



HARRISON LANE

DESIGN | CONSTRUCTION | CIVIL



COUNTRY HOMES

ISSUE 3



EXCEPTIONAL & EXTRAORDINARY COUNTRY HOMES.

We design and build country homes of all sizes for families who are looking for a bespoke home, built with the highest standard of craftsmanship.

Our team of Auckland and Waikato based Master Builders have a wealth of knowledge in rural and lifestyle construction; meaning you can design, build and develop your entire property with Harrison Lane.

A beautiful blend of quality fixtures, innovative design elements and functional, energy-efficient materials will feature throughout your Harrison Lane home, future-proofing your investment for years to come.

Honouring the environments in which Harrison Lane homes are built, we consciously choose and responsibly source materials for their sustainable attributes.

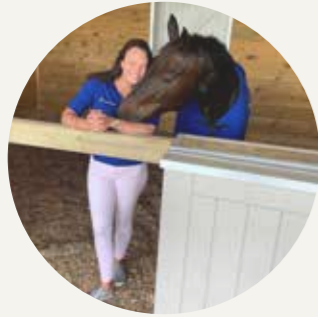




*“Elegance is the balance between
proportion, emotion & surprise”*



MEET OUR DIRECTORS



Laura Daly

SALES

Behind every building project is a unique story and it is an absolute privilege to join our clients on this very personal journey. The long-standing relationships forged with our clients while their project takes shape is extremely rewarding, and I am very grateful to enjoy what I do so much.

Living the equestrian country lifestyle is a dream come true and in my spare time the horses and show jumping are my number one priority. Fortunately, that is a connection I often share with our clients and has been the beginning of many great relationships.

Over the last ten years our talented team of registered Master Builders has evolved, and a close bond developed, knowing we can depend on each other to deliver excellence every day. I am thrilled with the earth works extension to our construction business, it has allowed us to streamline and fully control our design/build and lifestyle property development projects from start to finish.

When I had the opportunity to take on Harrison Lane as a young company in 2012 my vision was to build beautiful stables that people would dream of. Now Harrison Lane has gone on to deliver exceptional quality country homes and some of the dreams I had have been realised. We continue to build on the goal beyond the goal, constantly tweaking to improve our product delivery and service.



Scott Munro

CONSTRUCTION

With more than 22 years' experience in the construction industry, Scott has been leading teams at Harrison Lane for the past 8.

"Coming from a rural upbringing, I grew up with all of the great hobbies associated with the Kiwi rural lifestyle - with a particular interest in off road racing. I share a vision with our clients to build facilities that will both protect and enhance enjoyment of their family lifestyle and prized possessions - be it a boat, race car or other!

It is hugely rewarding to oversee the development of a lifestyle property from concept to completion; allowing me to combine my interest and experience in construction with a lifestyle I have grown up with."

We are constantly setting ourselves new challenges that drive the business forward and maintain an excellent client experience. We are working towards some of the next big goals we have in place this year.



WE ENJOY BUILDING UNIQUE HOMES THAT BRING FAMILY AND FRIENDS TOGETHER

From 60 square metres to 600+ square metres, we build country homes of all sizes that are warm, inviting and rest harmoniously in a rural setting.

Our bespoke country homes are built with the highest standard of workmanship, with every home designed to meet your needs and make the most of the spacious natural landscape and environment surrounding your property.

WE LIVE AND BREATHE COUNTRY LIVING

Our skill set, experience in rural construction and civil equipment gives us the capability to execute the entire development process of your rural or lifestyle property.

Not only would we love to build your country home, our total project management service will seamlessly take care of master planning of the site, resource consents, drainage, contouring, driveways, additional farm buildings or barns, stables, riding arena, riding tracks. We've even been known to build the odd motocross track too!

A SEAMLESS EXPERIENCE

From concept to completion, we work with you to manage all aspects of your build.

That means there's no need for you to juggle multiple subcontractors or tricky consent processes. We take the stress out of your project by managing it for you.

