



AN INSIDER'S GUIDE TO

The Hamptons

BY JAMES HARDIE





THE HAMPTONS LOOK

The Hamptons look is one of the most desired styles of architecture in Australia. Builders and designers who have mastered this look deliver spectacular designs and successful business.



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*Times are
Changing*



John Arneil

COUNTRY MANAGER, JAMES HARDIE AUSTRALIA



These are exciting times – and a great time to be in the industry of putting people into amazing homes. These are also dynamic times - the Australian lifestyle is changing. Cities are more populated. Housing is less affordable. And small is becoming beautiful. New land releases are often less than half the size of the traditional 'quarter-acre block', and homeowners are driving design and specification more than ever.

James Hardie has designed and manufactured building products for an ever-changing Australia for over 125 years. Being market-led has always been at the heart of Hardies, but what that looks like has also been changing. Over the last two years, we have invested over \$1 million dollars in deeply understanding the current and future needs of everyone involved in building Australia, from the largest builders to the first-home buyer taking their first step on the property ladder.

Millennials will be a driving force in new home construction, and will represent 50% of new home construction in 10 years, whilst Generation X and Baby Boomers will fuel an accelerating renovation market. The trend of consumer

specification will be fueled by longer waiting times while they save their deposit. The Internet and television will continue to accelerate, and that will in turn change the very nature of construction and design conversations.

'The look' of the home is increasingly important, as it gives consumers and builders the opportunity to reflect their individualism through aesthetics, both internally and externally. The home owners making these decisions don't give much thought to construction methodology, but will specify 'the look' they are after.

We are committed to continuing to develop and launch products that help deliver the design aesthetic consumers demand, whilst investing millions of dollars into marketing.

At James Hardie, we are market-led so architects, designers, developers, builders, distributors, and especially home owners can be part of our vision of transforming the Australian way to build.

John Arneil
Country Manager,
James Hardie Australia

*Defining
the Hamptons*



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HAMPTONS EXPERT



The Hamptons lifestyle is all about prestige! Having a big, beautiful home is a status symbol, and being able to entertain and host guests throughout the summer is extremely important. The feel of family, homely living is also a big attraction in these homes and the spaces are designed to have all members of the family in one room to create conversation.

The idea of being on holiday, and being able to walk to the beach and come back to a home with doors wide open, is the big appeal of the Hamptons. This style has been built for over 200 years, and it has evolved from small, 'beach shacks' to the grander homes you see today. Traditionally, they were farm houses transformed; then, as generations started to travel, celebrities started holidaying in the Hamptons, and the homes evolved to cater for them.

It really wasn't until around 20 to 30 years ago, when the grand houses were built for celebrities to holiday, relax, play and entertain, that the Hamptons became THE place to be seen and spend the summer. Nowadays, wealthy families use their properties as a weekend retreat, and still call their Hamptons houses 'home' because

they are a 'home away from home', often an escape from apartment living in New York and somewhere the whole family can retreat to. Right now, the Hamptons style is predominantly known for the exterior and interior design. The attraction to the Hamptons style is the neutral colour palette, light and spacious living areas, natural textures, high ceilings and detail, detail throughout, with a major focus on the kitchen being the centerpiece, including elements such as shaker style doors.

Living an indoor / outdoor lifestyle screams "Build Me!" for the Australian Lifestyle. There are many styles within the Hamptons that can be interpreted into glamour: high end, coastal, Hamptons-inspired with a twist of modern, minimalist, and even a country feel or traditional classic.

Outside cladding is a specific detail when building this style of home, and is the hallmark of creating the opulent, through to the basic single storey home.





COME HOME TO THE HAMPTONS

Afternoons spent lounging by the pool and barefoot strolls along the coast. A warm, salty breeze gently blowing through open French doors. The Hamptons look is all about the lifestyle, made for those who love a laid-back, yet luxe way of living. With its clean lines, Linea weatherboard creates a classic Hamptons look with an Australian twist.

It's time to stop dreaming and start designing.



New Build

HARDIES HAMPTONS

The exterior of the Hamptons home favours traditional architectural details. Depending on where the residence is located, it will have to withstand Australia's harsh climate conditions such as dry, wet and humid areas. James Hardie fibre cement external cladding makes sure your home remains timeless.



THE WEATHERBOARD LOOK

A weatherboard finish is almost essential to create a casual yet layered look, which emulates the classic features of a Hamptons style home. Applied in a vertical manner, you can swap conventional timber weatherboard for James Hardie Linea™ weatherboard; Linea™ emulates the crisp charm of timber without the challenges of traditional timber, which can collect moisture, warp or attract termites. Linea™ weatherboard gives a smoother look that can then be painted to create the desired look of the home. This way, you can control the aesthetics and longevity of colour.

