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GREYSTONES



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104 GLANDOVEY ROAD, FENDALTON
SEVEN CLASSICAL HOMES BY BEN PENTREATH

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BROOKSFIELD

"We have worked in partnership with London based architect Ben Pentreath to restore the spirit of pre-earthquake Fendalton"

- Vincent Holloway, Brooksfield's director



Oliver Hickman and Vincent Holloway,
Directors

Established in 2019, Brooksfield began property development with a simple goal, create unique homes for people to love where they live. We do not use a 'cookie cutter' design as each one of our developments is tailored to the site, suburb and surroundings. We are on a mission to breathe new life into Christchurch suburbs from stunning modern designs to our unique heritage style townhouses.

Over the past few years we have fine tuned our builds and are constantly looking for ways that we can better our designs to include the latest in design trends, durability and affordability.

BEN PENTREATH

LONDON ARCHITECT



A Whole Town for King Charles - and now, a Brookfields townhouse for You.

"It's so exciting to be asked to design some houses by Brookfields on this key corner location of Glandovey Road and Idris Road. It's always a sad moment to replace a fine old house damaged beyond repair by the earthquake, but I always think that the key then becomes to replace it with something beautiful and timeless, which respects and enhances the architecture and character of the area. Working with Vincent Holloway, we decided upon the Colonial Georgian style for these houses. Each will have some unique features, but all will be unified by the same palette of materials and overall design to create a development that feels harmonious well-planned and where landscape and the great old copper beech tree takes centre stage".

- Ben Pentreath,
London Architect



Ben's designs have put us on the map. Hundreds of people approach us every week, from all over New Zealand, saying they love our homes. They tell us they don't want a cookie-cutter townhouse, that our designs are bringing character back to Christchurch, that we're the only company doing something different.' Married to Kiwi Charlie McCormick, living in the UK - Ben already knew Christchurch after several visits, but felt that a lot of the homes being built after the earthquake lacked imagination: 'While I can understand the need to reconstruct after the tragedy of 2011, I couldn't help but feel that so many of the new buildings in Christchurch lacked a meaningful sense of place or of history.'

Ben and Vincent have collaborated on a growing number of projects that combine classical English terrace houses with colonial NZ architecture. Vincent says the response has been unbelievable.

ROBERT WATSON

LANDSCAPE ARCHITECT



Robert at the new Botanic Gardens at Cranbourne out of Melbourne.

"I applaud Brookfields's approach to their projects around the city and was delighted to be asked to design the gardens around the houses that Ben Pentreath has designed for their Greystones site."

Robert has over 40 years experience in designing landscapes around NZ including gardens for historic to contemporary houses. He has a special empathy for Georgian homes and their gardens from his time living and working in the UK.

He creates gardens for his clients to enjoy being in and always seeks to retain and incorporate the character of the sites that he is working with.

He has designed award winning gardens including 'Broadfields' an Internationally rated 'New Zealand Gardens Trust' garden in Selwyn and was awarded a Gold for his design for the Canterbury Horticulture Society at the Ellerslie Flower Show.

His own garden which he has created around his late Georgian cottage (to feature in a forthcoming edition of NZ House and Garden) and his office garden (which was created by Sir Miles Warren in Cambridge Terrace) form an important part of his working environment.



- | | |
|---------------------------------------|---|
| 1. Granite Setts / Aggregate Concrete | 7. Yew or English Beech Hedge |
| 2. Halswell Quarry Stone Paving | 8. Iron Railings with scrambling plants |
| 3. Lawn | 9. Pergola with climbing plants |
| 4. Evergreen Trees | 10. Urn / Sculpture |
| 5. Deciduous Trees | 11. Existing Redwood tree and dripline |
| 6. Shrubs and Ground Covers | 12. Existing Copper Beech tree and dripline |



GREYSTONES GARDENS

"The importance of the sites existing character with its trees, shrubberies and lawns and its location beside the Wairarapa Stream is amongst the city's best and the houses have been positioned to make the most of it.

The existing significant trees and shrubberies will be the key to the design of the new gardens and each will have its own character. They will be sheltered, private and peaceful. "

-Robert Watson

LOCATION

104 Glandovey Road, Fendalton, Christchurch

Greystones is located in Fendalton. The suburb is one of Christchurch City's most exclusive residential districts with the city's highest average home value. Fendalton's history is reflected in traditional English architecture and leafy streetscapes. The Wairarapa Stream meanders through Fendalton and passes along the southern bank of Greystones. The building restrictions maintained by Christchurch City Council have preserved the integrity of the area and maintained Fendalton's prestigious nature.

The demand for property in Fendalton is driven by the convenient location and locality to amenities, particularly schooling. Fendalton is zoned for the best schools in Christchurch; Christchurch Boys' High School, Christchurch Girls' High School, and Fendalton Open Air School (primary). All of Christchurch's private education options are also located nearby.

Greystones is conveniently located between Fendalton shopping centre and Merivale Mall. Fendalton is a great option for essentials while Merivale offers high-end fashion and lifestyle retail as well as bustling local bars and eateries.

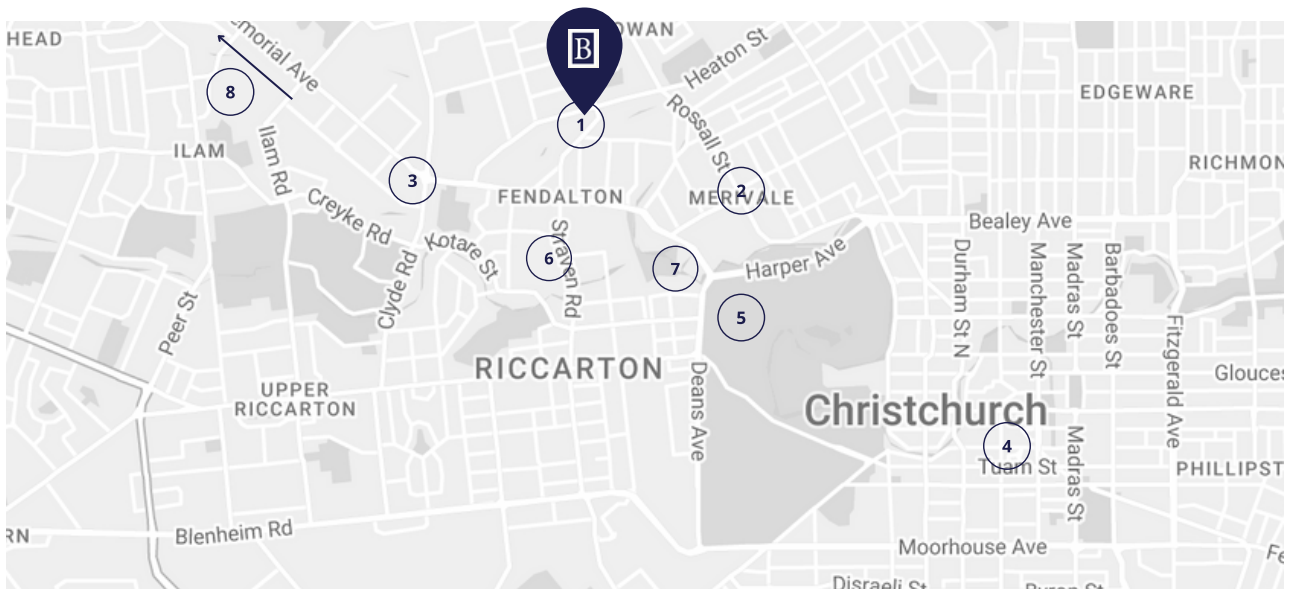
Fendalton is well connected to Christchurch International Airport via Memorial Ave, only a 10-minute drive.



27 Glandovey Road, Fendalton - An example of homes in the surrounding area.



Wairarapa Stream, runs along the southern boundary of the property.



- 1 Wairarapa Stream - 100m
- 2 Merivale Mall - 1.5km
- 3 Fendalton Shopping Centre - 1.3km
- 4 Christchurch Central City - 3.9km
- 5 Hagley Park - 2km
- 6 Christchurch Boys High School - 1.2km
- 7 Christchurch Girls High School - 2.4km
- 8 Christchurch International Airport - 6km (11min)



