

HERITAGE HOMES

[SPRING/SUMMER ISSUE] 2019

A Timeless Classic

Meet the new GM
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A WORD FROM THE GENERAL MANAGER

We are excited to bring you our first ever Heritage Homes magazine. Spring is in the air and Summer is upon us. Now is the time to get in touch to discuss your ideas for your Bungalow, Villa or Cottage.

At Heritage Homes we pride ourselves on building Stunning character homes that never date. We use sustainable, modern technology to create you a beautiful timeless classic that will fit your budget to today's specifications.

Our Teams are ready to add your home to their build schedule and I am excited to see its progress in coming months!

We hope you enjoy our magazine.

Hayden





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WHY BUILD WITH HERITAGE HOMES?

Heritage Homes was originally founded by the late Master Craftsman Builder Keith Mitchell. Keith could see where building in NZ was heading with group housing being introduced in the 90s and 2000s.

AFFORDABLE HERITAGE HOMES

Our full contract design and build service is surprisingly more affordable than you think.

We provide to you the very best carpenters, building products, materials and componentry at a price that will substantially save you money.

UNIQUE HERITAGE HOMES

We specialize in recreating buildings from the Pioneer Cottage range, to the 1860 Villa and on to the ornate 1910 Villa, through to the classic retro bungalows of the 1920s, 30s and 40s.

Our designs team specialise in these wonderful recreations of a time gone by giving you a brand new beautiful old home. They are built using the most sophisticated technical and modern components that today's homes demand.

You will note the high ceilings - 2.7 meters or 9 feet in the old language, is classic with these homes, along with intricate scroll design skirting boards and architraves around the windows and doors.

We also include the roofed verandas and posts. The Pioneer Cottage has simple post brackets whereas the Villa has decorative post brackets and finials to the gable ends. The Bungalow has pairs of posts with splayed weather board bottoms, long low swooping roof style and classic decorative timber shingles to the gables.

Heritage Buildings and Homes are able to supply you with a vast range of bungalow and villa products to enhance and add value to your Home.

Mass producing homes and losing the vision of actually creating a master piece for the client. A timeless beauty built with precision and overall skill set of the carpenter slowly being lost.

So he had a vision to recreate the homes that to this very day still have stronger foundations, and built to withstand time, but still carrying the character of the yesteryear.

Keith passed this passion and vision to his son John Mitchell, a 4th generation Master Craftsman builder, whom today, along with a dedicated team, continue to bring the dreams alive to have your very own brand-new Heritage Home. A Heritage Home that meets the sustainability and technology of today and the future.

To create a living masterpiece without losing the true Characteristics of the classic Kiwi Build and Kiwi Builder.

A Heritage Home that you and your family can love for generations.

HOW THE HERITAGE PROCESS WORKS

So you have your land and you're ready to build



- ① Put together your list of 'must haves', ideas that you like and your budget. Include pictures, styles and colours that inspire you.



- ② Meet with us for a personal consultation. We'll talk you through your ideas, your aspirations and vision for your build.



- ③ Select a house plan from the Heritage range. If you can't find the exact plan or style we'll alter one to suit, or create a bespoke masterpiece to suit your unique style. There are advantages to both methods but your site your circumstances and your requirements will largely determine which option is the most suitable for you. If you are unsure, your New Home sales Consultant will provide you with all the info you need to make this decision.



- ④ After we have considered your circumstances and ideas, we will create a set of 3D concept plans on your behalf that will give you a visual idea of how your new home will look. This step gives you an opportunity to work out the exact design you want for your new home.



- ⑤ Once you have determined your design, we proceed to pricing plans which allow us to put together a quote based on your design, aiming to encompass your needs and wants within your budget. This will include your selections for cladding, roofing, flooring, your kitchen plan and bathrooms. The exact cost of your build contract will be determined by several factors, some potentially unknown to us until some critical planning information is supplied, for example Site, Topographical and Engineering surveys. Your Heritage Consultant can work through these issues with you.



- ⑥ Once we have completed the pricing step for your home, we will present you with a build contract that outlines a proposed price for your home. If you are happy with the price on offer, we will sign the contract and request a deposit to lock your build into our schedule. The next step is to move onto submitting the final plans to Council.



- ⑦ CONSENT IS GRANTED.



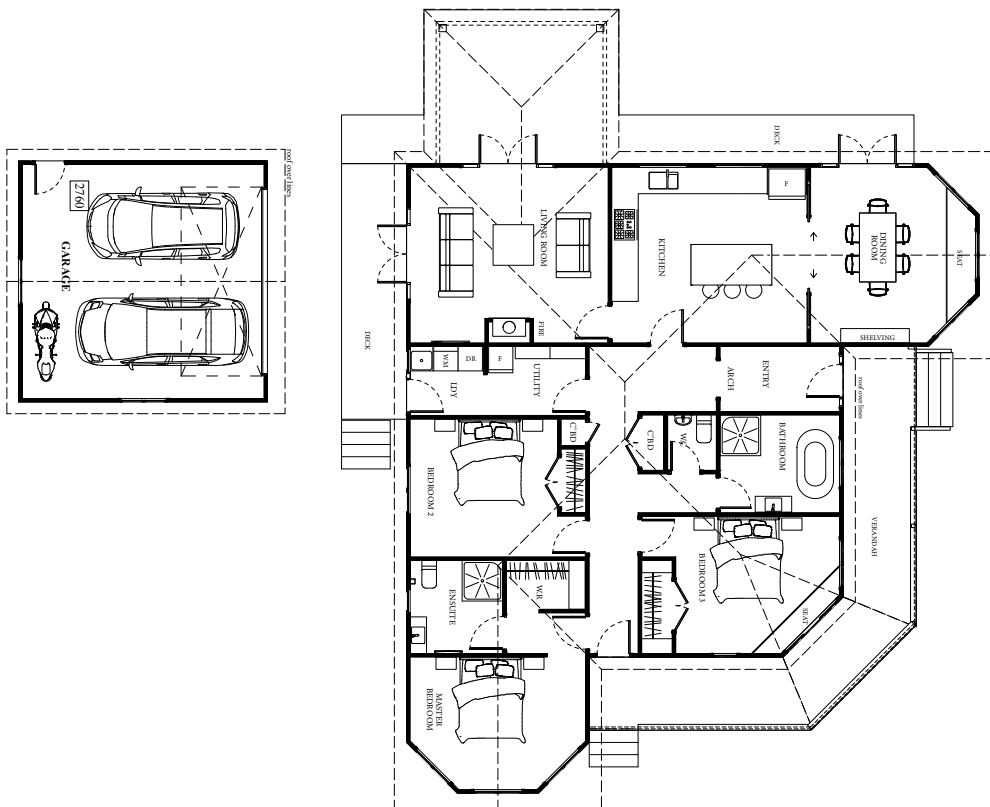
- ⑧ Building Starts! The length of the build is dependent on the size and complexity of your build, but we will make this clear in the contract so you know exactly what to expect and when.