COUNTRY HOMES

- Minor dwellings
- Country cottages
- Country homes of all sizes
- Barn-style homes
- Wine cellars
- Worker's accommodation
- Renovations
- Swimming pools
- Tennis courts

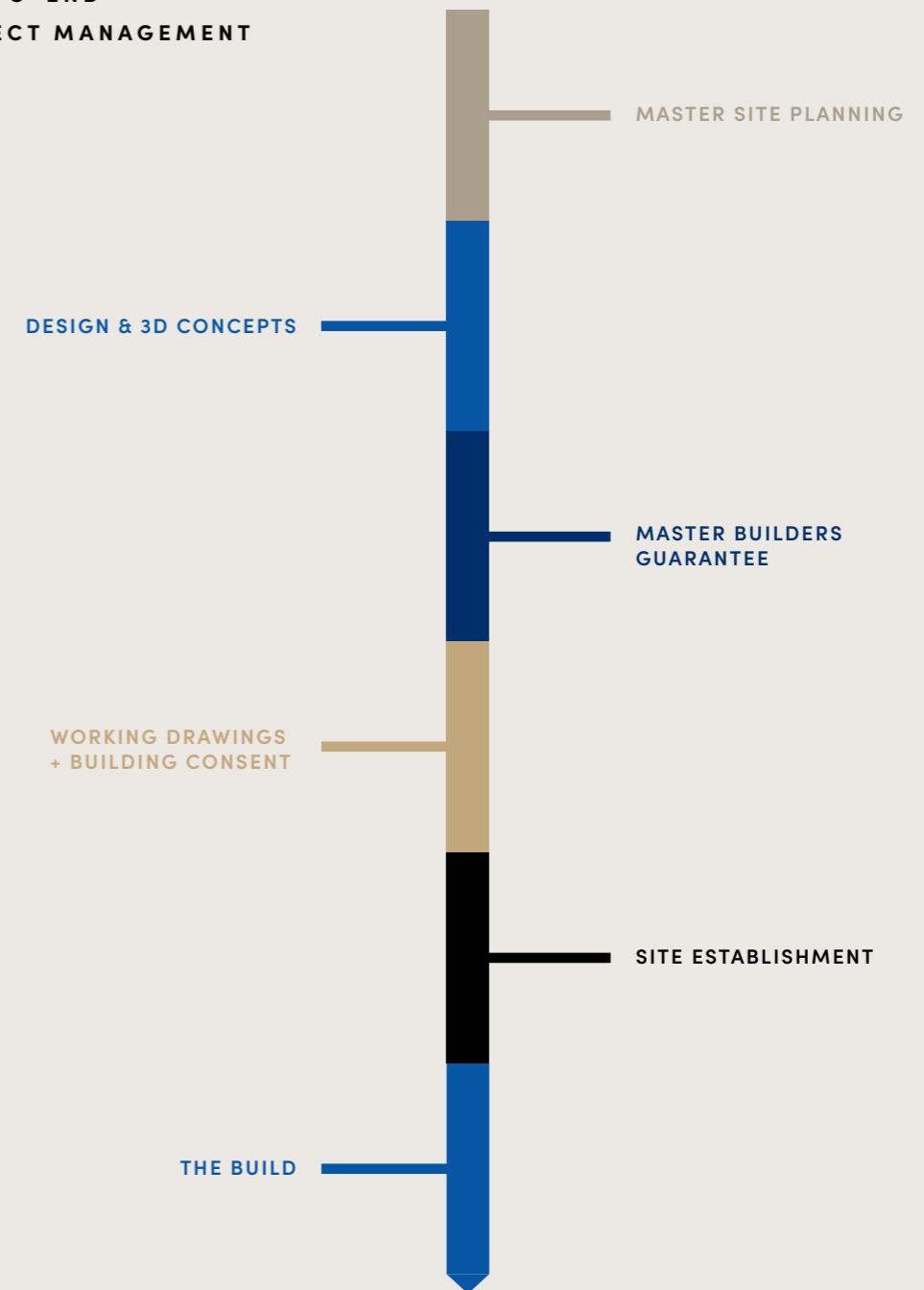
EQUESTRIAN CONSTRUCTION

- Stables
- Commercial facilities
- Truck & boat storage
- Arenas
- Covered yards
- Barns

CIVIL

- Scheme plans
- Site development
- Septic systems & water tanks
- Building platforms
- Driveways
- Drainage
- Contouring
- Irrigation & drainage
- Landscaping & fencing

END-TO-END PROJECT MANAGEMENT



COMPLETION OF YOUR DREAM HOME!

