

HERITAGE ~ HOMES ~

Inspiring Design - Smart Solutions - Real Successes



— *Intro*

It all starts with a Vintage Love Affair...



Thank you for choosing to read our Heritage Homes Magazine - Spring 2023 publication.

We are thrilled to present the contents of this edition.

We have carefully curated articles and features that showcase the beauty and uniqueness of heritage homes. From stunning architecture to rich history, this magazine celebrates the charm and character of these homes.

Our team of writers, photographers and regional partners love bringing you insightful interviews with homeowners, expert advice on design tips, our stunning homes, and the timeless properties our clients have so kindly let us share!

We hope that this edition inspires your appreciation of the value and significance of our Heritage Homes.

— *Intro*

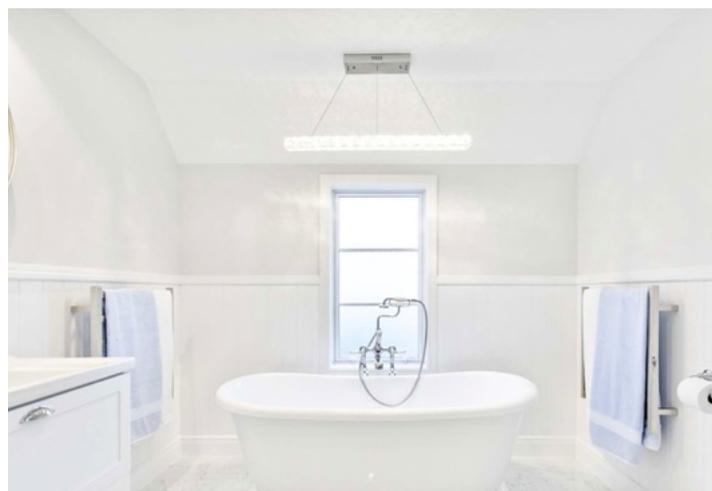
Table of Contents

A fabulous collection of our favourite trends, stories & lifestyle solutions from around the country!

Team Talk & Highlights	02
Tapware Trends for the Ultimate Bathroom	04
Meet the Range - Plan Highlights	10
Villa Designs - Essentials for Creating Character	14
Success Stories - Tricky Site Done Right!	16
Success Stories - Function & Street Appeal!	20
Bungalow Revolution - Must Haves for your Home	24
Grey Lynn Comes to Paerata Rise - Investor Opportunity	26

Magazine Cover: Heritage Homes Canterbury's Design & Build Client Home.

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“ **Kerstin & Tim Lucas - Wellington**

We love the distinctive character of the homes. They each have a sense of soul and timeless charm.



“ **Kat Jones - Kaipara**

I love the unique personality of each and every character home and how no two homes are ever the same.

— *Team Talk - Why do you love Heritage Homes?*



“ **John Mitchell - Whangarei**

...for me every time I get a massive Kick out of seeing it all come together at the end. Knowing the detail that can go into every square inch and then seeing it in its finished glory.....



“ **Hayden Jones - Auckland North**

My nan and pop used to live in a beautiful little railway cottage. I love the memories and music that revisit me when I step into one!

We asked our team why they love the Heritage Style of Homes & What inspired them about it. Their responses remind us that OUR why, is to keep the traditional style alive, and blend it with the best of modern building standards,

Team Highlights around New Zealand

*New Homes recently
completed for incredible
clients by our nationally
located teams!*



Looking for a new adventure?

*Join our growing brand as a
Franchisee!*

Click [**Here**](#)



Tapware Trends for the Ultimate Bathroom

When selecting tapware for your bathroom, consider the style and design that best fits the overall aesthetic of your space. Look for durable materials such as brass or stainless steel, and that it feels sturdy to handle. It's also important to consider the functionality and features of the tapware, such as water efficiency and ease of use.

Additionally, think about the finishes of your other fixtures and choose tapware that complements or contrasts with them for a cohesive look.

There are many different styles of tapware to choose

from when designing your home. In your character home, there are 2 schools of thought: First, sleek and modern looking so that there are just hints of the special nature of your home. Secondly, the classic elegance of curvaceous tapware to accentuate the Heritage Factor!

Styles themselves can range from Farmhouse, to Villa, to Industrial - depending on your overall theming.

Regardless of that theme, there are some very clear trends emerging to help you create your own unique Heritage Home. We've curated our favourites below!

Tapware...



Above: Georgian Three-Hole Deck-Mounted Basin Mixer - Gold

Right: Edwardian Three-Hole Wall Mounted Bath Filler - Polished Nickel

Bottom Left: Deco Three-Hole Deck-Mounted Basin Mixer - Chrome

Bottom Right: Traditional Three-Hole Wall mounted Bath Filler - Living brass (Will age!!!)

