



District Plan - Zoning Map (not to scale)

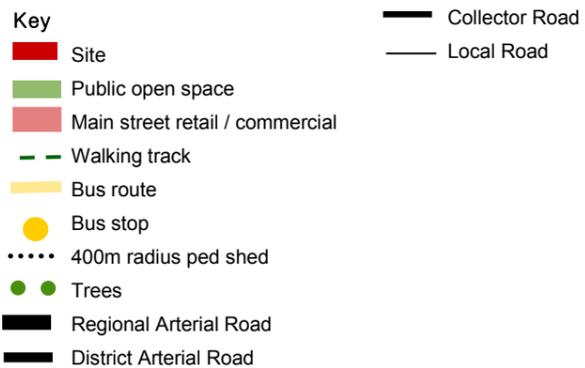
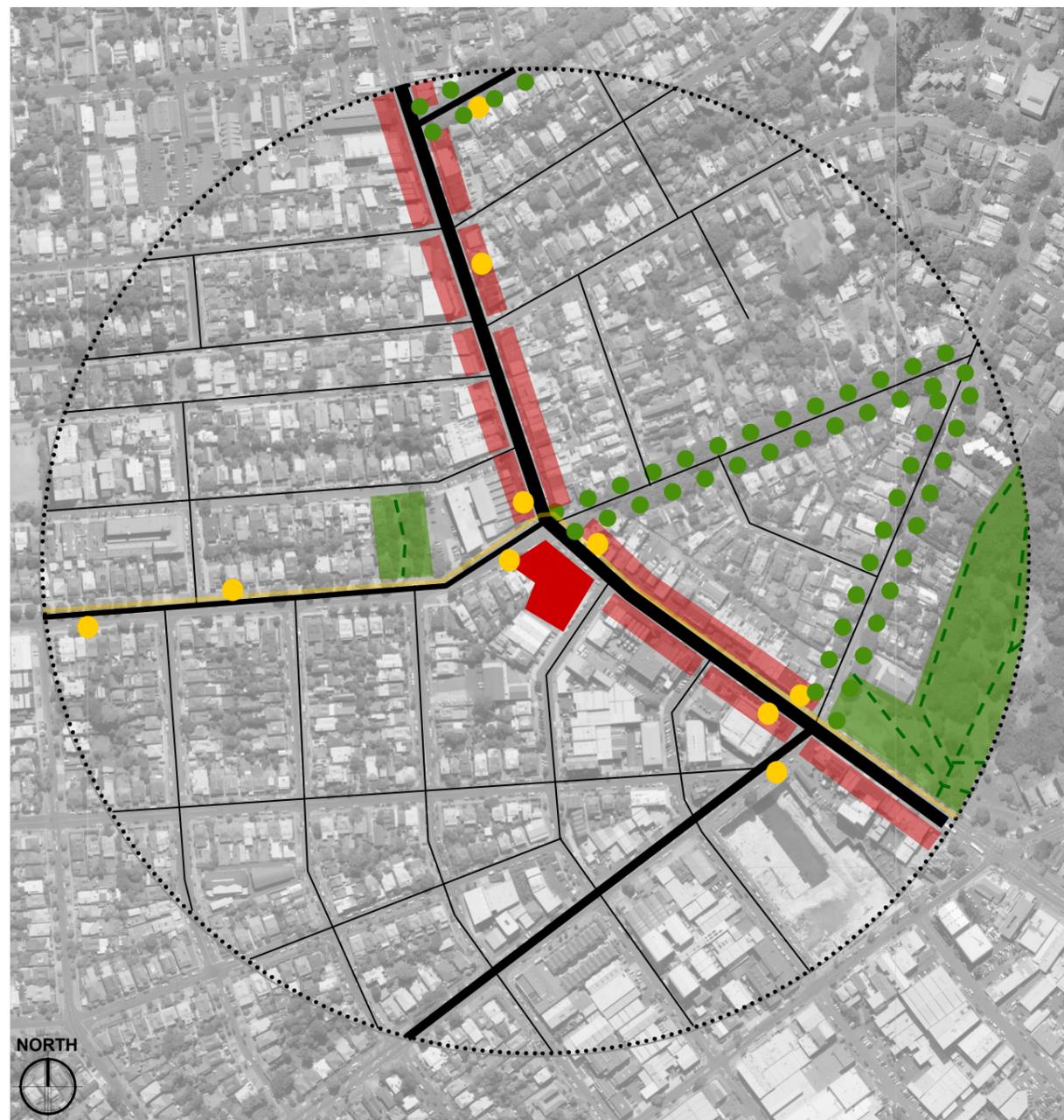
Natural / Cultural Environment

- The site is on the top of a ridge, the land falls to the east towards the motorway, and north and west towards the harbour.
- Ten parks / reserves are located within a 800m radius. A very large recreational park that is also used for regional events is located just out of this circle.
- The site has access to views out to all directions from a height. It looks out to the city centre, Waitakere Ranges, and Mount Eden. There are also views down the iconic main street from the ground floor.
- The site is located 1km away from an historic market that is undergoing renovation.
- Various churches are located in the area.
- A few of the streets surrounding are lined with large trees.

Use / Activity

The site is close to many different land uses and facilities because of its location in a city fringe centre. Activities within 800m of the site include:

- Strip retail with shops/restaurants down the north-southeast main street.
- Offices above and behind ground floor shops.
- Light industrial / commercial cluster to the south west.
- Apartments above ground level shops and near the main street.
- Terraces, duplexes and detached housing is located north east and west of the site.
- Two schools - a primary and secondary school.
- The area lacks social services, although many are available 1.5km away in the city centre.



Movement Frameworks

- The site is located on a Regional Arterial Road that runs parallel to the motorway. The road is 28m wide and carries four lanes of traffic, which make it difficult to cross.
- The main road is often congested at peak times as it is a commuter route that is in close vicinity to a number of motorway on and off ramps. Road use is further increased by students traveling to the large girls college which is located east of the site, and by shoppers and diners who are visiting the retail strip.
- The site is approximately 1.5km (17 minutes walk) to the city centre to the east, and 1.6m (18 minutes walk) to the coast line to the north.
- The location is a very walkable area because:
 - Local roads surrounding it are well connected and most of the main roads are not wide in comparison to others in the city.
 - Many roads in the area are very narrow, which slow down the traffic.
 - The footpaths along the regional arterial road are very wide as they are about 4m. Furthermore verandahs provide shelter.
 - There are walking tracks through public open spaces.
- There are no parking buildings in the area, however street parking is provided along the majority of streets. Parking is often a problem due to the popularity of shops and restaurants in the area.
- The site is next to three bus stops that are on routes that connect to the city centre.



Mostly wider / modern buildings with little articulation.



Many brick buildings with rich detailing.



A strong vertical rhythm and vivid colours.



A variety of parapet designs and some detached buildings.

Street elevations showing the street's rich diversity



District Plan - Additional Limitations Map (not to scale)



Vertical rhythm along the main street (not to scale)

A vertical grain can be drawn from the original retail plots that divided the land.

