



Welcome To Lockwood



# Welcome to Lockwood

Lockwood was founded in 1951, when Jo La Grouw Snr and John van Loghem arrived in New Zealand. Lockwood developed solid wood, character homes that are thoughtfully designed and well constructed.

Jo La Grouw's engineering innovation, the patented Lockwood Building System, rapidly revolutionised the New Zealand building industry. Around the world more than 50,000 homes have been built using Lockwood's unique system of timber boards that are locked together with aluminium x-profiles .

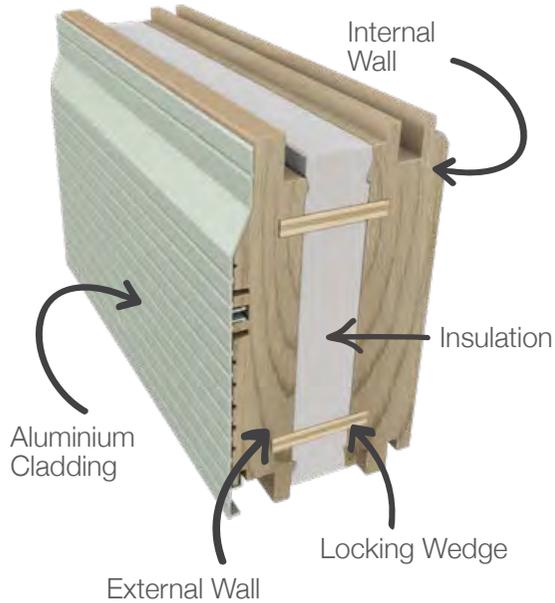
Lockwood has a reputation for homes of outstanding quality, structural integrity and aspirational design. Over the years the company has continually refined its products with technical innovations and contemporary architectural design.

Our construction system has been refined and proven by our history and our commitment to consistency and quality. Lockwood homes can be built quickly, and are certified by CodeMark.

When you decide to build a Lockwood home you join the Lockwood family. From the designers and engineers, to the skilled craftsmen, to the Building Contractors; everyone has a strong sense of pride and commitment to the final outcome – your new home!



# The Lockwood System



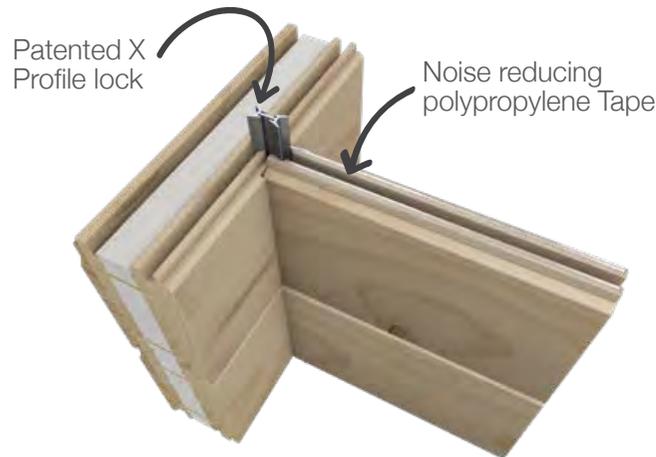
## External Insulated Board

The Lockwood 107mm external insulated wall system has been rated with an R-Value of 2.1, well above the requirement for solid timber buildings in New Zealand. This rating is achieved with the use of a polyiso insulation which has been pressed between solid timber wall components.

With minimal connection between the internal and external elements, there is little heat loss in the building envelope.

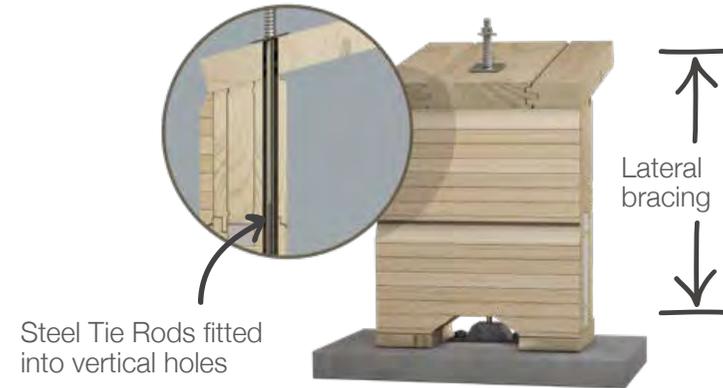
## Patented X-Profile

The Lockwood building system is unique. Solid timber boards and aluminium profiles are locked together by our patented x-profiles rather than nails. The result is a strong versatile building system.



## Vertical Tie Rod

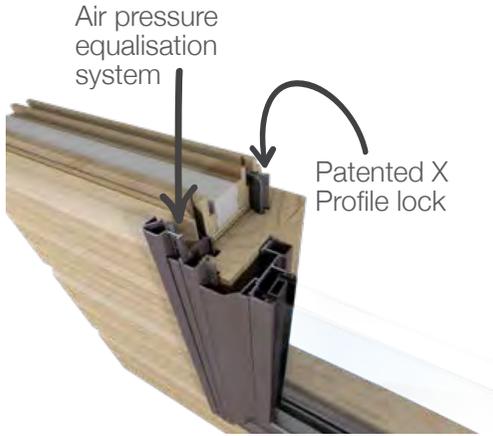
Lockwood homes are braced against extreme weather events and earthquakes by tie rods. The steel tie rods are installed into the pre-drilled internal and external walls.



## Low Maintenance, High Durability



Our advanced extruded aluminium sheathing is coated with coloured polyester resin which provides a long-lasting finish. Mechanically pressed onto the engineered profile of the exterior boards, the aluminium cladding looks good for years, and means Lockwood buildings don't need frequent painting.

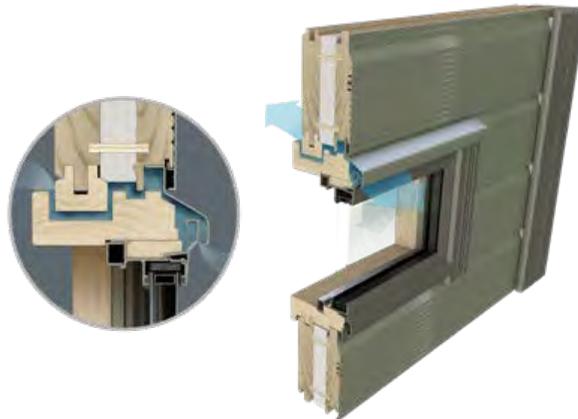


## Integrated Joinery

Lockwood joinery is integrated into our wall system with x-profiles. This adds strength, and prevents leaks. All of our joinery is manufactured, and delivered to site, with the rest of the components of the home.