Perrin & Rowe:

gold standard goodness

Perrin & Rowe is a luxury tapware brand that offers high-quality and stylish products for your home. Their tapware is crafted from premium materials and come in a range of styles - all of which are, of course, inspired by tradition.

Their designs also focus on functionality and elegance. With a range of standard finishes available including **gold plated**, chrome, nickel, brass, and gold, you can choose a custom finish, fired specifically for your project to suit your home's décor.

Made in England, these styles (and their warranty) will inspire a lifelong love affair with your tapware. for your Heritage Home.

See more [here](#).



HERITAGE HOMES

ABI - Kingsley Range: provincial feel, modern twist

Making huge waves at the Archipro Meet Greet & Eat, a premier Home Show for trade professionals & home owners was the Kingsley Tapware range from ABI,

Newly launched, this collection includes high-quality and stylish bathroom and kitchen fixtures. The range offers a variety of tapware designs, including basin mixers, wall-mounted taps, and sink mixers, all made with durable materials for long-lasting use.

It's available in a range of finishes: brushed brass, brushed nickel, and matte black, allowing you to easily match your tapware to your decor style.

Overall, the Kingsley tapware range from ABI is an excellent choice for those looking for both functionality and aesthetic appeal in their home fixtures.



Check them out online [here](#)



All Products shown in Matt Black
From Left to Right: Kingsley Hand Shower, Wall Mounted Tapset, Shower Mixer with Diverter, Toilet Roll Holder

Colour Swatches from Left to Right:

Brushed Brass, Matt Black, Brushed Nickel, Chrome



Tapware...



Burlington Claremont: very villa vibes

The Burlington Claremont range of tapware features traditional, elegant designs reminiscent of villa styled English homes, from whence the product originally hails.

This broad range features ceramic disc technology for precision control of water flow and temperature.

It's designed to complement classic homes, but if you are going for contemporary look to the interior of your home, Claremont fittings will tie the overall theme of your Heritage Home together with their nod to yesteryear glam.

Can you envisage this in our **Bayswater** Plan Home?

See more Burlington **[here](#)**.

Above: Regent Bath/Shower Floor mounted Mixer with Up-stand - Gold

Below: Basin Mixer with Pop-Up Waste 7.5cm - Gold

Centre: Regent Three Tap Hole Basin Mixer with Pop Up Waste - Nickel

Right: Bidet Mixer with Pop Up Waste - Chrome



HERITAGE HOMES

Waterware Liberty: farmhouse focus

The Waterware Liberty range is a collection of high-quality bathroom fixtures designed to elevate the look and feel of your bathroom.

The range includes a variety of products such as basin mixers, shower mixers, bath spouts, and more, all crafted with precision and attention to detail.

The Liberty range features sleek shapes with curve appeal.

Each product in the range is made from high-quality materials and features the latest in water-saving technology, making them both environmentally friendly and cost-effective.

Perfect for bringing range design aesthetics to life! This range has everything you need to create a stylish and functional space that you'll love for years to come.

See more [here](#).



All Products shown in Matt Black
From Left to Right: Liberty Tall Basin Mixer, 3 Hole Deck Mounted Tapset, wall mounted Spout & mixer, Shower Tower with Mixer

Colour Swatches from Left to Right:
Chrome, Aged Iron, Oil Rubbed Bronze



Tapware...



Nicolazzi Arena: nerdy for knurling

The Arena tapware collection design is reminiscent of the traditional workshop vice. Made in Italy and available in 7 finishes, its unique feature is its knurled handle.

Industrial-inspired in both design and durability, the solid brass construction is well deserving of its 15 yr warranty!



Arena tapware's avant-garde style complements minimalism & maximal industrial bathroom settings well, but we're truly enthralled with how this unique style ties into the homestead trend resurfacing in places like semi-rural Queensland and Melbourne. A perfect pairing in our **Arundel**, **Kingsland** & **Selwyn** Plan designs.

See more Nicolazzi [here](#).

Products from Top to Bottom:

Deck Mounted Basin Mixer - Dark Bronze, Wall Mounted Basin Mixer - Iron, Wall Mounted Rain Head 200mm - Brush Brass Organic, Towel Rail 600mm - Chrome



Finishes from Left to Right:

Chrome, Raw Brass Organic, Brushed Brass Organic, Brushed Nickel, Dark Bronze, Iron, Matt Black



— *Plan Profile*

Meet The Range

A Selection of our Most Sought After Plans and Why You'll Love Them Too!



Heritage Homes specialises in creating character filled homes, built using the most sophisticated technical and modern components that today's homes demand. offers a diverse range of plans to accommodate various lifestyles and budgets.

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.

From the Pioneer Cottage with it's simple

post brackets to 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 Homes NZ are able to supply you

“

...built using the most sophisticated technical and modern components that today's homes demand.

with a vast range of bungalow and villa products to enhance and add value to your Home.

