

BOXING CLEVER

INSPIRED LAYOUTS BRING
LIGHT TO THE TIGHT
CENTRAL SITE

AUCKLAND
DESIGN MANUAL
TE PUKA WHAKATAIRANGA | A. TĀMAKI MAKĀURAU

BUILDINGS + SITES // HOUSING CASE STUDY

32 Drake Street
Central Auckland, Auckland

OVERVIEW

A small mixed use/apartment building which uses an interesting building layout to allow all the habitable rooms to get light and ventilation.

PROJECT SUMMARY

This four-storey mixed use apartment building has been designed with a continuous perimeter wall and appears to occupy the whole site. Into this wrapped volume, two courtyards have been inserted, which give structure to the building. The proportions of the resulting building footprint respond to the adjacent urban grain.

The commercial levels one and two comprise flexible, well lit space. Both levels are served by a lift and staircase at the rear of the site. The residential levels three and four have been arranged as one apartment per floor, with a recessed terrace facing Drake Street and views over the market to Victoria Park.

The building has two different characters : the public Drake Street façade and perimeter walls along the site boundaries (the outer wrap) and the private façades in the courtyards (the inner linings).

The use of light wells inserted into the building brings daylight through the middle of the structure where there are no (or limited) external walls. Every habitable room has access to daylight and natural ventilation, and the light wells create a sunny internal courtyard at ground level.



The four-storey mixed use apartment building has been designed with a continuous perimeter wall which runs along the Drake Street interface.

KEY PROJECT INFORMATION

HOUSING TYPE
APARTMENTS

DENSITY
105 DW/HA

ARCHITECT & DESIGN TEAM
ARCHITECTUS

YEAR COMPLETED
2008

SITE AREA
372 M²

PROJECT TYPE
URBAN INFILL

CLIENT/DEVELOPER
**RICHARD MORA & MICHAEL
ALLPRESS**

PRICE BAND
HIGH RANGE

The site is located towards the top end of Drake street and is flat in topography

The site is well connected to the road network and bus services

The site offers many panoramic views of the city

PARKING
FRONT ACCESS- BASEMENT

The building uses a car lift to access the underground (basement) car park

2 x car parks per apartment

4 x car parks for commercial unit

No visitor car parking provided

Four-storey mixed use apartment building which occupy the whole site

The commercial levels 1 and 2 comprise flexible, well lit space

The residential levels 3 and 4 have been arranged as one apartment per floor, affording a recessed terrace facing Drake Street with views over the Market to Victoria Park

Level 3 apartment : 252m² + loggia 29m² + 35sqm court/deck

Level 4 apartment : 252m² + loggia 29m²

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

UNDERSTANDING THE NEIGHBOURHOOD

1. This mixed-use development offers a great deal of choice in terms of tenancy types, modes of transportation and lifestyle due to close proximity to Auckland's city centre and the diverse facilities nearby.
2. Regional and local connections are good as the development is well connected to the road network and bus services.
3. The development successfully integrates with many scheduled heritage and character buildings and modernist architectural buildings in and around Drake Street.



View of the west elevation from bottom of Drake Street.

GETTING IT RIGHT THE BUILDING

1. The front of the building is constructed of pre-cast concrete with an off-the-shutter timber board finish. The orientation of the finish shifts between levels and uses.
2. The “private” courtyard elevations show a timber cladding which resembles the shuttering pattern to the exterior.
3. The western courtyard is full height (levels 1 – 4) and is accessible directly off Drake Street. This courtyard accommodates pedestrian and vehicle access (via car lift to the basement) and features a courtyard garden.
4. The eastern courtyard is arranged over levels 3 and 4 only and provides additional natural light for the apartments on the top two floors.



A close up of the front façade from Drake Street .