## Passive Ventilation

Air circulates through the top of the integrated joinery and allows the building to breathe. This is called passive ventilation and ensures a dry and healthy living environment.





## Resilience

Lockwood homes have the advantage of being strong and resilient, designed to withstand earthquakes, cyclones and powerful winds. Our beams, posts and exterior walls are laminated for structural strength and to avoid movement and distortion.

A standard Lockwood home was subjected to 22 simulated earthquakes of up to 7.0 on the Richter scale over six weeks of laboratory testing and survived completely undamaged. The windows still opened freely and the glass remained intact.



Lockwood's ability to stand strong was evidenced by the performance of Lockwood homes in Christchurch and more recently in Kaikoura. Minimal damage was reported with no Lockwood homes requiring structural repairs.

More recent proof our system's durability was evidenced by Lockwood homes and buildings standing strong during hurricane Michael in Florida and typhoon Mangkhut in Micronesia.



## Sustainability

Lockwood builds homes that are healthy and comfortable for those who live in them but at the same time, are good for the wider community and the environment.

Lockwood homes are constructed using sustainably sourced plantation pine. Wood is the Earth's most renewable raw material and using it is vital in the fight against climate change. As trees grow, they absorb CO<sub>2</sub>, removing and storing the carbon while releasing oxygen back into the air. The more carbon that is taken from the atmosphere, the better off our entire world will be.

Not only does wood take less energy to produce, it also releases less CO<sub>2</sub>, than other building materials (such as steel and concrete) during manufacture. Your Lockwood home can save around 4 tons of carbon dioxide, equal to the emissions of driving 22,000 km!

Building with timber ensures Lockwood homes are durable, strong, warm and dry. The use of local materials also supports the local economy and the many people employed in the forestry sector as well as minimising transport emissions.



# Lockwood Exterior Wall Insulation

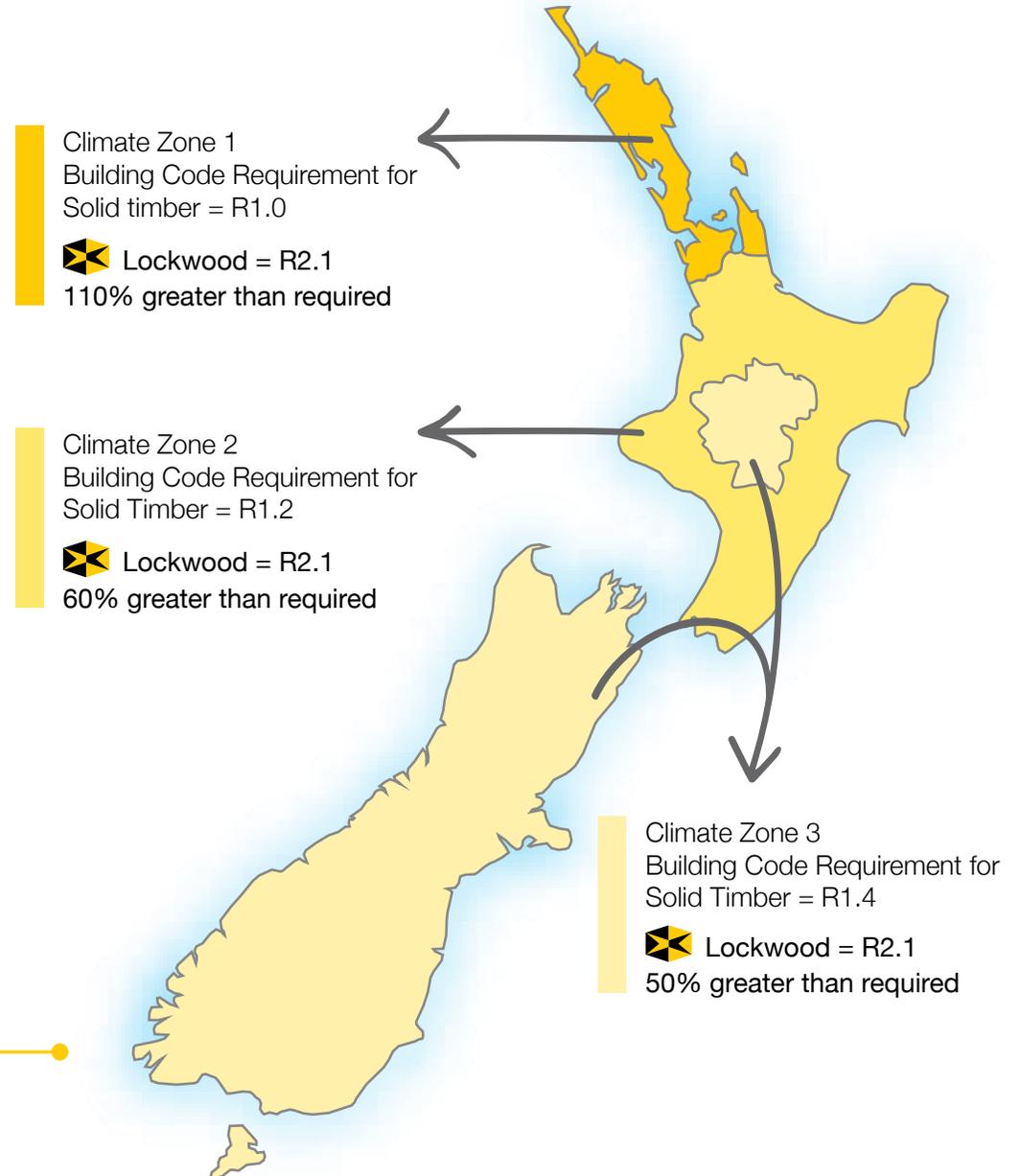
To ensure New Zealand homes are fit for purpose, they must have adequate insulation for their location. The requirements vary for different parts of the country, more insulation is needed for houses in colder climates.

One way the level of insulation in any building material is measured or rated is in terms of its thermal resistance, or R-Value. Thermal mass is another important factor in ensuring your home stays warm and dry. Thermal mass is the ability to absorb and store heat energy, meaning homes built with materials with high thermal mass require less energy to heat, cool and ventilate the home.