From contemporary to traditional designs, each plan is carefully crafted to ensure functionality, comfort, and style.

The Villa range features timeless designs that capture the essence of traditional New Zealand homes from the early turn of the century. With a variety of sizes and who enjoy a minimalist style and want to incorporate the latest in architectural trends into their home.

The Cottage range is designed for those who love to entertain and enjoy a relaxed lifestyle. These homes feature indoor/outdoor flow, large living areas, and plenty of storage space. From beach houses to country estates, there is a Lifestyle plan to suit every taste.

No matter which plan range you choose, Heritage Homes NZ ensures that each design is tailored to your specific needs and desires. With a focus on quality craftsmanship and attention to detail, you can trust that your Heritage Homes NZ plan will be the perfect foundation for your dream home.



Top Right: The Sunnyside Villa Plan - Customised Interior Layout & Dimensions

Left: The Pasadena Bungalow Plan - Standard Layout, Customised Exterior Detailing

Plan Profile —

Villas



Traditionally, a villa was a suburban house that was larger (at least four or five rooms) and more expensive and ornate than a cottage. Villas usually featured two- or four-pane double-hung windows and could be built in Gothic or (neoclassical) Italianate styles. The Villa remains the most popular type of home in New Zealand.

The Grey Lynn



The Newmarket



The Petite Avondale



The Fendalton



The Kaiwaka

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Bungalows

After the First World War the Californian bungalow superseded the villa. The style features low-pitched gabled or hipped roofs, fanlight and casement windows, and at least one porch or verandah. The stud (ceiling height) was lower than that of the villa, saving construction costs and making the houses easier to heat.



The Pasadena



The Wainui



The Fresno



The Warrington



The Santa Monica

Cottages



The Sunnyside

The first houses in New Zealand were all cottages. They had a rectangular or square floor plan and a gabled or hipped roof. The smallest had one or two rooms, with a central door and double-hung or casement windows either side. These referenced no particular style but larger dwellings fell within the English colonial idiom, some of which sported Georgian or English regency features.



The Rose



The Ivy



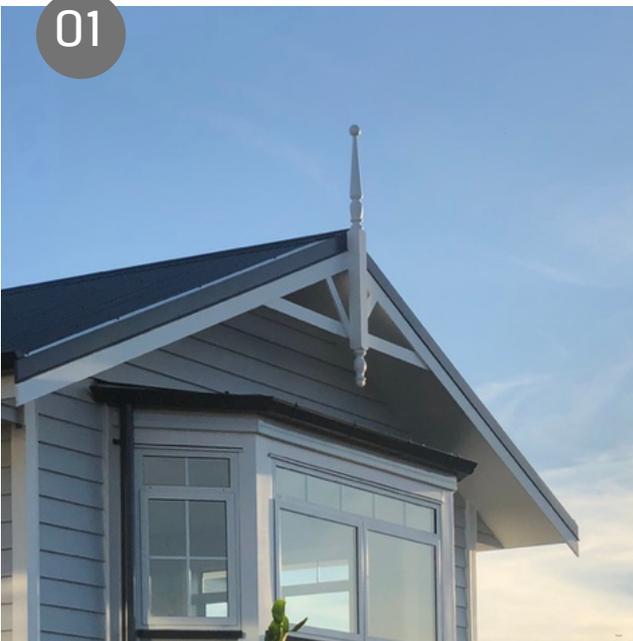
The Woodlands



The Appleby

Essentials for Creating Character

01



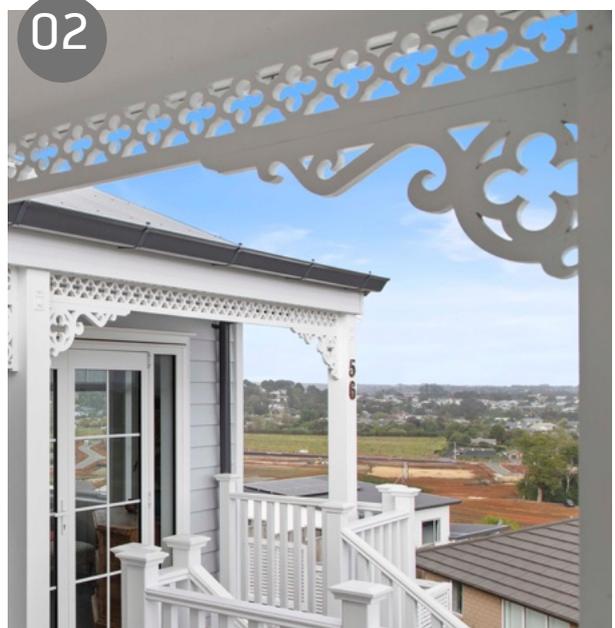
FINIALS

The word finial comes from the Latin word “finis,” which means “end” or “boundary.” A finial is a decorative element that is typically placed at the top of an object to give it a finishing touch. It can be made from a variety of materials, such as wood, metal, or ceramic and generally seen on Villa homes.

