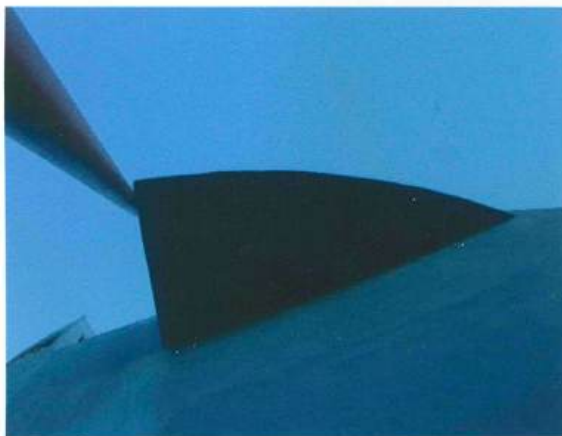
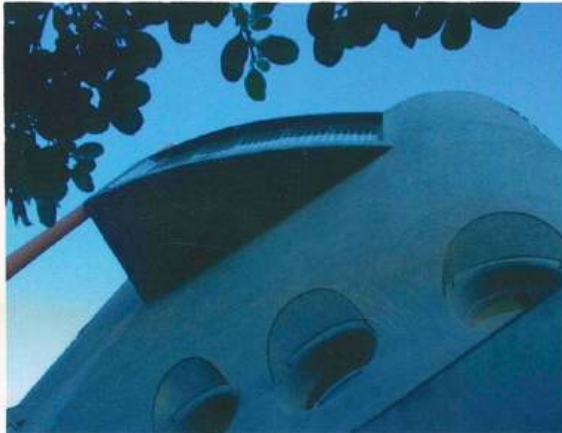
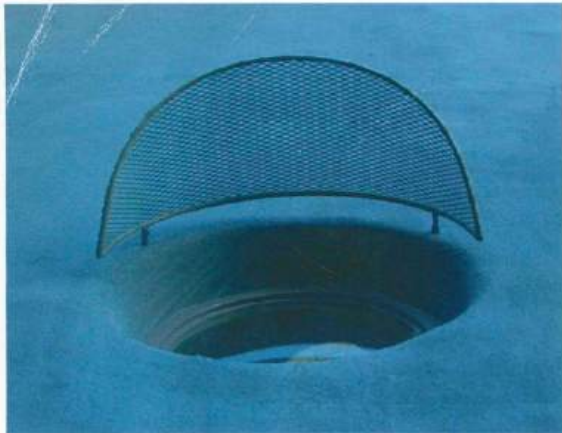


A photograph of Casa Esperanza, a modernist building with a white facade and a dark, curved roof, set against a blue sky and green foliage. The building features a prominent white section with a dark, curved roof and a balcony with a metal railing. The foreground is filled with lush green plants and tall, white, feathery grasses. The text "Casa Esperanza" is overlaid in white, bold, sans-serif font across the center of the image.

Casa Esperanza





Original Inspiration

My background is in law for 30 odd years then I pursued and was awarded a masters degree in public art from Melbourne and Glasgow School of Art. Since then I have been a practicing artist for over 35 years exhibiting and making art in NZ, UK and Europe and held my art exhibitions in the casa annually over this time. These art exhibitions in the casa were “full on” with wonderful energy and people queuing at the front door waiting to get in. They were an experience!



34.35.26 Circle of the ventilation and roof gable



Port style windows and use of mirrors for exterior



An early concept cardboard model, before the top story bedroom was added on



Inspiration for the central staircase came from the architect Jujol. This is a staircase created in one of his Spanish houses



Inspiration for the ceramic tile detail on the staircase

Original Inspiration



This is Spanish inspiration for central column staircase

At art school I learnt that a sculpture could not or should not be habitable as to be able to reside in it lost the sculpture classification - it would no longer be classed as a sculpture but a residence.

So I questioned could that be true?

There are plenty of kinetic moveable sculptures

Follies were built sometimes to physically enter but perhaps not as a residence

The question I asked was could I create and build something that was a hybrid of both sculpture but also a fully functional residence.

No internal conventional square or rectangular walls
Just spaces and interesting shapes.



This was some inspiration I used for the central columns and large open void between floors

Construction



I employed my good friend
Dave Launder a registered
award winning NZ architect
to help me formulate and
design casa

Construction

The builder Scott Barker made a wonderful job.

The windows and joinery didn't have to be conventional square or rectangular or always be hung at head height. They are all steel and could shaped however they needed to be to fit the rest of the aesthetic.