Solid timber homes have higher thermal mass than conventional timber framed homes. Traditionally, brick and concrete were thought to outperform solid timber for insulation and passive solar heating properties, but studies conducted at Lincoln University in 2007 have shown solid wood to provide up to 2.5 times the thermal mass of concrete per kilo. Unlike concrete or plasterboard, timber also has the ability to “breathe”, absorbing moisture and regulating temperature making your home more comfortable and more energy efficient. Superior thermal mass also means solid timber homes, such as Lockwood, have lower R-Value requirements than conventional construction.

Lockwood’s exterior wall system comprises a tight sandwich of solid timber and Polyiso insulation which has excellent thermal performance and boasts one of the highest R-values per cm of thickness for any insulation material. It is also CFC and HCFC free, making it environmentally friendly. Polyiso does not drip or burn when exposed to fire and will combust at a much later stage than other materials. The composition of the Lockwood exterior wall creates restricted flame spread qualities and provides home owners longer periods in which to get to safety in the event of a fire.

New Zealand is divided into three climate zones with minimum R-values for each zone based on different construction types. This illustration shows how the exterior wall of a Lockwood home exceeds the required R-Value for all zones.







# CodeMark

CodeMark Certification is a nationally recognised form of product assurance which provides an easily-understood and robust way to show that a building product or system meets the requirements of the New Zealand Building Code.

Lockwood has CodeMark certification for our complete wall system. This includes the 107mm and 62mm exterior, 44mm interior walls and aluminium joinery systems.

In order to obtain a CodeMark certificate, Lockwood had to provide evidence to show how their system complies with the NZ Building Code.

Lockwood also demonstrated that the ongoing quality of manufacturing is up to the exacting standard required

to maintain CodeMark compliance. In other words, from design right through to the final build process, it's always done 'The Lockwood Way'.

An additional benefit for the home builder is that CodeMark will assist in a smoother building consenting process, since under the Building Act, Councils are required to accept CodeMark product certification as evidence of compliance.

Job progress checklists and annual audits ensure that standards are maintained and a new CodeMark certificate is issued every three years after successful audits.



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# Lifemark<sup>®</sup>

Lifemark<sup>®</sup> is an independent certification system based on the design standards of accessibility, adaptability, usability, safety and lifetime value.

Lifemark<sup>®</sup> star ratings are awarded to homes that have been well designed and when built are easy and safe to live in for a lifetime.

A new home design is rated against the Lifemark<sup>®</sup> Standards and awarded points based on how adaptable, safe and usable the home is. The better the rating (3, 4 or 5 Stars), the more it will suit your family's needs as they change throughout life.

Lockwood is a Lifemark Accredited Partner and we have already designed a number of plans that have been awarded 5 star Lifemark<sup>®</sup> Certification. We can also design a custom solution for your needs and have it certified under Lifemark<sup>®</sup> once the design has been finalised.







# Your Lockwood Build Options – Design and Build

The possibilities are endless when you work with Lockwood to design and build your dream home. We'll work with you through all stages to plan, design and build the perfect home to fit your lifestyle and budget, taking into account your site and your specific needs, whether you're building a grand design, a family home, or a downsized retirement dwelling.

Quality time spent with our architectural designers at the beginning of your project will help you form and clarify your ideas, and inspire you to gain the best from your site, creating a home that is uniquely yours.

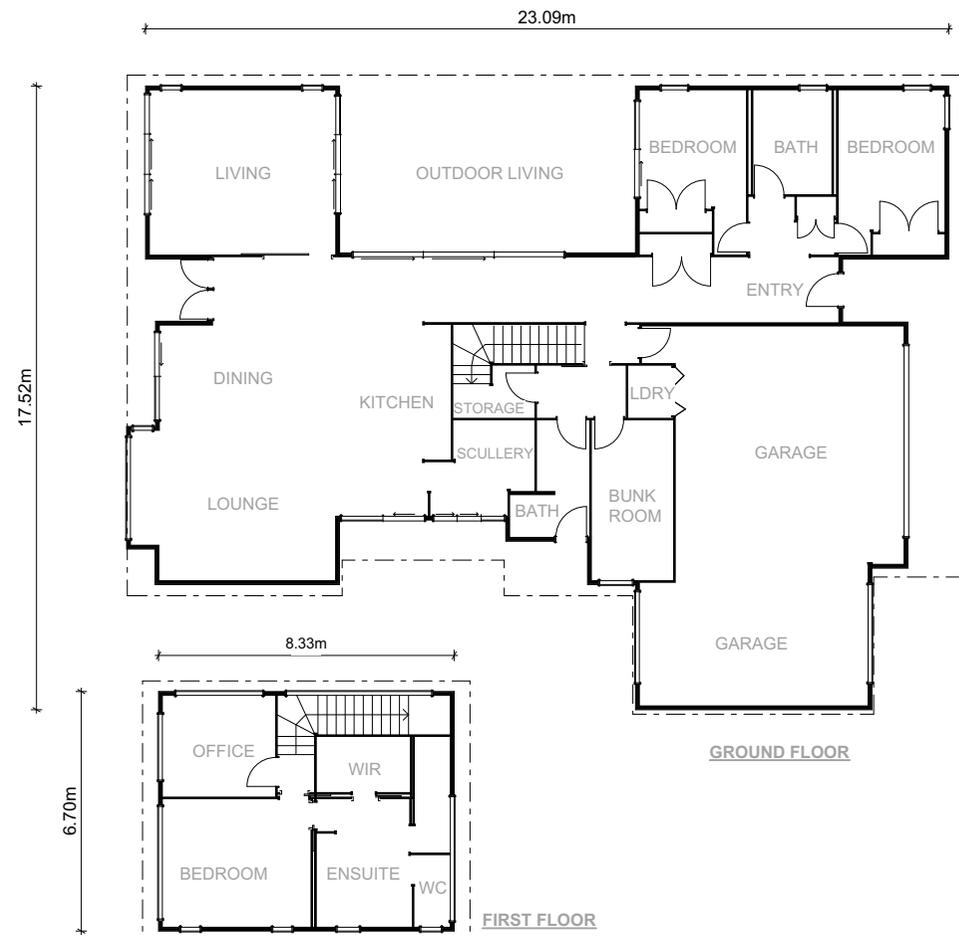
We are happy to work with architectural plans or your sketches to bring your property dreams to life.

## The Crang family's design and build home

In a design collaboration with Architect Jenny Walter, this design and build home makes the most of its narrow site on the waterfront in the Coromandel.

The Lockwood Coromandel team worked with the Crang's sketch plans, refining the design and creating a home with superb indoor-outdoor flow, important for the waterfront location. The family required communal spaces with areas for older children to relax with friends, and this has been achieved with a large open plan kitchen and dining area, bunk room for friends and a master bedroom retreat upstairs.