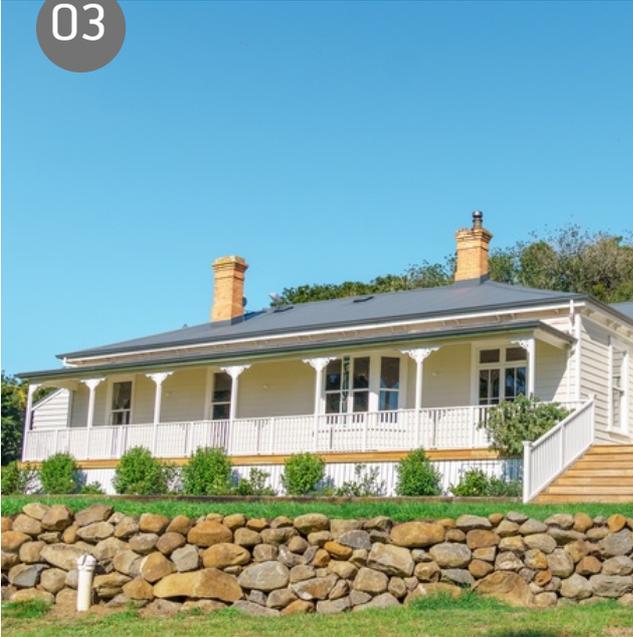
FRETWORK

Fretwork is a decorative technique used in woodworking, consisting of intricate patterns or designs cut into wood. On Character Homes this is usually displayed in verandah lacework, eave brackets and gable brackets. Early villas modestly used these features, but at the height of villa fandom, these decorative statements bejewelled each home like jewels in a regal crown.

02



03



BRICKWORK CHIMNEYS

Brick chimneys on character homes are a charming architectural feature that adds character and warmth to a house. They are typically made of red or brown bricks and can be found on houses built in the early to mid-20th century. These chimneys are often adorned with decorative elements such as corbelling or a chimney cap, and are a beloved feature of many older homes.

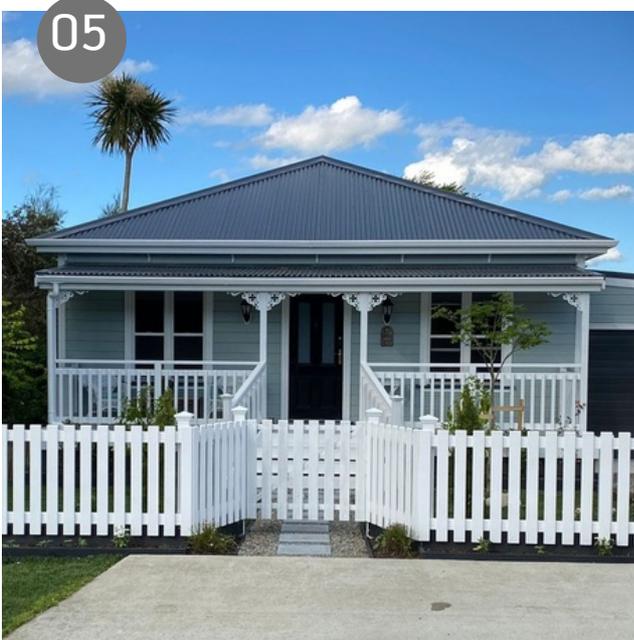
COLONIAL BARS

Colonial bars are a popular window accessory that adds aesthetic appeal to your home. Placement of the bars can be evenly spaced across the window or localised to the top section of your window for a clearer outlook without losing the look. These can be used on UPVC, Aluminium & Timber joinery!

04



05



VERANDAHS

Verandahs are a charming villa feature because they provide a relaxing outdoor space that allows residents to enjoy the natural surroundings while still being protected from the elements. They also add architectural interest and character to the home, and can serve as a gathering place for family and friends.



Real Client Success Stories

Tricky Site Done Right!

Meet the Camerons! John & Sue have a life long love of Character homes. From performing arts backgrounds, they love the dramatic look and feel of the homes, the intriguing stories that come with them, the treasures you find when you re-do them as well as the je ne sais quoi they bring to an area! We met this inspirational couple as they embarked on an investment (ad)venture. They had fallen in love with and purchased a property around the corner from their beloved character villa family home. But this project came with some challenges they weren't sure how to tackle.