Corner Idris and Glandovey



Glandovey Road Frontage

COLONIAL-GEORGIAN HOUSE 1

BOUNDARY PLAN



SITE PLAN





North Elevation



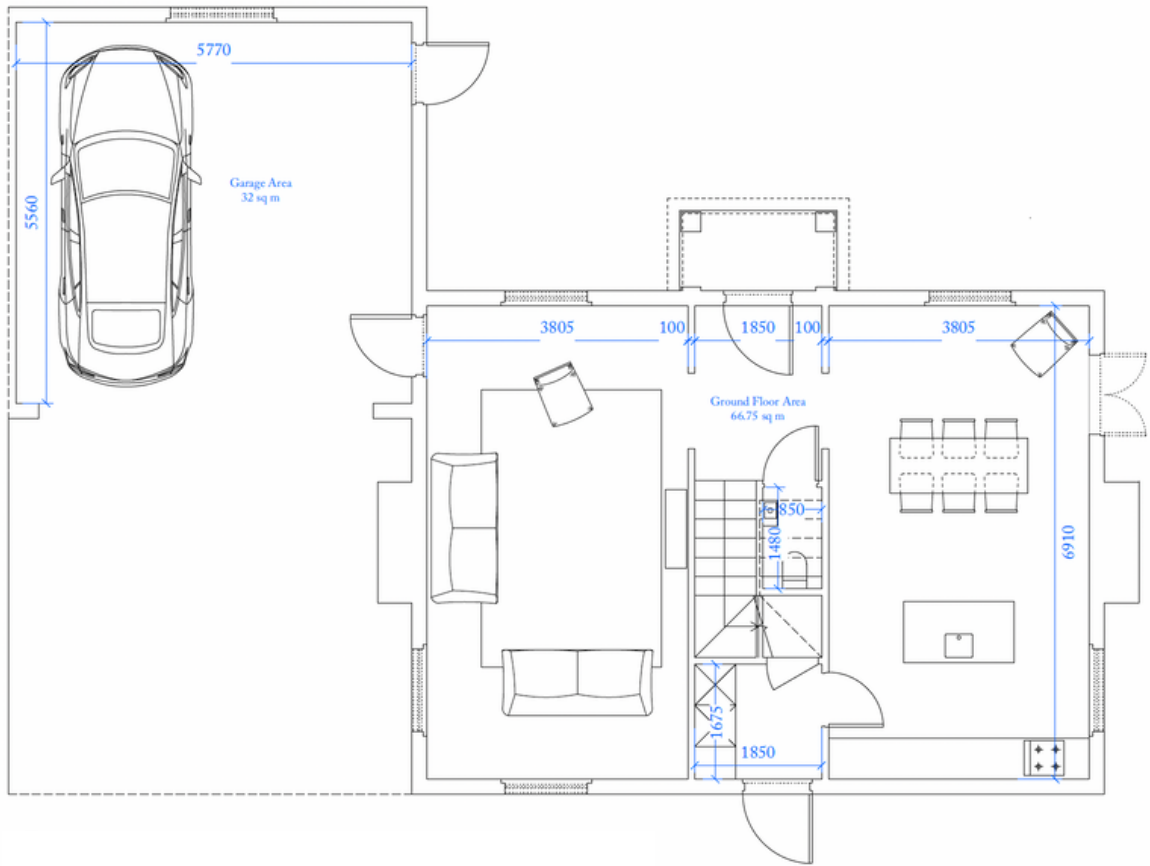
East Elevation



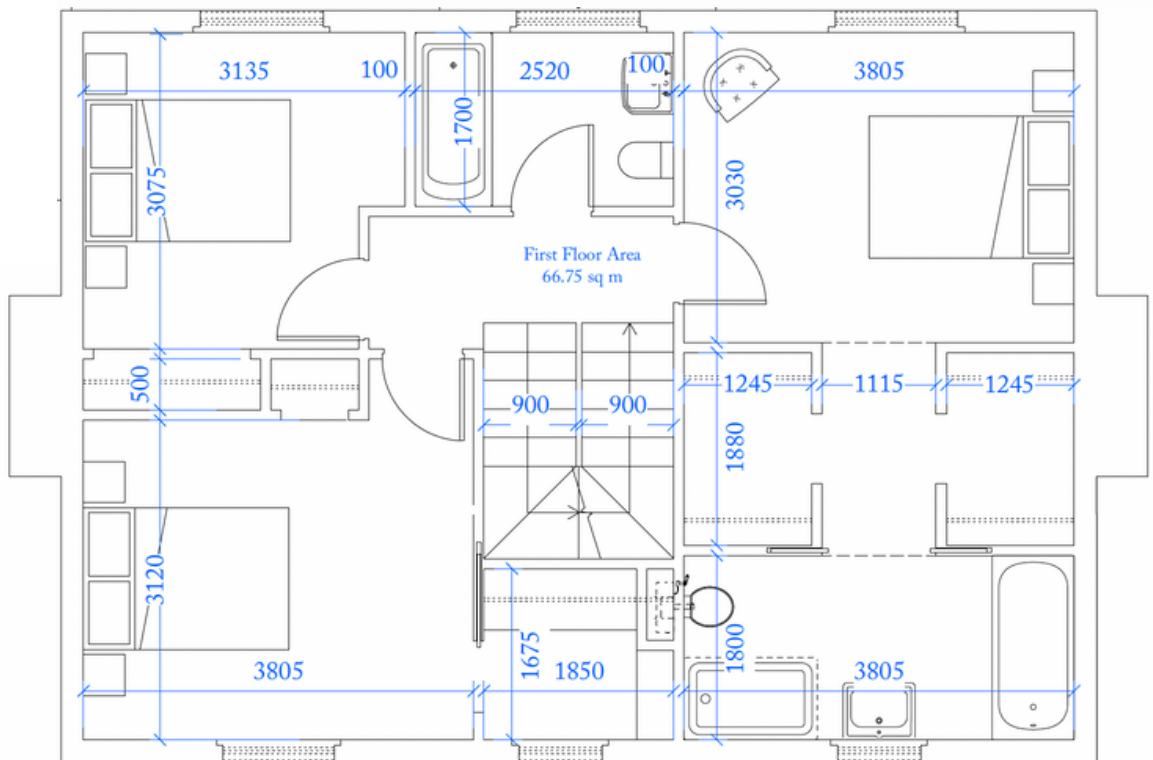
South Elevation



West Elevation

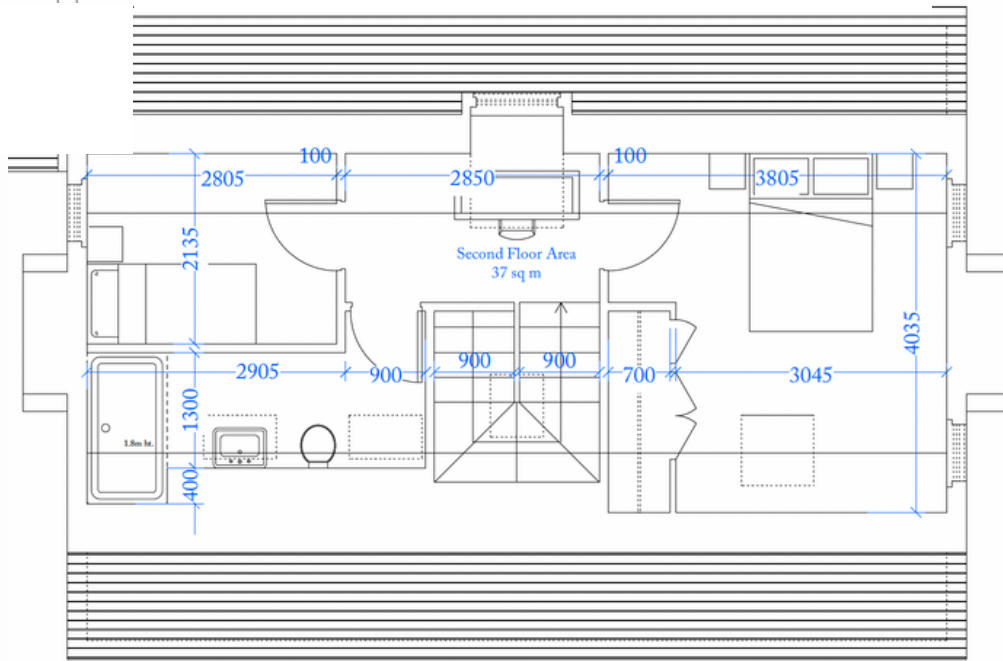


Ground Floor



First Floor





Second Floor



5 BEDROOMS



3.5 BATHROOMS



2 GARAGES



2 CARPARKS



HOME 224 LAND 420



\$2,325,000

COLONIAL-GEORGIAN HOUSE - 2

BOUNDARY PLAN



SITE PLAN



North Elevation



East Elevation

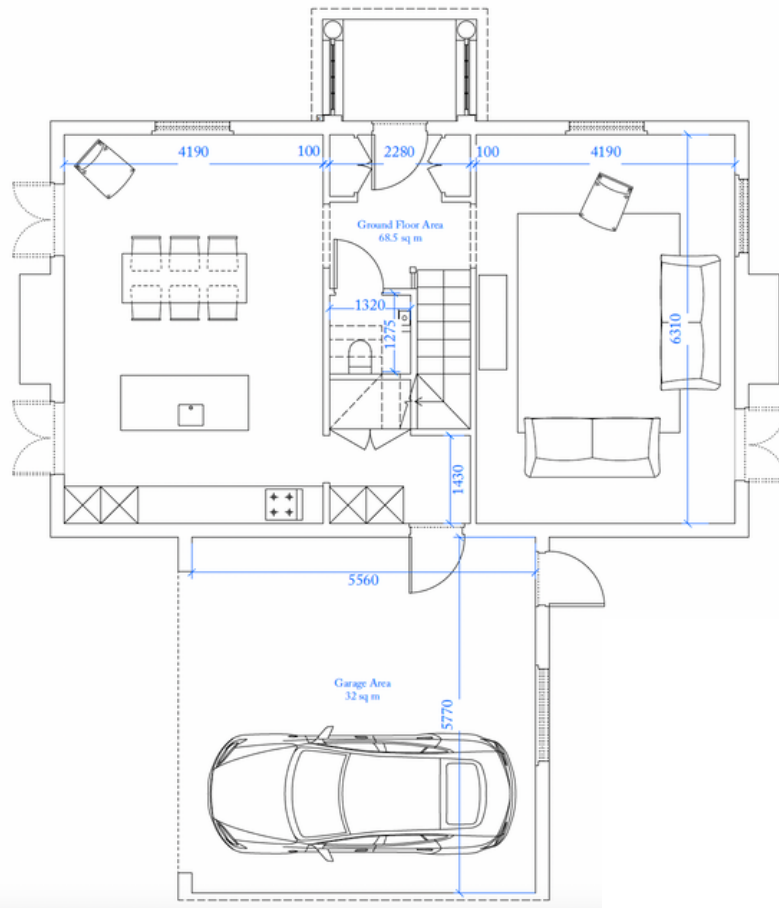


South Elevation

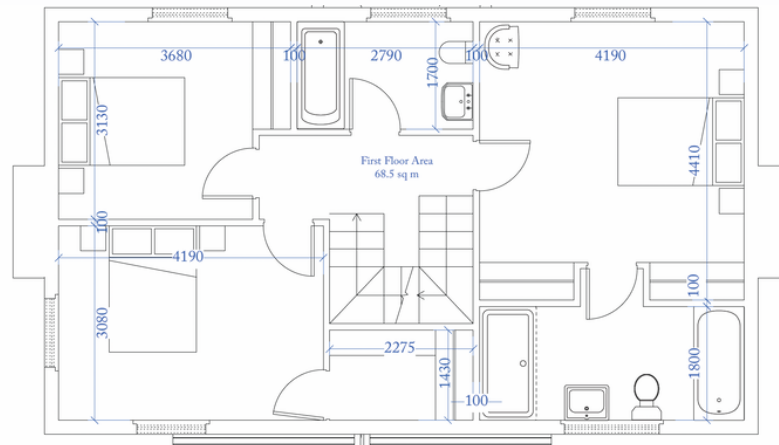


West Elevation

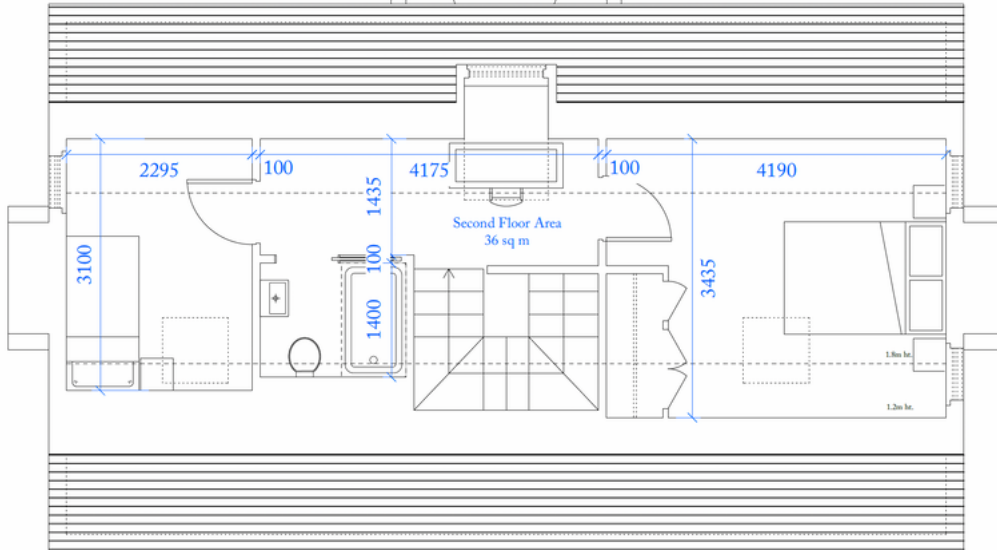




Ground Floor



First Floor



Second Floor



5 BEDROOMS



3.5 BATHROOMS



2 GARAGES



2 CARPARKS