Built Form / Character

- The local area is a Heritage Precinct and a key part of the city's social fabric.
- The buildings that provide the character in the area have a variety of scales, form, materiality and grain.
 - Buildings are functional, and their working class routes are visible in their materials and articulation.
 - Verandahs are a consistent feature.
 - Brick buildings with their red hues and patterning provide some regularity.
 - Weatherboard clad buildings are painted in hues of greys and vivid colours.
 - Buildings with rendered façades have varying degrees of aging visible.
 - Buildings with visible aging are improved in the later hours when they come alive with lighting.
 - Newer buildings reflect the eras from which they were developed, with some very low scale set back buildings from the 60's and 70's, and three storey glassy buildings from the 80's and 90's.
 - There are very few concrete buildings and even less glass buildings. Those that are apparent have not been well detailed or articulated and lack the character of the grittier small buildings.
- A varied vertical rhythm has been set up with the streets historical grain. Larger buildings have been broken down to a smaller scale with the placement of windows, and changes in colour / materiality.

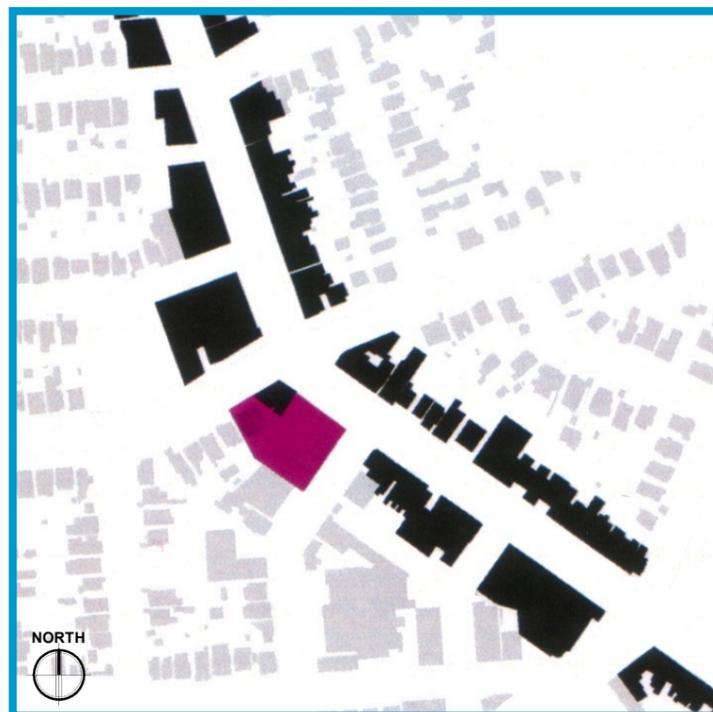


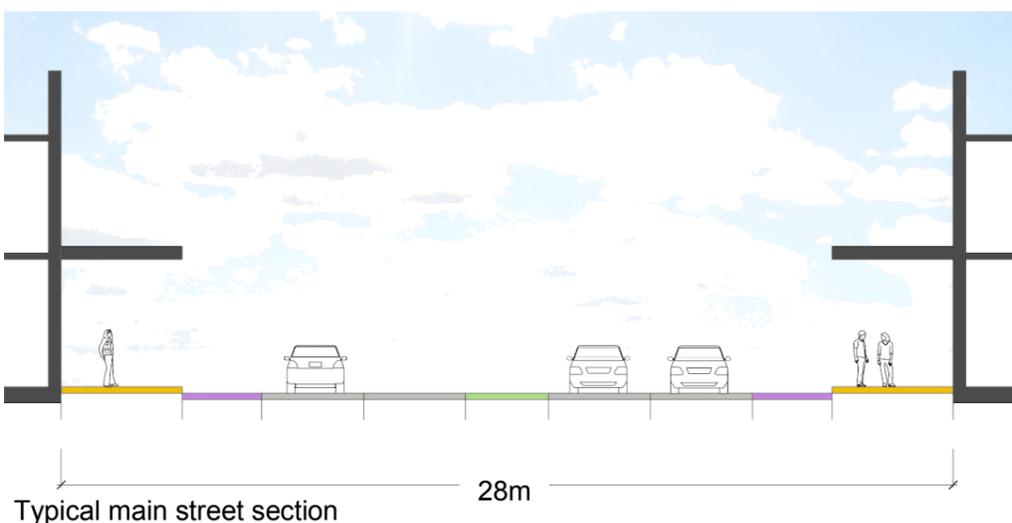
Figure ground plan

Lessons learned - Neighbourhood analysis

- The design should have height to take advantage of the views to the city, Waitakere Ranges, and Mount Eden.
- It should accommodate a variety of uses, with retail at the ground level.
- Vehicular access to the site should be off one of the less busy side streets.
- It is important that the built character of the new development fits in with its surroundings as the area is a key feature in the city's fabric.
- The design should respond to the heritage buildings in the area by addressing the existing forms, materials, and level of detail. A brick façade could be considered.
- Take the height of neighbouring buildings into consideration.
- Break up the façade with strong vertical elements if it is a large building. Use the historical lot lines as a guide.
- Define the street with a minimal setback to match neighbouring buildings, and provide a verandah to shelter pedestrians.

Urban Structure

- Building footprints in the area vary in size and shape.
- The mixed use buildings with retail at the ground floor have active frontages with minimal and unified setbacks, giving the public realm a strong definition. Servicing areas are at the rear of buildings and parking often on the street.
- Residential buildings are mostly small and detached.
- Light industrial and commercial buildings have larger footprints.
- Blocks are long and narrow, and not very permeable, as many of the narrow mixed use buildings are joined together.
- Building heights vary in the area. They range between 1 -4 storeys on the main street, although they are mostly 2 storeys high. The higher buildings are dotted along the street.
- The main street is 28m wide. It includes four travel lanes, a flush median, and a large footpath on each side of the road. The four lanes are hard to cross for pedestrians due to heavy and speedy traffic flows.

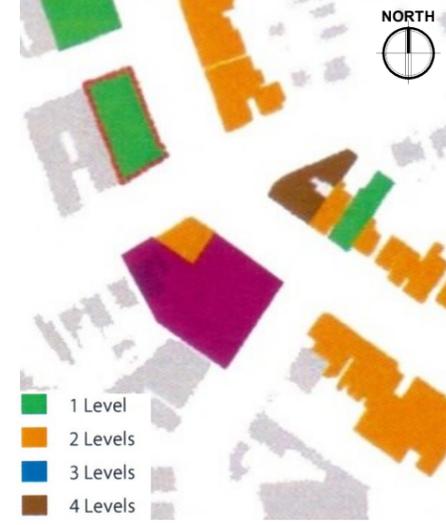




A
Character building along a tree lined street



B
Modern 4 storey apartments across the road



Building height plan (not to scale)

- Key
- Site
 - Private open space
 - Active edge
 - Character building
 - Wind
 - Bus stop
 - View shaft
 - Trees
 - Noise and air pollution
 - Sun exposure
 - Photo angle

The Site

- The site has an area of 1,771sqm, is 51m wide and up to 34m deep.
- It sits on two prominent corners.
- It is rather flat - there is a 1.5m fall to the east on its south eastern side. Retaining and cut is needed at the rear of the adjoining residential site to the west
- The soil was previously contaminated by the petrol station.
- Large trees line the street that is north of the site.

Microclimate

- The south-western side is protected by neighbouring buildings from the prevailing South Westerly wind.
- The site has a good orientation. The south eastern, north eastern, and north western sides all have the opportunity for good sun exposure.