Initial framing installed and start of curved roof side support

No straight lines anywhere provided a challenge for Scott and the builders



Construction

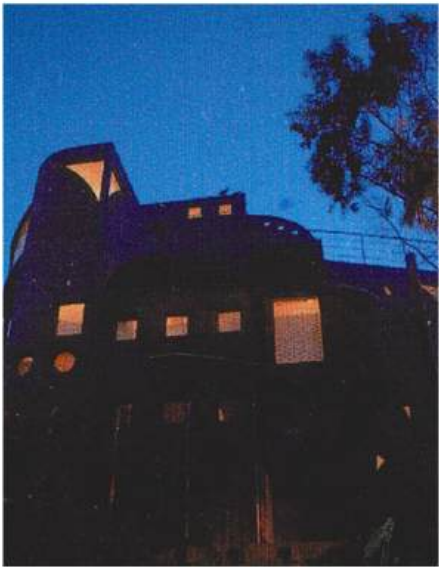
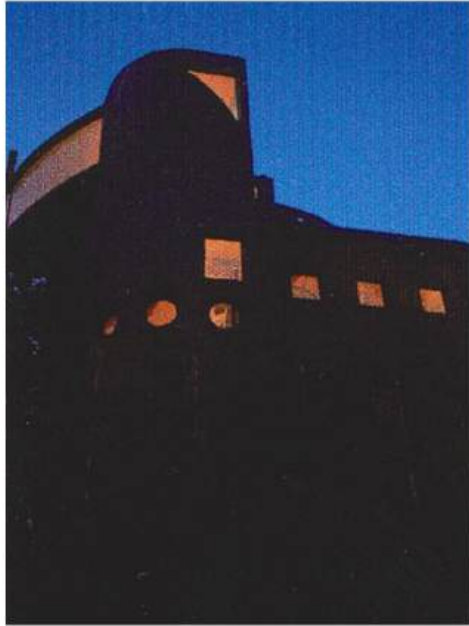


The casa plus its external retaining walls are so well engineered by friend Kevin Spring Registered Engineers. They had to be in order to meet my desired aesthetic. Nothing like this existed already. Something out of the ordinary.

Original Exterior



The original exterior is a black plaster mix applied over the molded ply and timber framing. Butenoyl roofing in black to blend in. Triangle shaped windows and the top floor railing appears as the bow of a ship.



"It was built as a folly and I would like that to continue in its life. Even if the new owner wants to pull it down - that's ok - so long as it's for a valid artistic reason"

Exterior



Original Interior



The walls are not painted - they are just coated and polished in plaster like Spanish ones - to breath and rework

You could even draw or write on the inside walls and wipe the drawing marks off ! I did and we created lots art in the spaces including works on paper, metal, concrete and clay

Original Interior

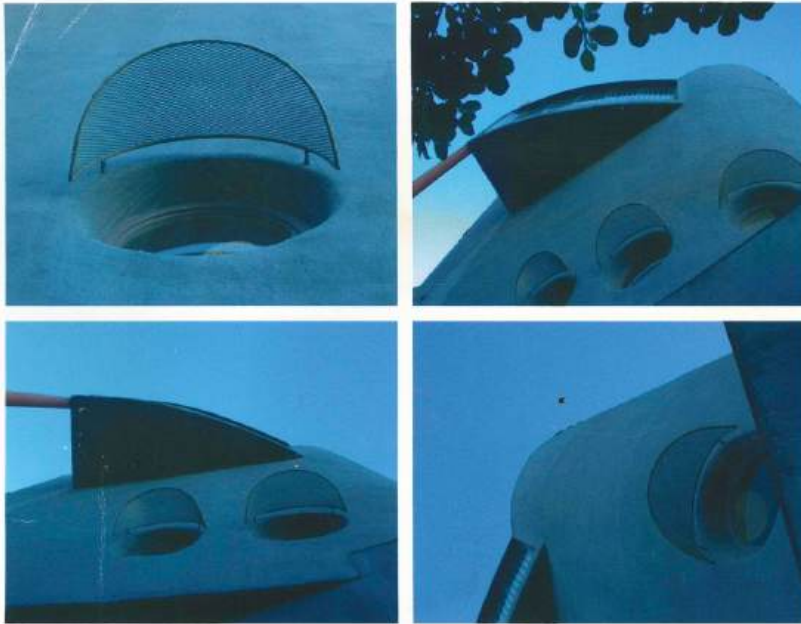


The mosaics and tiles inside are all original and an expression of Spain and art
My children's names and pet dog Tui are all encompassed
My artist friends all helped to create and embellish the spaces

Interior Details

My travel, art making and study in Spain and Europe taught me of the Spanish architectural works by Gaudi and Jujol. These architects' works were biomorphic - pushing the boundaries between conventional residences and sculptural spaces. I kept some New Zealand twists, for example volcanic rocks as coat hooks.

The outside paintwork with words and expressions like - 'jump and you will fly' - 'Do it' - are expressions of art and living.



