard achieves this as well as providing privacy and security. Having the stand-alone guest wing means everyone can maintain privacy when it's needed. It was also important for the Auckland-based client that when not in residence, the bach could be closed-up.









What site preparation was required pre-building on this elevated section?

Apart from getting the old Lockwood family bach carted away to another site my clients own in Kinloch, minimal preparation was required because the site was flat.

What's the basic design?

The bach consists of three elements wrapped around a sheltered, partly covered courtyard that allows for outdoor living away from cold Southerly winds.

What exterior cladding materials did you choose and why?

The Kinloch Village has a Protection Plan which is very specific and quite limiting, but I think this is a good thing for Kinloch. For this property we chose black stained cedar, copper, and a dark metal roof so that the house blends in with the surrounding village.

What aspects of the exterior are you most proud of and why?

I like the use of moveable cedar shutters which not only change the look of the house, but also provide shade and security. The courtyard hub really binds everything together and this space has been set off with the large sandstone pavers.

How was the internal design approached?

The interior was designed in collaboration with Keitha McLaren of Velvet Interiors in Auckland. It has been kept simple and clean with the emphasis on quality and durability.

What internal aspects please you especially?

We made the hallway 1.3 metres wide which enables it to double as a gallery space. It means the space can be useable rather than just a walkway from 'a to b'. The indoor/outdoor flow from the rumpus room onto the covered part of the courtyard is another element that works well. The owners tell me that they often sit here with a glass of wine and enjoy the lake view through the main house which is glass on both sides.

Other favourites are the vaulted ceilings with expressed rafters and the use of a 32mm thick American Oak timber floor that looks fabulous and being heated, is really comfortable underfoot.





Final comments?

For me the success of the project was all about having a collaborative approach with the client to the design process. This took some 18 months going back and forth but the end result is first class. For me dialogue is what good architecture is all about. I also like the fact that for a large house - 380 square metres - it is unpretentious, and understated. The house blends in beautifully with neighbouring properties and its surroundings. It will be admired and enjoyed for many years to come. 🏡



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