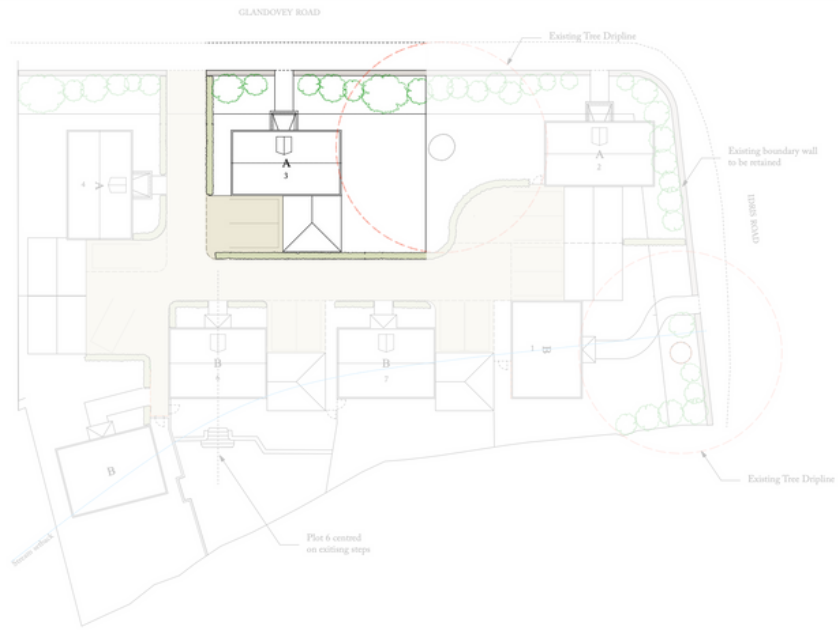
HOME 224 LAND 469



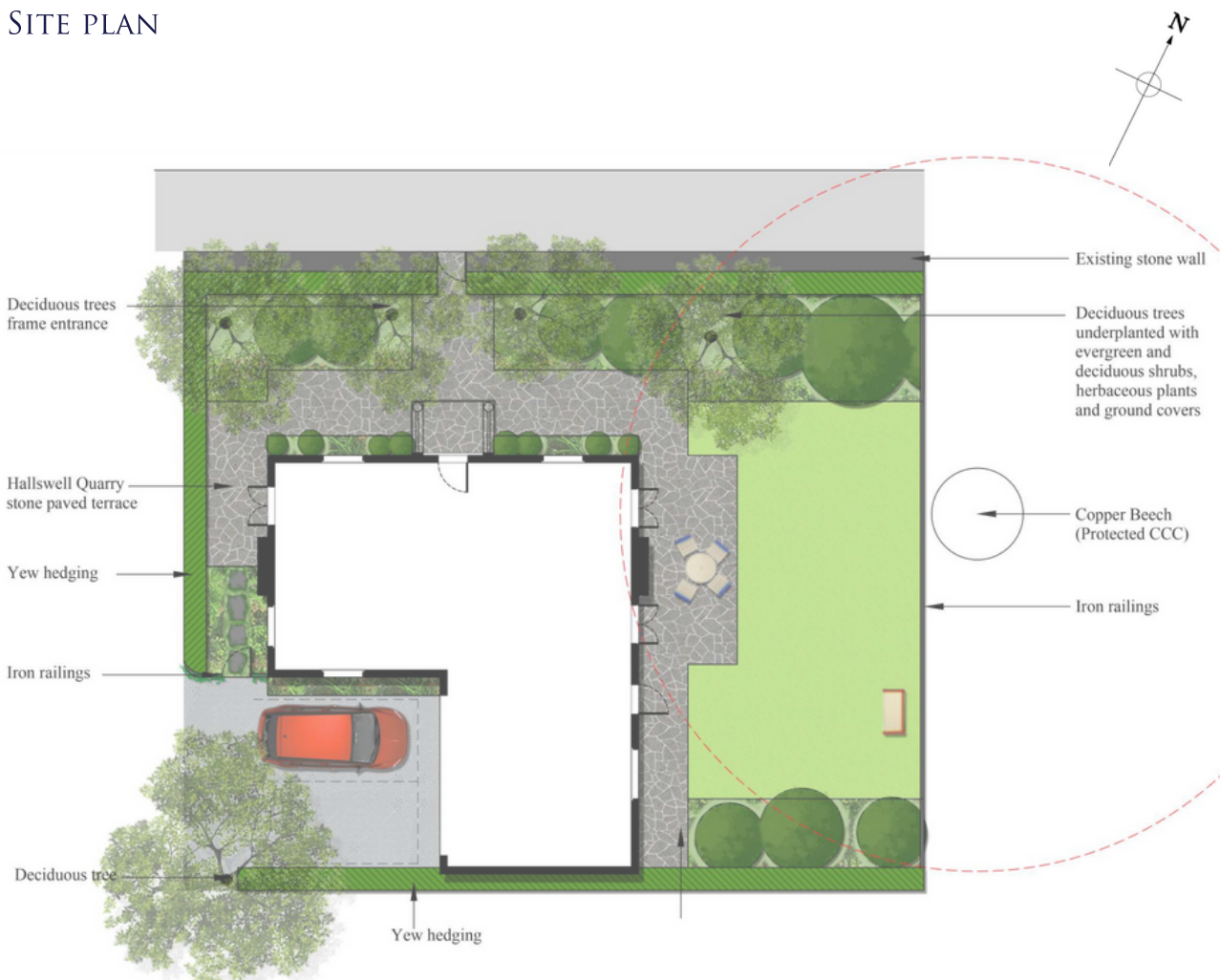
\$2,325,000

COLONIAL-GEORGIAN HOUSE 3

BOUNDARY PLAN



SITE PLAN



North Elevation



East Elevation

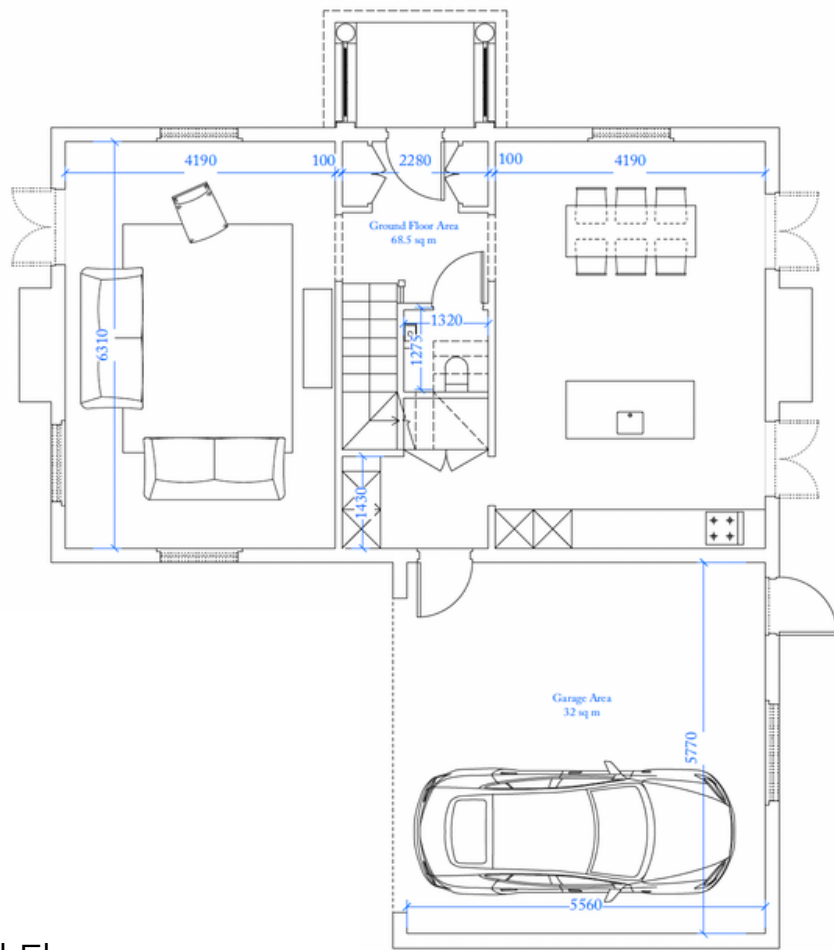


South Elevation

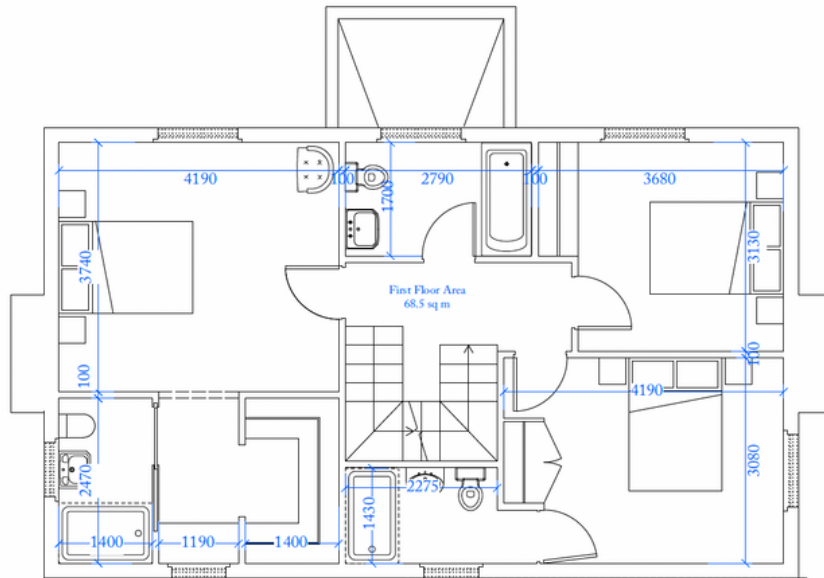


West Elevation



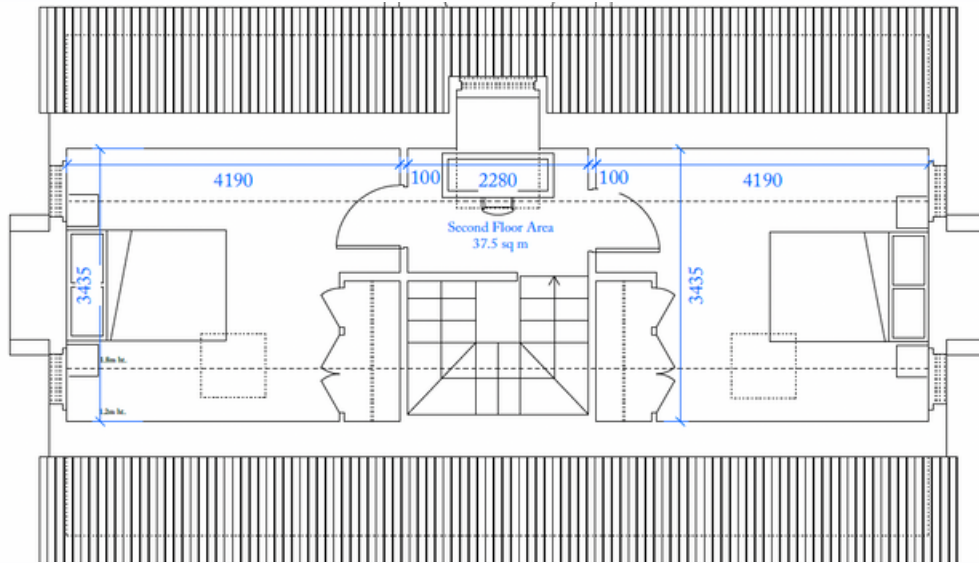


Ground Floor



First Floor





Second Floor



5 BEDROOMS



3.5 BATHROOMS



2 GARAGES



2 CARPARKS



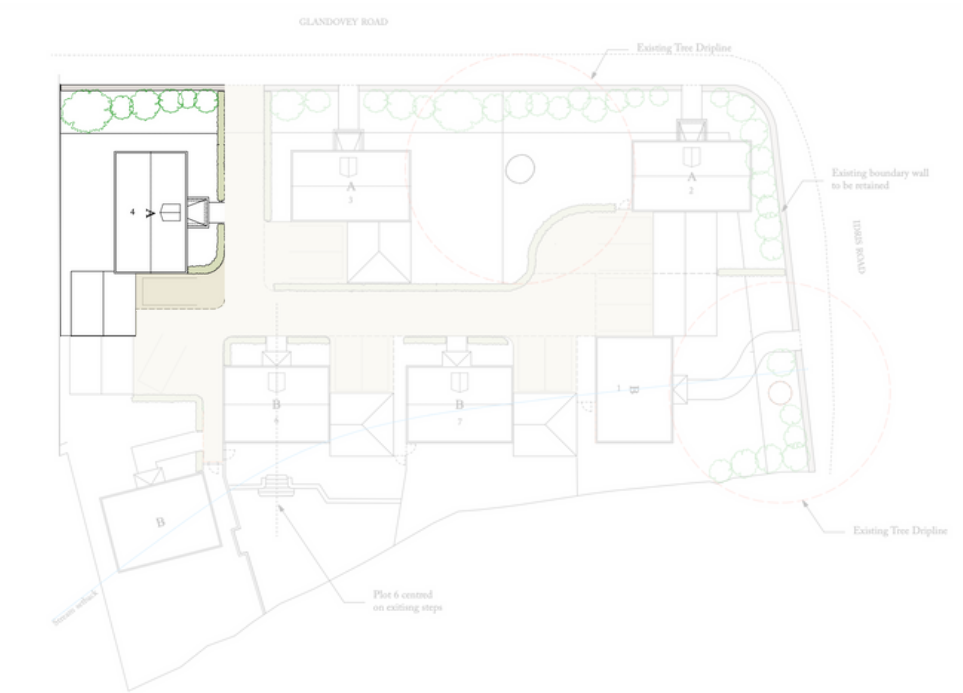
HOME 224 LAND 438



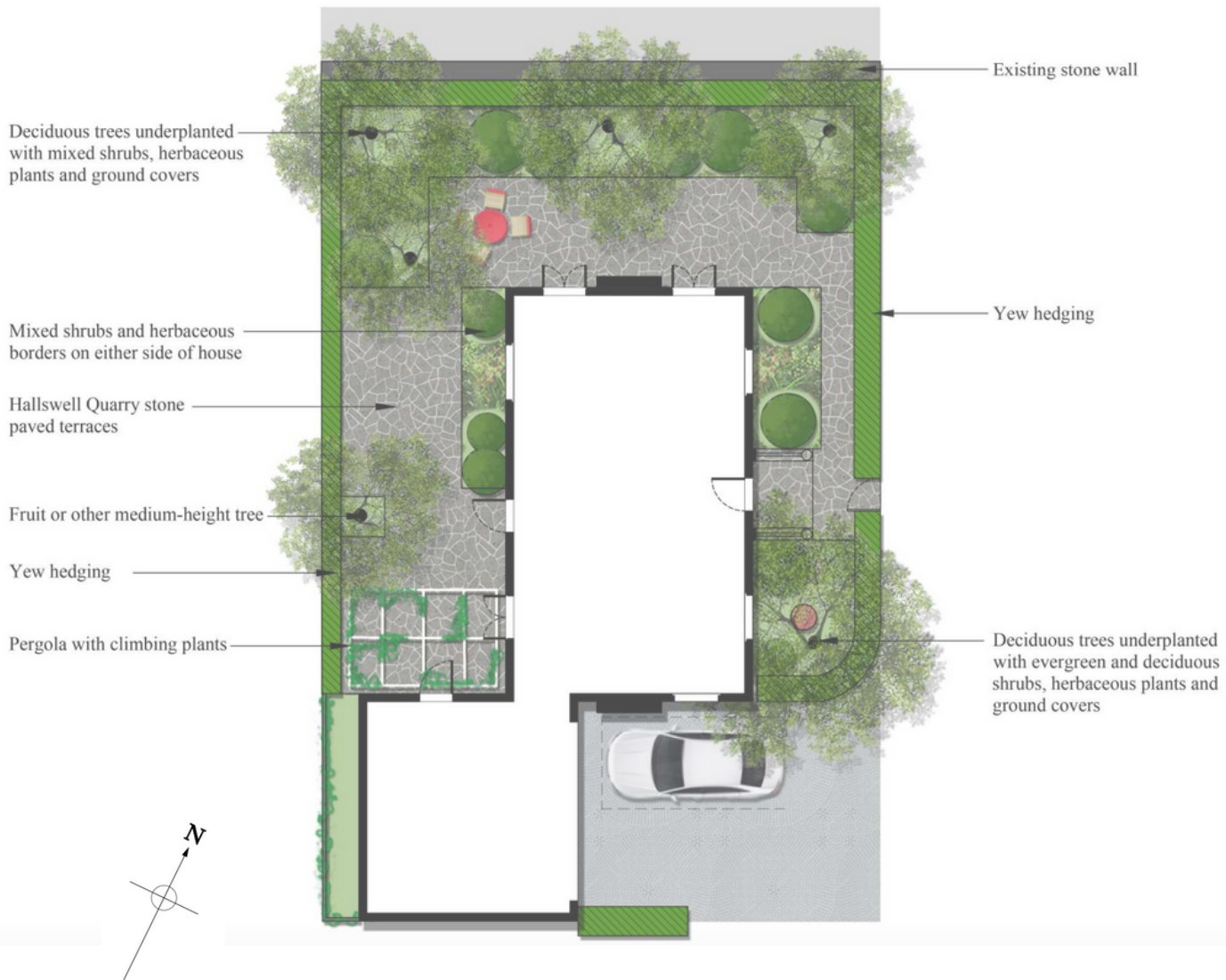
\$2,375,000

COLONIAL-GEORGIAN HOUSE 4

BOUNDARY PLAN



SITE PLAN





North Elevation



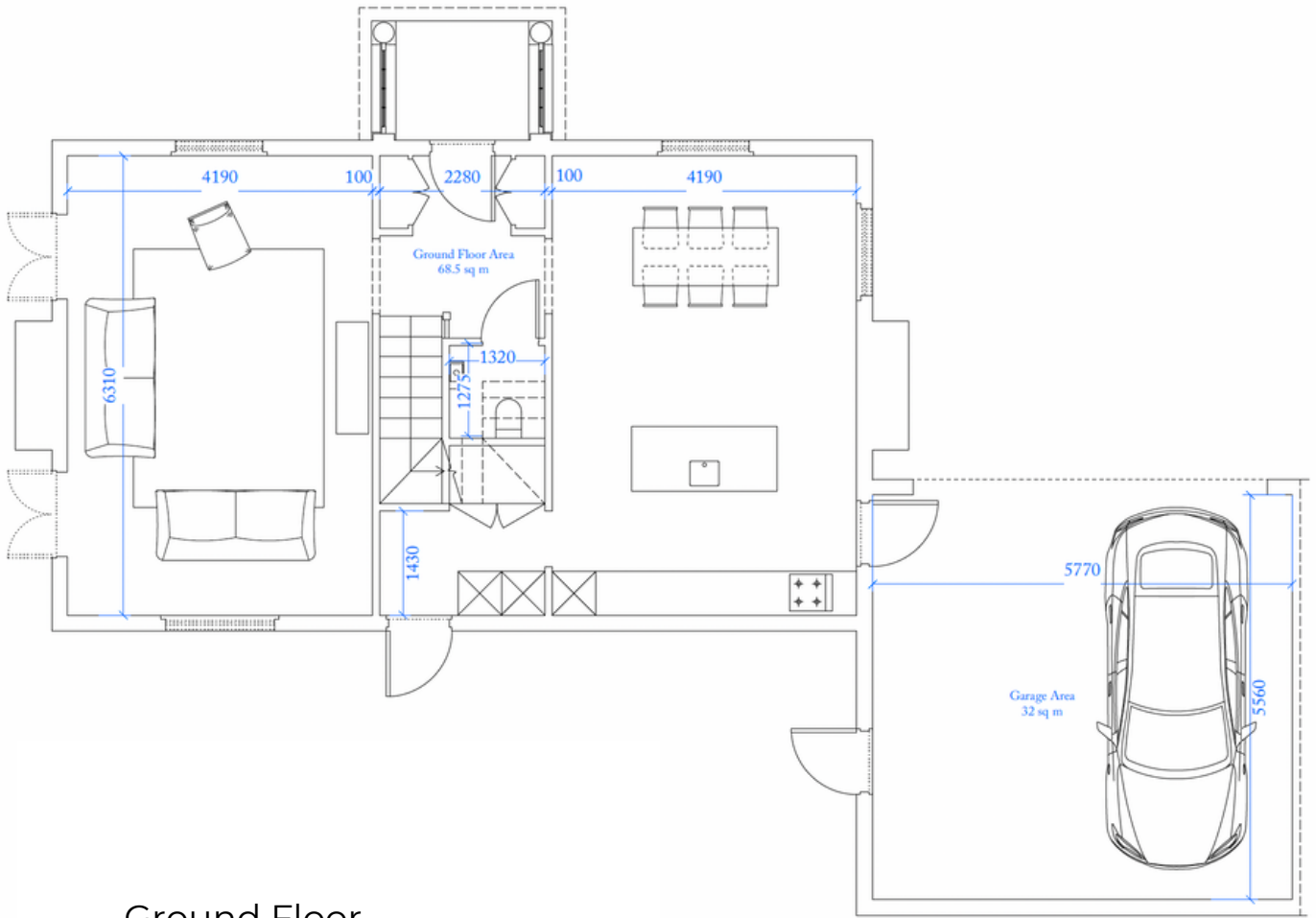
East Elevation



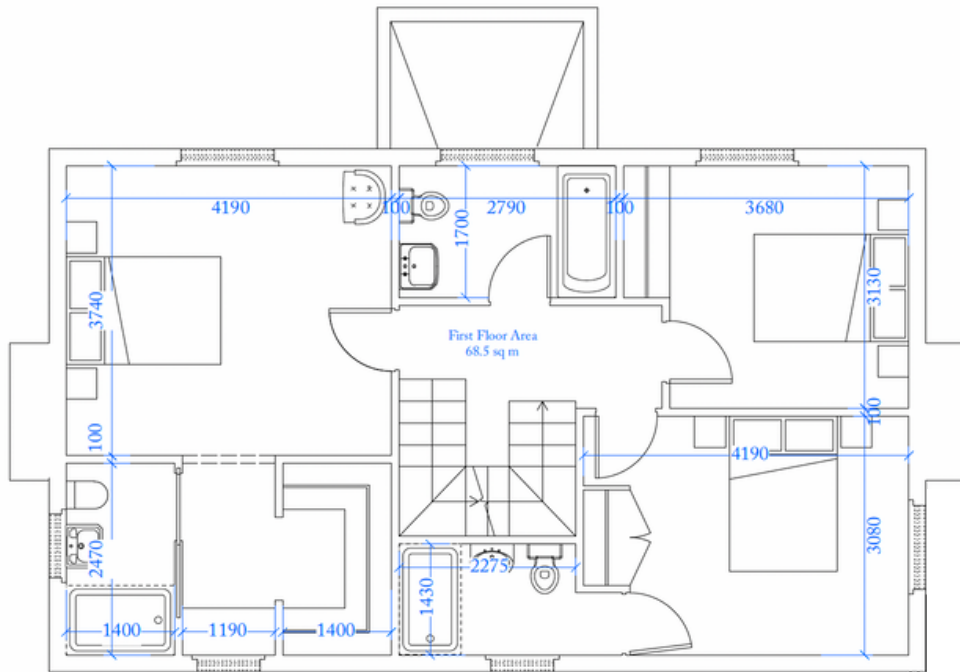
South Elevation



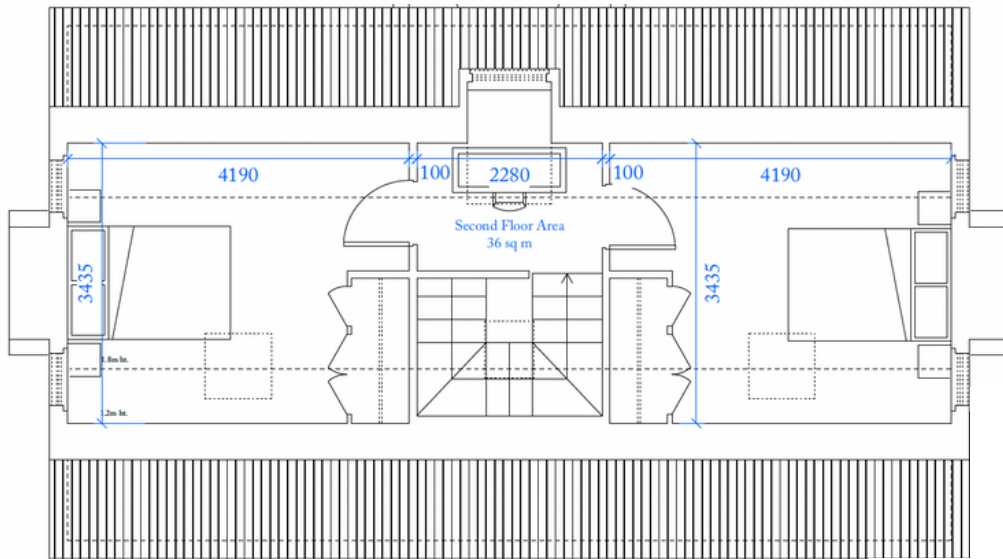