Mesh window hoods like seen on early Morris Minor car lights



Internal space and has interesting light distribution from odd shaped windows

The letter box is an artwork to echo the house

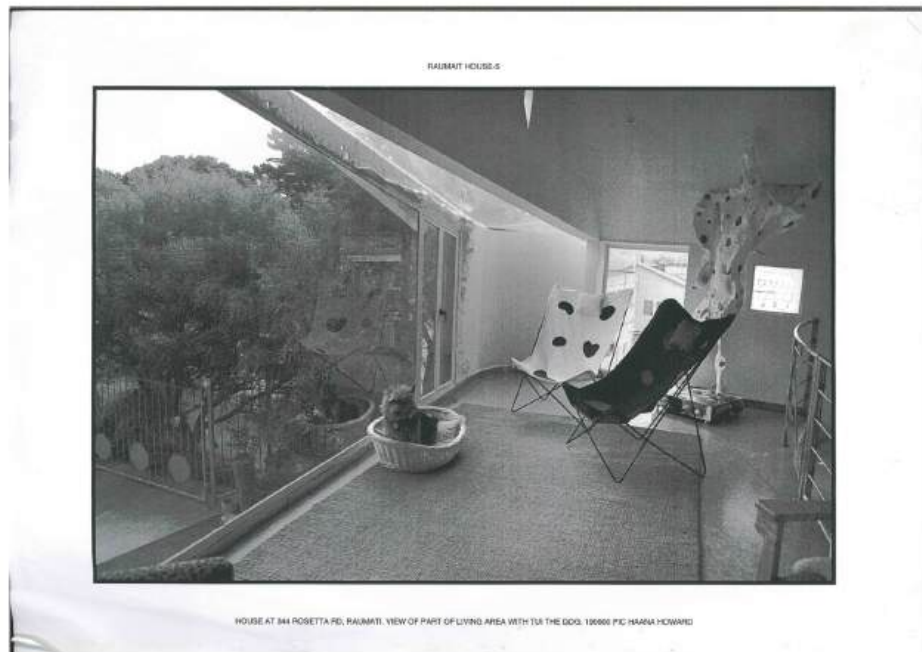


Media

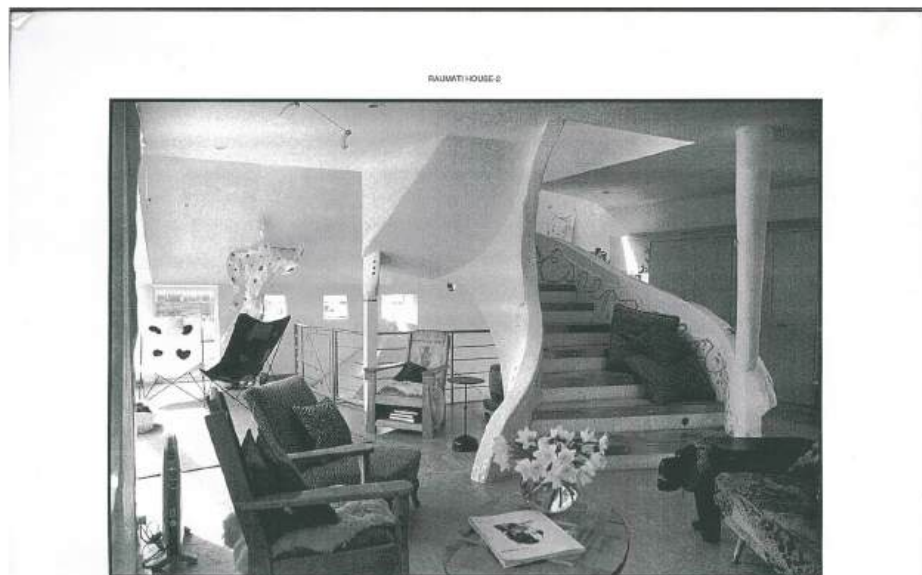
Over the year the casa has featured in the media in papers and in television shows.



© Tamarine: Thinless style in Helsinki



HOUSE AT 344 ROSETTA RD, RAUMATI. VIEW OF PART OF LIVING AREA WITH THE DOG. 1998/99 P/C HARMA HOWARD



HOUSE AT 344 ROSETTA RD, RAUMATI. VIEW OF LIVING AREA. 1998/99 P/C HARMA HOWARD

Property Details

Architech: Dave Launder (NZIA Supreme Award 2007)
Engineers: Kevin Spring (Connell Wagner, now Aurecon)
Builders: Scott Barker Otaki and Bill Duncan Raumati South
Construction: From July 1994
Site Size: 389m2

Heritage Advantage

In the early 2000s, the Kapiti council heritage representative called on me and suggested that the building should have some sort of protection and the Council could offer a heritage protection with potential access to a heritage maintenance fund in addition to cheaper local rates.

The low grade heritage status was therefore a council initiative as well as mine to protect the casas presence, longevity and from neighbouring development and also the local councils future decision making

As background at one point the council in its wisdom approved (and without reference me or to the buildings so called 'heritage status') a fast track unnotified consent for a high rise development on its boundary (It was sited so close that you could step off their proposed decks onto the casas back deck)

I was a party to reconfiguration of adjoining land boundaries so I ensured all the adjoining properties had registered land covenants in favour of the casa, restricting their height, planting and access etc which will protect the house and whatever may go onto the site in the future. Not many properties have this benefit or attribute in its favour.

By example to protect views and outlook the fronting Rosetta Rd two storied commercial and residential building cannot go any higher and only has pedestrian/ foot traffic -not vehicle access- up onto the driveway and footpath to its upstairs entrance The neighbouring apartments on the south side cannot go any higher or change any of their permitted existing windows - for example their configuration or placement which further protects the privacy for the casa site.

In addition for privacy surrounding properties have planting covenants on their land in favour of casa