ProTip: Hamptons colours may be a mix of white on white, a grey and white or taupe colour and white. The longevity of the weatherboard is also appealing; there is no maintenance as with shingles, which need to be replaced every couple of years!!



A MUTED COLOUR PALETTE

The muted colour palette to create a Hamptons style is needed to make the trims and details pop!! We use either a grey board with white trims, a taupe board (this may vary from a creamy taupe to a grey taupe), or only use tints of colour to make the white pop. A white board with black trims is also popular, but not for the faint-hearted; black trim can be dynamic, and when using a black shutter internally, or in some instances can be used as an external shutter. The desired look is created to bring out personality, and also reflect what is to come on the inside.

ProTip: Colours are so important to get right, as it can change throughout the seasons, so make sure you get some large painted sheets and place them around the home and see the effect throughout the day - you don't want it to throw green, pink or yellow! Also, greys can look cold, so getting this right is key.

TIMELESS FIXTURES

Hamptons homes have an opulent feel to them - this comes from the details and layers within. These features are easily achieved with paneling throughout the home, using HardieGroove™ and Axon™ cladding on the inside. The paneling is usually white to bring the wall colour to life.

Paneling is the simplest and most elegant way to enhance the walls; this can also be carried into the bathrooms and laundry areas. Ceiling detail is also another way to add to the Hamptons look, through either coffered ceilings or lined ceilings. All this detail highlights the affluence of the home, and that you haven't left any detail to chance - it is no way boring, and the eye is drawn in by the exquisite details.

ProTip: Adding beautiful architraves and skirting also boards the doors and windows to enhance the feel of the rooms.



CABINETRY

Cabinetry in a Hamptons home is essential - it is usually a shaker style panel front door with glass windows for cupboards, to showcase beautiful dinnerware. An island bench in the kitchen is always a feature and creates a meeting place for friends and family; it carries more detail in the side posts to create a furniture style look. Furniture style pieces are also created in the bathrooms and laundries, and all of these areas are beautiful rooms as well as functional - they are to be rooms that you want to be in! Can you imagine wanting to go into your laundry? You will in a Hamptons style one.

Colour is also a way to inject fun into these areas - white is a core colour, however to create personality you can do a black, dark grey or navy island. You can also play with colour in bathrooms.

ProTip: Remember the cabinets are like pieces of furniture, so have fun with these. Use Carrara marble bench tops; sometimes a black top pops with white cabinetry.

LIGHTING

Lighting brings your home to life, it creates the mood and is a reflection of status. Using chandeliers in the powder rooms accentuates grandeur. Bedrooms can have chandeliers or beautiful pendants. In the kitchen you would use 2-3 pendants over the island bench to enhance the area.

ProTip: The entrance should always carry a statement piece. This is one of the first items that people see that creates the WOW factor in the home. Wall sconces also should be used either beside bathroom mirrors, hallways or next to library cabinets. Lamps and floor lamps should be used on consoles, side tables to bring mood to a room. Having a custom lamp shade will bring that designer detail to life.