- ⑨ Once Certificate of Completion has been granted, its time to move in so you can start building your family's legacy in your beautiful Heritage Home.

TOP 4 DESIGNS

The Bayswater

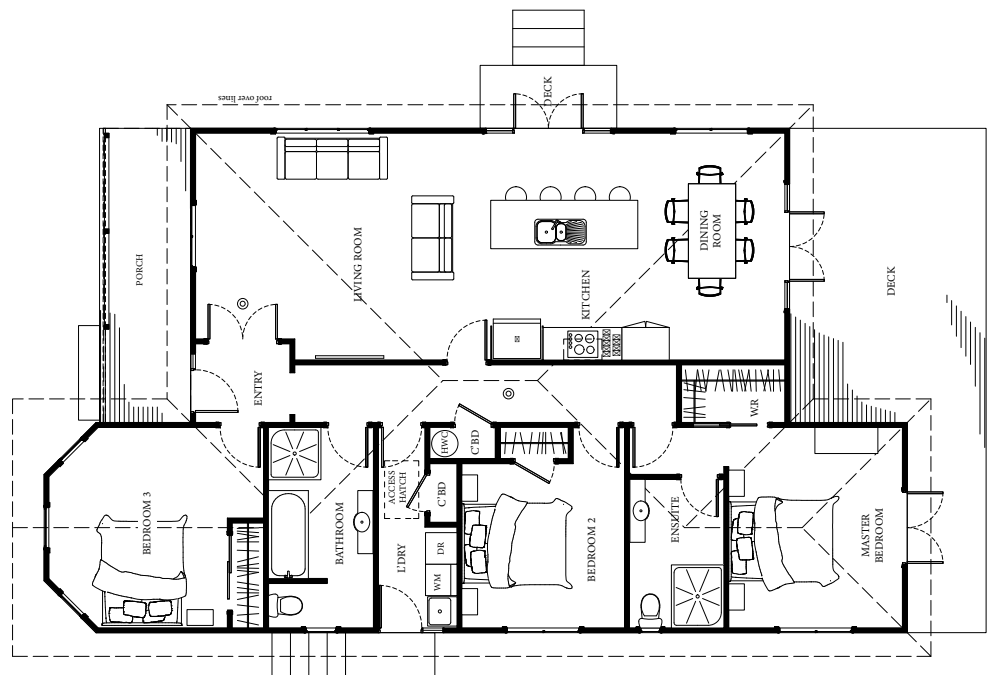


This gorgeous late 1800's corner villa provides stunning street appeal with a very generous sized entrance veranda. With 2 classic angle bays, and elegant roof lines. This home oozes charm. The grand entrance takes you down the hall into the extremely spacious kitchen with open plan living/dining room. This home offers 3 roomy bedrooms, including ensuite for the master, separate Laundry and utility plus a detached garage.

The Avondale

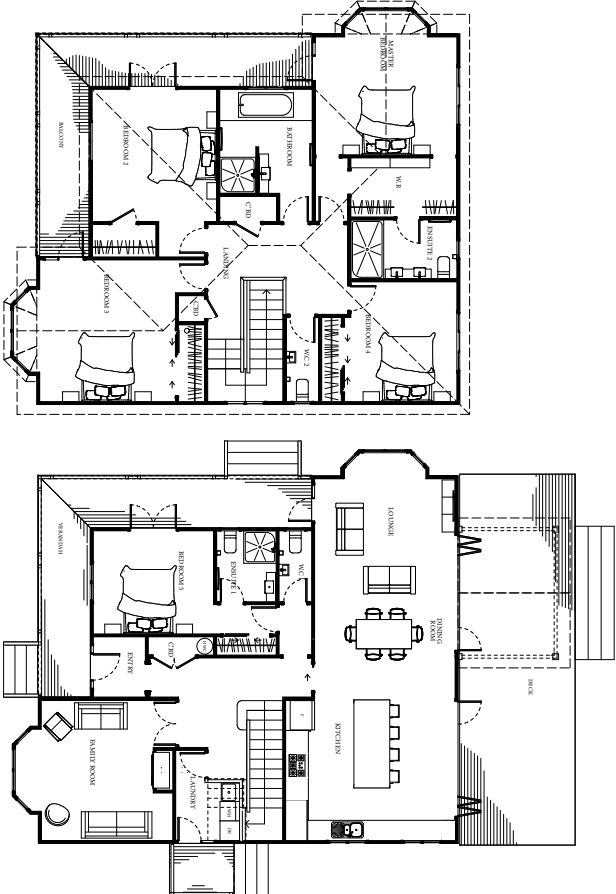


The Avondale is a timeless classic. The lattice and brackets decorate the graceful entry way to this early 1900's villa. The angled single bay provides a warm and inviting feeling surrounded by weatherboard cladding and corrugated long run roof. The Avondale offers 3 bedroom's comprising of 2 double rooms, a master suite with walk in wardrobe and ensuite. This home offers plenty of room for the family, as well as a large entertaining outdoor area, perfect for the summer BBQ.



TOP 4 DESIGNS

The Fendalton

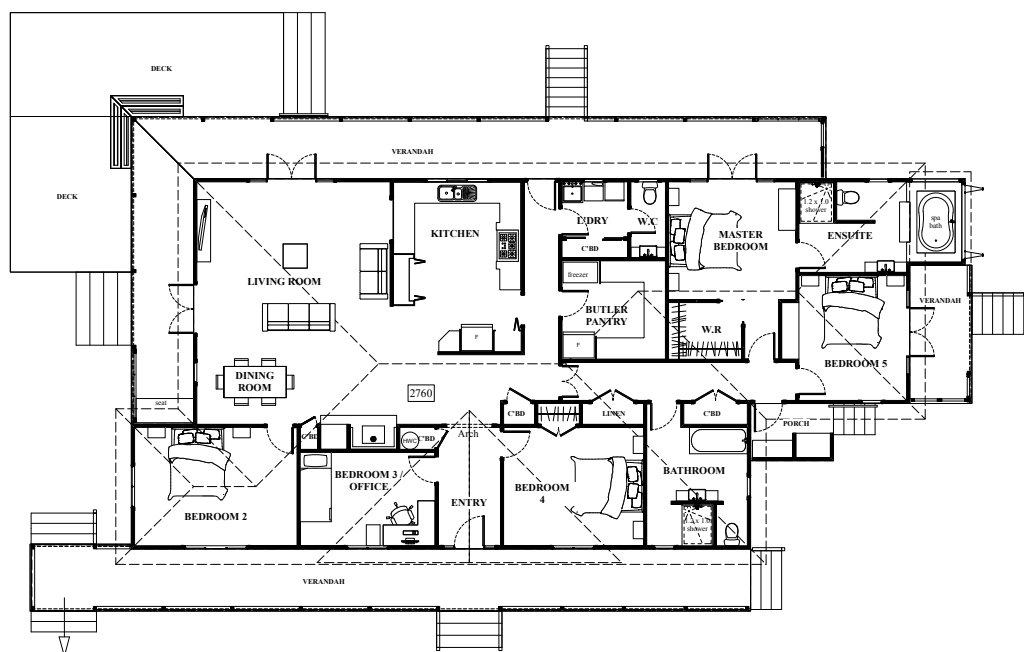


Old school elegance is the key to the design inspiration of this early century two-storey villa. Angled bays provide added appeal to the exterior as well as generous size wrap around verandahs on both levels. The master suite on the first floor is sure to please with its clever wardrobe design and oversized shower in the ensuite. The flow from the living areas to the very lavish deck will make entertaining a breeze.