OUR STANDARDS



TRUST

We trust ourselves and all those involved to deliver the best possible result. We embrace the opportunity to work together to achieve an exceptional outcome.



RESPECT

We respect everyone's time and energy has limits – we will work with you to understand and value yours, ensuring the way we work together is productive and rewarding.



COMMUNICATION

We pride ourselves in our high level of communication and endeavour to make ourselves available at all times to our clients. During your build we'll keep in touch with regular site meetings, phone calls and track progress through your own online project management portal.



FAMILY

Our work family is extremely important to us and we are committed to building and maintaining a team spirit we are proud of.

“

Amazing to work with. Cannot fault the quality of their work and communication. We absolutely love our home. The whole Harrison Lane team were super friendly and even after we moved in there is ongoing communication and support. Thank you!

”

CUSHLA & WILLIAM / AUCKLAND



Together we will design your country home with innovative materials, taking in to consideration energy efficiency and striking an essential balance between aesthetics, your functional requirements and budget.

“ Watching the whole project come together we really got to appreciate the quality of the build, the workmanship and attention to detail. Harrison Lane managed the whole project including earth works, arena, landscaping and the design and build which made it an effortless process.

Laura, Scott and the team have been great to deal with and have a high level of skill and knowledge no matter what they are undertaking. It was a collaborative design process and Harrison Lane were very accommodating of our custom design requests.

”

MANDY & DEAN / AUCKLAND



IN-HOUSE DESIGN

You will work with our talented in-house design team to see your dream home come to life through 3-D concepts.



FOLLOW YOUR BUILD PROGRESS EVERY STEP OF THE WAY

Our project management software gives you complete transparency over where your build is at, so you're always in the loop about progress and upcoming plans.

BESPOKE DESIGN

While each Harrison Lane home is inspired by a country aesthetic, every build is designed specifically to your family's tastes, lifestyle requirements, property and surrounding landscape.

INTERIOR DESIGN

The elements of creating an aesthetically harmonious home are space, lines, forms, light, colour, texture and pattern; working together in balance.

Our talented interior designer is here to help you plan, research and coordinate your home's aesthetic; from colour palette, flooring and tiles right through to full coordination and selection of your furniture if required.

AWARD-WINNING HEALTHY HOMES THAT FEEL GREAT TO LIVE IN

Our acceptance into the New Zealand Green Building Council is an opportunity to formally recognise our existing values and practices in green building methodology.

We have adopted sustainable building practices enthusiastically over the years, and together with clients that shared these values have been awarded the Master Builders Lifestyle Sustainability Award in 2019 and 2020.

Our in-house architectural designer has met stringent criteria to become an accredited Homestar Practitioner and Assessor. Homestar is an independent holistic tool that rates the health, efficiency, and sustainability of homes in New Zealand.



OUR DESIGN PRINCIPLES



Connected to our strong heritage in building equestrian stables and barns our design principles are characterized by high ceilings and generous proportions, with an inviting atmosphere of solidity and warmth.

Our homes are highly detailed, crafted with traditional and innovative sustainable materials, unique high quality fixtures and are equipped with smart technology.



OUR JOURNEY TOGETHER

There is a uniquely personal story behind every home we build, and we feel privileged to share the experience with you.

We are grateful for our many long-standing relationships with clients, who often build more than once with us as they move on to their next exciting property or project.



CRAFTSMANSHIP

We take immense pride in our craft and are totally committed to delivering homes built to the highest standard with a beautiful blend of quality fixtures, innovative design elements and functional, energy-efficient materials.

We consciously choose and responsibly source materials for their sustainable attributes and will enthusiastically assist you in the selection of smart technology and sustainable materials for your home.



MASTER BUILDER GUARANTEE

We pride ourselves in our high level of workmanship, and are delighted to have homes we have built recognised at the Master Builder House of the Year awards.

A Master Builders 10 year guarantee is available with all of our homes.

COUNTRY SHOW HOME



Our Waiau Pa show home is open by appointment. We'd love to show you around.

Our beautifully finished 275 sqm brick and cedar country show home takes full advantage of its peaceful setting in Waiau Pa. It incorporates four generous bedrooms, two bathrooms and generous master suite.

The open plan layout connects the living and dining area with a large kitchen that features a hidden scullery. Triple car garaging and storage throughout the home is a practical addition to make it a comfortable home for family living.