Hamptons by design



Technically Hamptons

WITH JAMES HARDIE

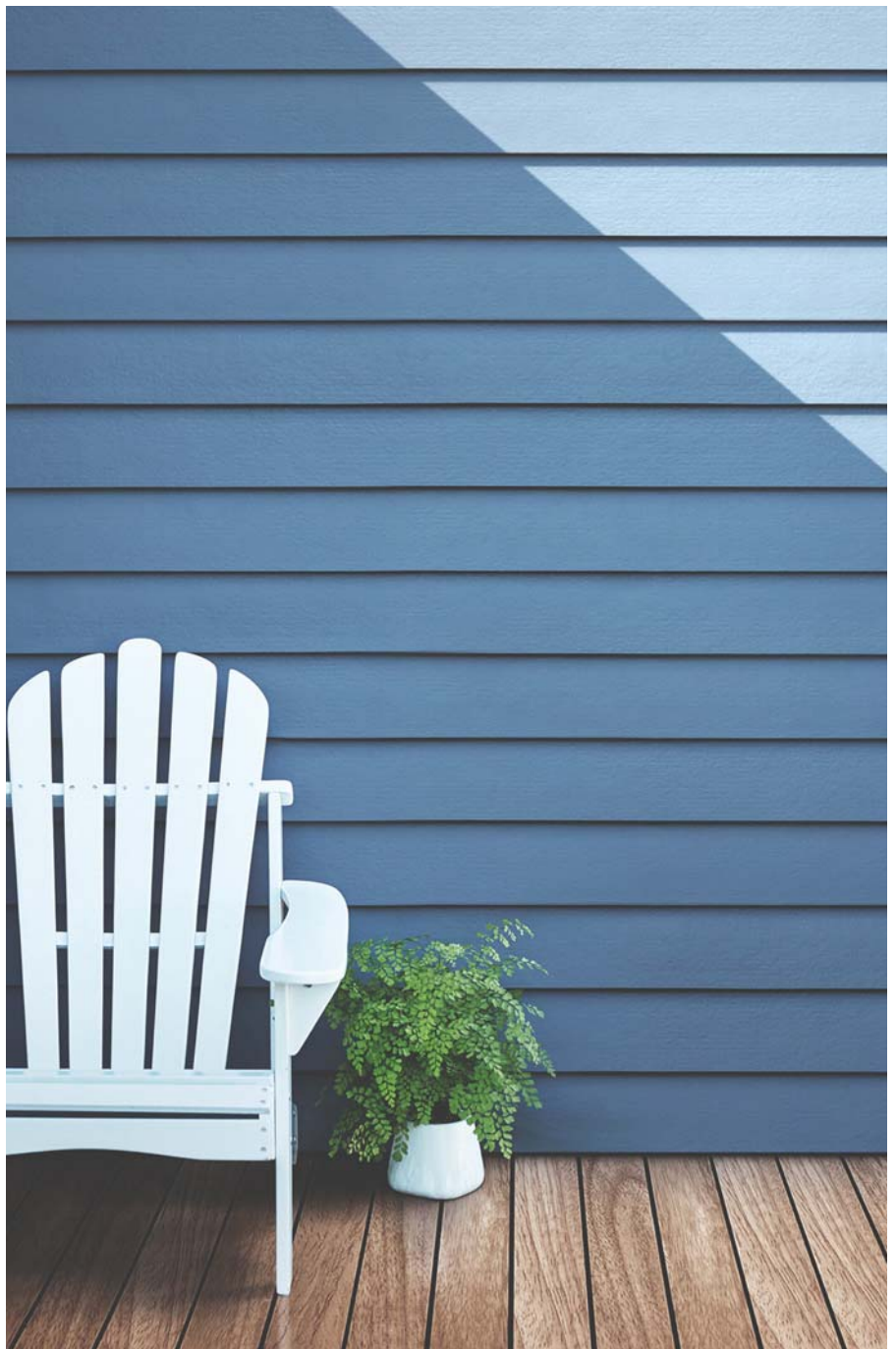
James Hardie has put together a list of tips and tricks for the team on the tools, to help achieve that dream Hamptons look,

LINEA™ WEATHERBOARD AND CLADDING

Linea™ weatherboard is the thickest fibre cement weatherboard available, creating deep shadow lines for a premium look. To install follow these simple steps:

1. Always gauge from the bottom of the board up, to keep a consistent face coverage of the board.
2. Lap one board over the other at 30mm, and nail close to the bottom of the lap - just enough for the next board to hide the nail. This will ensure the boards will not kick out at the bottom edge.
3. If gun nailing, always finish the nail off with a hammer to pull the board in nice and tight.
4. If you do have small gaps at the bottom edge of the board, use a 25mm stainless steel brad nail to pin planks together at the bottom of the board - this should close them up.

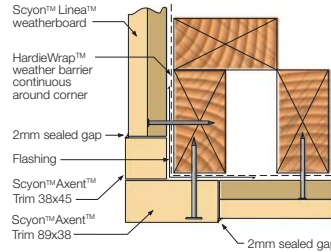
Refer to the relevant James Hardie installation guides for more information.



EXTERNAL CORNERS

To achieve the classic Hamptons look, Axent™ trim can be used a solid finish on your external corners. Install Axent™ trim with a minimum 150mm clearance to the earth on the exterior of the building, or in accordance with local building codes if greater than 150mm is required. Do not install Axent™ trim such that it may remain in contact with standing water. Axent™ trim must be fixed directly to timber framing, with two fasteners at either end of the trim. Intermediate fixings are also required at 150mm maximum staggered centres for finish nails.

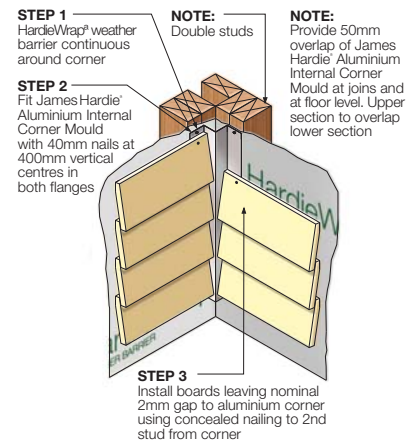
Tip: Slight chamfering of cut edges is recommended to improve edge paint adhesion.