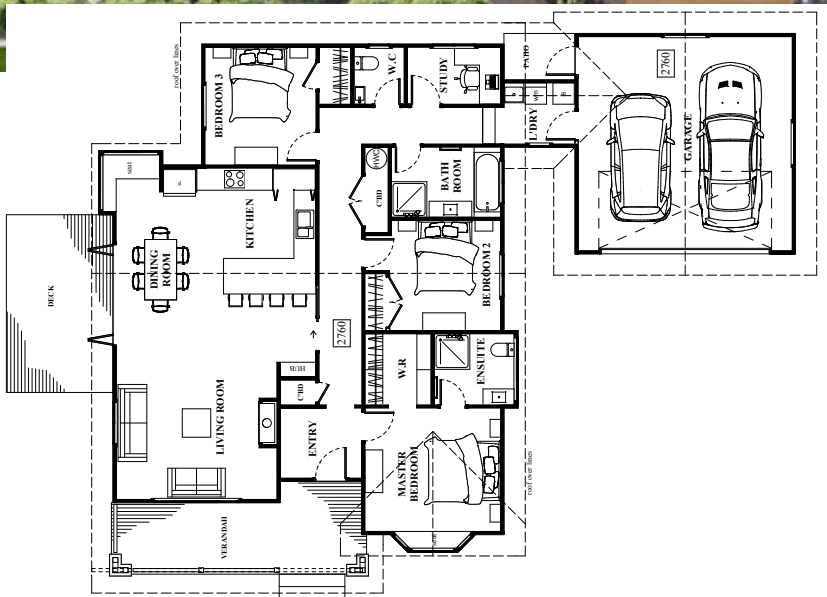
The Kingsland



With such grand street appeal and an inviting entrance way, this home is sure to delight all who gaze upon it. Taking its inspiration from the 1880's, the Kingsland home reflects the best of the era. Featuring post brackets and column mouldings on the front veranda as well as eve brackets and finial. From the dazzling entrance, to the internal living spaces, you are sure to fall in love with this home. This large home offers plenty of space, including the luxury of a walk-in pantry and the charm of a fireplace for the cooler evenings.



WAIUKU HOUSE AND LAND PACKAGES



25 Colombo, Waiuku
 Classic Location for classic home
 House & Land Package from \$1.1m
 Section Size: 4004 m²
 Home Size: 200 m²

This prime location in Waiuku is perfect for those looking to move to a friendly community with a countryside setting. Located only minutes from

Waiuku town centre this 4004m² or just over an acre section has beautiful rural views so you can enjoy the rural lifestyle with a manageable sized piece of land. It's even zoned so there is potential for a minor dwelling to be added.

This Heritage home plan is designed to maximise the rural views and sunny outlook towards the north and west your home can have great

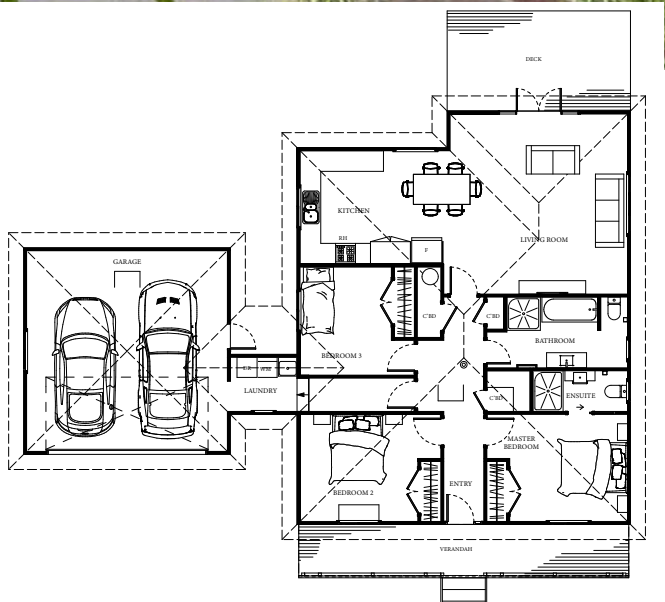
indoor-outdoor flow. You can use this plan as a starting point or start from scratch with our experienced team guiding you through the design and build process to

create a unique home especially for you and your own requirements. Simply bring along your Wishlist and style inspiration.

You will have peace of mind with a brand-new future proofed home complete with a 10 year Master build guarantee built by Heritage Homes - Auckland South.

Ask us about Finance for a fully turn-key package for home and land available from as little as 5% (Available to qualifying customers only - Special conditions apply)

WAIUKU HOUSE AND LAND PACKAGES



Section Size: ~5 Acres
 Home Size: 160 m²
 Lot 50 Parakau, Waiuku
 Picture Perfect Setting
 House & Land Package from \$1.3m

Enjoy the rural lifestyle on this post and rail fenced site offering 1.9880ha (approx 5 acres) of mostly flat to rolling contour making this desirable property easy to manage. Well located on a quiet no exit country road close to Schools, local cafes, restaurants, boat ramp, beaches and only minutes away from the town centre of the friendly community of Waiuku.

Your home will be ideally situated on a slight rise overlooking a very tranquil setting of a gorgeous pond with native plantings to attract the bird life.

These house plans show what you could build on this fabulous site.

Designed to maximise the rural views and sunny outlook towards the north and west your home can have great indoor-outdoor flow.

You can use this design as a starting point or start from scratch with our experienced team guiding you through the design and build process to create a unique home especially for you and your own requirements.

Simply bring along your Wishlist and style inspiration.

You will have peace of mind with a brand-new future proofed home complete with a 10 year Master build guarantee built by Heritage Homes - Auckland South.

Don't wait to get your perfect lifestyle started today!

MILLDALE HOUSE AND LAND PACKAGE



Introducing our beautifully designed 175sqm Heritage Home



Positioned to take pride of place on this stunning 511sqm corner site of section 1B in the exciting new development of Milldale, North Auckland. The site we have secured boasts a beautiful bush outlook with no chance of being built out.