Views and Vistas

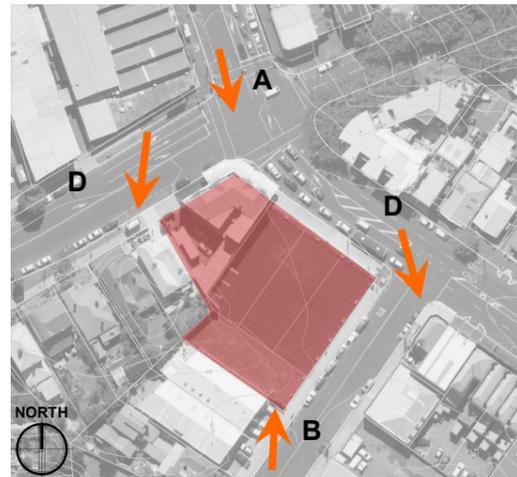
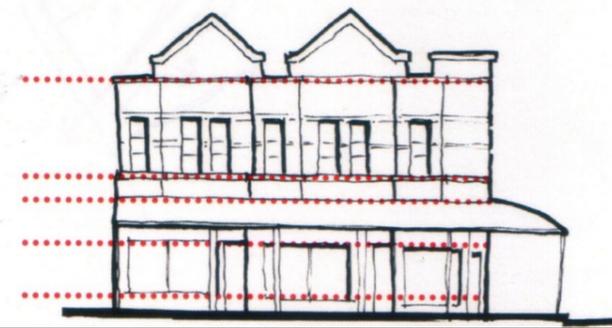
- All aspects of the building will benefit from views, with various aspects providing differing amenity. The site has views out to Mt Eden, the city centre, Waitakere Ranges, down the street, and of character buildings close by.

Pollution

- The north eastern and north western elevations have the most exposure to noise and air pollution generated by the traffic.

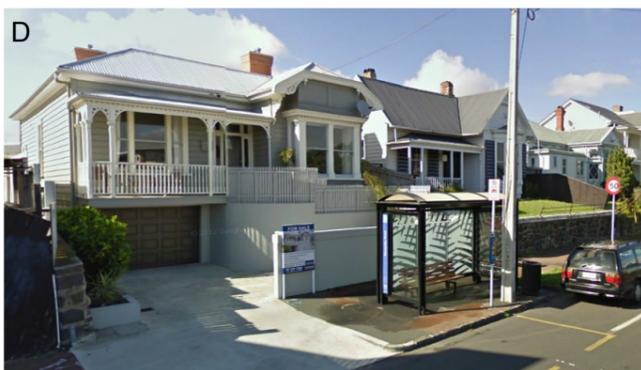


Horizontal Grain - Primary
 From the original building form and composition, design drivers can be informed. These help the old and the new buildings to create dialog and talk to one another.



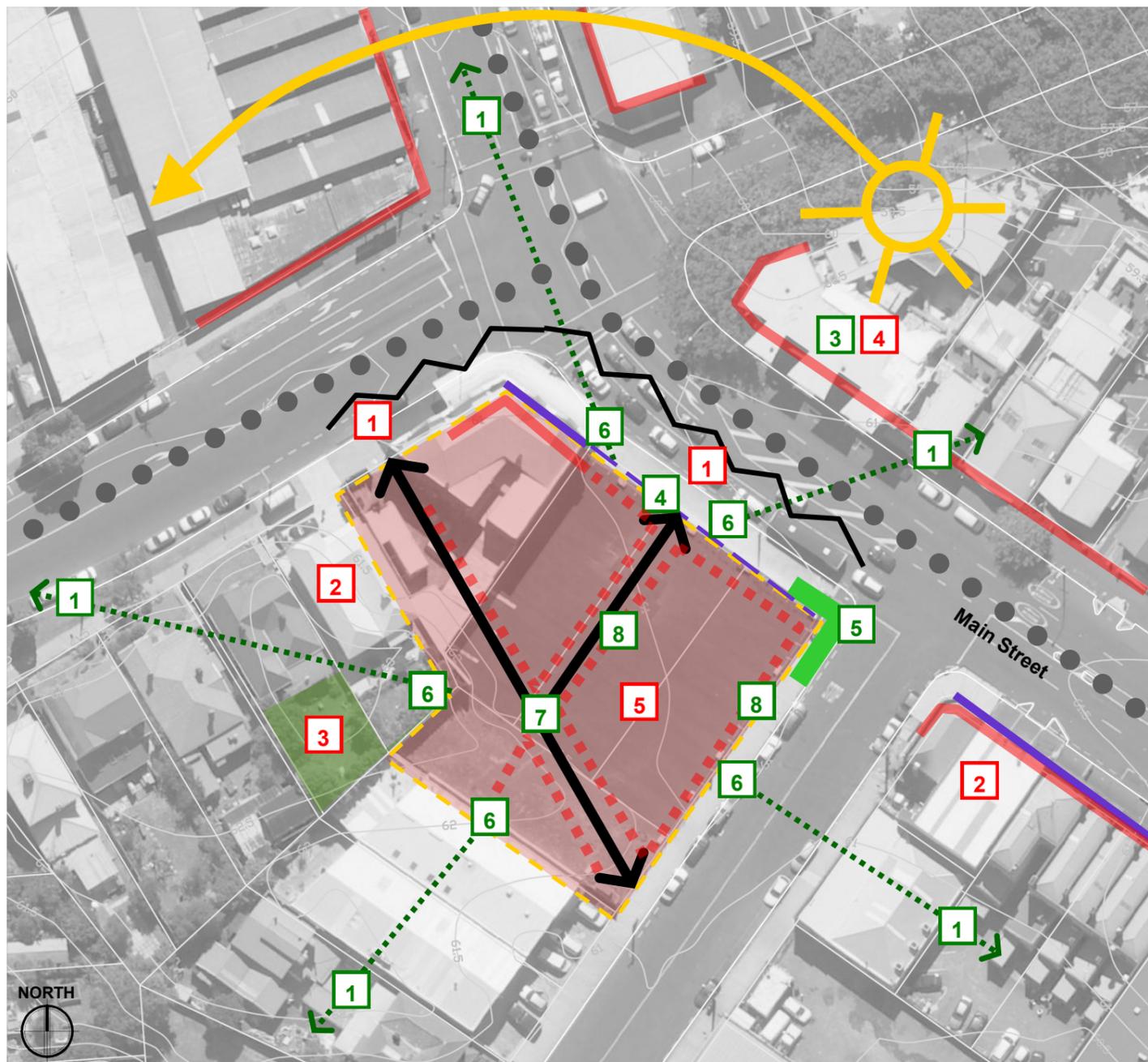
Lessons learned - Site analysis

- The development should make most of its large site and corner location.
- The development will have good sun exposure, and solar shading will be critical to its thermal performance.
- Windows should be strategically placed to take advantage of the views.
- The design should take the noise and air pollution into account.
- The new façade should take design clues from the remaining character building that sits on the north western side of the site to ensure it fits in.
- The privacy of the private open space of the residential villa next to the site should be maintained.
- The height of the development should not be too high in comparison to its two storey neighbours.
- The design could take clues from the modern apartment building situated across the road. It successfully fits in with the urban fabric due to its vertical rhythm.