BEDROOMS 4 / BATHROOMS 2 / SIZE 275 SQM



COUNTRY HOME / KARAKA. AUCKLAND

Modelled on the original 80 sqm cottage that was on the site previously, the newly built home is just on 300 square metres. It has four bedrooms and two bathrooms, a separate toilet, large open plan living and separate media room.

High stud throughout the home creates a warm and inviting sense of space. Two large verandahs either side

of the home capture the morning and afternoon sun. A large family laundry room offers plenty of practical storage space.

Wood paneling detail throughout the home is a further nod to tradition along with a calming neutral colour palette; complemented by a few bold splashes of colour, we love the statement wallpaper!



BEDROOMS 4 / BATHROOMS 2 / SIZE 300 SQM



Elegant and fun are two words that describes this inviting country home; it has a few little secrets!

We challenge you to find the wine cellar!



COUNTRY ELEGANCE, SMART TECHNOLOGY

Purposefully designed to capture expansive views of the beautiful surrounding farm, spacious open plan living areas flow onto north and east facing decks on both upper and lower levels.

This seemingly traditional country home is at the forefront of modern tech, with extensive Control4 smart technology managing everything from security systems, audio, lighting, heating and blinds, to controlling efficient use of the energy generated by a solar system with energy storage and generator back up.

Materials and systems were selected with their sustainability attributes paramount.

The design principles throughout remain true to Harrison Lane's core values; strong, substantial oversized aesthetics and dramatic proportions; created throughout with the use of high stud and vaulted ceilings.

AWARD-WINNING!



BEDROOMS 4 / BATHROOMS 4 / SIZE 600+ SQM



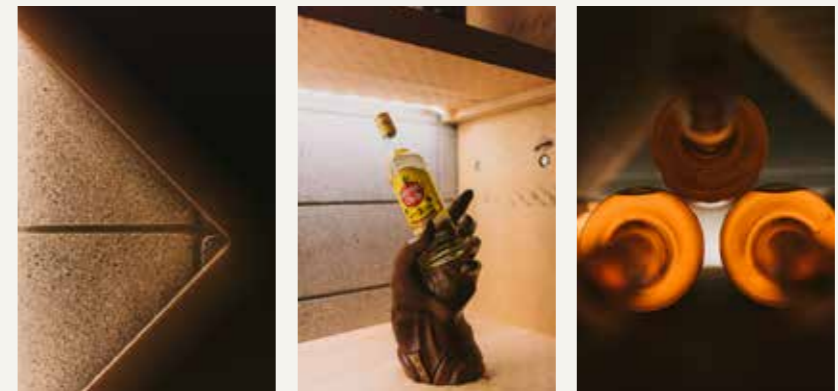
“ Harrison Lane project managed the whole process from planning to consent right through to code of compliance. With their skill set and equipment they also did a huge amount of earthworks and a large rural driveway. They have an excellent team of builders who are professional, easy to get along with and take pride in what they do, completing each step of the process to a very high standard.

”

ROB & HELEN / AUCKLAND



The four bedrooms are well appointed for guests with four bathrooms and a downstairs media lounge with bar. A floating American Oak staircase leads you to the upper level, where the private master suite is closed off by a feature barn door.





“ Our vision of bringing together the old and the new to create a cohesive and unique property that fits our life and we can enjoy for years to come, has been so beautifully delivered and is now so loved (especially the slide ;) by all. Thank you!

SERIOUS FUN; A LIFESTYLE PROJECT



Our lovely clients had a vision to provide a practical space to bring family and friends together, creating a connection with their existing home that compliments the functionality of the whole property and enhances enjoyment of their lifestyle.

This unique lifestyle project encompassed many facets; from renovations to the existing home to create a new master suite, through to the construction of a pool and new barn that accommodates horse truck storage, garaging, workshop, pool pavilion and a one bedroom minor dwelling. The addition of an Ebb & Flow equestrian arena completed the project.

NICKY & KELVIN / AUCKLAND

”



'SHEER STYLE'

Highgrove country home with stables, arena and additional farm buildings.



Reflecting on happy memories of his days staying in the shearers' quarters at Massey University, the owner of this country home hoped to create a similar atmosphere with the new sophisticated apartment-style dwelling.

The resulting residence speaks volumes. It's four bedrooms are well served by four exquisitely appointed bathrooms. Expansive open-plan living provides an opulent social gathering space.