Entertainment decks have been well placed for either intimate gatherings or watching the world float by under wavy palms. These clients have incorporated interesting feature walls of dark painted timber inside the home, with a matching barn door to separate the two living areas. Louvred decks and extra storage under the stairs complete this holiday home.





# Your Lockwood Build Options

## Customise a Concept Plan

Since 1951, we have been designing and developing concept plans for clients in New Zealand and around the world.

Take inspiration from our vast range of concepts and built homes working with our designers to individually tailor the plan to fit your site, style and budget.

### Chris and Kim's Design Journey

Chris and Kim worked with Lockwood Nelson to build a beach home with a relaxed vibe on their Marahau site. The pair found themselves inspired enough to explore the possibilities and flexibilities the Lockwood system offered after speaking with Kim's colleague who had undertaken the design and build process with Lockwood Wellington for their Kapiti Coast holiday home.

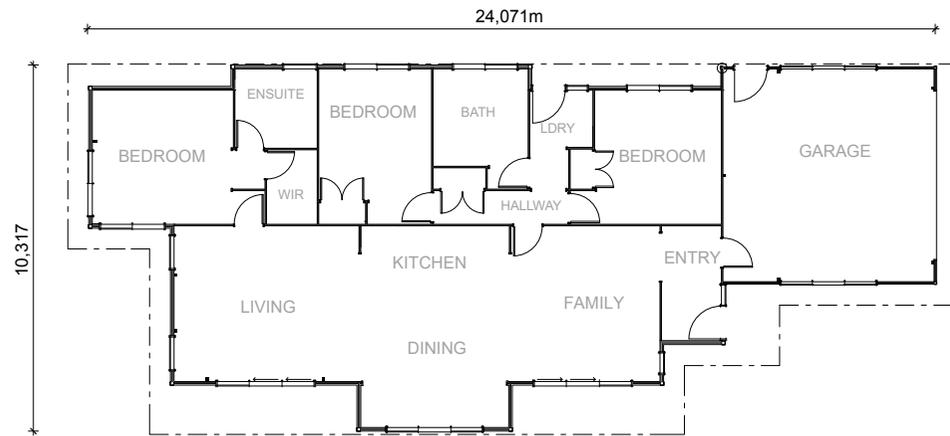
Chris and Kim both liked the pre-existing Lockwood Phoenix Show Home which they had visited in Wellington. The Phoenix plan became the starting point for the design, which was personalised to incorporate their ideas and to maximise their beachside location.

Chris says, "There was plenty of scope for creativity and originality and the collaborative approach was so refreshing, it turned out really well in terms of design and value".

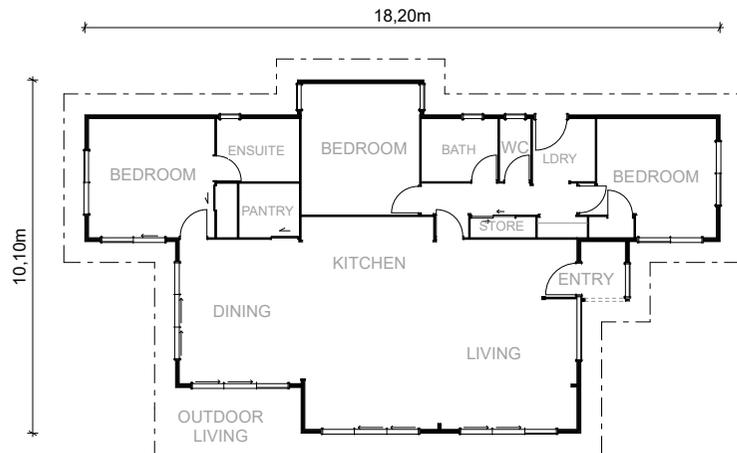
Wanting to simply relax during their breaks away from their bustling city life, low maintenance inside and out was important as well as indoor outdoor flow. After enjoying the home for a number of years, Chris and Kim believe that their Lockwood home design works as the spaces are delineated in a way that gives each area a feeling of intimacy and separateness. Kim added the bold statement painted feature walls in Resene Aviator, after seeing something similar in an art gallery. The striking contrast with the timber adds another dimension to the space and is a standout feature of this light filled home.



## The original Phoenix design



## Chris and Kim's Modified Phoenix Design



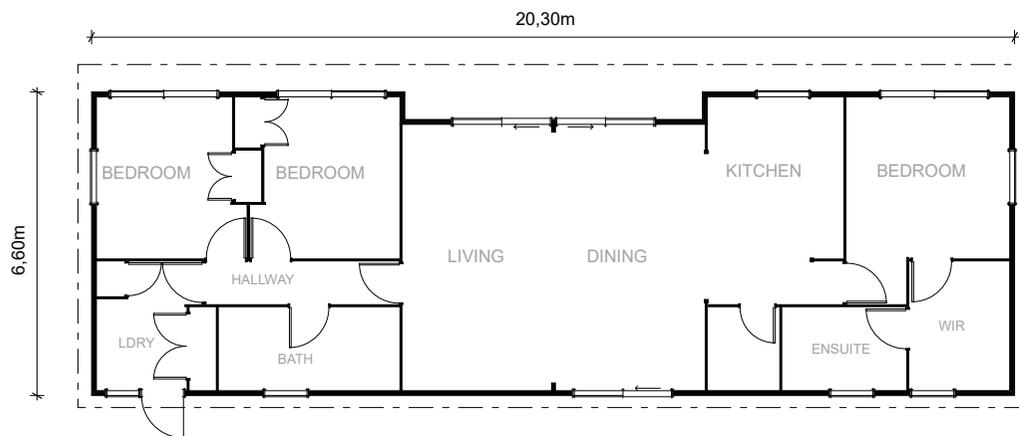
# Your Lockwood Build Options ReadyBuilt Homes

ReadyBuilt offers a pre-finished high quality, low maintenance home, which minimises on-site costs for clients, especially those sections that are some distance from main urban centres.

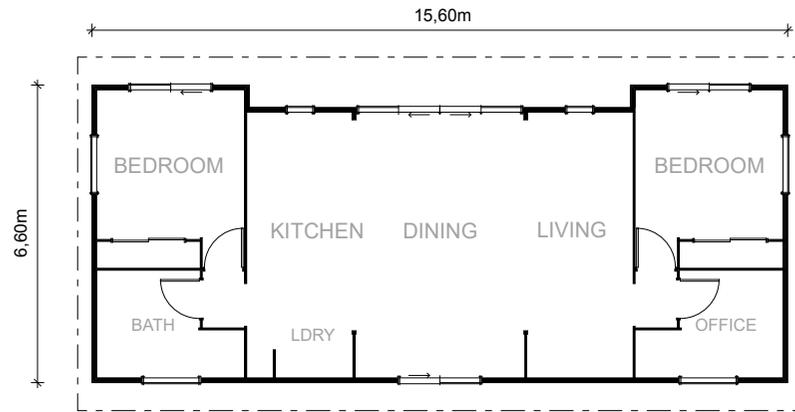
With all the benefits of the Lockwood building system, eco-smart principles, superior design and aesthetics, these beautiful houses are fitted out to your specifications and delivered to your site.