Streetscape Built Form Analysis

- The remaining character building that sits on the north western side of the site is two storeys high, clad with bricks, and has a vertical rhythm created with details such as slim windows on the second level, a verandah, and parapets that look like gable ends.
- The neighbour on the southern side is a one storey warehouse with a high stud height. It has little building articulation and is not consistent with the character of the area.
- The building on the corner to the east hosts a popular fast food restaurant. It is a two storey character building clad in weatherboard. It has interesting detailing on its parapet, and has slim windows on its second level to give it a vertical rhythm.
- A two storey residential villa is located next to the site on its north western boundary. It is clad in weatherboard, with verandah and a hipped roof. Its private open space is directly adjacent to the development.
- A four storey apartment building is situated across the road from the site to the north. It is a modern building that fits in with the area. It has a vertical rhythm created by changes in colour and building articulation, and a verandah. It has retail on its ground floor and the apartments above look directly onto the site.
- The street that runs north from the site is lined with large trees. These give the area a green character.



- Key**
- Site
 - Private open space
 - Active edge
 - Unified street edge
 - Articulated corner
 - Window placement
 - View shaft
 - Noise and air pollution
 - Barrier
 - Sun exposure
 - Public lane
 - Opportunity
 - Constraint

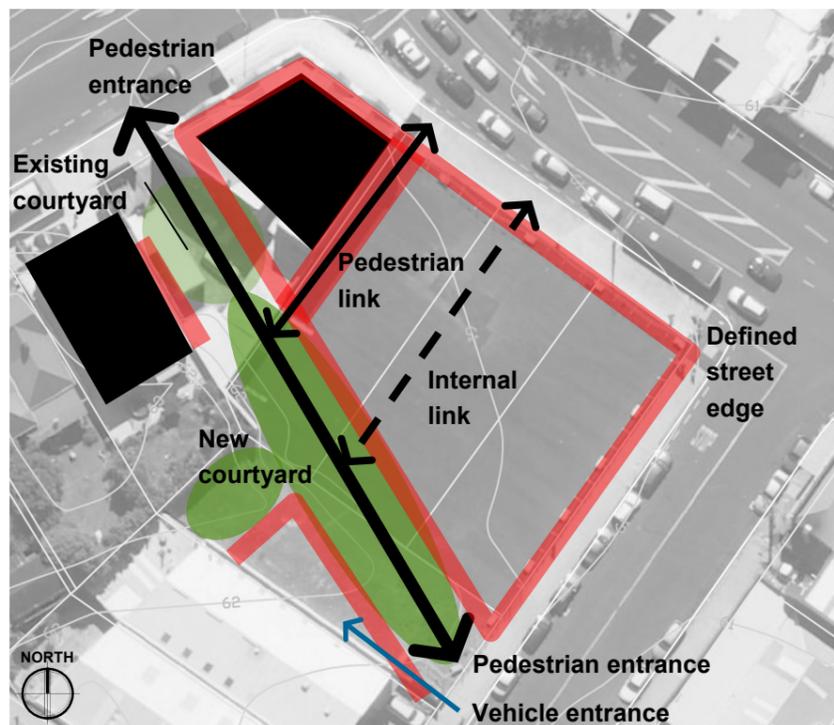
Opportunities and Constraints 1:500 @A3

Opportunities

1. The building could be higher than neighbouring buildings to take advantage of the views.
2. It could be designed to fit in with the urban fabric by addressing the existing forms, materials, and level of detail. A brick façade with vertical elements could be considered.
3. The design could take clues from the modern apartment building across the road as it successfully fits in with the urban fabric due to its vertical rhythm.
4. The unified street frontage could be continued by using the same setback as neighbouring buildings, and by providing a verandah.
5. The development could articulate the corner.
6. Windows should be placed to take advantage of the good sun exposure and to frame the views.
7. A public lane could be created to increase the permeability of the development and to optimize the amount of retail frontage.
8. Retail activities could activate the lane and streets edges.
9. Ground floor can be used for retail, as basement parking is feasible due to the area's density.

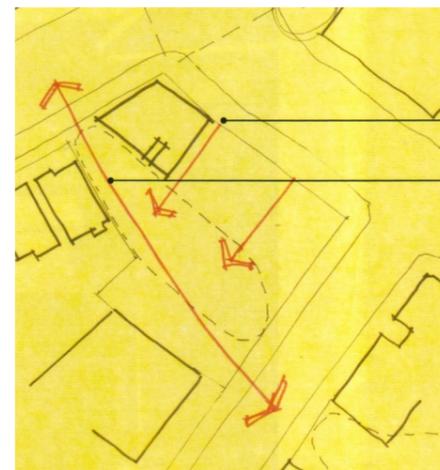
Constraints

1. Vehicular access to the site is constrained by two high volume traffic roads on the north-east and north-west boundaries.
2. The heights of neighbouring buildings range between two to four stories. This puts a limitation on the height of the proposed built form to ensure it does not create negative shadowing or dominating effects.
3. The privacy and sun emission of the adjoining private open spaces needs to be respected, which places limitations on the proposed built form.
4. Neighbouring apartments overlook the site.
5. The site is very deep which could mean it is potentially difficult to configure the ground floor into retail uses that generally have a smaller footprint.



Concept diagram 1:500 @A3

- Key**
- Existing building
 - Public space
 - Active edge
 - Vehicle entrance
 - Access way



Entering from the main street

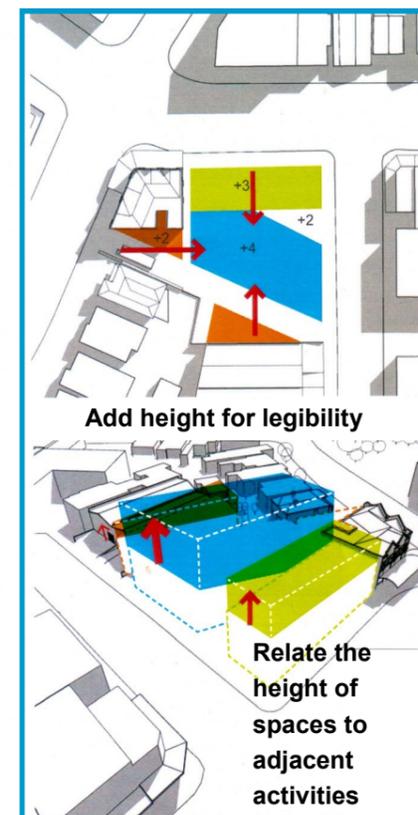
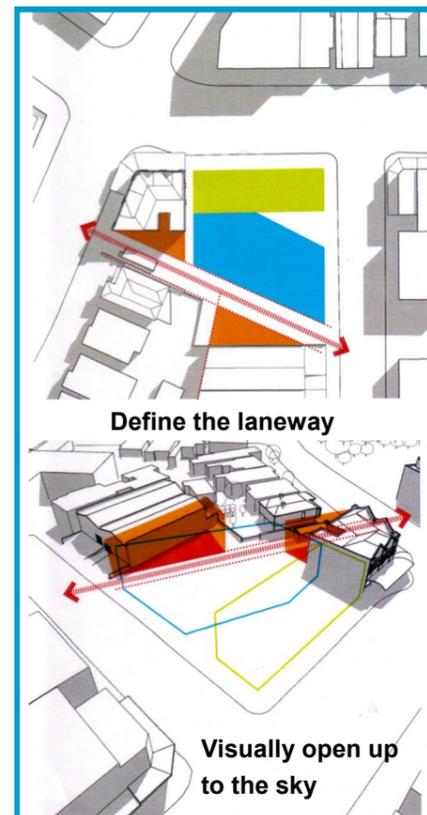
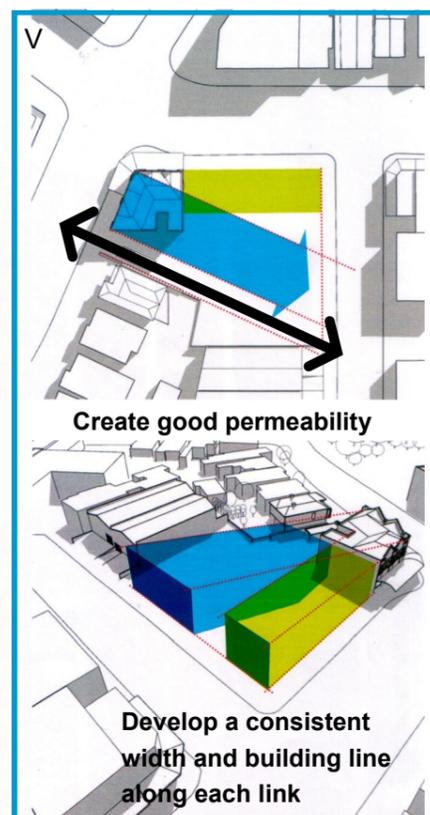
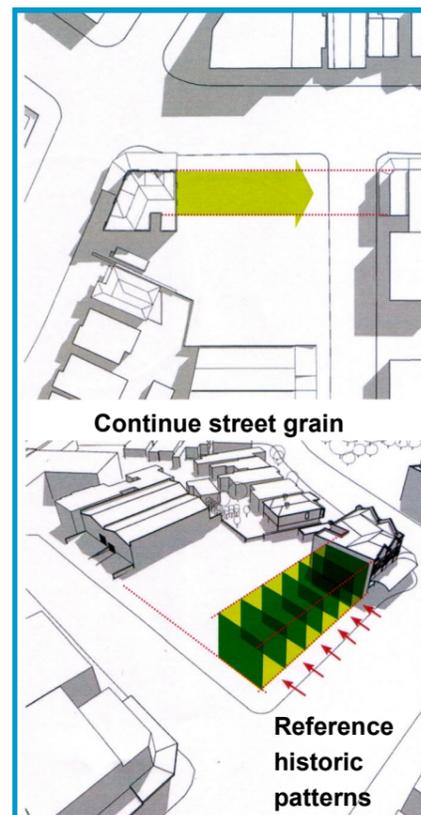
Transversing across the precinct