This home has it all. Huge storage, butler's pantry, large walk in wardrobe and en-suite, flowing open plan kitchen, living and dining. The street appeal is huge with a stunning wrap around verandah, high gloss black front door, and a gorgeous heritage themed green and white garden planned.

The three bedrooms are all a generous size, and with a plush 9mm underlay on the carpet you will feel so luxurious in your own home.

The extensive windows and doors along the living area create a suntrap for you to relax and enjoy

full morning and much of the day's sun in the built-in window seat which takes advantage of the bush outlook.

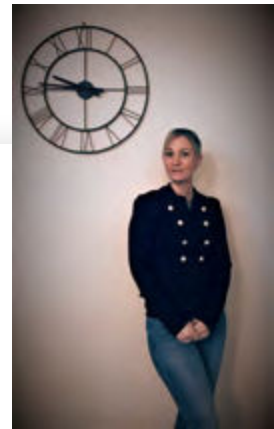
The kitchen boasts a premium design with upgraded Smeg appliances, and the two bathrooms are to be fitted with luxury heritage style finishing's from Burlington.

Moving through to the back end of the house you will find a dedicated laundry with direct access to the backyard. The garage is an ample size, allowing for two car parking and the luxury of carpet and insulation in the garage makes the space as versatile and comfortable as you need it to be.

For further information on this exciting opportunity please give us a call on 0508 40 30 20

THE ARCHITECT PROCESS

Introducing Bronwyn McLean



ARCHITECTURALLY DESIGNING YOUR VERY OWN PIECE OF NZ HERITAGE

You know when you see a house and you just love it. You can't explain what it is, you just know that it feels like home. Well, character homes absolutely have that effect on me. What amazes me the most about these houses, is that after more than a century they still hold their charm and beauty.

Building a new home can often be one of the largest decisions and investments you will make in your lifetime. So, when you make the decision to build you need to have the backing of a great team of professionals behind you, that you entrust to help make your dream home a reality. That's where we come in.

What drew me to Heritage Homes as an Architectural Designer is seeing the charm, character and beauty of an era gone by, being brought back to life through the new build process. You as a new home owner also have the freedom to influence the design of your very own Villa or Bungalow, to meet your family's specific needs. You can choose from a wide range of Floor Plans that have been created with elegance and modern living in mind. Alternatively, you can make changes to these plans making them work for you and your own personal preferences. There is just something breath-taking about having a home built by an expert builder to a quality finish and knowing that you had a hand in the Architectural Design process to help create this masterpiece.

The best part of the whole process for me is the design stage. It's where you get to place your own personal stamp on the layout of your new home, creating classic living spaces that meet your individual needs. Some people find this phase a little daunting and don't know where to start, while others have a very clear idea of what they love and want in a home. It's our job to help you along this path and give you different design options and expert opinions that you may want to incorporate in the design of your very own home.

I look forward to being a part of helping create many future new homes that will stand the test of time through their style and grace and become a part New Zealand's Landscape & Heritage in years to come.

Bronwyn McLean
Managing Director & Principal Designer
NZ Architectural Design Studio Ltd
Licensed Building Practitioner

LICENSEE PROFILE

LICENSEE INTERVIEW

Tim and Kerstin are our amazing Licensee's in Wellington, we put some questions to them to find out what they love about working with Heritage Homes. They are a successful husband and wife team with a gorgeous young family.

Have you always been in the building industry?

Tim has been in the industry close to 20 years. I'm newer to the scene – getting more involved in our company when we had children ~5 years ago. Prior to that I passed my time in chem labs (chem PhD followed by post docs & research positions)

What made you join Heritage Homes?

We loved the homes and the brand! We also wanted something that would give us a point of difference to all of the other housing companies – which the period style of Heritage's designs offered.

How long have you worked with Heritage Homes?

Just over 2 years

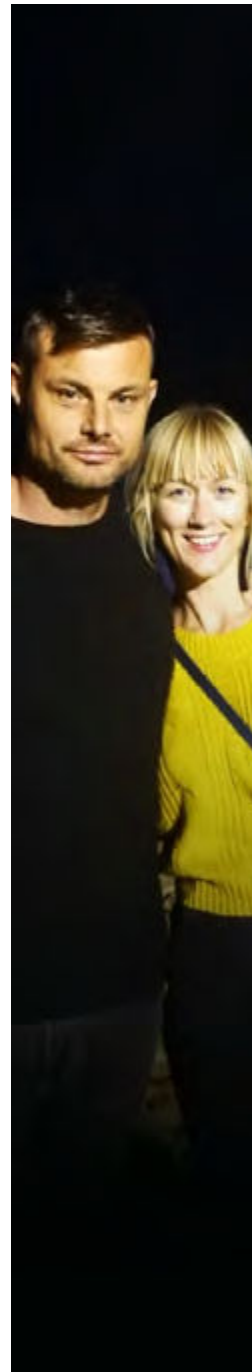
What do you love about Heritage Homes?

That we create homes which combine the charm of homes of yesteryear and today's technologies and comforts

What is your favourite Heritage Home design?

The Bayswater – swoon! Tim loves The Sunnyside

If you would like to find out more about joining the Heritage Homes team as a licensee, contact us today on 0508 40 30 20 or visit our website www.heritagehomes.nz





CLIENT TESTIMONIAL

NEWMARKET BUILD - WELLINGTON

What made you choose Heritage Homes?

I was looking to build a new build in an old style, and Heritage was the first place I found the kind of designs I were after. Character homes just really appeal to me.

What really sold me was that there were small plans available. I wanted a cottage, and most building companies wouldn't do a small home. A lot of the big companies have plans that only go down to 140sqm. I didn't want a huge mortgage, and the kids are nearly off to uni, so it just made sense to build a house that wasn't too big. The average house size in New Zealand has grown quickly over the last 50 years, but families were pretty happy in 100sqm so we think we can be too. For me, it was a financial decision, but it also has an environmental footprint that's smaller since there are less materials, and the cost of heating/electricity will be lower for the life of the house.

What aspects of our service did you find most useful?

Kerstin working with me through months of designs and pricing was the most useful. It was a long process because I considered lots of changes to the design, but she was extremely helpful through the whole thing. Her communication and patience were outstanding.

How did you find the build process?

The quality of the work is amazing. I am really pleased with everything about how the build went, from the project management to the craftsmanship. What's really impressed me is that the character look on the outside is matched by the fine details on the inside. It really is a warm and dry home that has all the same features that I love about old houses.

I was delighted when a delivery guy told me it was the best remodel he'd seen. He totally believed it was an old house!

Would you recommend us to friends and family?

Absolutely. I have done so several times already!



Build with as little as 5% deposit*

and make no repayments until you move in.



***Squirrel HomeBuild is the smarter
way to finance your new home.***

Find out more by visiting squirrel.co.nz/homebuild
or calling **0800 21 22 30**.