A well-lit floating staircase with timber bannister leads up to the open-layout kitchen, dining and lounge spaces which survey the GGT Fibre and sand arena below.

Downstairs – a four stable complex offers tie ups/ wash down area, tack and feed rooms and extensive garaging.



BEDROOMS 4 / BATHROOMS 4 / SIZE 600+ SQM

AWARD-WINNING!





COUNTRY HOME / WHITFORD. AUCKLAND

This four bedroom family home is brought to life with unique details throughout; paired with effective use of colour and materials that reflect the family's personal style and create a touch of luxury.

A highlight is the sense of scale created throughout the home with the dramatic roof gable pitch and raked ceilings.



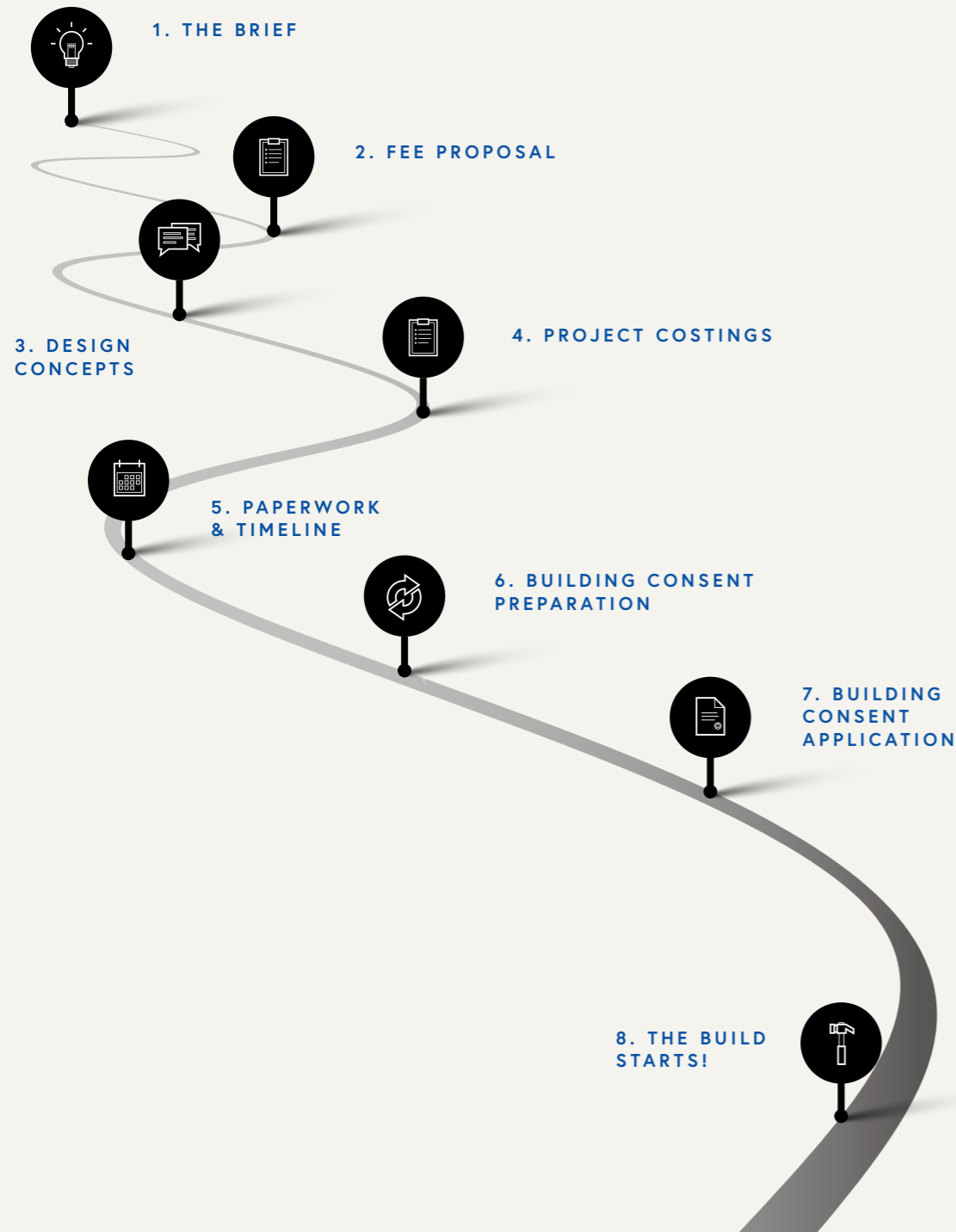
DREAMING ABOUT YOUR COUNTRY HOME?

