





# PAPAMOA PARADISE



# WINDOW INTO A WATERWAYS WONDER

Diamonds are created under immense pressure and Jamie Fairbairn and his team at Fairbairn Builders beat a taut deadline and exceeded client expectations with this gem, aptly coined 'Papamoa Paradise'

With the clock ticking from August, this 260m<sup>2</sup> executive new build highlights the unparalleled value of experience and loyal subcontractors in a record-breaking construction climate. For Jamie Fairbairn, this combination was invaluable. Putting together the puzzle of time management enabled the Grey family of four to move into their brand new home in time for Christmas with no compromise to the finished article. The only thing missing was wrapping paper.

With so many decisions to make in the building process, the first one Nigel and Leanne made turned out to be their best. Weighing up their options, they toyed with the idea of a mainstream building company but wanted a home to match their prime section resting on the banks of the Papamoa waterways. "We looked at a few group housing firms and it was not what we were after in both quality and design," the Grey's reasoned and with so many more decisions to make, collaboration and support was vital. Working closely with Jamie and Robin Baillie of Baillie Architecture, the Grey family had its blueprint and were grateful for the expertise heading into the unknown. Nigel and Leanne also welcomed the support from builder Jamie Fairbairn who they say was helpful right from the start, "he worked with us from the early stages and his ideas and vision for our home were invaluable."

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### TURNING THE KEYS TO THE HEART OF THE HOME

Cutting the ribbon in time for the mince pies, the craftsmanship of the Grey's home is evident from the minute you approach the exposed aggregate driveway. The entrance way hints at the contemporary design to come with the honed and sealed stack bond feature wall forming a path to the front door under warm and purposeful lighting. Where the internal access garage lies, another immovable stack bond wall gives the façade strength.

The first footsteps indoors take you directly into the heart of the home and you instantly feel comfortable and relaxed. Headroom is in spades with a four-metre clearance at the peak of the mono-pitch ceiling in the lounge and a clear opening to the kitchen, dining room and outdoor area. Hidden from the road front, the waterways are now within reach.

At the push of a button, creature comforts are accommodated for by the inviting Rinnai Symmetry gas fire. An undoubted drawcard, it sits cosily sandwiched between the wall mounted TV and the custom-made concrete honed hearth that spans the centrepiece wall of the living area. Built-in ornamental shelving provides a cove for the imaginative homemaker to do as they please. Versatility is a virtue and the expanse is ideal for entertainment, contemplation or relaxation.

The ambience of the kitchen is only a few steps away and the attention shoots squarely to the character of the pearly white brick wall. Simple, yet sophisticated, the nucleus of the family home doesn't take the emphasis off the living areas with all signs pointing outdoors. The vantage points are rife as multiple doors open to the view.



### SPOILT FOR CHOICE

With the waterways in the eye line, the level entry stacking sliders lead outwards through covered alfresco dining and onto the durable Vitex hardwood decking which, to no surprise, is in tune with the rest of the home. Every dining and entertaining option has been thought of and rain, hail and shine, there is somewhere to choose to be.

Standing on the lush lawn and looking back towards the home, the fluid mixture of Sto plaster systems, linear weatherboards and the robust stack bond brick column reaffirms how well the design blends with the surrounding properties. Summarising how integral this factor was pre-construction, Robin Baillie was concise, “we wanted to create a design that complimented the established neighbourhood and remain sufficiently private.”

The choice of cladding was a key consideration and to fit the bill it had to be low maintenance, unimposing yet stylish and clean. Getting the combination right was essential and the weatherboard element reflects a ‘bach’ feel and marries up well with the decking timber. The same train of thought was given to the entrance and the fusion of stack bond brick and Sto simply, works.

For Nigel, Leanne and their two teenagers, the communal living, functional areas and outside appearance was to script, “the end product is a very warm and cosy house that we and all our friends love.”



Architect: Baillie Architecture

Photo Credit: Amanda Aitken Photography

Thanks to the following subtrades who were a part of this project ...

- Butterworth Painting (Peter), Prime Plumbing (Brian), Coating Plus (Phill)
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- Carters Tauranga (Glen Minnell) Supreme Lock and Hardware (Jason)
- Mount Maunganui Concrete (Brent), Twill Interiors (Jackie), Interior Spatial Design (Rosalind), Lifestyle Doors (Russel), Batten Man (Mitch), Steer Tiling (Stuart), Profab (Vaughan)





**“The weatherboard element reflects a ‘bach’ feel and marries up well with the decking timber”**

### CUSTOM MADE FOR THE FAMILY

What about when the Papamoa sun eventually disappears? The floorplan and interior design has other hidden gems and the spaciousness, so prevalent in the living areas, extends to the bedrooms. Three of the four bedrooms hold sway over one side of the home and the space theme continues but as ‘personal space’. The ‘teenage wing’ is conveniently purposed at the opposite compass point to the master suite and has its own sizeable lounge and bathroom. It’s a win-win for the entire Grey family with one of the bedrooms reserved for lucky guests.

Situated in the middle of the home, the main bathroom is cannily cast with a continuation of the lounge’s generous high

stud for high level windows to accept natural sunshine. Full height tiles in an earthy coloured mosaic are a luxurious touch which compliments the free standing bath. Both bathrooms have been treated to quality, durable fittings and the finishing is noticeably in accord.

The details are thoughtful and across the way in this sizeable home is the master suite and for insurance against the noises of the lounge, entrance way and adolescent rabble, sound proofing on the walls allow a good night’s sleep.

For the Grey family, moving in before Christmas was an added bonus but the quality of the design and craftsmanship will linger for many more.