*Lending criteria & T&Cs apply

Squirrel
Smart money
choices made simple

LENDING ADVICE - SQUIRREL

5 reasons to review your mortgage now

1. Low Rates

We're currently seeing some of the lowest rates in the New Zealand market we've ever seen. They won't last. The Reserve Bank is talking about increasing bank capital and that means higher mortgage rates eventually. The old saying "a bird in the hand is worth two in the bush" is sage advice. Here's the irony, you'll wish you locked in some low rates after they go up!

2. Credit is getting tighter

You'll hear from our banks that everything's ok, but it's not really. Banks are doing things like not letting clients rollover interest-only loans, or taking the full proceeds from a house sale to repay other loans. For you to stay in control, it pays to have a plan. Everything is ok, until it's not and then it's too late!

3. Improve your cash flow

Sometimes there are simple things we can do to improve your cash flow. That could be a lower mortgage rate, or extending the term of your loan, or consolidating other debts, or even paying off your student loan. I won't even try and explain that last one but it works!

4. Pay it off faster and save heaps

Some simple changes to your mortgage and the way you manage it could take five years off your mortgage term and save you \$40,000 in interest, and that's just the beginning. It's wholly possible to pay a mortgage off in fifteen years if you're diligent.

5. Better budgeting

Money is the source of most arguments and relationship stress. Sometimes the cause is just the daft way you manage your money and that usually involves an out-of-control revolving credit. It can be an easy fix when you put together a plan and stick with it.

Keen to review your mortgage or make a plan?

Talk to Squirrel. We're here to help.

Give us a call on **0800 21 22 30**

written by John Bolton (Founder and CEO of Squirrel)



 **smeg**

Experience nostalgia without sacrificing modern technology with Smeg's breathtaking Victoria Series. This range of superior cooking appliances boasts exclusive aesthetics, superb quality and unmistakable design.

It is these ingredients that make the Smeg Victoria Series the statement piece in your kitchen.

KITCHEN THINGS

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A
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Business

WHAT IS A MASTERBUILD GUARANTEE?



The Master Build 10-Year Guarantee protects you when renovating or building a home. This is likely to be the biggest investment you will make in a lifetime, and it needs to be protected.

The Guarantee covers you for ten years and starts at the time you sign the contract. It covers you from Loss of Deposit and Non-Completion, Materials and Workmanship, and Structural Defects. A Guarantee costs less than 1% of the build cost and adds value to your property – it is fully transferable if you sell. The Guarantee provides cover not included by general house insurance.

While the vast majority of building projects go through smoothly, things can go wrong. A Guarantee provides the process to resolve these issues. This will be an emotional and stressful time, Masterbuild appreciates that, and their team are there to help guide you through it. This is a legal process, and so there are steps and timeframes that must apply, but Masterbuild pride themselves on acting quickly and efficiently to get the issue resolved, without lengthy and expensive court proceedings.

The Masterbuild Guarantee has protected New Zealand homeowners for 25 years.

Inspired. Designed. Guaranteed.



Get inspired!
Order our free 2019 Look Book at
www.mastercraft.co.nz/kitchens/hh

MASTERCRAFT 
KITCHENS

29 locations nationwide
Visit us at www.mastercraft.co.nz or call 0800 67 67 67

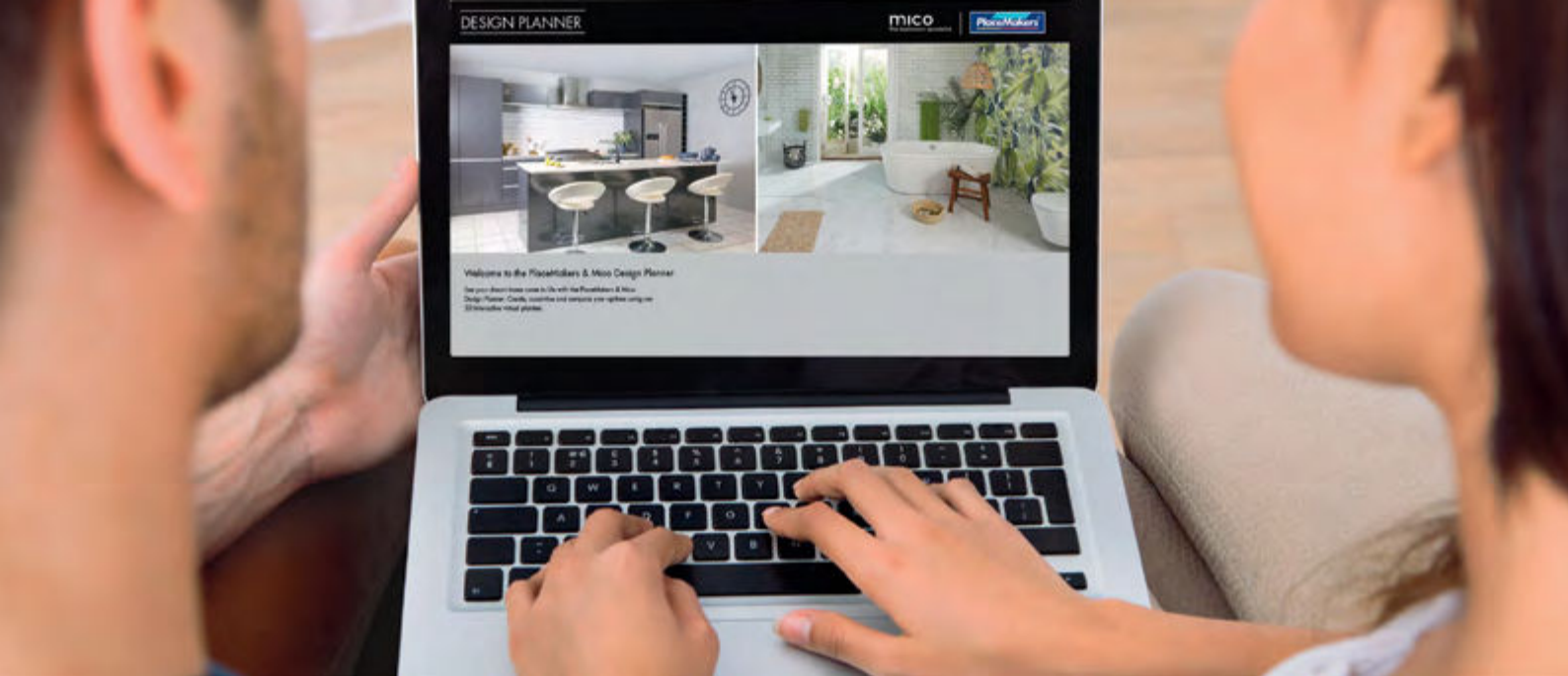


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HERITAGE KITCHEN IDEAS



*please note, these images are not from Heritage Homes, they are for idea purposes of what can be done by Mastercraft Kitchens



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HERITAGE BATHROOMS

Things to consider when planning your bathroom:

Whether you're renovating an existing bathroom or preparing for a new build, these tips will help you achieve your own bathroom sanctuary.