Design Intention:

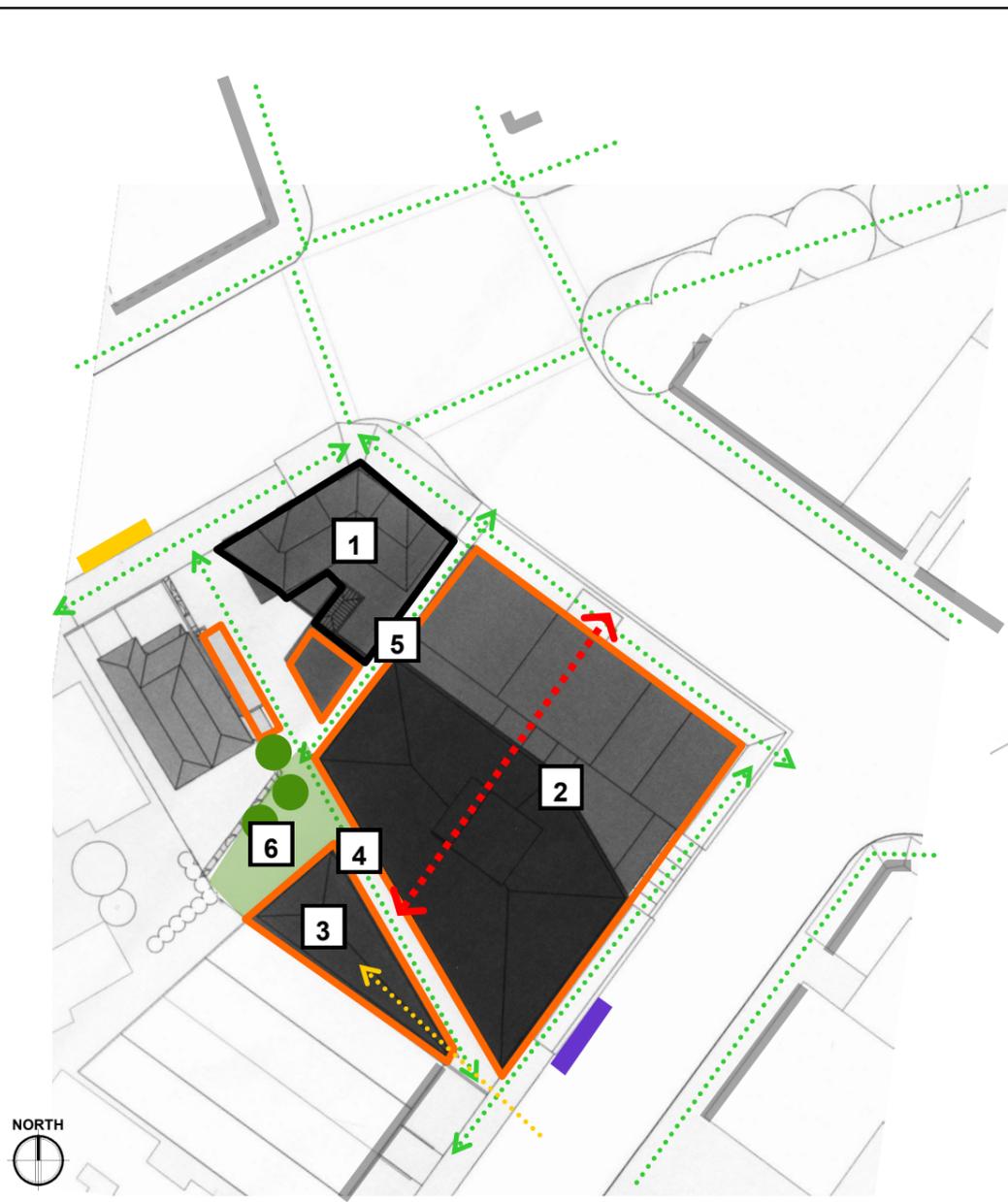
To ensure a strong interface between existing buildings and proposed development, and good connections with the surrounding area.

Design Principles Synthesized from the Analysis:

- Closely relate the form of spaces to adjacent activities.
- Create a building front or rear character using elevation treatments.
- Reference or retain historic patterns.
- Establish an appropriate grain of uses along ground floor edges.
- Develop the qualities of façades based on the space they enclose.
- Create a development with good permeability. Integrate routes with existing or future linkages and assign corridors for movement through occupied spaces.
- Develop a consistent width and building line along each link, stepping only to create larger spaces with a defined role or activity.
- Any spaces shared by vehicles and pedestrians should be designed with 'shared surface' treatments.
- Use solid or transparent building corners in a strategic manner to define the character of entrance thresholds.
- Ensure overlooking for safety and provide privacy where required or appropriate.
- Exploit and adapt to microclimate factors.
- Visually open up to the sky.
- Design for easy management and maintenance.
- Maximise legibility through height variations.



