



## From faux Tudor to stunning bungalow: ADNZ winning renovation



The 'Brady House' renovation by David Maurice of LTD Architectural has won the a major ADNZ Residential Additions & Alterations Award.

This house started life as a faux Tudor design that never really sat comfortably on the coastal site in Mairangi Bay on the North Shore.

But a major, award-winning renovation of the "Brady House" by David Maurice of LTD Architectural has completely transformed the house, which has just won the Auckland-Northland ADNZ Residential Alterations and Additions Architectural Design Award.

Maurice says the house was also deteriorating badly and in need of repair.

The designer has created a bungalow style that helps the house sit more comfortably in its coastal setting. New cedar shingles will weather naturally as the house settled into its environment.



The renovation removed all faux Tudor references and added new cedar shingles, roof windows and large decks.

The living area was expanded three-fold with the addition of new outdoor veranda and pergola deck areas. And extensive roof windows replace "pokey" dormer windows on the upper level, allowing light to flood in.



The house now has a strong bungalow feel.

The ADNZ judges said, "A clear design proposition has worked around concerns for solar access and effective connection of the building and its occupants to the site. Dated design features are erased from the original house. And the addition of two exterior spaces effects a public-private interface.

"The clarity achieved in the building through the removal of distracting, dysfunctional aesthetically predetermined features is complemented by a reduction in the amount of paved space given over to cars in the front yard. The home is now much more comfortable in its context and period. It has been unified by a shingle roof and bay windows, use of flush skylights, a large timber veranda and adjoining outdoor room. Generous wide timber steps connect the home to lower level lawns. A much more comfortable and luxurious home."