



THE CASE STUDY

PROJECT DETAILS

Location
Dunedin

Project Type
New home build

Builder
Jennian Homes Otago

FEATURED PRODUCTS

- Stria™ Cladding
- Axon™ Panel
- Secura™ Interior Flooring
- Oblique™ Weatherboard
- RAB™ Board

Dunedin, known for its rich history and stunning landscapes, has its fair share of traditional homes and historic builds.

Unfortunately, some homes of the past, especially when not maintained, don't stand up to Dunedin's strong winds and harsh winters. That's why, when Hayden Davies and his family found the perfect property for their expanding family, the relatively rundown, timber-framed house that was perched there needed more than 'a little work' to get it back to its former glory. They came to the conclusion that they were better off starting from scratch. Fortunately, Hayden, as Director and General Manager of Jennian Homes Otago, knew exactly how to tackle it.

After extensive research and planning permissions, the previous house on the land was thoughtfully demolished, paving the way for a fresh beginning and the realisation of the Davies' vision

for their dream home. Built by his team at Jennian Homes, the new home has been meticulously crafted with a growing family in mind, offering a comfortable and modern living space that is still in keeping with the design of the neighbourhood.

Situated on a narrow plot of land, constructing a spacious family home came with its challenges, but after only six months from purchasing the property to starting the work, the build time was fast-tracked with a cold winter on the horizon and a baby newly welcomed to the family. RAB™ Board came into its own here, enabling the build to be efficient through those winter months, as work could continue inside, while the weather proved miserable outside.

The sleek and contemporary facade of the house features a combination of Oblique™ Weatherboard and Stria™ Cladding, creating a visually striking exterior that instantly captures attention. The crisp lines and clean finishes enhance the overall architectural design, lending a sense of sophistication and refinement to the property.



AXON™ PANEL

The vertical lines of Axon™ Panel complement classic and modern building designs to create stand out facades or use inside for stunning feature walls and ceilings.

“We have tried to be a little bit in keeping with some of the other homes in the area, which are more traditional weatherboard, but put a modern twist on it.”



Beyond its stunning facade, the open-plan layout inside seamlessly connects the living, dining, and kitchen areas, creating an environment for family gatherings and entertaining guests, while the variety of different areas over the two levels offer room for the family of different ages to enjoy their home with the space they each need.

Natural light floods through strategically placed windows, creating a warm and

inviting ambiance that complements the elegant colour palette and high-quality finishes throughout. Each room has been thoughtfully arranged, ensuring an optimal flow of movement and maximising the utilisation of every square metre.

“Seeing my kids in a warm, dry home with their own space where they can be themselves and enjoy our home with us - my wife and I can be proud of that fact.”



MATERIAL SELECTION:

During construction, RAB™ Board provided a barrier to the gusting winds and continues to reduce draughts and keep the home warm and comfortable inside.

It wouldn't be a family home without some thought put into the acoustics, so Secura™ Interior Flooring was used throughout the build to dampen sound. "The thought of a slightly less noisy floor was a real advantage to us, so that we could sit down and not hear the kids thundering around upstairs."

The use of Axon™ Panel, both on interior walls and ceilings, as well as exterior ceilings, gives a point of interest and acts as a running feature throughout the home. "We wanted to do something a little bit interesting. The Axon™ Panel gave us the ability to put something a little bit different on the ceiling, without adding a heap of extra time and cost to the build."

The same material is used as a feature wall in Hayden's favourite space in the house – the separate media room, designed for cosying up together on cooler nights.

The selection of Oblique™ Weatherboard adds a distinct character to the home,

while tying in with the existing palette of the neighbourhood almost completely. With its sharp, horizontal lines, it creates a sense of depth and texture, enhancing the overall visual appeal. The timeless aesthetic of the light grey weatherboard effortlessly blends traditional charm with modern design sensibilities. The vertical Stria™ Cladding, painted a contrasting dark grey, offers the modern twist that the Davies' were after.

In addition to its aesthetic appeal, the practical benefits that Hardie™ cladding products provide make them an ideal choice for this growing family home. The cladding offers exceptional durability, providing long-lasting protection against Dunedin's ever-changing weather conditions and is resistant to fire, rot resistant and resistant to moisture damage, ensuring the home's structural integrity for years to come.

"We are very close to the sea here and having products that worked well together and in the environment was important to us – we were not really that keen on a whole lot of maintenance once we moved in!"