ReadyBuilt Homes are available in a range of designs, from a small 60m<sup>2</sup> two bedroom home, perfect for a second dwelling, up to a three bedroom, two bathroom, 131m<sup>2</sup> family home. Make the home your own by choosing your kitchen, bathroom, scullery and laundry fit-out. Changes to exterior colour, joinery within the same wall openings, and interior finishing are all possible.

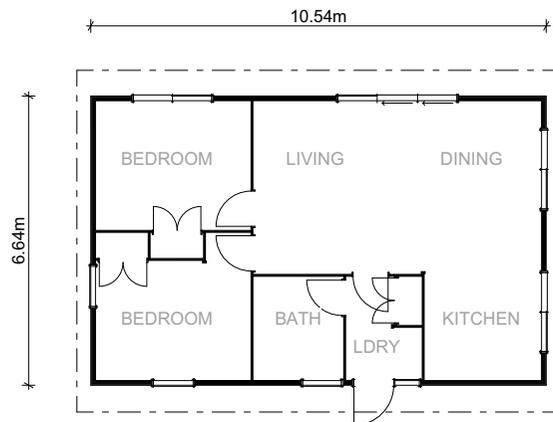
## Lifestyler ReadyBuilt Home Design –131m<sup>2</sup>



## Vacationer ReadyBuilt Home Design – 99m<sup>2</sup>



## Lakeview ReadyBuilt Home Design – 70m<sup>2</sup>



# Your Lockwood Build Options

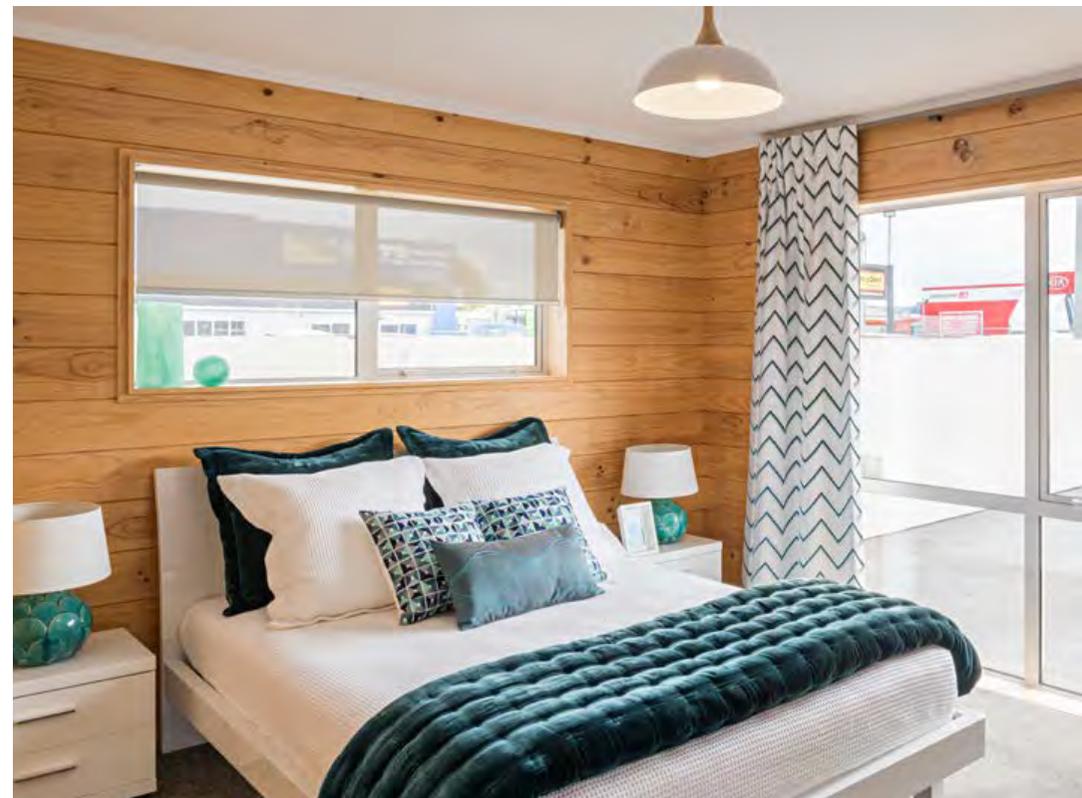
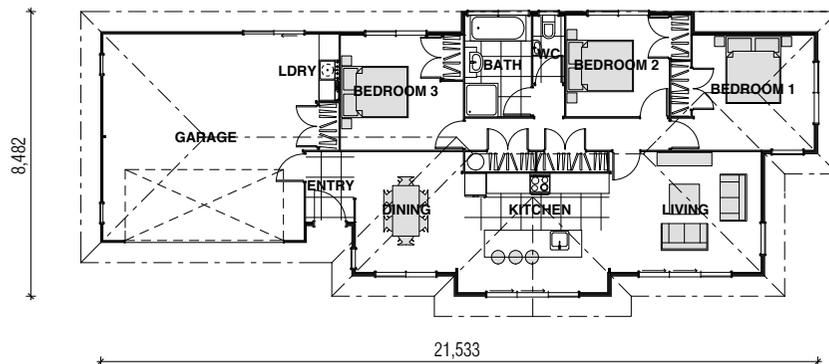
## 14 Series

Our 14 Series is a range of pre-designed and partially pre-consented plans offering a high value, cost effective way to enjoy a brand new Lockwood home of your own. All 14 Series homes feature the full, low maintenance, Lockwood patented wall and joinery system with trussed roofs and plasterboard ceilings.

