

# BAYSWATER DESIGN STATEMENT

Monday, 24 May 2021

## THE DEVELOPMENT

The proposed subdivision of the Bayswater Marina into 93 individual terrace house sites, each to be developed individually within the framework of the Bayswater design guidelines, will result in a varied and complex neighborhood. The narrow site frontages (up to 6m max), coupled with the 12m height limit, will create a vertical composition to the built form at Bayswater. It is into this complex vertically articulated environment that the three apartment buildings proposed for the development will be inserted.

The sites for the apartment buildings have been chosen as important inflection points within the overall masterplan and are intended to create a point of difference in order to enliven the overall composition of the proposal and create a change of scale and emphasis that reinforces the vision of the masterplan. However, the buildings are not large and are restricted in height so differentiation through simple massing strategies is not an option.

The unifying design strategy chosen for the apartment buildings is to explore a simplified restrained abstract composition that moves away from the vertical composition that dominates the rest of the development. Embodied within this strategy is a conscious decision to reflect the maritime location not through mimicry of historical building form or naval architectural elements but rather to look at the materiality of place. Each building responds to a specific material with clear links to the maritime environment of Bayswater.

## SOUTH APARTMENTS



***Eroded Limestone***

This Building takes its cue from its location at the southern point of the reclamation. Exposed to the weather and the sea it is figuratively derived from the eroded stone that is found in coastal locations. The Building retains a monumental form through the muscular articulation of solid and void. This provides a valuable visual reference for the termination of the development when approached either by land or sea.

The texture of the white plaster render that the building is finished in references the materiality of the limestone rocks of the marine environment. The organic nonlinear composition of the eroded stone is reflected in the non-directional overlaid grid composition of the elevations of this building.



***Sto Plaster - limestone finish***



**South Apartments  
Proposed building composition.**

## CENTRAL APARTMENTS



*Sandstone cliffs bordering the Waitemata*

Referencing the white sandstone cliffs bordering the Waitemata on the Northshore, the Central apartments exhibit a strongly horizontal composition through the use of cantilevered balconies. The balconies have inbuilt planters that bring to life the building and refer to the vegetation that grows on the eroding cliffs. The plaster render that finishes the building connects to the sandstone with its granular texture.

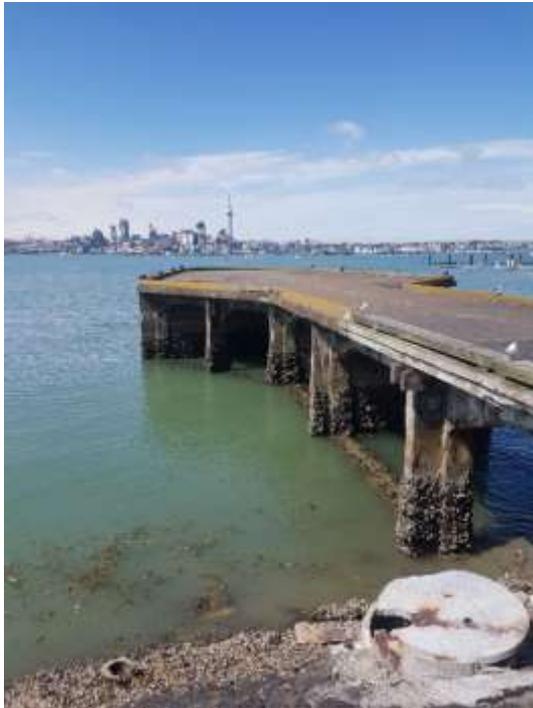


*Sto Plaster - sandstone finish*



**Central Apartments**  
**Proposed building composition.**

## NORTH APARTMENTS

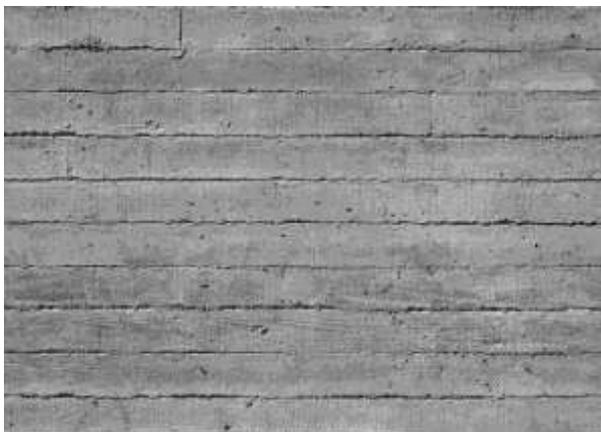


*The Original Yacht Club*



*The Original Wharf*

The North Apartments speak to the worn seaside architecture of the Bayswater marina. The board finished concrete and timber lining to the balconies evokes the slow decay of built form at the water's edge. This is a nod to the history of the peninsula with its utilitarian aesthetic and honest values. The materials are a direct reference to the insitu concrete structure of the original wharf and the weatherboard cladding of the boat club



*Insitu Concrete Board Finish*



**North Apartments**  
**Proposed Building composition**