WE'D LOVE TO CHAT!

Get in touch to arrange a no obligation on-site discovery meeting to discuss your ideas



WORKING TOGETHER



<i>1. The Brief</i>	Share your vision and goals with us	YOUR KEY TASKS: - Provide us with a detailed brief of your requirements. - Share your vision board and design ideas. - Discuss your building time frame and budget with us	
<i>2. Preliminary Fee Proposal</i>	We prepare a fee proposal for preliminary design concepts based on your design brief.	YOUR KEY TASKS: Review your fee proposal and pay the design concept fee to proceed.	EXPECTED TIME FRAME: We deliver this 2-3 days from receiving your design brief.
<i>3. Design Concepts</i>	We design a set of concept plans including floor plan and elevations.	YOUR KEY TASKS: Review and finalise any design changes before signing off on your design concept drawings.	EXPECTED TIME FRAME: 3 weeks from payment of concept drawing fee.
<i>4. Project Costings</i>	We prepare a detailed quote to firm up costings for your project; including additional services and earthworks.	YOUR KEY TASKS: Review quote & costings to check and finalise details like material selections and site placement.	EXPECTED TIME FRAME: We aim to deliver the project costing 3 weeks from sign off of your design concepts
<i>5. Paperwork & Time line</i>	Once you have signed off on your final design concepts we prepare your Master Builders contract and agree on a timeline for your build.	YOUR KEY TASKS: Sign your Master Builders contract and pay your project deposit so we can commit resources to your project.	
<i>6. Building Consent Preparation</i>	We prepare final drawings and all necessary documentation for building consent submission	EXPECTED TIME FRAME: 6-8 weeks* from sign off on Master Builders contract and deposit payment. *Subject to the size and scope of your project and other external influencing factors.	
<i>7. Building Consent Application</i>	We submit to council on your behalf for processing (+ resource consent if applicable)	EXPECTED TIME FRAME: The council consent process allows 20 working days from application submission. This can vary due to requests for further information and council workload.	
<i>8. The Build Starts</i>	The Harrison Lane team arrive on site to start your build and the excitement begins!		

PLEASE NOTE

The time frames outlined are a guideline only and can be impacted by events outside of the control of Harrison Lane.

HARRISON LANE SHOW BARN

We'd be delighted to show you around our Highgrove barn-style show home located at our office in Waiau Pa.



Highgrove is an expansive two-storey country home with up to four bedrooms, open plan living and extensive garaging. From the upstairs living areas and deck, you can enjoy a rural outlook or entertain comfortably.

Downstairs offers flexibility to be configured as office space, more accommodation, entertaining and also incorporates three or four stables or additional living.

A perfect example of our extended skillset, the property features a beautiful barn-style country home with integrated stables and extensive garaging and workshop space.

It is perfectly set up for equestrian activities with a 65x35 Ebb & Flow arena complete with show jumps and 1km sand and shell riding track.



BEDROOMS 2-4 / BATHROOMS 2 / SIZE 600+ SQM



COUNTRY COTTAGE / ARARIMU. AUCKLAND

This delightful minor dwelling was built for our lovely clients to enjoy their rural property in comfort while their country home build progressed.

'Cowshed Cottage' is a conversion of the original cowshed building on the farm, extended to include a cosy one bedroom, one bathroom, minor dwelling complete with open plan living and kitchen.



BEDROOMS 1 / BATHROOMS 1 / SIZE 60 SQM

AWARD-WINNING!



COUNTRY HOME / PATUMAHOE. AUCKLAND

A striking mix of black corrugate colour steel & lineal cedar cladding on this three bedroom home is a bold addition to the peaceful country landscape it sits within.

Designed with a compact footprint for an efficient use of space the cost effective layout is centred around family living spaces, flowing out onto a north-facing deck that takes in expansive views of the surrounding farm. Stacked sliders in the living area create a seamless flow onto the outdoor living area.

Raked ceilings throughout the main living and kitchen area create spacious proportions and "groove and batten" detailing complements the large feature barn door.