GETTING IT RIGHT THE BUILDING

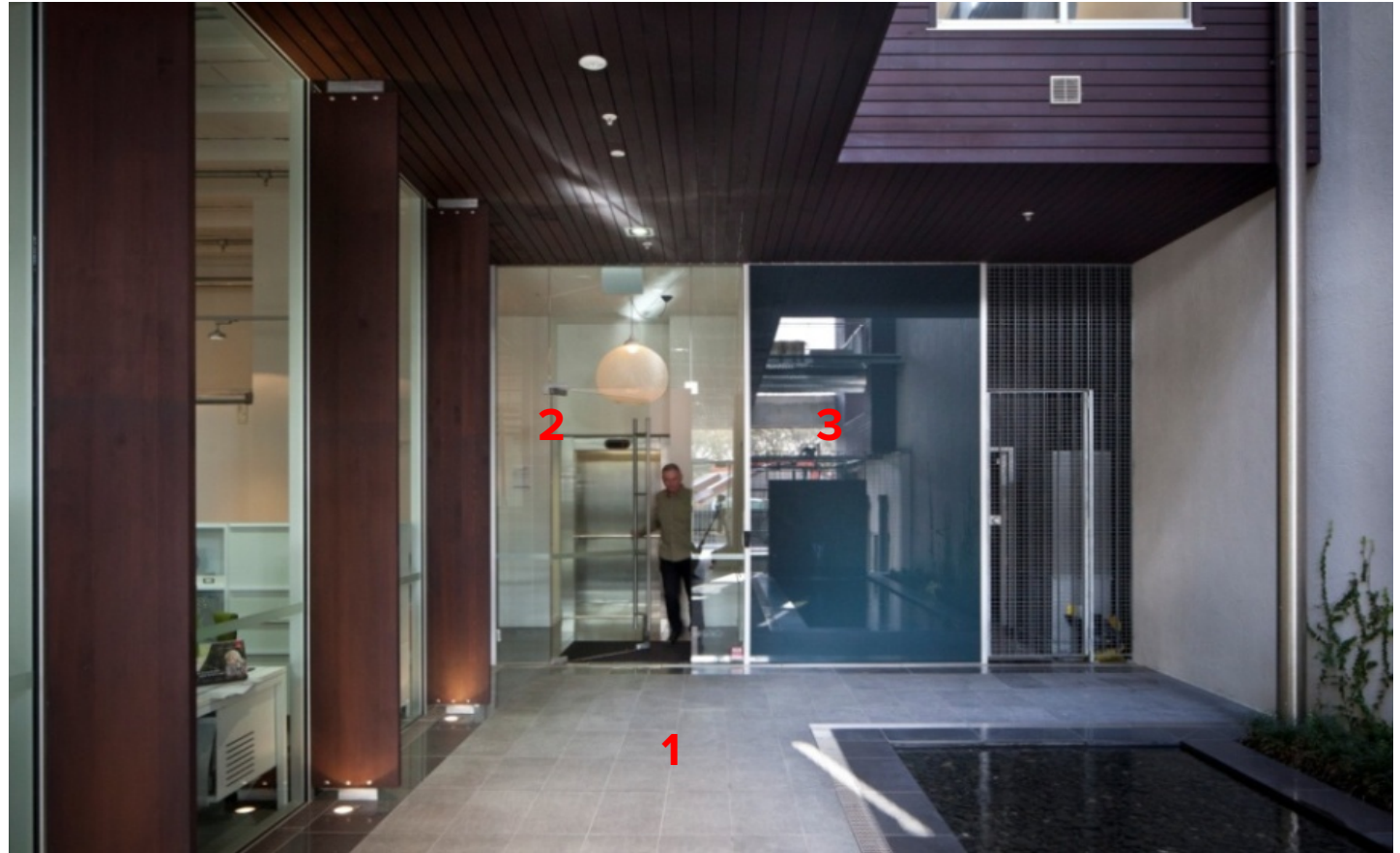
5. The use of light wells inserted into the building brings daylight through the middle of the structure where there are no (or limited) external walls.
6. Every habitable room has access to daylight and natural ventilation, and the light wells create a sunny internal courtyard at ground level.
7. The building optimises the level of glazing used to provide sufficient opening windows for good daylight access to all living spaces, cross ventilation, natural ventilation of bathrooms, daylight access and interaction with the natural environment.



Looking up the western light well from main entry level.