West Elevation



Ground Floor



First Floor



Second Floor



5 BEDROOMS



3.5 BATHROOMS



2 GARAGES



1 CARPARK



HOME 224 LAND 335



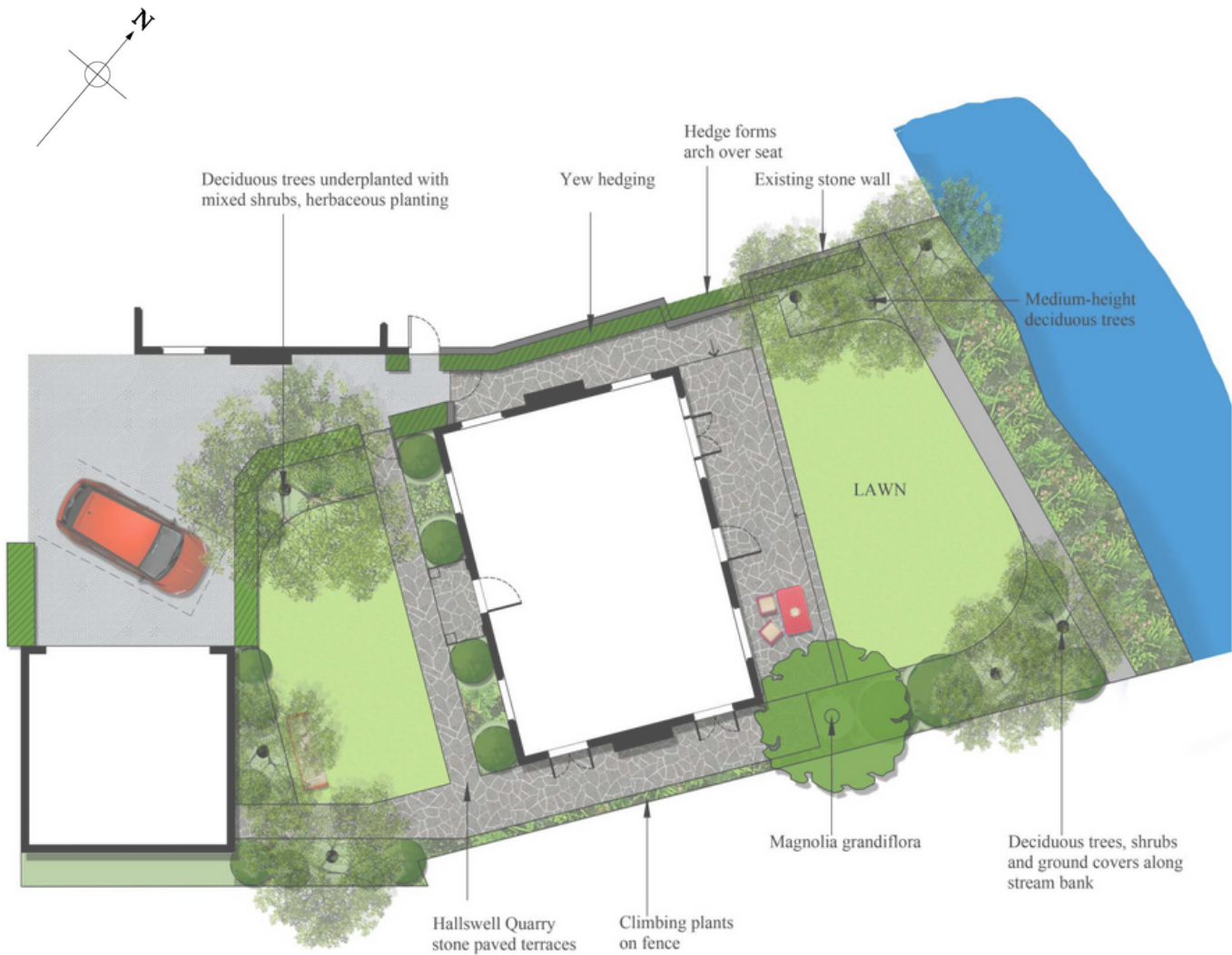
\$2,375,000

COLONIAL-GEORGIAN HOUSE 5

BOUNDARY PLAN



SITE PLAN



North Elevation



East Elevation

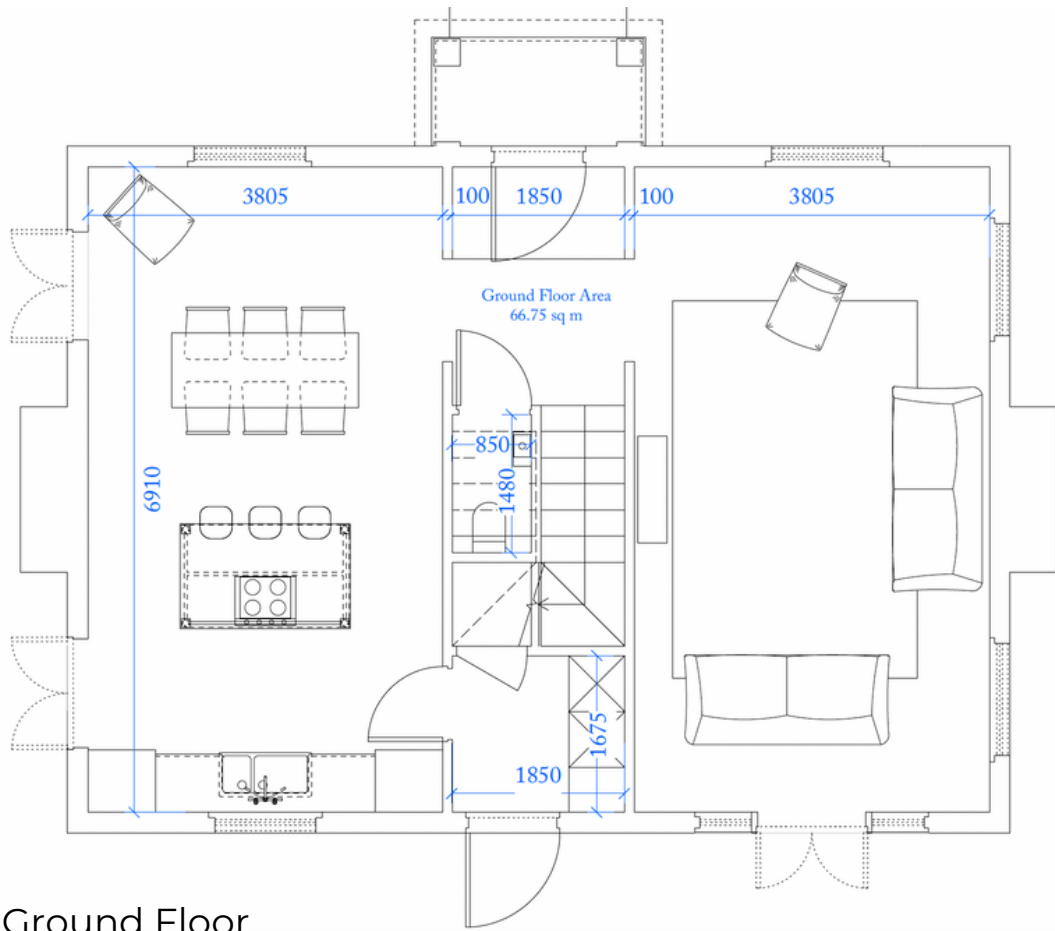


South Elevation

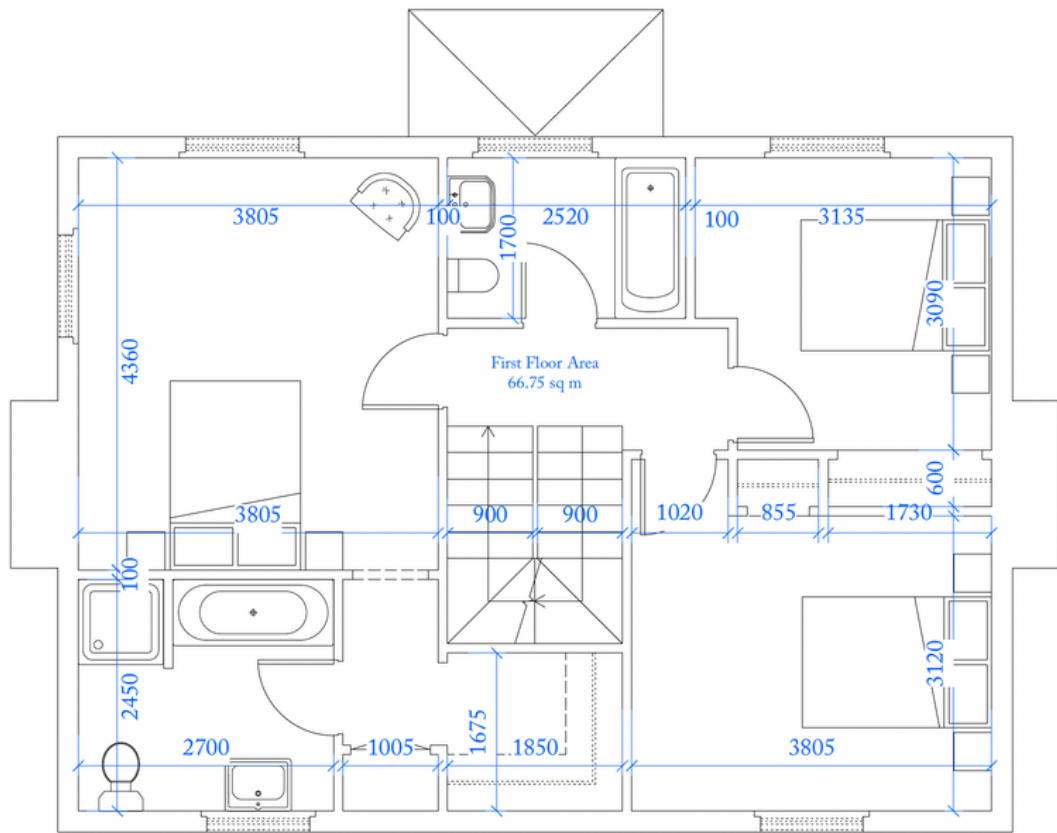


West Elevation



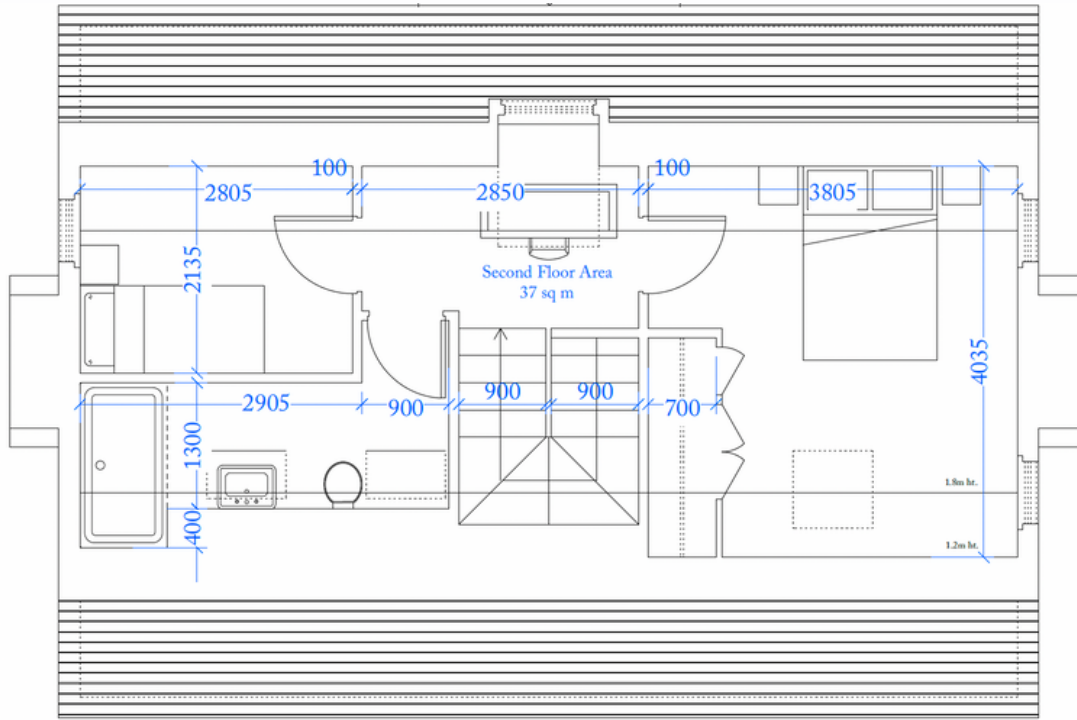


Ground Floor



First Floor





Second Floor



5 BEDROOMS



3.5 BATHROOMS



2 GARAGES



1 CARPARK



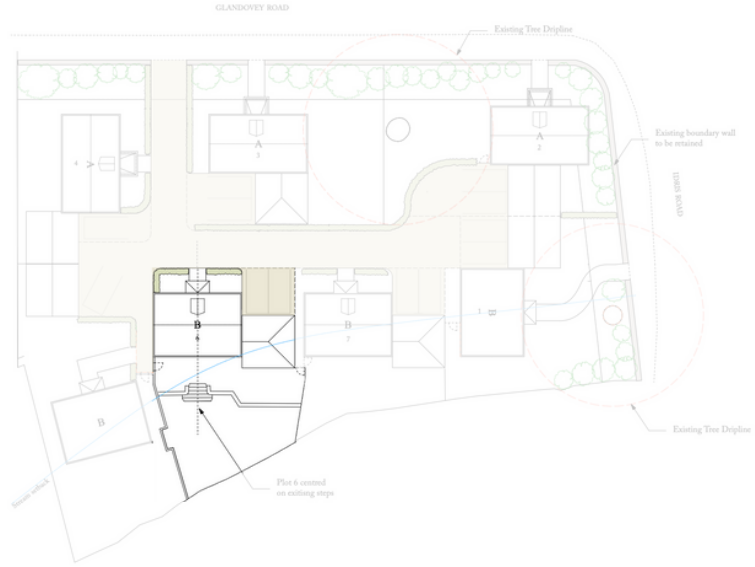
HOME 224 LAND 473



\$2,425,000

COLONIAL-GEORGIAN HOUSE 6

BOUNDARY PLAN



SITE PLAN





North Elevation



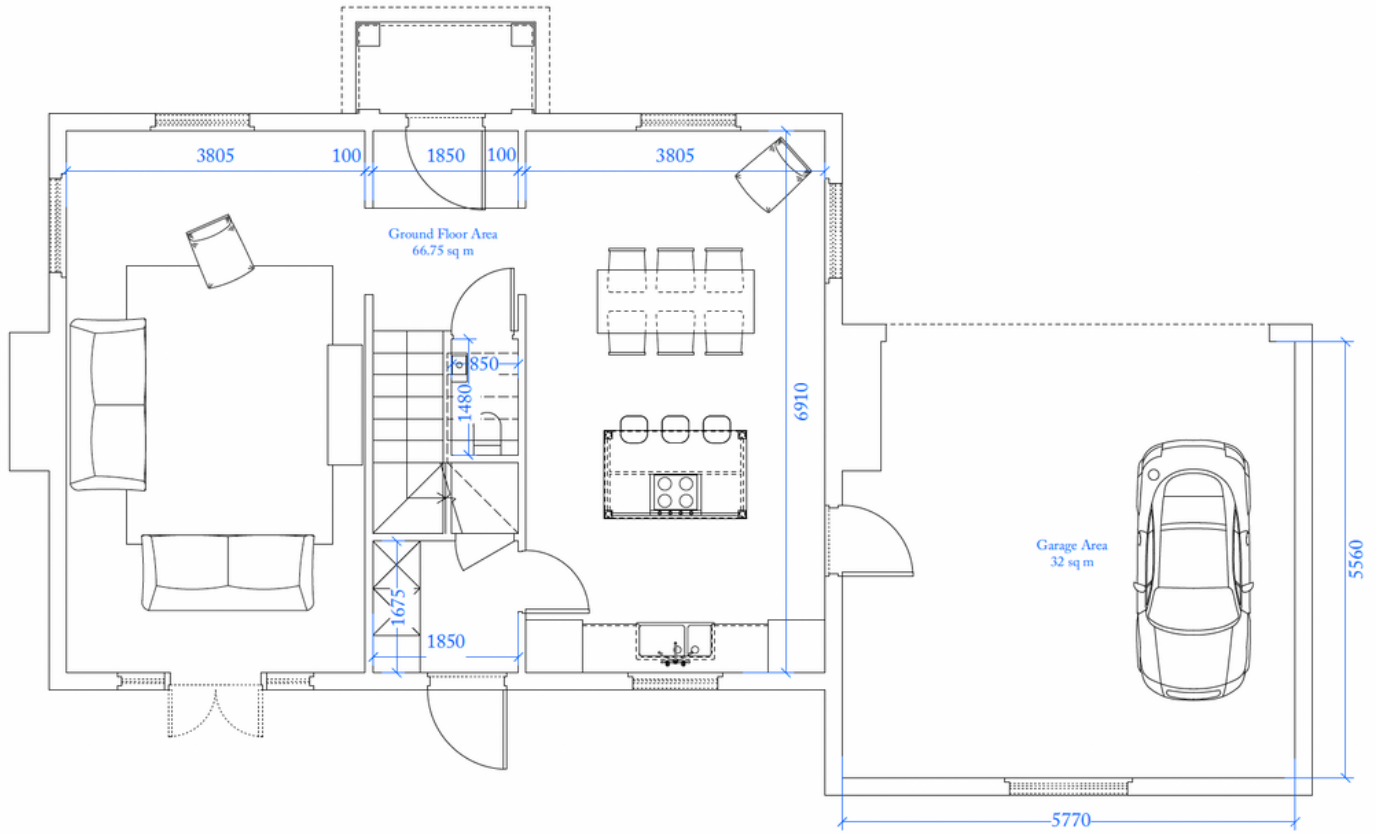
East Elevation



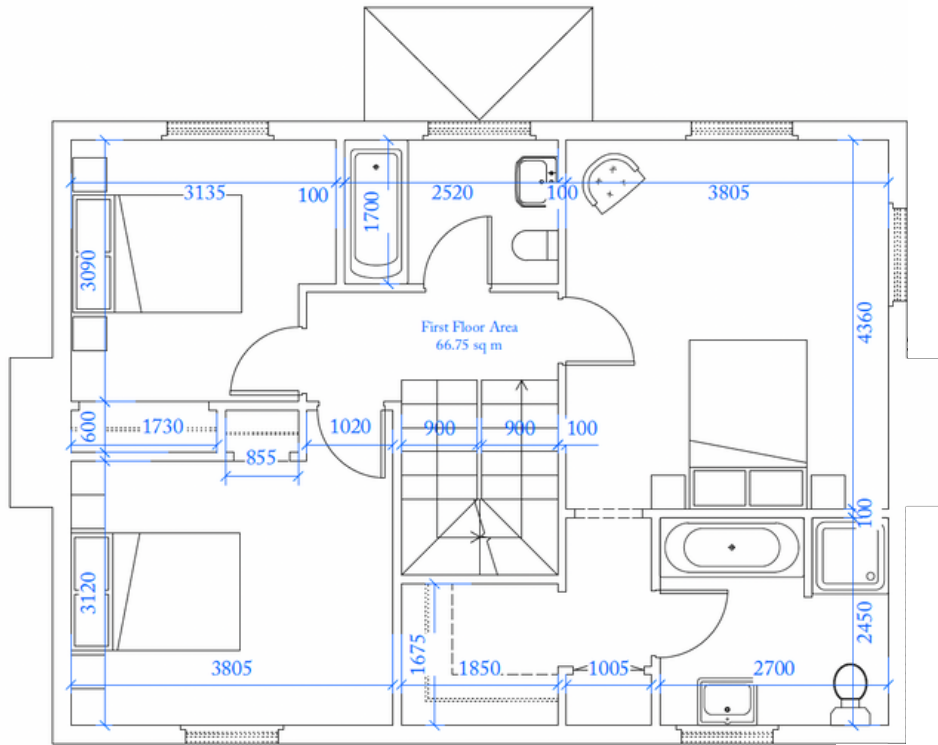
