

HOLDING COURT

COURTYARD HOMES OFFER PRIVACY & STYLE

AUCKLAND
DESIGN MANUAL

TE PUKA WHAKATAIRANGA | A TAMAKI MAKAUURAU

BUILDINGS + SITES // HOUSING CASE STUDY

Courtyard Houses
Seatoun, Wellington

OVERVIEW

The concept of the courtyard house reinterprets the suburban ideal of a detached house sitting in the middle of a plot. These dwellings challenge the conventional and are an exciting option for lifestyles.

PROJECT SUMMARY

This development of thirteen courtyard houses makes up part of the redevelopment of surplus defense land known as Fort Dorset in Wellington's Seatoun and includes a new primary school for the suburb.

The courtyard houses are surrounded by a number of detached and semi-detached houses that are stand-alone developments.

The development master plan was created to provide a complete design response for the site using both architecture and landscape architecture disciplines. The courtyard development was comprehensively designed for the centre of the site to provide a catalyst for the stand alone development of surrounding detached and semi-detached houses.

The interconnecting building shapes of the courtyard development alternate between single and two storey buildings that shape and shelter private courtyards. The houses, their garden walls and planting provide a staggered edge that adds character to the surrounding public lanes.



The courtyard houses are surrounded by a number of detached and semi-detached houses that are stand-alone developments – view from Boardwalk Lane.

KEY PROJECT INFORMATION

HOUSING TYPE
TERRACES

DENSITY
30 DW/HA

ARCHITECT & DESIGN TEAM
**STUDIO OF PACIFIC
ARCHITECTURE LTD**

YEAR COMPLETED
2005

SITE AREA
4200 M²

PROJECT TYPE
COURTYARD HOUSES

CLIENT/DEVELOPER
GLOBE HOLDINGS LTD

PRICE BAND
HIGH RANGE

This site makes up part of the redevelopment of surplus defense land known as Fort Dorset in Seatoun

Comprehensive residential development of 13 single and two storey courtyard houses

A high-range project would typically have a current build cost of more than \$3000 per m², exclusive of land costs, professional services and regulatory fees

The site has a very flat topography

The houses comprise two basic models. The single-storey 16m houses are spaced between the two-storey 20m houses so that views and sun are maximised

PARKING
FRONT ACCESS

Single internal garage per dwelling (for 6 dwellings)

Double internal garage per dwelling (for 7 dwellings)

Four visitor car parking spaces

UNDERSTANDING THE NEIGHBOURHOOD

1. The size of the overall site provides for the opportunity of a range of different building typologies adjacent to the early-mid 20th century development of detached housing that makes up the majority of Seatoun dwellings.
2. New access ways open the interior of the site to a coastal walkway leading to the rugged Wellington Harbour heads.



This development of thirteen courtyard houses makes up part of the redevelopment of surplus defense land known as Fort Dorset in Wellington's Seatoun and includes a new primary school for the suburb – view from Ludham Street.

GETTING IT RIGHT PLACING BUILDINGS ON SITE

1. The clever design of the buildings defines both the smaller sheltered courtyard spaces but also provides for a stronger anchor in the middle of this comprehensive development.
2. The integration of buildings and outdoor space maximises the useability of the site, controlling how every square metre is utilised. This is in contrast with typical suburban development which is likely to have areas that are under-utilised.



Looking at an attached courtyard house from Boardwalk Lane.

GETTING IT RIGHT STREET TO THE FRONT DOOR

1. The composition of planting, the sculptural form of buildings, the activity of screens, gates, garage doors, doors and windows all positively contribute to the public realm.
2. There are sufficient windows that overlook the lanes and provide for a level of comfort and safety for people moving through the area.
3. The diversity of different edge conditions and building materials provide for an attractive environment.



Looking down Boardwalk Lane (from Ludham Street) towards sea-side.