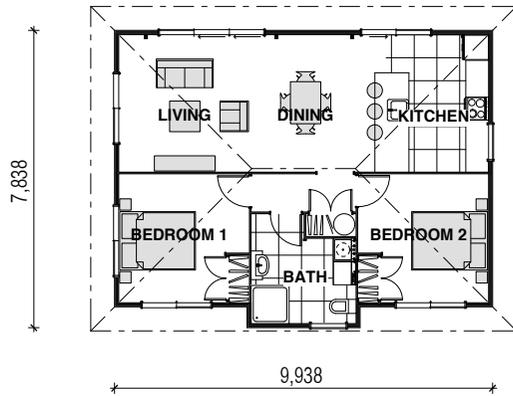
Choose the simplicity of a fixed plan from our range of modern and practical options saving you time and money during the planning stages of your build. With designs ranging from 66m<sup>2</sup> to 281m<sup>2</sup>, we are sure you will find a plan to suit, whether you're looking for a small home or second dwelling, or a large family home.

These value engineered plans can be mirrored or reversed if required, to ensure your home is positioned to maximise space, views, privacy and sunlight. Your local Building Contractor will take care of site surveys and building consents and manage the build process right through to handing over your keys.

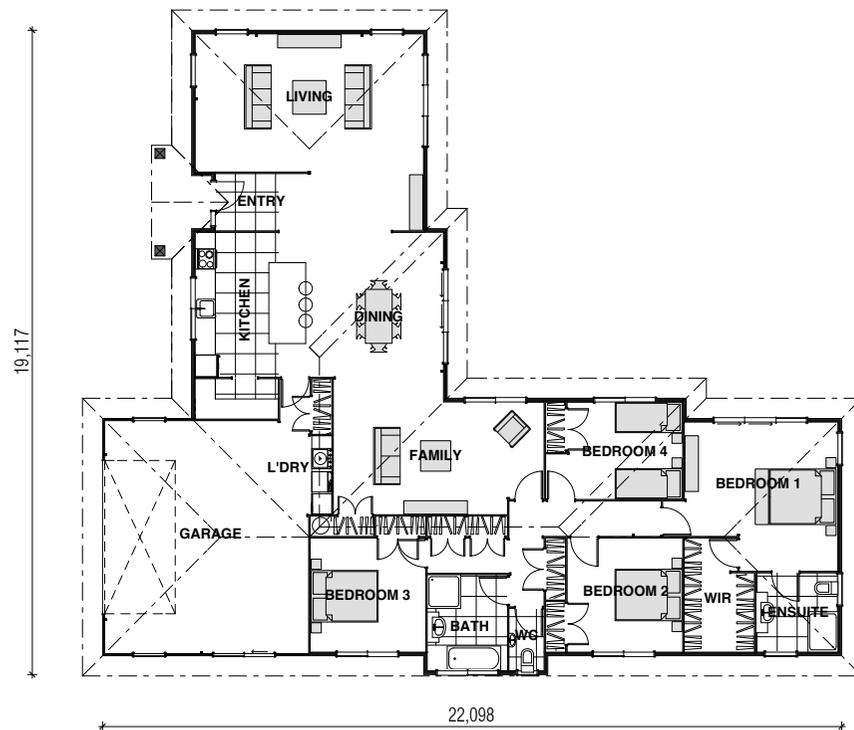
### 14 Series Design Example "Rangiora" – 150m<sup>2</sup>



### 14 Series Design Example "Kakabeak" – 74m<sup>2</sup>



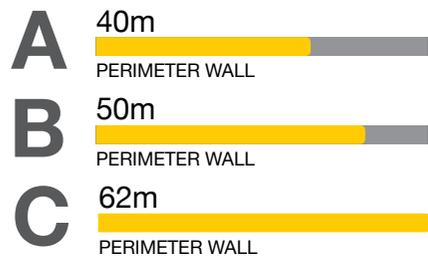
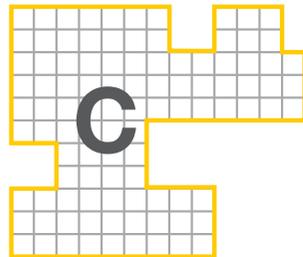
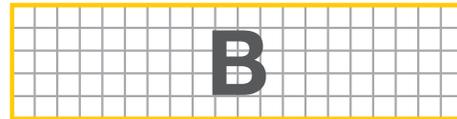
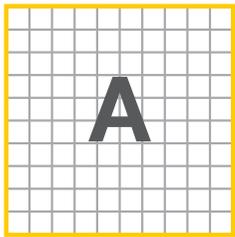
### 14 Series Design Example "Kowhai" – 246m<sup>2</sup>



# Planning to Maximise Your Budget

We understand that price is important when you're looking to build your new home. Often the first question homebuilders ask is "what is the price per m<sup>2</sup>", yet the true cost of a home depends on many factors. The more we know about your site and your new home requirements, the more accurately we are able to price your build. We explore what impacts the price per square metre in more detail below.

## Shape Of The Home



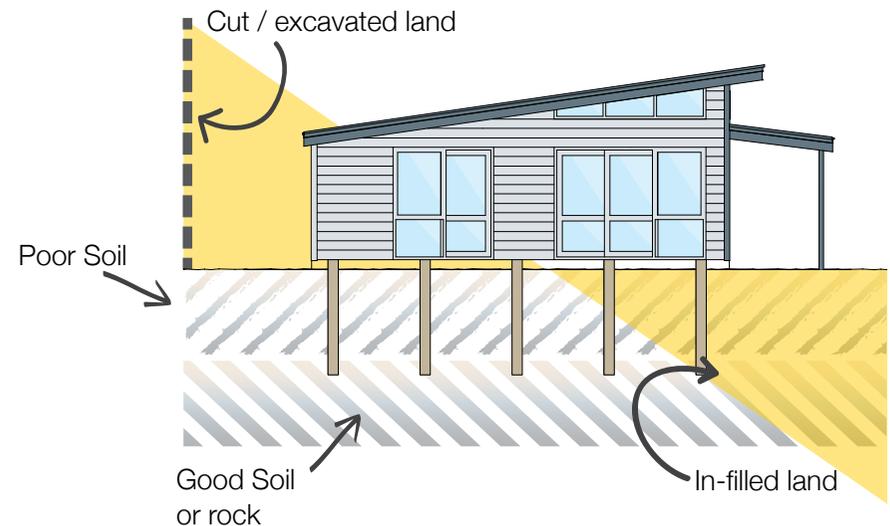
These homes have the same floor area of 100m<sup>2</sup> yet the perimeter wall length is different on each. Generally speaking, the exterior wall is the most expensive wall due to insulation and cladding requirements. A home with more perimeter wall will likely require more joinery and a complex design will require more labour hours to build, all impacting the m<sup>2</sup> rate.

