

MARLBOROUGH  
New Homes  
\$400,000 - \$550,000



## SERENITY IN THE SOUNDS

The success of the design and finish of this stunning home came from a great partnership between father and son Master Builders John and Phil Vile and the owners



The owners of this spectacular site overlooking Mahau Sound in Marlborough wanted a contemporary open-plan home with extensive glazing.

An architectural highlight is the six-metre-high north-facing feature wall of glass, which incorporates substantial large movable sections, creating superb indoor outdoor living spaces with stunning sea and mountain views.

The open-plan theme extends to the master bedroom, which opens onto a

mezzanine area, also with stunning northern views unobstructed by a glass balustrade.

The home also has two fully self-contained guest wings on either side of the main living area that capture sun and views.

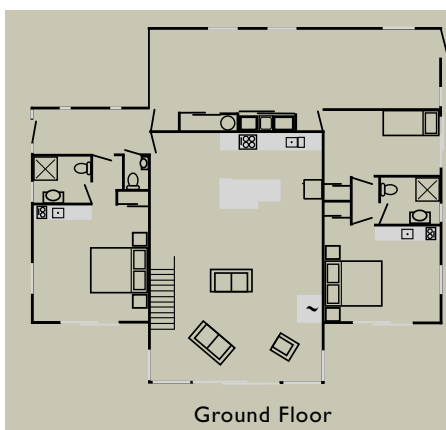
Tasmanian oak flooring is an eye-catching feature of the Euro-style home.

The vertical interlocking board and batten exterior cladding system, complemented by matching sandstone grey Coloursteel roofing and aluminium joinery, blends well with the natural bush setting.

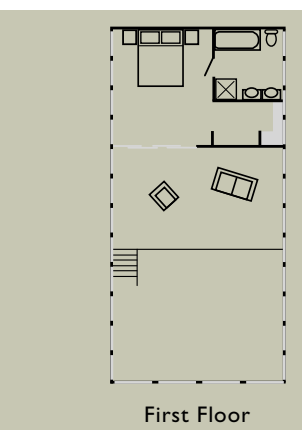
### BUILDER'S COMMENTS

What challenges did you face during the building process?

Building in the Marlborough Sounds can be challenging these days, as all the easy sites have long since been taken up. Building constraints on a site such as this call for innovative design and build solutions. This job required geo-technical engineers digging three-metre-deep holes on the site to find the maximum building area available.



Ground Floor



First Floor



The next challenge was how to build an extensively glazed house in an area with high winds and earthquake risk. The Glenroy post and beam system was ideal. We pre-fitted the timber posts and beams in our engineering workshop in Blenheim then transported them 60km to the site.

How did your relationship with the owners help the building process?

The key element to achieving a result that has exceeded all our expectations is the partnership between the owners and carpenters on site, backed up by a talented team at the Glenroy base.

The house had to be two-storey to fit in everything that the owners, Jack and Anja, wanted. We started with the concept of a large, high-stud central compartment with a mezzanine floor and self-contained guest wings off each side and garaging on a small flattened area. Once the plan was complete Jack and Anja took it to a leading Dutch architect for comment and he made some subtle changes, which added to the design.

What do you like most about the end result?

How the upper roof floats on walls of glass and allows light and sun to flood the house. The home is a sun-trap, which

means that very little heating is required in winter, yet the three-metre north overhang keeps it cool in summer.

The house has a real sense of freedom as it is not restrained in height or hemmed in with walls – the central compartment has 35 metres of double-glazing.

The house has a structural honesty about it. Metal brackets are often exposed for ease of construction, but we have taken great care to conceal them to keep the lines as clean as possible. The timber work is a meticulously finished feature of the house.

#### JUDGES' COMMENTS

Great design practices incorporating advanced timber engineering construction and excellent craftsmanship have resulted in a unique property. The main feature is a six-metre-high north-facing wall of glass.

Facing north on a steeply sloping bush-clad hillside with expansive views over the Sounds, this home has advanced timber engineering construction of post and beam along with a vertical interlocking board and batten exterior cladding system, sarked timber ceilings, sandstone grey coloursteel roofing and matching aluminium joinery. A project the team will surely be proud of.



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