GETTING IT RIGHT THE BUILDING

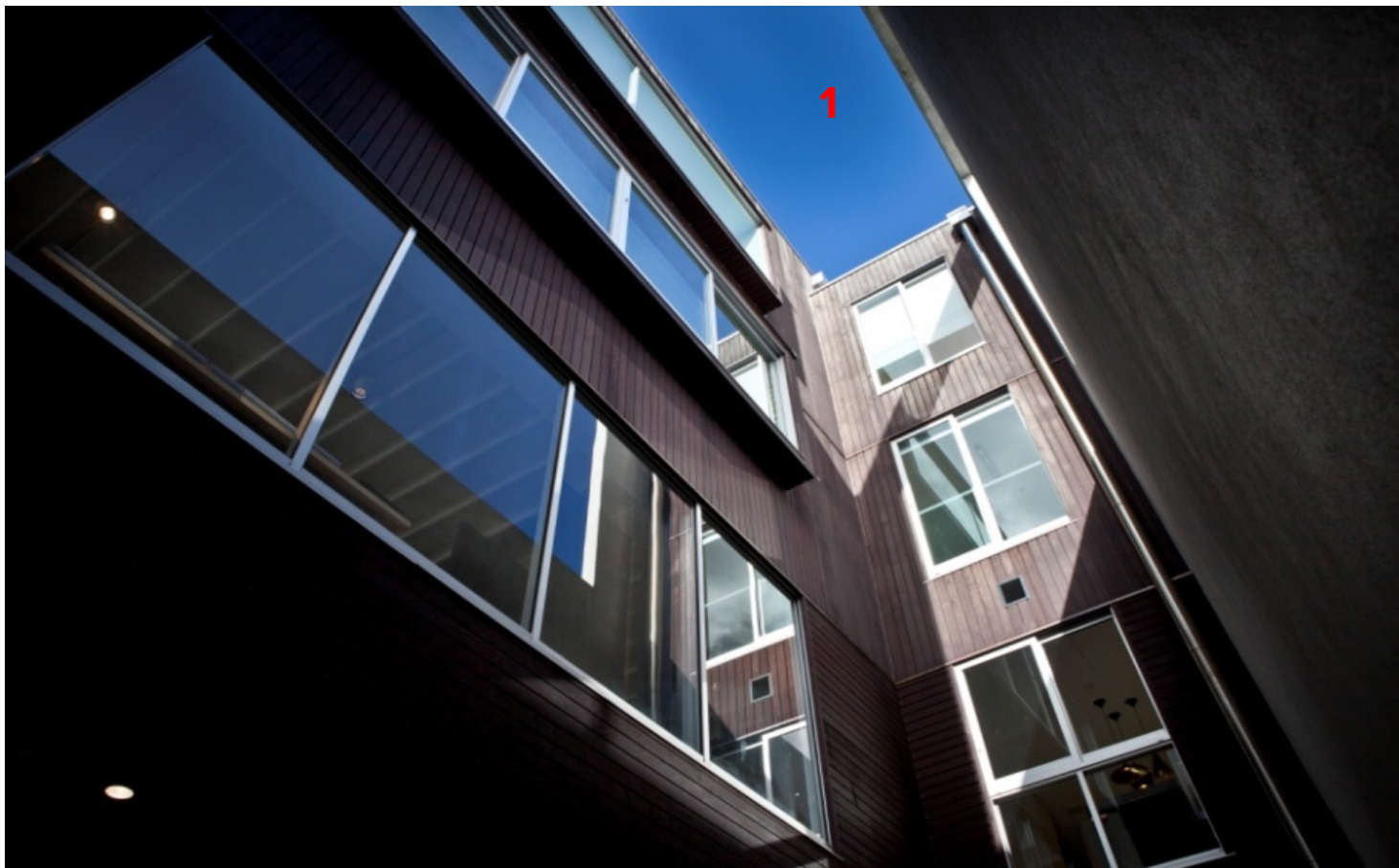
1. High quality surface finishes have been used to create the feeling of lavishness and vibrancy needed for such an up-market inner city mixed-use apartment block.
2. The lift core is well lit ensuring safety for all users is always paramount.
3. A good variance of transparent and translucent materials have been used to balance all the hard and heavy architectural elements.



Looking towards the secured lift shaft from main entry level.

GETTING IT RIGHT THE BUILDING

1. The use of light wells inserted into the building brings daylight through the middle of the structure where there are no (or limited) external walls.



Looking up the eastern light well.

GETTING IT RIGHT ACCOMMODATING THE CAR

1. The main entranceway which leads onto the lift shaft and upper floors of the residencies is visible and clear from the public street.



View of main entranceway and vehicle access from Drake Street.