## Size Of The Home

Larger homes are often cheaper per m<sup>2</sup> simply due to there being more space to divide the costs into. With a smaller home you have less square meterage to divide the costs of expensive rooms such as kitchens and bathrooms into. Comparatively, a large garage, which doesn't require an expensive interior fit out, will bring down your m<sup>2</sup> rate.

## Complexity Of Site

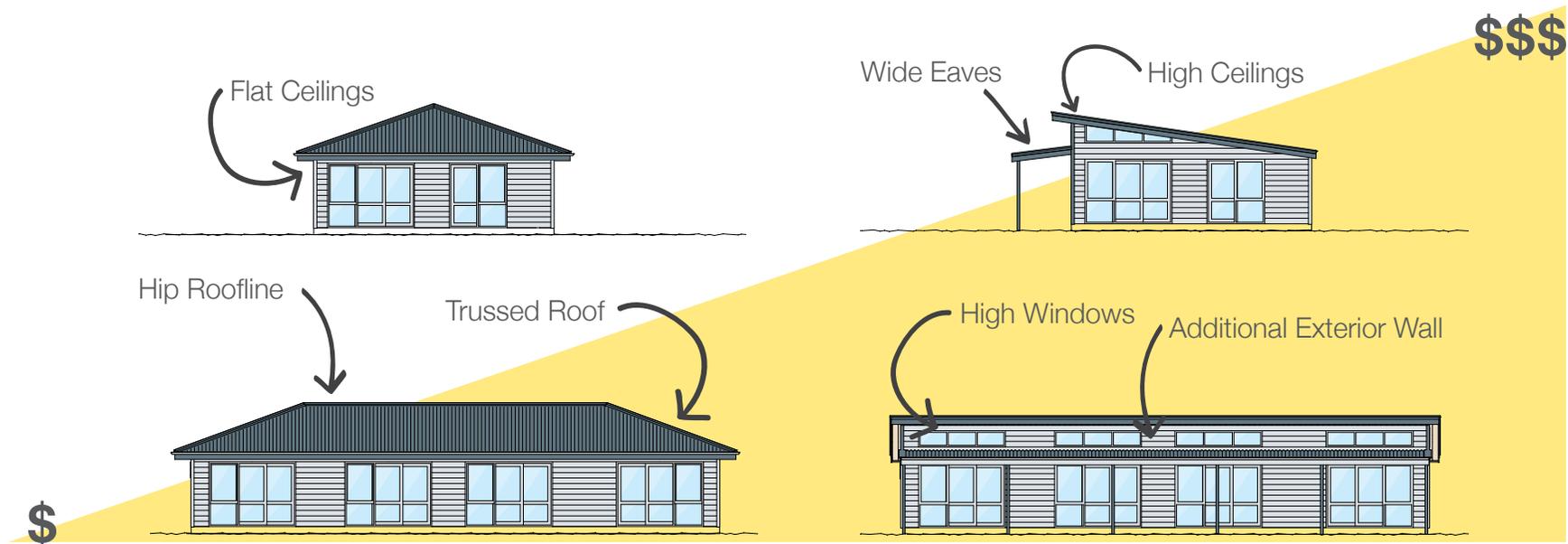
Building on sloping sites is more challenging because they require extra earthworks. So too are sites that are not on 'good ground', such as peat, organic soil or soft clay which are more expensive due to extra foundation requirements. Distance to services, removal of greenery and access to the site will also impact on overall costs.



## Complexity Of Design

A more complex home design will have a higher m<sup>2</sup> rate. Conventional trussed roofs with flat ceilings are less costly than gables, split roof lines, high windows and steep roof pitches. Split level, double storey, or homes that need specific structural engineering are more expensive.

The examples below both share the same floor area yet the home on the right will be more expensive to build. The higher roofline, additional wall area and joinery as well as the high sarked, timber ceilings will all contribute to a higher per m<sup>2</sup> rate.



The level of finish in your new home, room sizes, quality of fixtures and fittings and cladding options will also have an impact on your m<sup>2</sup> rate. It's important to consider all factors and ensure you get an accurate quote for your build, rather than an estimate based solely on the square metreage. We know that price is important and offer our experience and expertise to work with you to plan your build to best fit your style, site and budget.





# The Lockwood system – Just add your personal style

## Interior Options

In addition to a beautiful, traditional, natural timber finish, you can combine all the benefits of the Lockwood system with a range of modern textures and colours. The selective addition of plaster board gives you a canvas to showcase your design ideas.

Painted feature walls are easily achieved and can accentuate soft furnishings or capture your eye with pops of colour in a room. Colour co-ordinated doors are another way to bring complementary hues into your space. Nothing complements the beauty of timber like your favourite colours.

The interior Lockwood wall system can also be blonded, which provides a softer whitewashed finish to the wood grain and delivers modern, light, bright and cheerful spaces. Blonded timber also works well in contrast to natural stone feature walls.

## Exterior Options

The exterior of your home can also showcase your individuality. Use any combination Lockwood cedar, Lockwood engineered vertical grain pine which can be painted in a range of colours, or opt for Lockwood's powder coated low maintenance extruded aluminium also available in various colours.

You can include stone work on pillars or incorporate it into bbq's or chimney features. Louvres, decks and pergolas bring interest and extend your living spaces.

Maximise your indoor / outdoor flow with Lockwood's great joinery options.

Visit the website or call 0508 LOCKWOOD to request a free copy of the Art of Lockwood book for inspiration.



# Interior Wall Finish

The interior of the Lockwood walls of your home can be finished in a number of different ways to suit your personal style. The blonded option gives the walls a soft, Scandinavian feel and can be applied in different levels to suit your tastes. Clear polyurethane can be applied to keep the character of the wood or natural oil can be used to enhance the depth of colour in your interior.

Another option is to request an upgrade to knot free pine which can also be finished using the blonding treatment, polyurethane or natural oil.

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## Blonded Walls - Client Home Wellington

Two coats of blonding was applied to this client home in Wellington, giving it a light, Scandinavian look and feel.

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## Blonded Knot Free Pine - Client Home Otaki

Knot free pine was used throughout this home. Blonding was then applied in two coats giving it a clean, beachy vibe.

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## Clear Polyurethane - Nelson Show Home Nelson

Clear polyurethane was used in our Nelson show home, giving a warm, natural feel to the interior.





## Adding colour and texture

Individualise your spaces with pops of colour and texture. Add areas of plaster board and wallpaper or paint to wall boards to create an eye catching feature in each room. Combine with a stunning stone fireplace or feature wall to complement the natural wood.

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### Painted Feature Wall - Acacia Show Home Taupo

A feature wall painted in a soft blue makes for a calming and restful master bedroom.