HERITAGE HOMES

Turning Challenging into Charming

1. We worked with a specialist Planner for Heritage Zoned areas

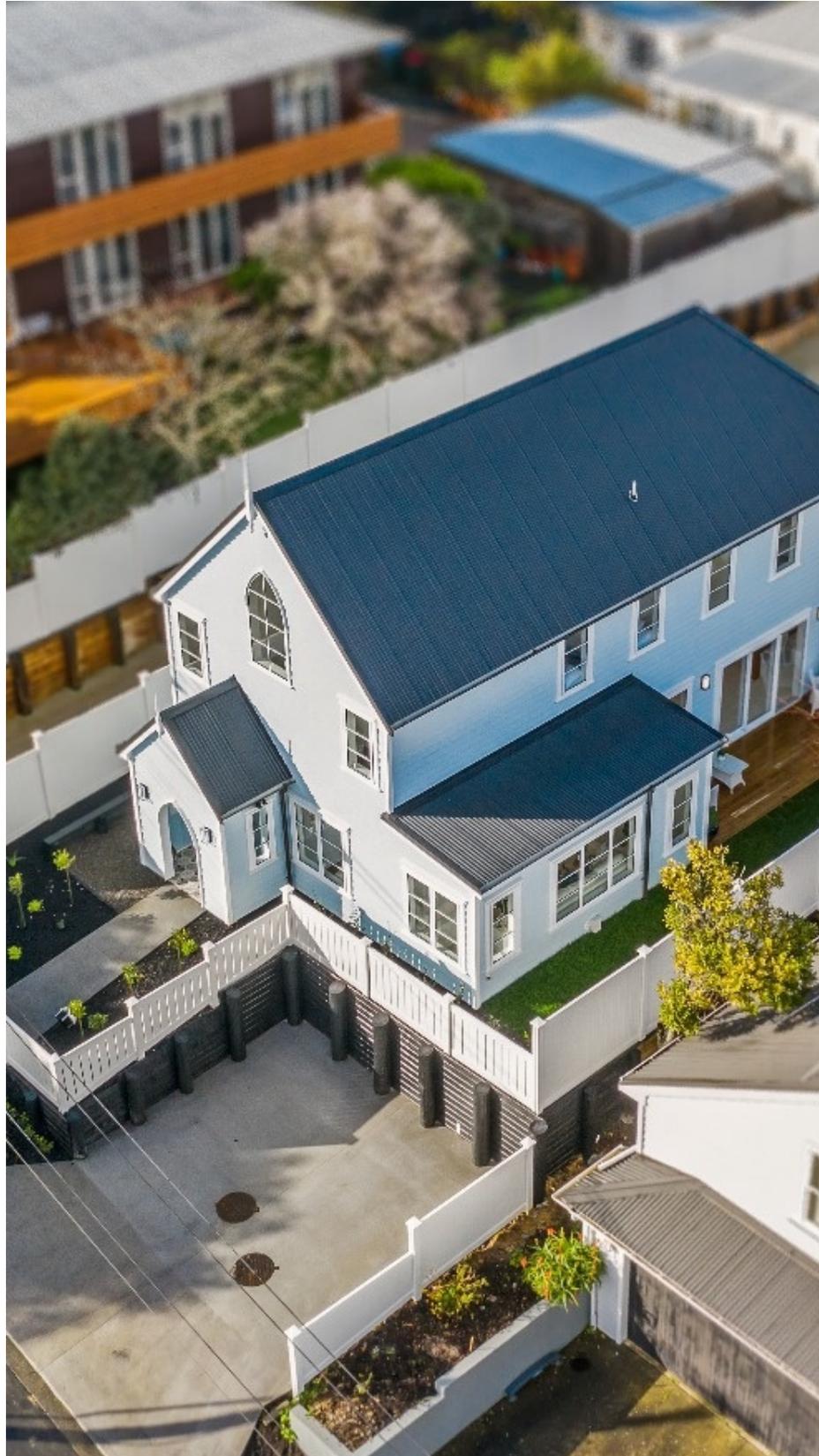
2. Through Guidance of the Planner & Heritage Teams, a removal & replacement of the front home was agreed to and undertaken

3. A subdivision was applied for to enable a second dwelling to be built at the back of the property to be sold at a later date - We designed the home to pay homage to an old church that had once been on the street, taking specific note of its steep pitched roof, arched entry & high gable window

