



## PLANNED TO PERFECTION

THOUGHTFUL PLANNING BY A HAMILTON COUPLE ALLOWED THEM TO BUILD A HOME THAT TICKS ALL THE BOXES

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IT IS NOT OFTEN THAT A HOMEOWNER CAN LOOK YOU in the eye and honestly say there is nothing they would change about their house, even if they could. Daniel and Bronwyn Klinkenberg, the owners of this stunning new home, absolutely love what they have created.

As a builder, and the director of **Urban Residential Developments Ltd**, Daniel enjoyed the challenge of creating a dwelling for personal use. "I really enjoyed it," he says. "It was great working on my own home." He did have a lot to live up to though, as he and Bronwyn had been planning and dreaming for a number of months.

Rather than build an overly contemporary home, the Klinkenbergs wanted something timeless and different. "We both spent a lot of time designing the house," explains

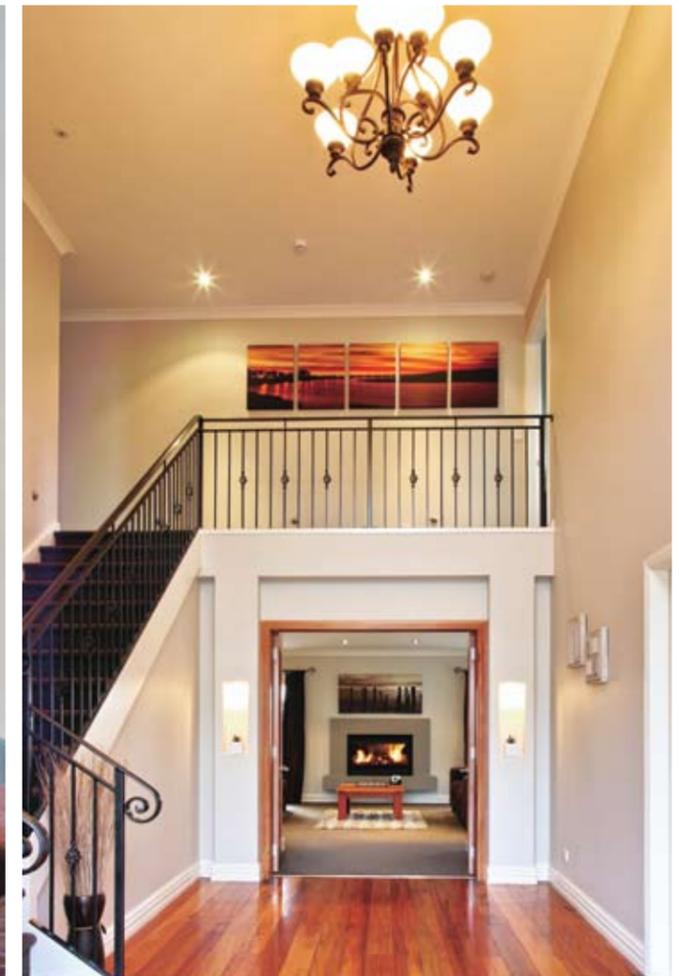
Daniel. "We liked the colonial look, and felt that it hadn't really been done often in Hamilton before." They did start off considering a single level style, but to really achieve the look they wanted, two storey was the only way to go. Their vision was for a "grand" home, with an imposing entranceway, and Daniel particularly loves the home's appearance from the street.

Once their ideas had been collated, the practicalities of the design had to be considered. Because the site was quite long and narrow, the dwelling had to be placed accordingly, to sit appropriately on the 900 square metre section. The construction products used were also studiously considered prior to building. "We chose materials that both suited the look of the home and could hold up for

"We love the appearance of the house as we drive in. Particularly the grand, colonial look we have achieved."



<p>☐ THE SPECS</p>	<p>Hamilton \$300 000 - \$400,000 262 Sq m</p>	 2	 4	 2
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many years to come.” James Hardie Linea weatherboards and Caviteclad comprise the exterior of the house, with a Corona Shake tile roof complementing the overall look.