Form development



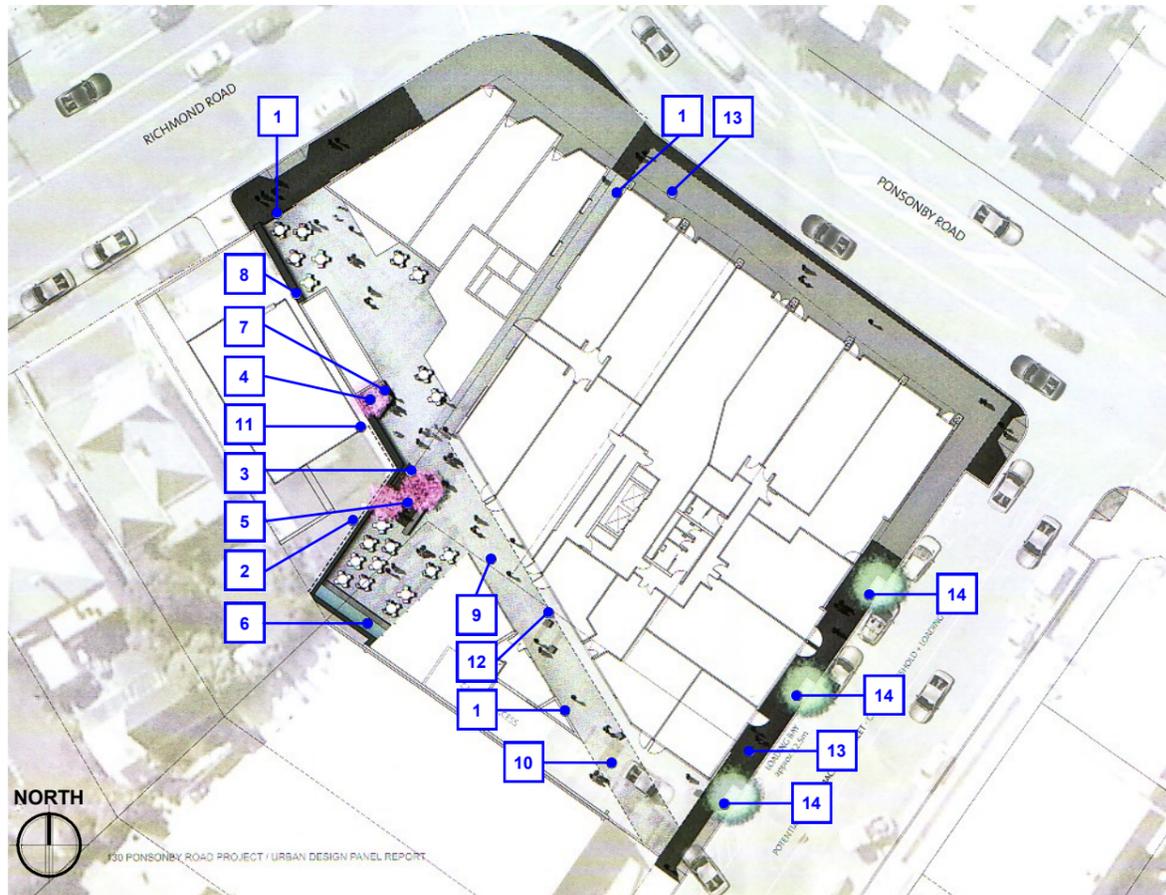
- Site Plan**
- Key
- Existing building
 - New Building
 - Courtyard
 - Tree
 - Pedestrian connection
 - Vehicle entrance
 - Loading bay
 - Bus stop
 - Internal access



- Ground Floor Plan**
- Key
- Existing building
 - Active edges
 - Courtyard
 - Building entry
 - Pedestrian connection
 - Visual connection
 - Vehicle entrance
 - Loading bay
 - Bus stop

The Plan

- There are three distinct masses on the site. The grouping of masses clearly defines a new lane through the rear of the site, a smaller alleyway, and a courtyard.
- 1. The existing building on the north western corner is the primary focus of the precinct. The new development has been aligned to this building to continue the unified street frontage.
- 2. The new building on the north eastern corner is the largest mass in the development. An internal pedestrian link will provide an additional connection through the site.
- 3. The wedge shaped building helps define the lane, and new courtyard. It also provides vehicular access to the basement carparking.
- 4. The lane provides a strong, legible pedestrian connection, and a direct line of site through the block. Its northern entrance is located next to a bus stop.
- 5. A courtyard at the rear of the development sits next to the lane. It is a good interface between the development and the open space of the neighbour to the south west. It is sheltered from the wind and has good sun exposure due to its north western orientation.
- There is a continuous retail frontage to the northern and eastern streets. The lane provides additional opportunities for ground retail space along its boundary.
- A loading area is located on the south eastern side of the site, near the vehicle entrance. This area will read as the developments rear.



Landscape Plan 1:500 @A3

bluestone setts



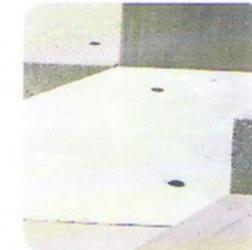
flowering magnolia



painted metalwork



concrete



Material palette

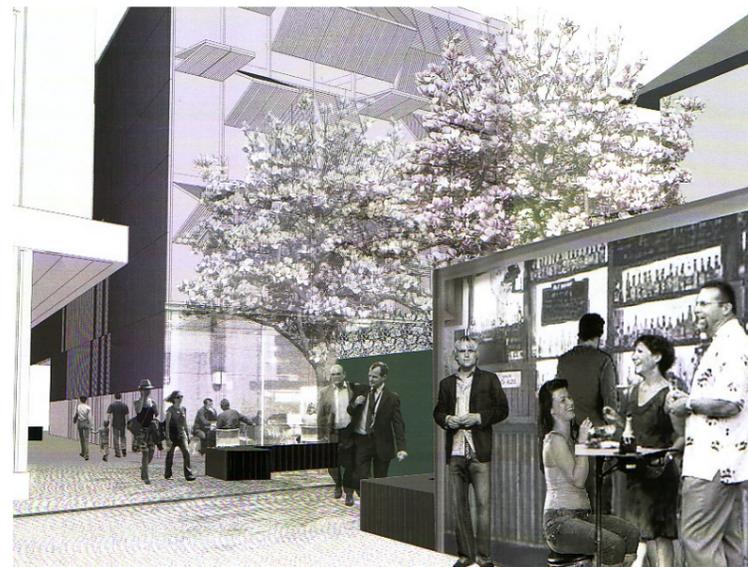
Landscape Plan

– Design elements illustrated in the landscape plan include:

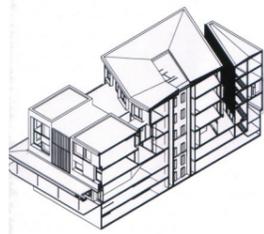
1. Gate - painted steel
2. Railing - painted steel
3. Screen - retractable painted steel
4. Block planting with deciduous feature tree - flowering magnolia
5. Permeable resin bonded gravel with deciduous feature tree - flowering magnolia
6. Water wall - 3m high
7. Low stone plinth seat with illuminated laminated glass accent
8. Bluestone wall
9. Basalt 'Bluestone' setts
10. Ground plain delineation - Concrete
11. Hedge to boundary
12. Low stone blocks - outer block retractable in track
13. Asphalt footpath reinstatement and heritage basalt bluestone kerbs
14. Street tree root cell treet pit, basalt edging and permeable resin infill