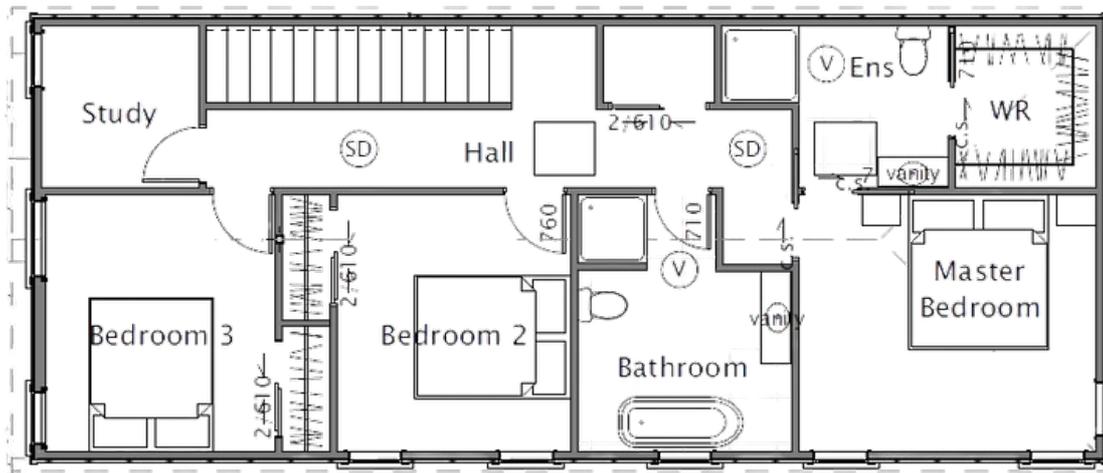
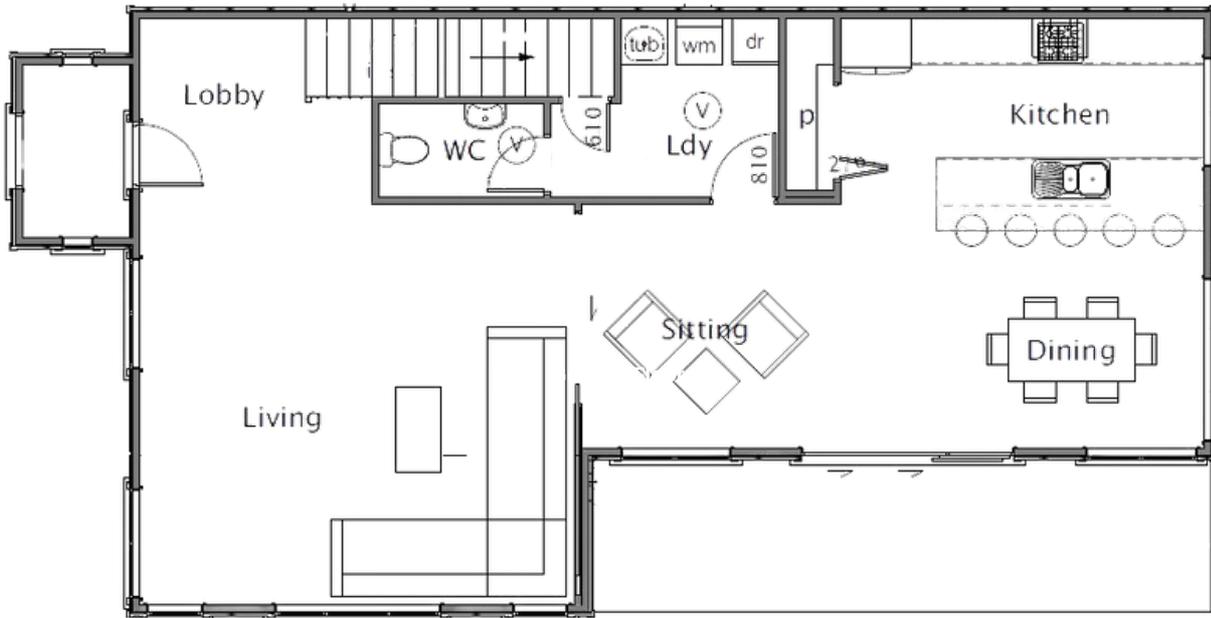
4. The Home in the newly subdivided part of the property was designed to make the most of the platform available & accommodate the narrow section. It features a small footprint on the ground level - under 95m² - although inside it feels HUGE!

5. We built up the ground levels that needed it, and formed retaining walls to create off street parking on a lower level, maximising useable space

6. We managed the project from start to finish and used online tools to communicate & decision make - streamlining the process for the clients whether here in NZ or abroad



Could this Solution Work for You?
Take a Deeper Look!