INTERNAL CORNERS

Make sure you double stud at the internal corner, so you can fix the end of the weatherboard.

Tip: Axent™ trim can also be used for internal corners.



PORCHES AND EAVES

HardieFlex™ sheets in eaves lining sizes is a smooth, flat sheet that is produced in widths specifically made for eaves, and is site-painted to create a flat panel look. HardieFlex™ is specifically designed to line eaves and soffits in a residential home. It can be used on either timber or light gauge steel framed homes.

Tip: For an even more authentic Hamptons style finish, use HardieGroove™ as the soffit lining.



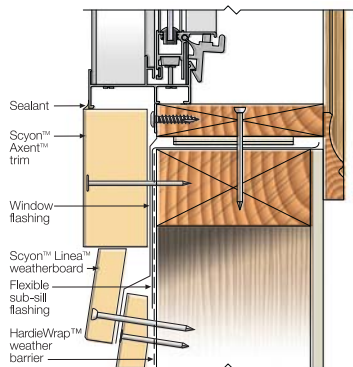
WINDOWS

A thick and versatile trim made from an advanced cement composite, Axent™ trim is the easy way to add finishing touches that maintain their appearance. Axent™ trim is ideal for edge treatment around windows, providing finishing touches to internal and external corners, and as a design enhancer at butt joints.



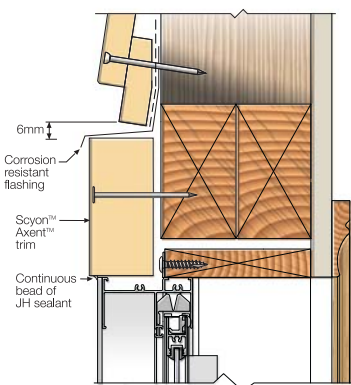
WINDOW SILL

Use 89mm x 38mm or 45mm x 38mm Axent™ trim to achieve a very effective Hamptons look.



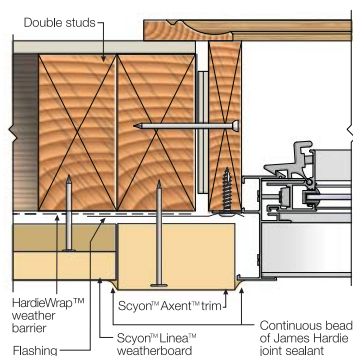
WINDOW HEAD

Leave a 6mm gap between Linea™ and Axent™ trim. Place the flashing over the Axent™ trim.



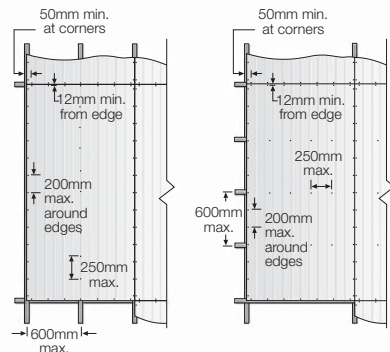
WINDOW JAMB

Leave a 2mm gap between the Linea™ and Axent™ trim, and seal with James Hardie joint sealant.



INTERNAL RAKED CEILING

Use HardieGroove™ paneling for a very authentic Hamptons look.



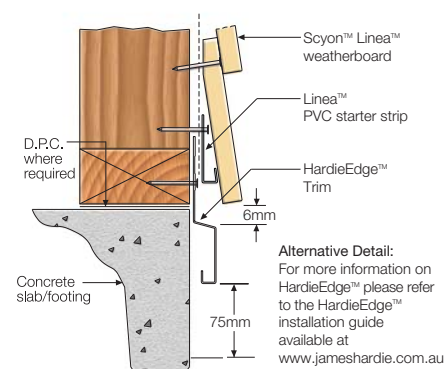
INTERNAL FEATURE WALL

Stria™ cladding features a horizontal ship-lapped joint; pre-primed and easy to install. Stria™ cladding is a fast way to achieve a timeless and classic look that endures. Use brad nails to fix off internal sheets to give you a smooth finish.

SLAB EDGE DETAIL AND SLAB JUNCTION

HardieEdge™ trim is an architectural slab edge solution. Fabricated from high quality powder-coated aluminium, HardieEdge™ trim provides a premium finish when installed at the base of compatible James Hardie™ and cladding products. HardieEdge™ trim is suitable for use in residential and selected commercial applications where compatible James Hardie™ weatherboard, cladding and facade systems are fixed to a seasoned timber or light-gauge steel frame.

Tip: Using HardieEdge™ will give the bottom of the fibre cement product a much neater finish at the slab line.





HAMPTONS DESIGN TOURS

We've compiled a guide of some of the best Hamptons builds around the country - to organise a Hamptons design tour, please contact your James Hardie representative.





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