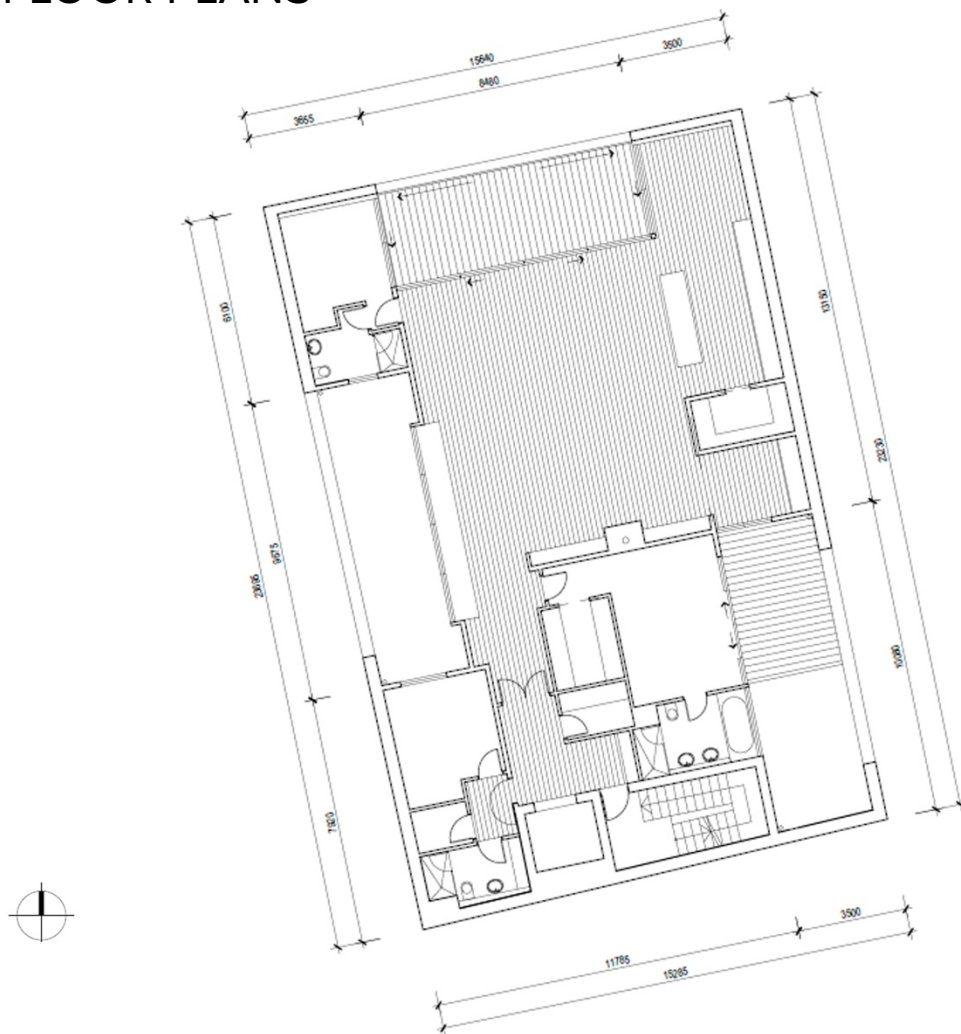
GETTING IT RIGHT ACCOMMODATING THE CAR

1. The building uses a car lift to access the underground (basement) car park – showing how new/innovative technologies can reduce the space needed within the building footprint to accommodate the car.



A close up of car lift and access to the underground basement car park .

GETTING IT RIGHT FLOOR PLANS

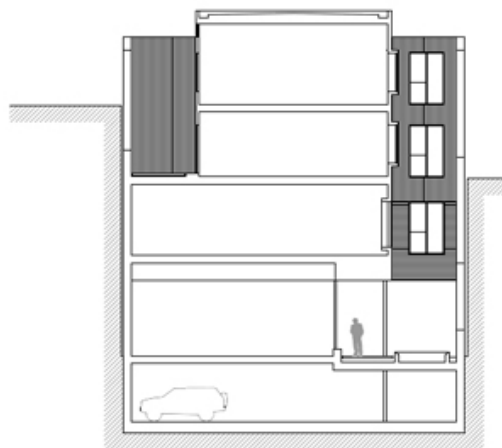


GETTING IT RIGHT ELEVATIONS

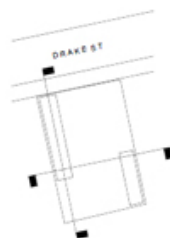


Street elevation- subject building in dark grey.

GETTING IT RIGHT ELEVATIONS



Side elevations of the building.



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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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