First, consider your needs. Who will use the space and how? What needs to be stored? What is your preferred style? And most importantly, what is your budget?

Here are some tips to help you get started:

Layout

Measure your bathroom and sketch it by hand or with an online bathroom planner. Include existing plumbing and wiring, and avoid moving any of these to save on extra unnecessary costs. Ensure doors and drawers don't interfere with furniture or the space when open.

Style

When deciding on the style, first consider what will compliment the rest of your house and its period. Collect a few key images of bathrooms and identify what you like about them. Consider the size and lighting of your space, and imagine using the space daily. Ultimately, your choice in bathroom fittings will have the biggest impact on the overall style of your bathroom, so if you're unsure – keep it simple and classic, such as using whites and neutral colours, and then you can add colour with accessories later.

Space

Maximise the space with wall-hung and recessed furniture where possible, as they keep the floor area uncluttered, while creating the illusion of a larger space. Choose curved showers or in-fold shower doors, and utilize the space's height with floating shelves.

Consider professional advice

Utilize Design Consultants where possible – you can actually save money this way, as they know where you can spend and save money, and they also understand what textures and colours go together, assuring you get the perfect combination right first time!



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GLOSSARY OF TERMS

The building and construction industry often uses trade jargon. This Glossary has been compiled to assist, however, if there is information within this catalogue that need clarification, please ask — we will be more than happy to help.

Acorn Top:

Top of a picket or post, cut or turned to the shape of an acorn.

Architrave:

A moulding surrounding a door or window opening.

Architrave Block:

Square block with turned centre, used at the intersection of head and jamb architraves as an alternative to a mitre finish.

Baluster:

A short post, one of a series supporting a handrail. (A series of balusters is called a balustrade).

Bevel:

A surface that meets another at an angle less than 90°.

Bolection Moulding:

A moulding rebated to cover the edge of a frame.

Ceiling Batten:

A colonial profiled timber strip covering ceiling board joins generally 300mm or 1ft apart.

Chamfer:

A corner or angle cut at 45°. A stopped chamfer is stopped with a splayed or moulded cut leaving the portion not chamfered of rectangular form.

Cornice / Scotia:

A moulding at the junction of a wall and ceiling, made of timber, plaster or pressed metal. Also on the exterior of a building as a projecting moulding marking the junction of wall and roof.

Dentil:

One of row of small tooth like blocks that form part of a classical cornice.

Eaves Bracket:

An ornamental bracket used on the underside of boxed eaves.

Finial:

A formal ornament at the top of a canopy, gable, pinnacle, etc.

Fretwork:

A carved or cut ornamental feature, or pierced ornamental grille.

Fretwork Lace:

Detailed fret-cut boarding, overhead at verandah boundary.

Label Mould:

A projecting moulding on the face of an exterior wall over the head of a door or window.

PQ:

Paint quality (finish).

Newel:

An upright post forming part of the balustrade at the foot or head of a stair or at a point of change of direction.

Rebate:

A stepped recess along the edge of a work piece or component. Also known as Rabbet.

Skirting:

Decorative or plain dressing board used to cover the junction between an interior floor and wall.

Spindle:

Ornamental, turned spindle used in overhead verandah dressing (sometimes instead of cut fretwork).

SQ:

Stain quality (finish).

Tear / Acorn Drop:

Ornamental, turned spindle used in conjunction with fretwork verandah details.

Verandah Paling:

Flat decorative fret-cut boarding used in exterior (sometimes interior) balustrade between handrail and bottom rail.

Wainscoting:

Wood lining, usually panelled, applied to interior walls.

Like you, we're proudly building for New Zealand.



Every day, passionate and dedicated professionals come together as an industry for the good of all New Zealanders. It's something we're proud to have been a trusted part of for over 90 years.

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Living art

When an evergreen shrub is sculpted into an interesting or architectural shape, it takes on the role of a garden statue, a focal point or accent amid the free flow forms of grasses or perennials. In the middle of winter, an evergreen can create a real point of interest while flowers are sleeping.

Topiary is an age-old art reminiscent of grand formal gardens. But it has a place in any style or size of garden. Start with simple shapes like balls, cubes or cones. Even simpler, the dome shape is one of the most appealing of all and there is no need to be perfectly symmetrical. Japanese topiaries, for example are deliberately informal, echoing the shapes of rocks, hills and mountains. You might also practice by making baby topiaries in pots, which make great table pieces. The best topiary plants have small leaves packed closely on a tight bushy branch structure. There are plenty of quick growing topiaries for fast results, but slower growing topiaries live longer and demand less upkeep. One of the reasons English box is so popular is that, while by no means the quickest grower, it is relatively quick and its growth remains tight even when not trimmed, so it's a very forgiving topiary plant. There are lots of exciting alternatives to English box, including many New Zealand natives.

Topiary Tips

1. Keep tools clean and sharp. For best results use secateurs or a good pair of scissors. If you have lots of topiary, electric hedge shears, though not as accurate for the beginner, save time.
2. Plant in autumn or winter but wait till spring for the first trim.
3. Start with an all-over trim after the last spring frost, then as often as necessary through till the end of summer to keep your topiary tidy.
4. Clip little and often. Regular clipping of young growth keeps edges neat and growth tight.
5. Stop clipping in early autumn to avoid stimulating new growth sensitive to frost.
6. Step back frequently as you snip, assessing your work from all sides. Proceed with caution. An error can take a long time to grow back!
7. Use wire templates or string as a guide for straight edges.
8. Lay a sheet of plastic on the ground to collect the trimmings.
9. Water regularly (especially pots) and feed sparingly. Too much fertiliser promotes excessive growth. For topiaries in pots use controlled release fertiliser in spring.

PLANTS FOR TOPIARY		
Buxus cultivars	Box	The favourite
Camellia cultivars	Camellia	Choose smaller leaf forms
Coprosma cultivars	NZ coprosmas	Choose small leaf forms
Corokia cultivars	NZ corokias	Attractive foliage colours
Ilex	Holly	Good in cold climates
Juniperus 'Kaizuka'	Hollywood juniper	Slow growth, great for spirals
Lonicera nitida	Box honeysuckle	Fast growing but short lived
Michelia	Michelia, Fairy Magnolia	Glossy leaves
Myrtus ugni	Chilean guava	Trim often for compact growth
Picea glauca 'Conica'	Dwarf Alberta spruce	A natural cone shape
Pittosporum 'Golf Ball'	Dwarf pittosporum	Natural ball shape growth
Podocarpus cultivars	Totara	Cold hardy
Syzygium australe cultivars	Lilly Pilly	Quick growing. Choose small leaf cultivars
Taxus	Yew	Slow growing
Tuecrium fruticans	Silver germander	Very quick growing. Needs trimming often
Westringia cultivars	Aussie box	Attractive grey foliage