Visual impression of envisaged built outcome



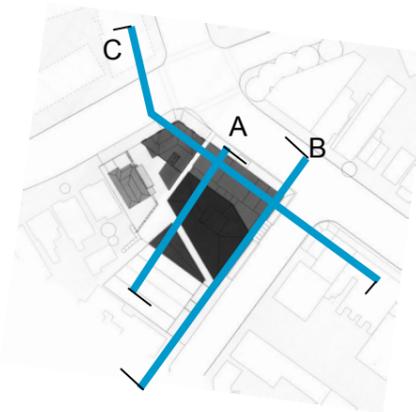
Visual impression of envisaged built outcome



The building's bulk has been broken up with steps in height



Section A



Built Form

- The development consists of six storeys in total, although it only appears to be four storeys high from the street.
- The ground floor is for pedestrian linkages and retail.
- The upper floors are designed for offices. These will have extensive views out to the city centre, Mount Eden, and the Waitakere Ranges.
- The lower two floors are allocated for basement carparking.
- The corner building has been designed to fit in with the existing brick building.
- It will appear to be three storeys from the footpath on the main street - as it's top floor has a large set back.
- The roof line is relative to the height of the brick building's parapet.
- Variations in its height form a vertical rhythm that complements the façade design of the brick building.
- The corner building has most of its height in the centre of the site. At four floors from ground level, it is similar in height to a consented development that will be situated north west of it.
- The wedge shaped building is four storeys high, however it is stepped down to three levels at the boundary to ensure it does not dominate its two storey neighbour.
- The corner of the new building is accentuated with height and depth.
- A verandah is provided on all sides to continue the unified street edge, and to provide shelter for pedestrians.



Elevation B



Elevation C



Elevation A

Elevation B



Elevation C



Elevation D



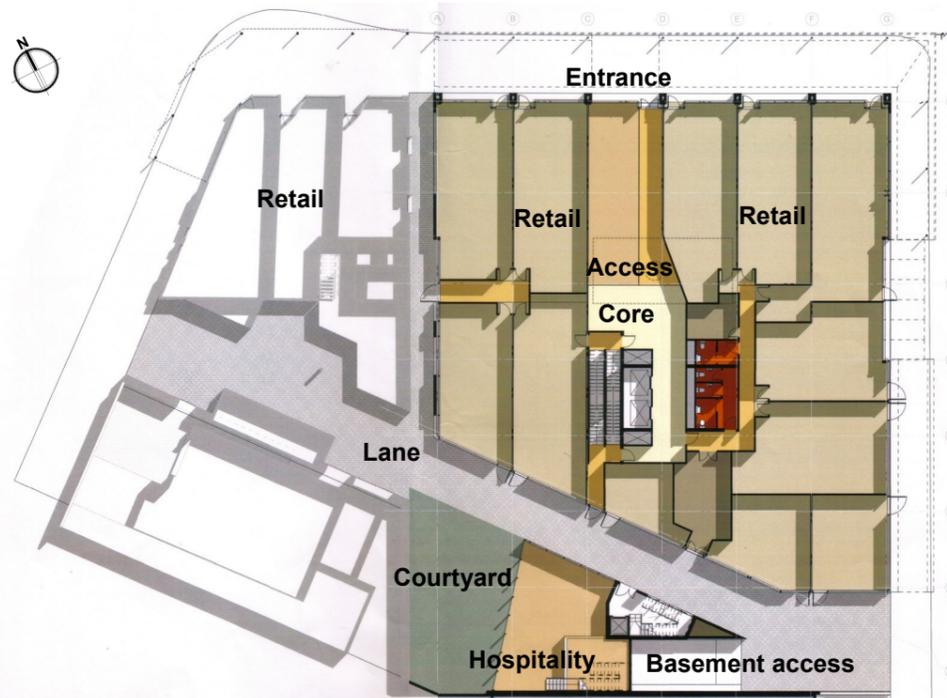
Perspective E - the transition from old to new