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### Stone Fireplace - Client Home Queenstown

Interior stone work around a fireplace adds an element of texture and works beautifully with the blonded wood.

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### Wallpaper Feature Wall - Madrid Show Home Christchurch

Plaster board and wallpaper has been applied to one wall of this family room to create an interesting patterned feature wall.





## Exterior Wall Finish

Personalise the exterior of your home using any combination of Lockwood cedar, Lockwood engineered vertical grain pine or Lockwood's aluminium sheathing. Lockwood's unique aluminium sheathing is an easy care, low maintenance option, only requiring a wash down to keep it looking great. Cedar and vertical grain pine are able to be painted or stained in a colour of your choice

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### Cedar Exterior - Client Home Nelson

Many people enjoy the look and feel of a cedar exterior. Cedar can be stained or oiled in a range of different colours.



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### Aluminium Exterior - Acacia Show Home Taupo

Aluminium cladding is available in a range of powder coated colours to suit your style. It is a low maintenance and durable option for your new home.

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### Aluminium and Vertical Grain Pine - Lifestyler Ex Show Home Rotorua

A mix of aluminium and Lockwood's engineered vertical grain pine creates an interesting focal point in the centre of this home. Vertical grain pine can be painted or stained.







# Contractor Network

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Directors Davrin & Mandy Collocott

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Email [info@jkdesign.co.nz](mailto:info@jkdesign.co.nz)  
Directors Kieran and Jana Tod

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Director Peter Brooky

 **TARANAKI | PAUL JONES CONSTRUCTION LTD**  
Fairfield Garden Centre, Cnr Mangorei & Junction Roads,  
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Show Home Papai

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Director Brent Tuohy

**WAIHEKE AND GULF HARBOUR | DOUGLAS BUILDING LTD**  
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Show Homes Verandah, Nelson & Endeavour (Office)

**TAURANGA | SEASIDE HOMES LTD**  
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Directors John & Carina Hodges  
Show Home Lifestyler, Lakeview

 **TAUPO | PETER RICHARDS BUILDERS LTD**  
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Director Peter Richards  
Show Home Acacia

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Director Bill Livingston

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We can build for clients in all corners of New Zealand. Please contact our regional sales hubs see how we can assist in your area.

**NORTH ISLAND REGIONAL SALES OFFICE**  
Cnr Fairy Springs and Russell Roads, Rotorua 3015  
Ph 0508 LOCKWOOD (0508 562 596)  
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431 Main South Road, Hornby, Christchurch 8042  
Ph 03 344 0299 | Email [southisland@lockwood.co.nz](mailto:southisland@lockwood.co.nz)

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Contact us to start your home building journey today!

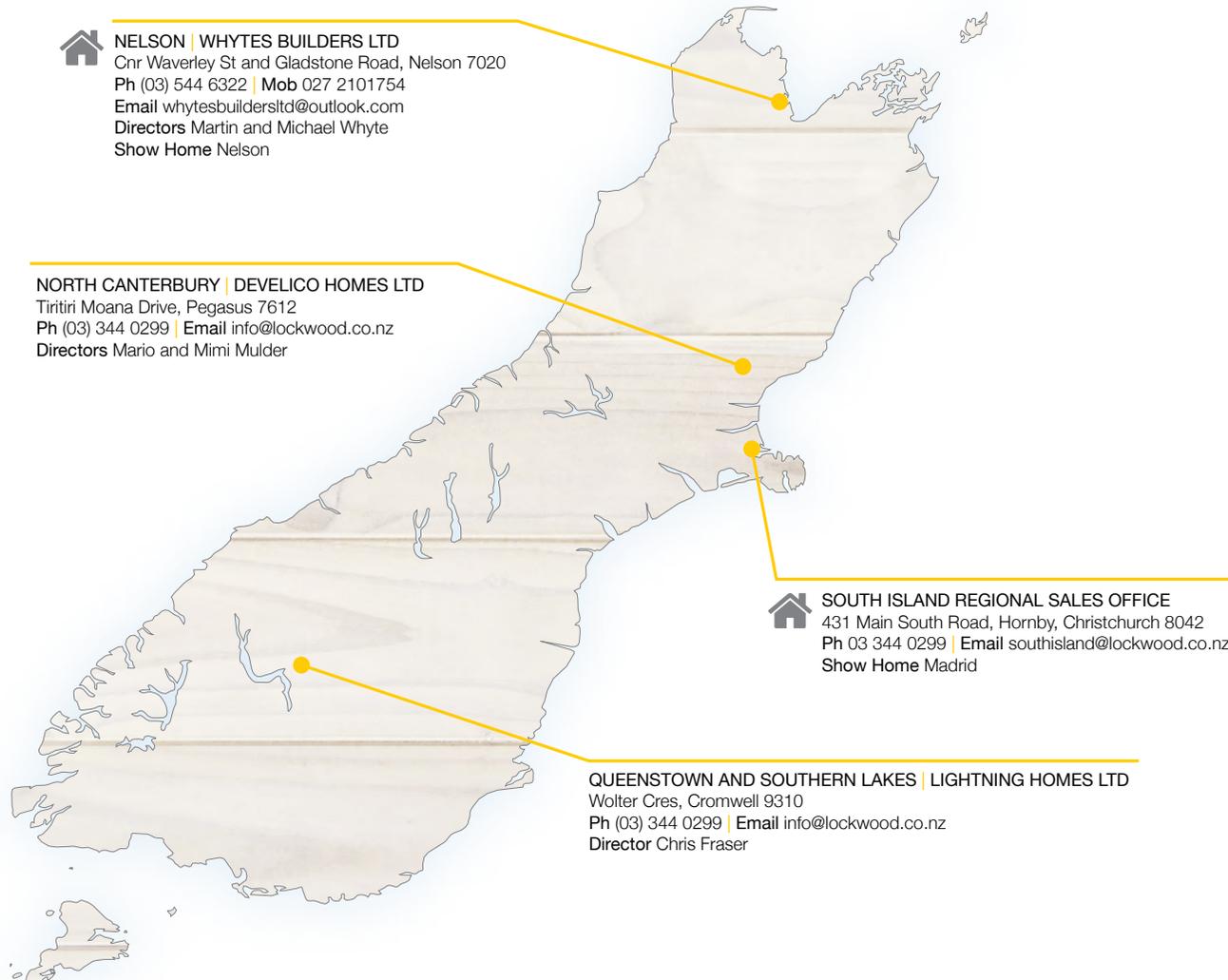
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 **LOCKWOOD**  
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# LOCKWOOD

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