South Elevation



West Elevation

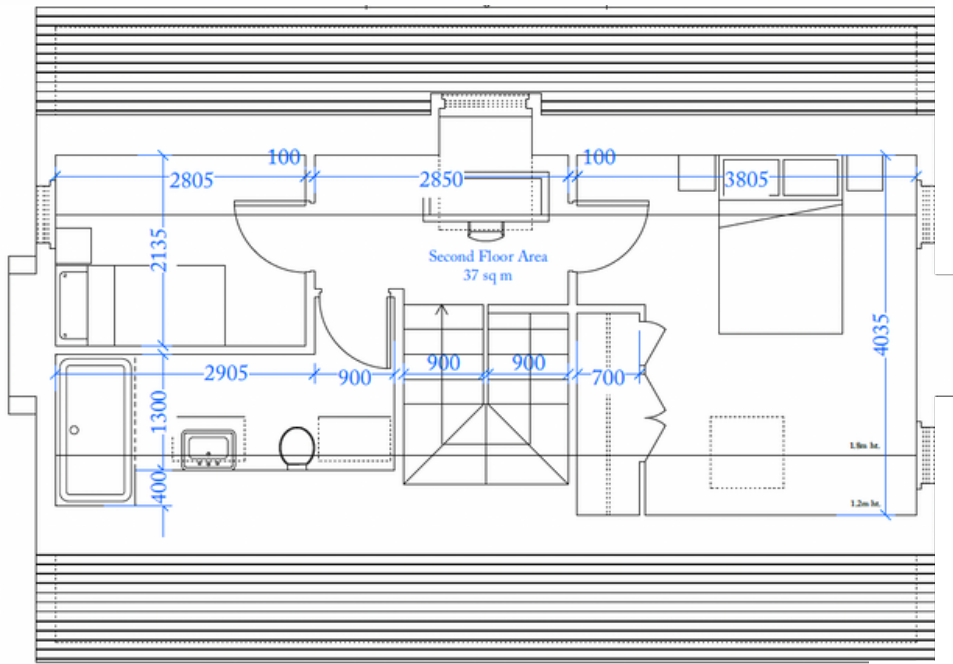


Ground Floor



First Floor





Second Floor



5 BEDROOMS



3.5 BATHROOMS



2 GARAGES



2 CARPARKS



HOME 224 LAND 358



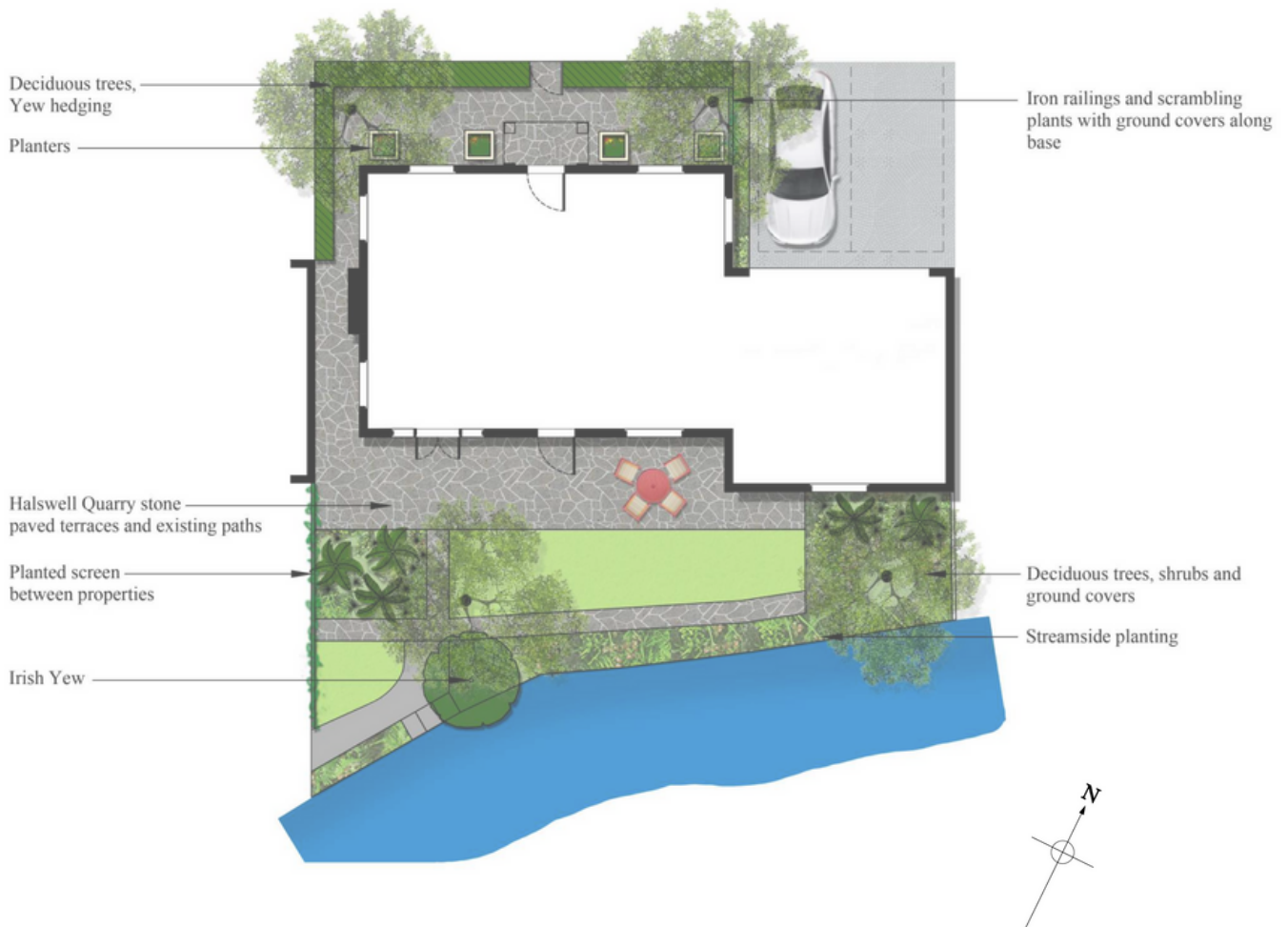
\$2,375,000

COLONIAL-GEORGIAN HOUSE 7

BOUNDARY PLAN



SITE PLAN





North Elevation



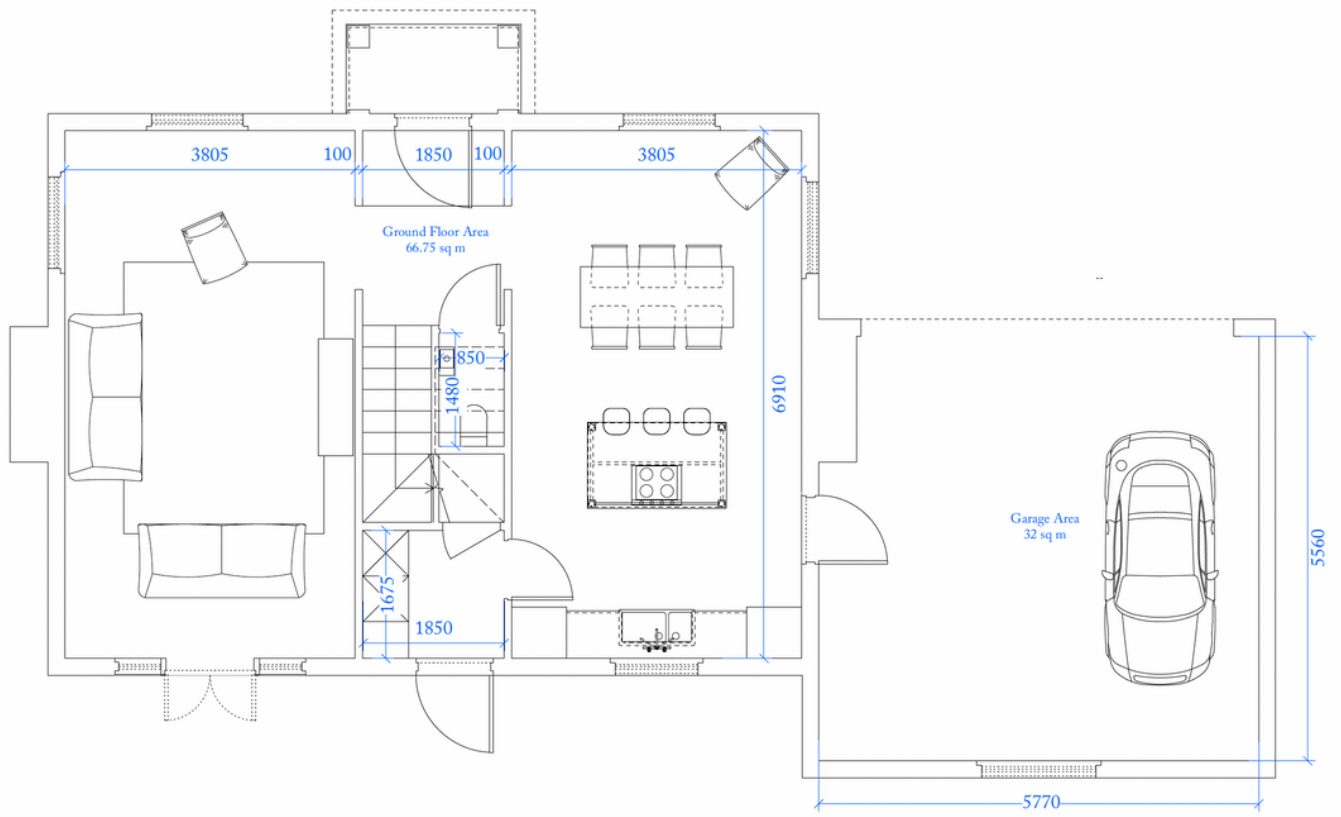
East Elevation



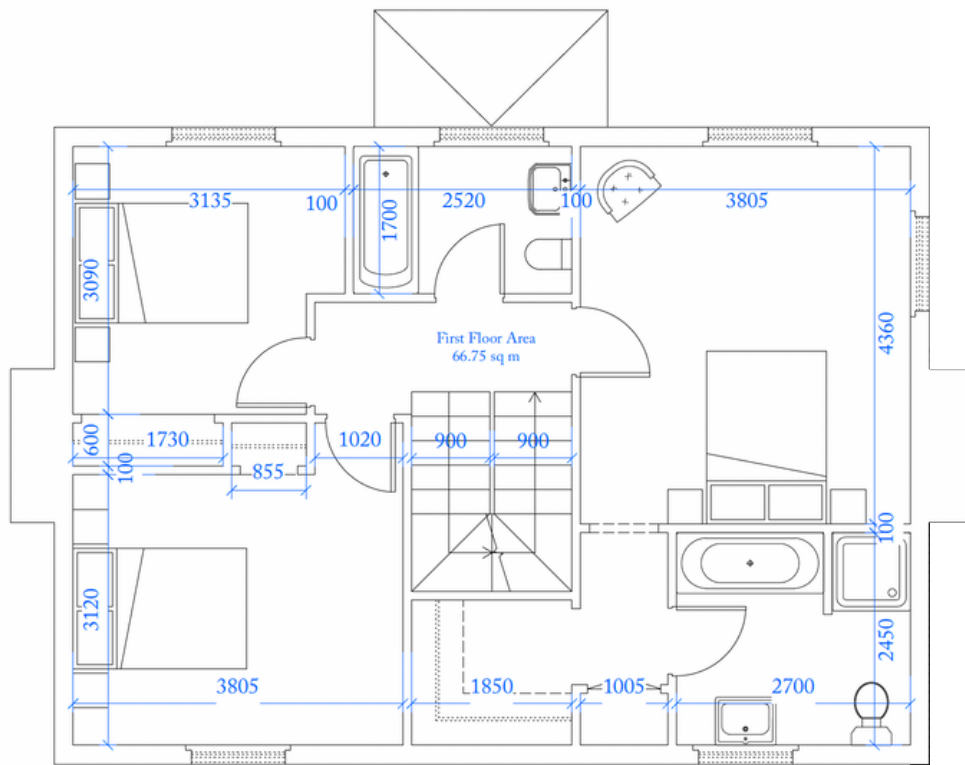
South Elevation



West Elevation

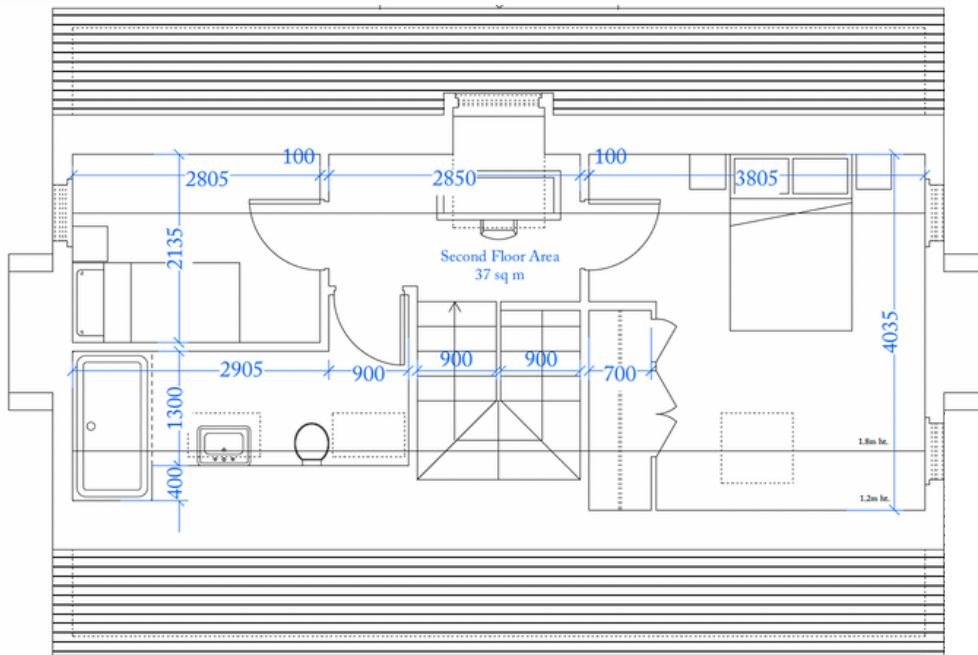


Ground Floor



First Floor





Second Floor



5 BEDROOMS



3.5 BATHROOMS



2 GARAGES



2 CARPARKS



HOME 224 LAND 290



\$2,375,000

DESIGN

Brooksfield Heritage