GETTING IT RIGHT THE BUILDING

1. The development is made up of 13 individual courtyard houses that alternate between one and two storey forms to maximise the views from the houses and courtyards as well as letting the sun in.
2. These houses provide a new and refreshing typology for a suburban development.
3. There is both variety that helps break down the form and cohesion through the design style and materials that holds it together.
4. The skillful use of interconnected forms, shared walls and fences creates a comprehensive whole.



The courtyard houses are surrounded by a number of detached and semi-detached houses that are stand-alone developments – view from Boardwalk Lane.

GETTING IT RIGHT OUTDOOR SPACES

1. The built form arrangement of each house shapes the integral private courtyard.
2. The interior spaces seamlessly integrate with the external courtyards by using floor to ceiling glazing.



The interior spaces seamlessly integrate with the external courtyards through floor to ceiling glazing.

GETTING IT RIGHT OUTDOOR SPACES

3. North orientation maximises passive heating through solar gain for internal living spaces.



North orientation maximises passive heating through solar gain for internal living spaces.

GETTING IT RIGHT ACCOMMODATING THE CAR

1. The car does not dominate as the surrounding lanes effectively operate as shared surfaces.



Looking into Boardwalk Lane from Ludham Street.

GETTING IT RIGHT ACCOMMODATING THE CAR

2. Each house provides for car parking in a range of double, single garages and open car pads that step in and out with the different building forms. This diversity helps break down what could have been a visually monotonous line of garage doors.



Looking up Boardwalk Lane (from Ludham Street) towards land-side.

GETTING IT RIGHT SITE PLAN



Site layout - building platforms are coloured grey.

GETTING IT RIGHT FLOOR PLANS



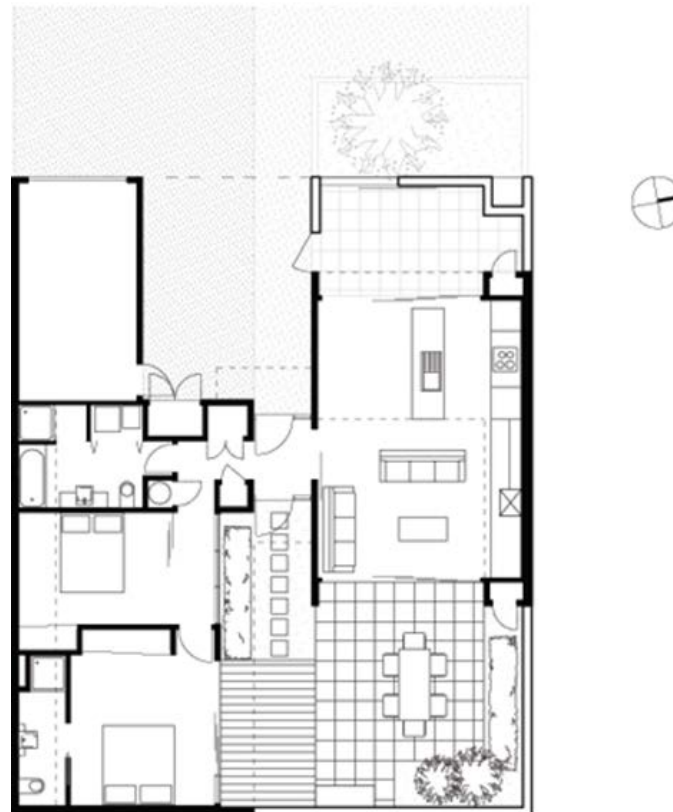
Ground Floor



First Floor

Typical floor plans of a two-storey 20m courtyard house (ground level on left, Upper level on right).

GETTING IT RIGHT FLOOR PLANS



Ground Floor

Typical floor plans of a one-storey 16m courtyard house.

GETTING IT RIGHT ELEVATIONS



Longitudinal elevation showing the relationship of the single and double storey courtyard houses

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The Auckland Design Manual provides practical advice, best practice processes and detailed design guidance to enable us to design and build the world's most liveable city. The manual will enable us all to make informed choices, to build houses and develop our streets and neighbourhoods to not only look good but to ensure they are built to last, sustainable and give the best return on investment.

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