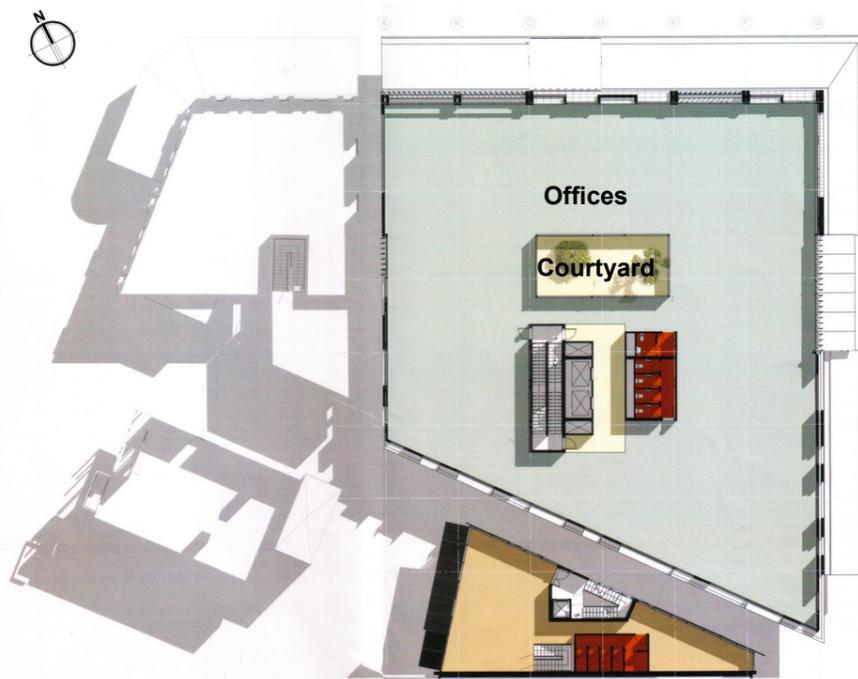
Perspective F - the articulated corner

Façade Design and Materiality

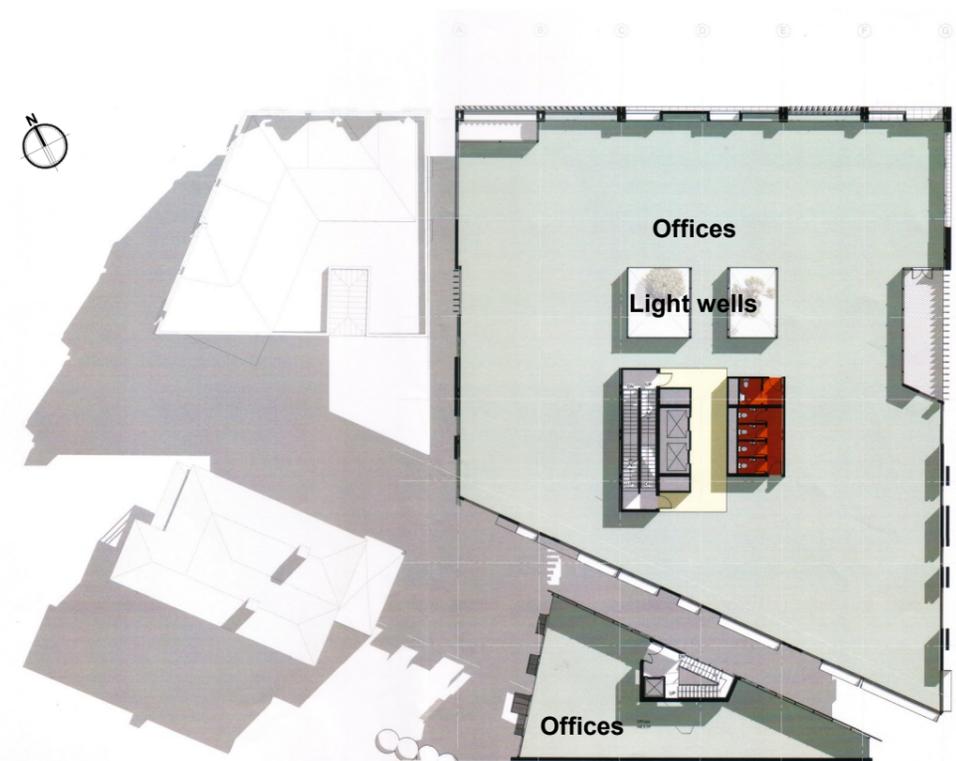
- As the existing buildings in the area vary in materiality, the building is proposed to be clad in a variety of modern materials that reflect the era in which it is built. Materials include glass, stone, and steel.
- The design responds to the grain of local heritage buildings, taking clues from the modern apartment building across the road which has done the same, by using a vertical rhythm to fit in with the urban fabric.
 - The façade of the largest building acknowledges the underlying property lines with the massing broken up into four blocks.
 - The brown vertical fins on this building reinforce the vertical rhythm, and tie in with the existing character building by being a similar hue. They also provide privacy and shading for the offices on the upper levels.
- The upper levels have windows that are varied in size for a modern asymmetrical look. These take advantage of the good sun exposure, and frame the various views. These will be double glazed to prevent heat loss and to reduce noise pollution.
- The street corner has been accentuated with colour, oversized windows and negative detailing.
- The façade of the larger building is intended to have an industrial look to tie the building in with the warehouses that sit behind it. A material palette of rough and raw materials has been used, and the boxes over the windows were inspired by the tool drawers found within a mechanics workshop. The boxes will also assist with solar shading.
- The wedge shaped building is intended to stand out in comparison to the other buildings in the development. It will look light and polished, as it will be mostly clad with glass.



Ground floor



First Floor



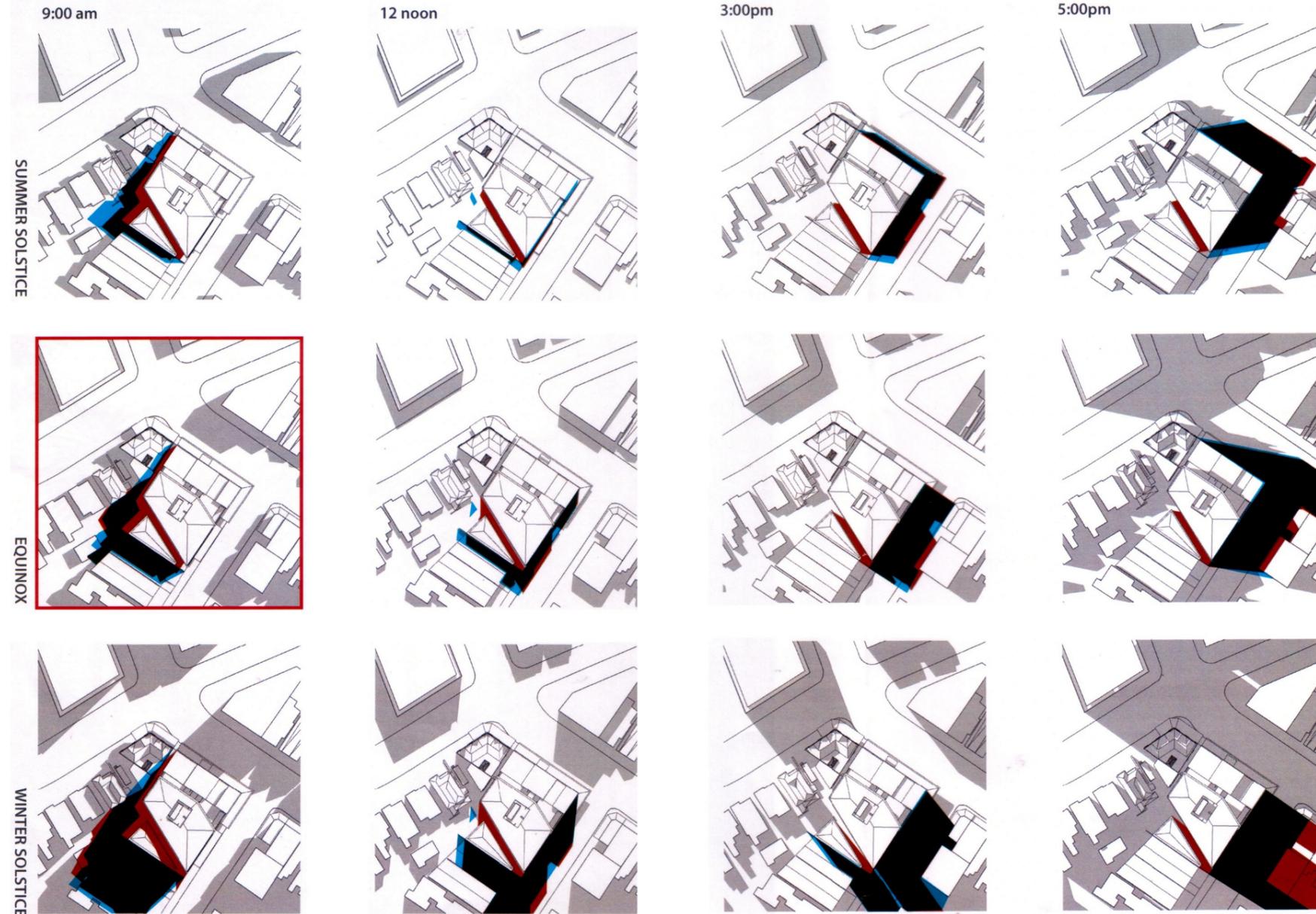
Second Floor



Third Floor

Floor Plans

- Vertical circulation is provided in the centre of the development. Access to the core is through the larger corner building from either the lane or main street.
- The ground floor is predominantly retail. It has been broken up into smaller shops to give the development a finer grained character.
- Basement carparking is accessed by the street on the south eastern side of the site.
- The upper floors are intended for offices. They are based on a 6mx6m grid to ensure flexibility with internal layouts.
- There is a light well that cuts through to the first floor where a courtyard sits.
- The upper floors have multiple windows in order to capture the various views.
- The top floor has a smaller floor plate because it has been stepped back.



Key
■ District plan maximum building envelope shading
■ Proposed building envelope shading
■ Shading relationship overlay



The height relationship between the development and the neighbouring villas



The height relationship between the development and the warehouse buildings

Shadows

- These diagrams show the shadows cast by the maximum envelope allowable for the site according to the district plan (blue). Overlaid onto these are the shadows by the proposed buildings (red). From these we can see the similarities between the two shading inputs (black) and where they differ.
- The buildings that will be most affected by loss of sunlight are the residential villas on the north western side. It is important that their living spaces and private backyards get exposure to sun, in order to ensure a healthy environment.
- These diagrams show that the biggest concern is during the equinox at 9am, when the shadow completely covers the yard of a private dwelling. However by 10am the proposed building envelope is shading less than the District Plan maximum building envelope shading.
- Large shadows are also generated during the winter solstice. These shadows do not affect the residential villas due to their western location. However the warehouses to the south will be greatly affected due to their southern location.