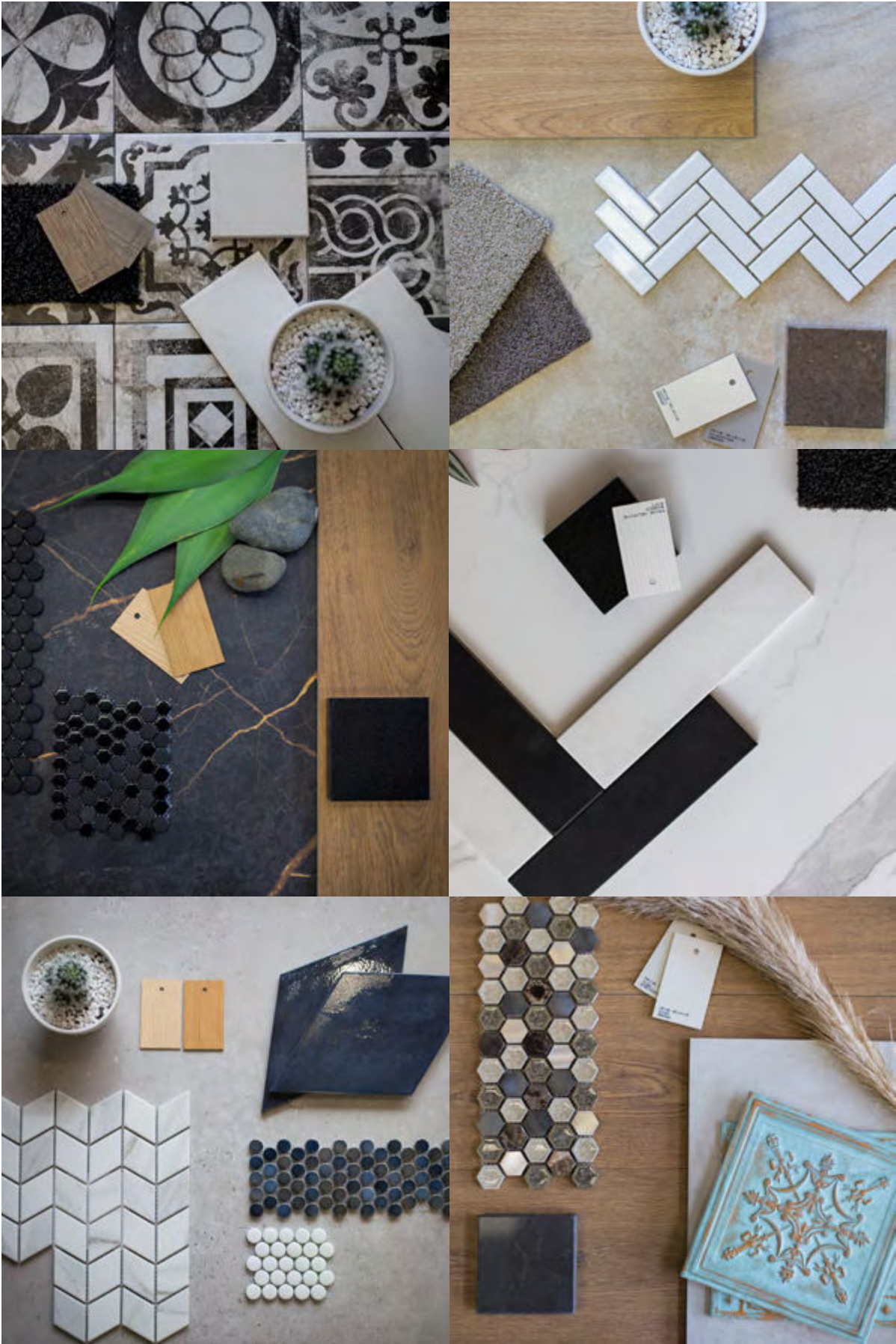


From our family
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HERITAGE TILE OPTIONS





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LIGHTING OPTIONS



When planning your lighting layout for your new home, many factors must be considered to create the perfect combination of practicality and aesthetics.

The most popular (and definitely most practical) choice to light your home are LED downlights. They are absolutely brilliant for lighting up the whole room, which is fantastic for areas such as your kitchen, where a lot of light is required. The main things to consider when choosing a downlight are lumen output (brightness), efficiency (lumens created per watt used), beam angle (standard is usually a 90 degree spread of light) and CRI (colour rendering index). CRI refers to the ability of a light source to reveal the colours of various objects faithfully in comparison with an ideal or natural light source. This basically means a downlight with a high CRI will make features in your home such as flooring, couches and other furniture look more vivid. Downlights are a must for every room in a modern house. They are sleek and are also very easy to install, whilst maintaining cost effectiveness. They are available in many different sizes, colours and shapes, so it is really quite easy finding a downlight that will suit your style and budget.

In order to make your home stand out from the rest, don't just stick to downlights. Pendant and wall lighting are a must! When choosing pendants, you must firstly consider your ceiling height. If your house has a high stud (higher than the standard 2.4m) then pendant lighting is a stylish and often artistic way of brightening up your home. Placing a pendant in the middle of a bedroom, or having 2 or 3 down the length of your hall can add that wow factor you're looking for. Also, if you have a pitched ceiling say in your entrance way, a pendant with a nice long cord drop will look amazing!

If you have a standard 2.4m flat ceiling, pendants can still be utilised. However, limit their use to areas where you can create a nice drop affect. The kitchen island and dining table are perfect spots to make a statement.

Wall lights are a great way to create a sense of ambiance, and are also ideal for lighting up a piece of art. They can be up lit, down lit, or even a combination of up/down lit, and are available in many different styles, sizes and colours. In double storey houses, the use of wall lights and/or tread lights is a must to illuminate your staircase. Recessed tread lights and softly lit wall lights will create enough functional light, whilst eliminating any unwanted glare in your line of sight.

Another must is the choice between warm white (softer yellow light- 3000k) and cool white (a whiter light- 4000k to 6500k). Warm white is the standard colour temperature used throughout your home, as it has a softer more homely feel. However, there are some applications where cool white can be handy, such as a garage/workspace or a dark coloured wall that needs brightening up.

One thing often overlooked in the planning stage is the use of pantry/cupboard lights. It can be very handy lighting up such a dark space and there are some clever ways to do so.

A downlight can be a good way, depending on the ceiling space available, and the shelving layout. If a downlight is not suitable, an LED surface mount batten above the door, wired to

LIGHTING OPTIONS

an automatic door switch is an excellent way to light your space. A motion detector is another effective way too.

Low voltage garden lighting can bring your outside space to life at night. It not only looks amazing, it is also extremely practical for lighting up areas that can be unsafe at night time, such as stairs and balconies. Spike lights are perfect to dot around garden beds, and can be moved around with ease provided enough slack has been left on the cabling. To light stairs and decking, there is a huge range of recessed lighting that can be drilled in to the timber. Spotlights should be used sparingly and for accent lighting only. Use them to highlight an interesting landscape detail such as a large tree or feature like a pool. The use of timers or light sensitive switches can be an advantageous switching option.