Polished concrete floors add another aesthetic dimension to this modern cottage and will remain comfortable in winter with under floor heating.

AWARD-WINNING!



BEDROOMS 3 / BATHROOMS 2 / SIZE 200 SQM

EQUESTRIAN CONSTRUCTION



WE UNDERSTAND EQUESTRIAN REQUIREMENTS

Over the last twelve years we have enjoyed completing numerous successful equestrian construction projects, from private family stables and barns through to commercial quarantine facilities and veterinary clinics.

Founder Laura Daly's extensive experience with horses ensures both great design and the wellbeing of your horses and the safety of those around them.

We will work with you to design a facility you will love and enjoy for many years to come.



STABLES + BARNES

Custom designed stables & barns

Barns with integrated stables, truck storage and/or accommodation

Covered yards

Truck storage barns

COMMERCIAL FACILITIES

Large scale equestrian facilities

Veterinary & quarantine facilities

Commercial rural construction

ARENAS + RIDING TRACKS

Ebb & Flow or free draining arenas with a variety of performance surfaces available including our own GGT Fibre and sand blend.

All weather riding tracks

Irrigation & drainage

Landscaping & fencing

Round yards

“

From my first contact with Laura, I felt the job was in good hands. All the staff I had contact with were true professionals and a pleasure to deal with. Nothing was too much trouble and the job was done quickly, efficiently, thoroughly and neatly despite some very heavy rain at the start. I highly recommend Harrison Lane

”

JENNI / AUCKLAND



Our skill set and civil equipment gives us the capability to execute the entire development process of your rural or lifestyle property.

With extensive experience in rural construction, our offering goes beyond just design and build, incorporating a total project management service that will take care of designing a scheme plan for your site, resource consents, drainage, contouring, driveways, landscaping and additional farm buildings such as barns, stables, arenas and riding tracks.



5%

Like most things in life, it's the last 5% that makes the difference.

At Harrison Lane we aim to excel, achieve those final details and quietly exceed expectations.

HARRISON LANE'S STORY

Thank you to all of our wonderful clients for sharing the journey with us so far.



MAKING NEW ZEALAND HOME

Growing up in the UK riding horses, director Laura Daly's love of equestrian is what drew her to NZ in 2005 for an O.E. Working as a groom for a number of local show jumper and hunting families Laura settled into life in New Zealand; deciding the lifestyle was worth staying for!

A UNIQUE OPPORTUNITY

Seizing an opportunity with a large construction company that had formed a rural division, Laura joined the team at Econobuilt as a design consultant for Harrison Lane, where the varied responsibilities of her role allowed her to gain a wealth of experience in management and rural construction; and her extensive knowledge of equestrian requirements set them apart in the industry.

When Econobuilt made the decision to focus purely on the commercial sector, the future of Harrison Lane became uncertain. A person who is quick to make decisions, within a few hours of hearing the news Laura decided to take on Harrison Lane and form a company for the brand to continue.

THE SYNERGY OF SKILL SETS

Working closely with Laura to manage Harrison Lane's construction projects for a number of years, Scott Munro joined the company formally in 2017; appreciating where the company had come from and motivated by where it was heading.

DELIVERING A SEAMLESS EXPERIENCE

Laura and Scott's vision for Harrison Lane is realized as the company continues to build a reputation for quality construction and attention to detail.

A strong heritage in equestrian construction has been complimented by the addition of country homes and earthworks to their offering, allowing a seamless experience for clients in the design, construction and development of their rural and lifestyle properties.

Projects range from building country cottages or barns integrated with accommodation, through to spacious modern family homes, and increasingly farm or lifestyle projects that incorporate the planning and execution of everything on the property; from fencing, farm tracks, equestrian facilities, barns and country homes.



The Harrison Lane team celebrating success at the Master Builders House of the Year awards 2020.

“Every great design starts with an even better story”

WE'D LOVE TO HEAR YOURS



CONTACT LAURA 021 722 578
LAURAD@HARRISONLANE.CO.NZ



HARRISON LANE

DESIGN | CONSTRUCTION | CIVIL

09-947 9178 021 722 571

laurad@harrisonlane.co.nz

PO Box 272 1787 Papakura, Auckland 2244

www.harrisonlane.co.nz | www.countryhomes.co.nz