Ben Pentreath has designed these seven homes to capture the revival style of the original Greystones dwelling to compliment today's modern lifestyle. These homes are delivered with the highest quality specifications and have been tastefully chosen. Each home features a neutral interior allowing owners to add their personal flair with ease. Sustainable and high-quality fixtures are a priority for Brooksfield therefore each home is lined with low-VOC paint, tiled hard flooring, wool carpets, and wool insulation. Each home will also detail recycled basalt cladding sourced from the original Greystones dwelling. This will be utilised within the gardens and on the exterior of the homes enhancing character, while paying tribute to the history and architecture of the site. The remainder of each home will include weatherboard cladding to align with Ben Pentreath's Georgian vision.

COLOURS AND SPECIFICATIONS

Exterior



Cladding - Timber
Weatherboard Colour TBC



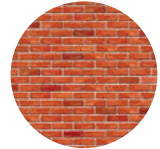
Roof - Longrun roofing
Colour TBC



Doorhandle - Schlage
Ease - S2 - keyless entry



Chimney - The Original
Greystones (Homes 2, 6
and 7)



Chimney - Brick (Homes 1,
3, 4 and 5)

Interior



Walls -
Low-VOC Paint



Skirtings, Ceilings & Doors -
Low-VOC Paint



Bathroom Wall Tile



Oak timber flooring



Carpet - 100% NZ Wool



Bathroom Floor - Tile



Kitchen Cabinets - Blue



Kitchen Bench - Stone -
Coronet Peak



Splashback - Subway Tiles



Roller Blinds - White - French
Doors



Shutters - White



Wool Insulation

Plumbing and Electrical

Plumbing



Kitchen Mixer - Heritage Posh Canterbury - 4 Star water rating



Bathroom Vanity - English classic 700mm vanity



Toilets - Nova BTW



Shower mixer - Heritage Posh Canterbury



Downstairs W/C vanity



Showerhead & rail - Posh Domaine Brass Rail Shower



Bathroom mixers - Heritage Posh Canterbury, 4 star water rating



Heritage toilet roll holder



Robe Hooks - Bathroom



Heritage glass shower tray on tiles

Electrical



Heated towel rail - 400x600 Elan 20R



Mirror - round mirror with demist heater behind



Downlights - LED Switch downlight



Plugs - Iconic Switchgear



Outdoor lights - Heritage



Bathroom heater - Serene 2068 heater

Appliances

Appliances



Oven - Miele Built in Oven (H 2850 BP)



Rangehood - Miele Built-in Rangehood (DA 2450)



Cook Top - Miele four zone induction cook top (KM 7201 FR)



Dishwasher - Fisher & Paykel Single Dishwasher



Ducted heating and cooling system







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