Total Floor Area:
167.78m²



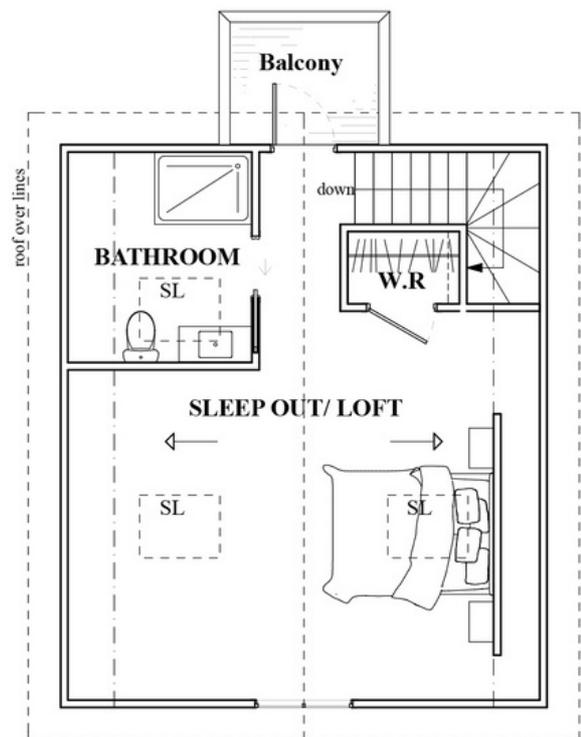
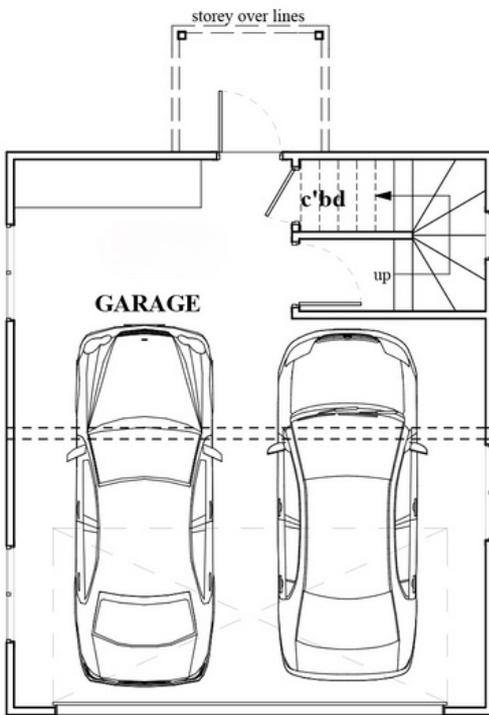


Real Client Success Stories

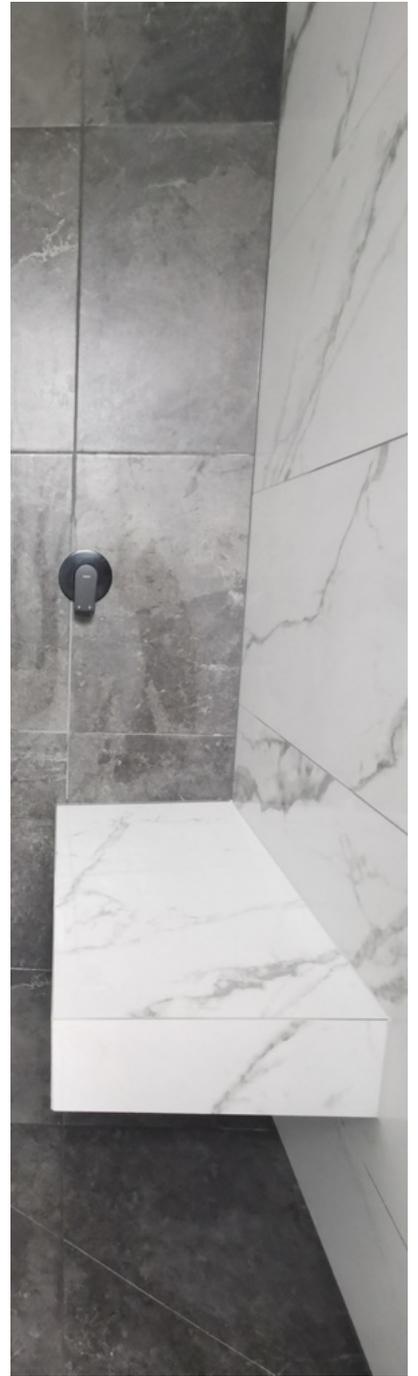
Function & Street Appeal!

This double car garage with loft design was the perfect solution for our clients, on their quintessential Wellington Central Suburb site. The sloping site meant that there was no ability to extend their home to cater for their growing family needs, even though the location was perfect for them! We replaced a the old derelict garage with a solution that gave this property, and its owners a new lease on life, while maintaining the character visual requirements of the area! The major Value-Add this plan offers, is that upstairs can be integrated or completely independent of the garage offering solutions to a variety of needs! It can be used as a tenanted rental solution, a minor dwelling, a guest room/grown kids room or, as in this case, the ultimate working-from-home office solution!

Could this Solution Work for You?
Take a Deeper Look!



Total Floor Area:
84m²



Bungalow Revolution

How the California Bungalow reshaped the NZ Landscape

After the First World War the Californian bungalow superseded the villa. The style featured low-pitched gabled or hipped roofs, fanlight and casement windows, and at least one porch or verandah. The stud (ceiling height) was lower than that of the villa, saving construction costs and making the houses easier to heat. Bow windows and carrara (moulded decorative plaster) ceilings in a variety of designs were common attributes. Bungalows were often painted white or beige, with dark green or brown trim.