Energy efficiency is also a major consideration when lighting your home. You can save considerable amounts by being smart with your lighting plan. With such a huge range of LED lights out there these days, it is a must for every light fixture to be LED. Because they are a more advanced form of technology than the old incandescent style light bulb, there are more things to consider before purchasing the fitting. Firstly, you must think about whether or not you need the light to be dimmed. Some LED light bulbs and pendant/wall lights cannot be dimmed, so you must do your research and check that you are buying the correct fitting for your application. Most downlights can be dimmed, however there are still a few types out there that cannot be. Don't be caught out! Dimming is a perfect way to create a softly lit space, as well as reduce your monthly power bill.

Secondly, choose the correct wattage for your lighting requirements. All lights come with a lumen output and wattage on the box. Use the lowest wattage bulb required to meet the room's lighting needs.

Technology has come a far way since Edison perfected the simple incandescent light bulb. Smart bulbs are a relatively new system that can

add a point of difference to your home.

A smart bulb is a Wi-Fi enabled LED light bulb that allows you to customise and control your lighting through a smartphone app. Their capabilities far exceed that of a regular bulb, given they can be dimmed, set on a timer, controlled remotely (which is extremely handy if you've gone out and forgotten to turn your lights off) and even change to any colour of the rainbow. This is a simple and cost effective way of modernising your home, with a lot of smart bulb set ups costing less than \$100.

If you want to take your home to the next level, you may want to consider a fully wired lighting automation system. This gives you full control over all aspects of lighting (downlights, pendants, wall lights etc.) at the touch of a button through your smartphone. Rather than getting up to shut off the main lights in your living room for a movie or dimming dining room lights to set the right mood for the evening, you need only make a few taps on your phone's screen. Entire lighting layouts are able to be programmed into an app also.

The sky is the limit!



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FOOD IDEAS WITH VJ COOKS

CHARGRILLED CHICKEN SALAD

prep 10 mins
cook 15 mins
total 25 mins
author vj cooks
yield 4 serves

INGREDIENTS

- 4 boneless chicken thighs (approx 500g)
- 1 tablespoon olive oil
- 1 teaspoon ground cumin
- 1 teaspoon paprika
- Salt and pepper to season

SALAD

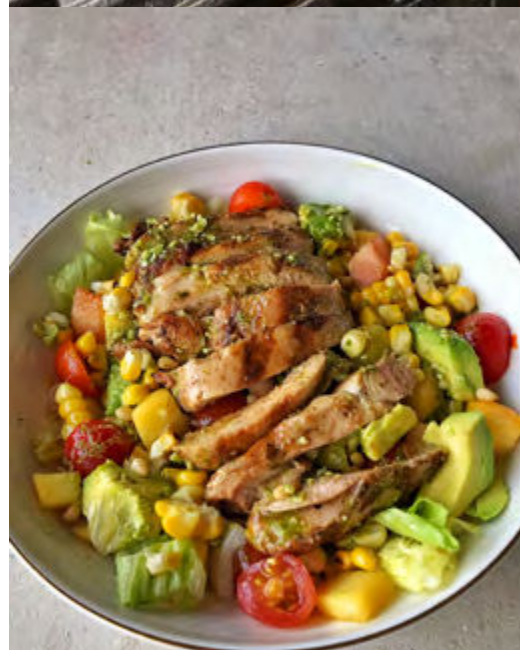
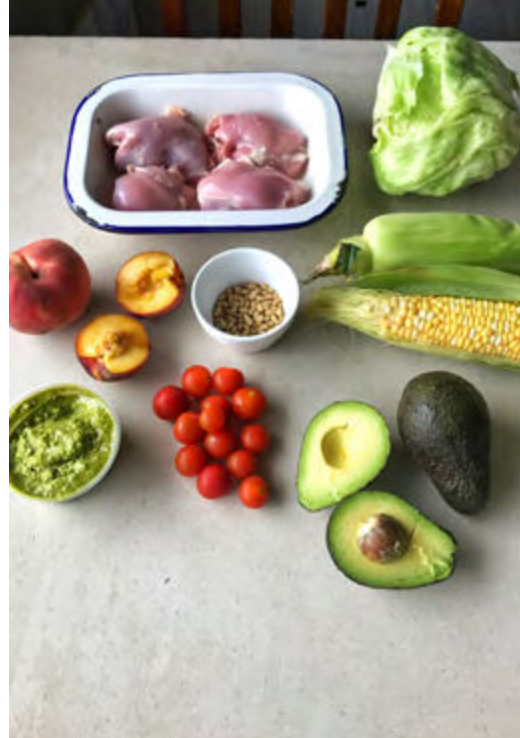
- 2 cobs of corn
- 1/2 iceberg lettuce, shredded
- 2 avocados, diced
- 1 punnet cherry tomatoes, halved
- 2 peaches, peeled & diced
- 1/4 cup pinenuts, toasted

DRESSING

- 3 tablespoons pesto
- 1/4 cup olive oil

INSTRUCTIONS

1. Coat the chicken thighs in olive oil and sprinkle over the cumin and paprika then season with salt and pepper. Set aside in the fridge to marinate until ready to barbecue.
2. Cook the corn cobs either in your microwave on high for six minutes or in a pot of boiling water until tender.
3. Cook the chicken on the barbecue on a high heat for around five minutes on each side or until cooked through. At the same time brown the corn on the barbecue to give it some lovely smokey taste and colour.
4. Add the iceberg lettuce, avocado, cherry tomatoes and peaches to a large bowl. Slice the corn off the cob and add it to the bowl of salad. Mix it all together.
5. Divide the salad between 4 bowls and sprinkle over the toasted pinenuts. Slice the cooked chicken thighs and add one on top of each bowl.
6. Mix together the olive oil and pesto to make the dressing then drizzle over each bowl of salad. Serve immediately.





SMOKED TROUT DIP

This recipe would work with any type of smoked fish.

INGREDIENTS

- 300g smoked fish
- 200g cream cheese
- 125g sour cream
- 1 lemon zest and juice
- 1 spring onion, sliced
- Black pepper

INSTRUCTIONS

1. Flake fish in a mixer or by hand until finely shredded.
2. Add cream cheese, sour cream, spring onion, lemon zest and juice. Mix well until combined, scrape the edges and mix again.
3. Add plenty of freshly cracked pepper to taste, mix once more and then it's ready to serve.
4. Store in an airtight container in the fridge.



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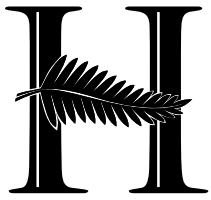
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Otago
Southland



HERITAGE HOMES



[SPRING/SUMMER ISSUE] 2019