Building a home is always a team effort, and Daniel appreciates all of the hard work from the many subcontractors involved. To maintain the colonial look at the rear of the house, and to complement the weatherboards, Daniel turned to trusted company **Texmark Coatings Ltd**, who only use BRANZ approved products. They used the Caviteclad EPS system, as it has a superior flashing system for windows and doors, reducing the chance of leaks occurring. Caviteclad is also crack resistant when compared to other non polystyrene based systems. It essentially consists of 50mm polystyrene sheets, affixed to the timber framing, over a 20mm cavity. The polystyrene is then over-coated and reinforced with fibreglass mesh and cement based plaster, before a finish coat is applied. The best thing about this system is that the polystyrene can be curved or shaped for complete design flexibility. Texmark Coatings Ltd are exterior cladding specialists, dedicated to providing a top quality finish and customer peace of mind.

Also in keeping with the colonial style is the exterior joinery. Wood was simply not a practical choice, so the Klinkenbergs selected aluminium joinery, powdercoated to an off-white colour. From **Rylock Waikato**, colonial glazed windows, french doors and bi-folding doors with a grey tinted glass were all part of the package chosen. The top hung bi-fold doors leading out to the patio feature flush sills, which are easy to clean, with no channels to collect dirt.

Rylock Waikato specialise in the manufacture of flush sill Eurosliders, Eurostackers and Foldback bi-folds, all from the Rylock Pacific Suite range. One of the main reasons Daniel was confident with his joinery selection was the company’s reputation. Recently they won the Rylock Franchisee of the Year award, for best brand and system compliance.

When it came to the interior of the colonial look-alike home, Daniel and Bronwyn wanted to be modern yet timeless. WattyI was the paint of choice for the entire house, applied exclusively by **Total Impact Painting/Decorating**. Sealers, undercoats and top coats are all hardwearing and long lasting by nature, which is a trademark of the WattyI brand. Colour ½ Tea was selected by the Klinkenbergs for all the walls, with ¼ Pearl Lustre gracing the ceilings and trims.

Because Daniel is often working with subcontractors for all types of houses, he appreciates hard work and attention to detail. Total Impact Painting/Decorating is a small, dedicated company, and their commitment to clients is all about quality workmanship.

The Klinkenbergs are thrilled with the paint finish throughout the house, which only emphasises the elegant, well-proportioned spaces throughout. They also love the open-plan, casual style of their home’s design. “We are really enjoying it, it’s great,” says Daniel. But while he thinks the wide open spaces are his favourite interior aspect, Bronwyn is enjoying their gourmet kitchen. “I left this up to her,” laughs Daniel. The placement of the kitchen makes it great for entertaining and everyday family life. In fact, they have had over 40 people around for a party,

### Open-plan living means the home can easily accommodate for large parties and having friends or family over.

and the living and kitchen area comfortably absorbed all the extra bodies. In the kitchen itself, storage is plentiful and the actual design and space is excellent for cooking. They also both count the recycled Rimu floor as a favourite aspect of the home.

Flowing out into the living area and throughout the rest of the house is a fashionable, two-tone carpet from **Carpet Barn**. The Fudge Dublin carpet that was chosen is made from pure 100% wool, endorsed by the iconic Woolmark brand. It is extra-heavy duty, to withstand the rigours of family life, and its loop pile design incorporates style with the highest levels of longevity.

Like the wall colours, the carpet is neutral and warm, and harmonious with the style of the home. The Klinkenbergs’ desire to build a colonial style house was all about creating a more traditional style of dwelling, not cold and impersonal. This desire had a huge influence on the soft hues of their carpet.

There is no question that Daniel and Bronwyn had a distinct advantage in designing and building their own home. Daniel had the experience of years in the business to draw on, although he is not happy to take all the credit. “I am lucky that all of my builders are highly skilled, trade qualified, and very focused on the highest level of quality attainable.” ■