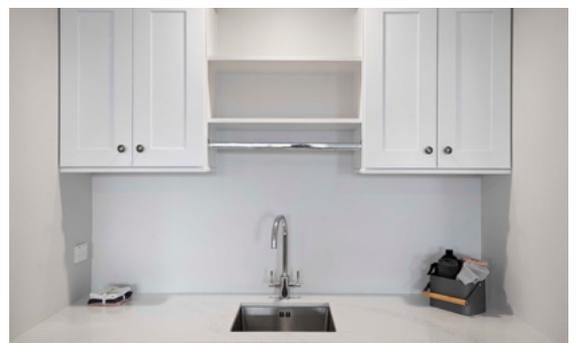
Many architects were dismissive of the bungalow's American origins and chose English revival styles for their clients. These included arts and crafts, Georgian and English cottage styles. However, despite architect's resistance to the bungalow appeal, it went on to become a synonymous home type across the country underpinned by the State Housing programme in the 1930s. Today, Bungalows are gaining ground on the Villa as a New Zealand favourite and are becoming a sort after style of new build the country over.



Bungalows Continued...

...Must Haves

1. COVERED PORCH
2. OPEN PLAN USE OF SPACE
3. LARGER WINDOWS
4. LESS 'FRILLY' GLAMOUR
5. BUILT IN STORAGE





New Opportunity Rising

Grey Lynn comes to Paerata Rise!

Under construction in the growing rural township at Paerata Rise, is the first showhome for the Heritage Homes Auckland South team. With a December 2023 opening date, this home could be the perfect Christmas Gift for a keen investor!

A picturesque villa, this home is a slice right out of one of Auckland's most

prestigious suburbs, Grey Lynn, renowned for its character-filled streets. With a look so gorgeous and layout so great we've added it to our standard plan range!

This home is available for purchase with leaseback terms for 2 years while its in use as a showhome. Apart from increasing your portfolio, there are some great reasons why showhome investing has



Image: Supply Partner Quantum Tiles

some added advantages:

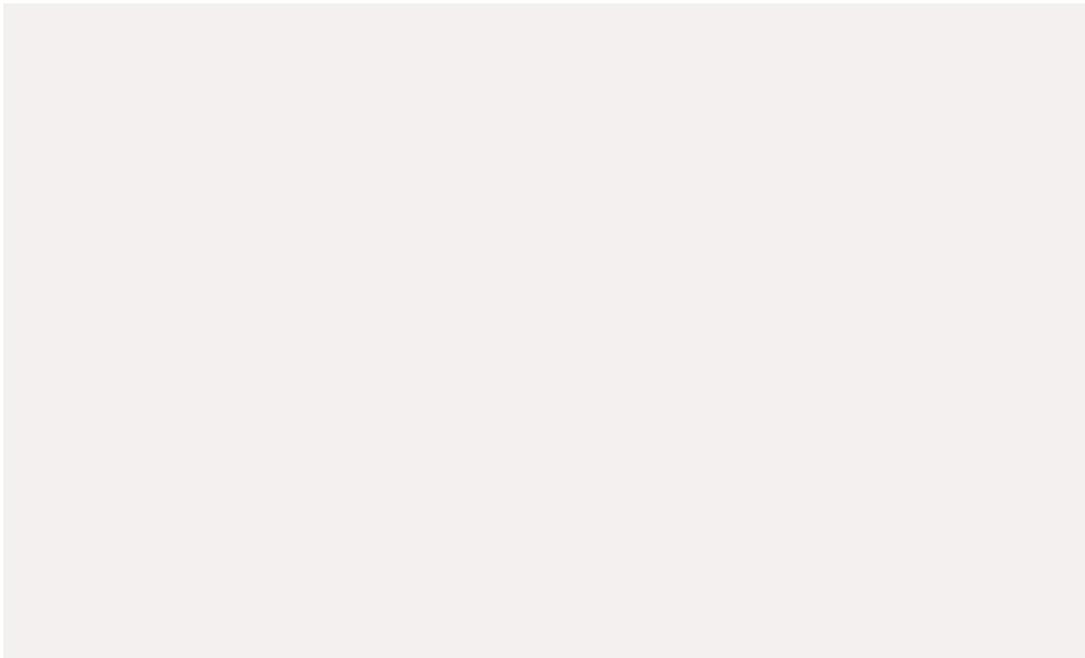
- Built to the latest building cost standards
- Master Builder 10 Year Guarantee
- Highly spec'd home fit out
- Built by craftsman builders
- Now is always the best time to buy a new home - it is locked in at today's pricing!
- Guaranteed rental for 2 years - over 1% above the Auckland average yield
- Amazing tenants while its in use as a showhome

Or if you're just after a new home, let us build your dream Character home wherever feels like home in New Zealand, with one of our specialist teams, located in a community near you!

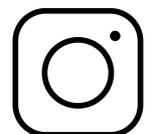




*Get Lost in the Past with our
Unique Character Homes*



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