



A winning angle in Kaiteriteri

The Lilley family were inundated with visitors each summer at their holiday house in Kaiteriteri so decided to build a guest wing to handle the overflow.

Jill Wild explains.

MARIA Lilley has been going to Kaiteriteri every summer since she was a child and for her it's a little slice of Kiwi paradise, a place to kick back, relax and enjoy everything that typifies New Zealand — sun, sea, bush, birdsong and a myriad of friendly faces.

So with ample land to play with it was an easy decision to build extra space for family and friends, amid the bush at arms length from the family holiday house.

The family commissioned Tony Karsten, of Karsten Architectural Design in Nelson, because their builder recommended him and he also had a good appreciation of their ideas.

"The brief was simple," recalls Maria.

"We wanted a lovely little bach that blended in with the bush, discreet, yet stylish."

The budget was tight, Karsten adds. The project had to be achieved for under \$300,000, on a difficult site and the requirement was for two bathrooms and three bedrooms. Karsten not only delivered in spades, he also impressed colleagues who voted the bach a regional winner in the New Zealand Institute of Architectural Designer Awards 2015. The judges said it was "a very appealing and interesting response to the brief on a challenging site. A sensitive response to



the slope and bush".

Karsten was determined to have minimal impact on the bush.

"I was out there all the time checking, when the digger was there, making sure as few kanuka as possible were cut down.

"I wanted the bach to be surrounded by bush, so it was important to work carefully."

One of the many hallmarks of Karsten's design is creating a wow factor at the entry point to a house.

"That's something I like to do, it sets the scene. On this project there are a couple of things that catch the eye – above the front door are roof windows that open so the ferns and foliage surrounding the door get watered and across the hall directly opposite the front door is a full height window on an angle. It slopes away from the floor and creates an impact and draws guests in to look through the glass to the surrounding native bush."

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The front door of the Lilley's Kaiteriteri holiday home has overhead opening roof windows to ensure the plants under it get water. Right: The angled wall opposite the front door creates a 'wow' factor, says Tony Karsten, of Karsten Architectural Design.

Photos: OLIVER WEBER PHOTOGRAPHY

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The footprint is small at 95 square metres and has been designed as effectively two pavilions, a bedroom wing and living/kitchen wing that is split level.

"I have always liked split level," Karsten says, "and with the steep slope of the site it lent itself to a split-level design. So the living is on the upper level with a book case divider to the kitchen dining area. I think it's important in small spaces to have segregation, so in one area kids can be doing something and in another adults can do their thing."

The exterior is cedar stained in Resene Pitch Black to mimic the dark bark of the surrounding kanuka. The interior is Resene Black White, accentuating sleek lines and creating a clean uncomplicated bachy ambience, conducive to relaxation.

Within the small footprint Karsten has achieved three double bedrooms in the sleeping wing with family bathroom and through the connecting hall is the living/dining area with a second bathroom which includes the laundry.

"It was an easy design process and what has been built by Jonny Lewis

Builders is pretty close to the original concept."

For Maria Lilley the bach is a zen-type structure, very minimalist and easy yet peaceful, light and airy.

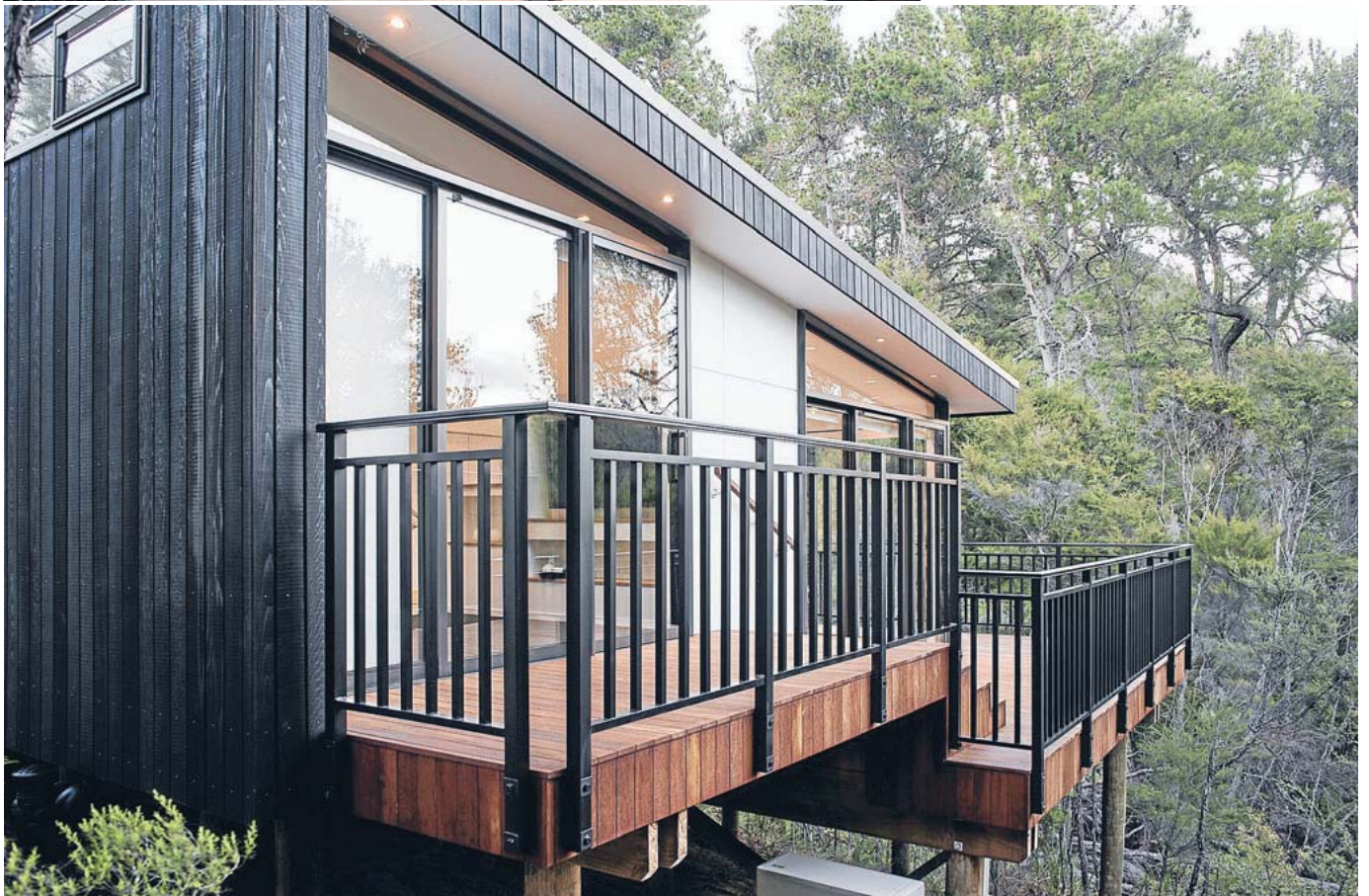
"We didn't know Tony Karsten but he was recommended by the builder, what he has delivered is exactly what we envisaged; aesthetically appealing with beautiful bush views, private, away from our holiday house yet still a part of us."

The bach has been so admired Maria has conceded to requests to rent it out.

"We call it The Treehouse, a simple name for a Kiwi bach. It's nice to offer it to others beyond friends and family, to share the bach that was created from a vision and to let others experience the area that I've loved all my life.

"The funny thing is the area is really at its best in the winter when the weather is settled – there's lots of sunshine, far fewer people and it's much easier to enjoy everything on offer, the Abel Tasman is at your doorstep, there are lots of crafts and arts and many cafes."

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The decking reflects the interior over two levels and the huge sliding doors turn the inner and outer spaces into one.



A bookcase creates separation between the living and dining/kitchen areas. Karsten says segregation of areas is important in a small project.

