

THE TRIFECTA

THE APARTMENTS, THE BUILDING &
THE PERIMETER BLOCK



AUCKLAND
DESIGN MANUAL

TE PUKA WHAKATAIRANGA | A TĀMAKI MAKĀURĀU

BUILDINGS + SITES // HOUSING CASE STUDY

Trinity Apartments
Parnell, Auckland

OVERVIEW

Excellent example of a perimeter block development.

PROJECT SUMMARY

Trinity Apartments is an L-shaped apartment building providing a mix of apartment sizes. The configuration of the building has been designed to address the two road boundaries of the site. The apartments overlook an internal west-facing landscaped courtyard and have been designed to maximise natural ventilation and lighting.

The development sits on the corner of Parnell Road and Birdwood Crescent. Birdwood Crescent is a quiet street that contains mostly older detached houses, while Parnell Road is a busy, city-fringe street with residential and commercial properties. The site is opposite the Holy Trinity Cathedral and the site marks the start of the Parnell Village retail strip.

The site slopes down from Parnell Road towards the west and neighbouring detached houses, over which there are views to the Auckland Domain and the Auckland War Memorial Museum. The 32 apartments are arranged over six floors (there are five floors visible from the street), which comprise a mix of spacious one, two and three-bedroom apartments.

The building has been considerably massed to provide a compatible scale to the street and residential neighbours. Striking vertical glass fins and recessed balconies are a feature of the building frontages. The use of stone panels at the end walls provides a sense of solidity and permanence in the urban landscape.



The site slopes down from Parnell Road towards the west and neighbouring detached houses, over which there are views to the Auckland Domain and the Auckland War Memorial Museum.

KEY PROJECT INFORMATION

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| HOUSING TYPE APARTMENTS | DENSITY 88.5 DW/HA | ARCHITECT & DESIGN TEAM ARCHITECTUS LTD | YEAR COMPLETED 2005 |
| SITE AREA 3510 M² | PROJECT TYPE L-SHAPED APARTMENT BUILDING | CLIENT/DEVELOPER MCCONNELL PROPERTY | PRICE BAND HIGH RANGE |
| The site sits on the corner of Parnell Road and Birdwood Crescent | 32 Apartments in total | | A high-range project would typically have a current build cost of more than \$3000 per m ² , exclusive of land costs, professional services and regulatory fees |
| The site is opposite the Holy Trinity Cathedral and the site marks the start of the Parnell Village retail strip | Total floor area is 8,700m ² | | |
| The site slopes down from Parnell Road towards the west and neighbouring detached houses, over which there are views to the Auckland Domain and the Auckland War Memorial Museum | 1, 2 & 3 bedroom apartments, range from 88m ² to 360m ² | | |
| | The apartments overlook an internal west-facing landscaped courtyard and have been designed to maximise natural ventilation and lighting | | |
| PARKING BASEMENT | | | |
| 70 Basement car parks (including 5 visitor) | | | |
| Access off Birdwood Crescent | | | |

UNDERSTANDING THE NEIGHBOURHOOD

1. The development is within easy walking distance to Parnell and Newmarket. The Inner Link Bus service also runs along Parnell Road providing excellent access to public transport that links the site with the City Centre and other city fringe locations.
2. Auckland Domain and the Auckland War Memorial Museum are within close proximity and visible from the elevated position of the site.
3. The Holy Trinity Cathedral complex includes some distinctive religious and heritage buildings. The development is a complementary, high quality addition to the street.
4. Parnell is one of Auckland's early suburbs and comprises a number of established commercial and residential buildings.



The development sits on the corner of Parnell Road and Birdwood Crescent.

GETTING IT RIGHT PLACING BUILDINGS ON SITE

1. The design works well with topography to enable car parking at a lower basement level. The structure is landscaped over and the rear part of the site retained as permeable ground.
2. The 31 apartments are arranged across six levels in an L-shaped form that provides a continuous street edge, whilst protecting an extensive landscaped courtyard and garden.
3. The quality of the streetscape and the sense of security for those who use and move through the block is enhanced by positioning the building closer to the street.
4. Underground parking maximises usable space at ground level.
5. The corner of the site contributes to and integrates with public space on the street, which in turn accentuates the entry and identity of the building.
6. Accessible entry by way of a ramp has been provided at the main entrance.



Looking towards the northern elevation of the apartment building from Birdwood Crescent.

GETTING IT RIGHT STREET TO THE FRONT DOOR

1. Ground floor apartments have generous private open space. A combination of low, solid walls with a higher permeable fence and hedge mediates the road boundary wall.
2. Upper apartments overlook the front door which contributes to safety.
3. Pedestrian access is well connected to the street and spacious, allowing for easy circulation of people and possessions.
4. Ground floor apartments use common access rather than having individual entries off the street. This can be acceptable given the use of basement car parking and the lack of parking on the street in this section of Parnell Road.
5. Letter boxes have been cleverly incorporated into the rear of the public seating at the northwestern corner of the site.
6. There is acoustic glazing and mechanical ventilation to all rooms facing Parnell Road.



Looking towards the southern entrance on Parnell Road.

GETTING IT RIGHT OUTDOOR SPACES

1. A range of secluded and private open space areas is provided: a lap pool, reflection pool, communal garden areas and individual garden/patios for ground floor units.
2. The heated outdoor pool and communal area at the rear of the site provides added amenity to all residents within the complex.



A close up of the northern façade from Birdwood Crescent.

GETTING IT RIGHT OUTDOOR SPACES

3. While providing some amenity/usable resting space at the rear, the balconies give a sense of security to the rear-end of the complex.
4. All main internal living spaces are closely linked with spacious and usable private outdoor areas and balconies.



Living spaces are closely linked with private outdoor patio areas which wrap around the north-eastern boundary along Birdwood Crescent.

GETTING IT RIGHT THE BUILDING

1. There are two vertical access cores. The main one is entered off the northwestern corner of the site, adjacent to the area given over as public space.
2. The building has three floors above street level, with the upper two set back from the street and treated as structurally lighter to visually reduce the scale of the building from the street.



Northern elevation of the apartment building along Birdwood Crescent.

GETTING IT RIGHT THE BUILDING

1. All habitable rooms except for bedrooms on level six open onto recessed balconies between 2.5m and 2.9m wide.
2. Building materials are long-life and low maintenance with thoughtful detailing to modulate the façade.
3. Masonry walls give a good level of acoustic privacy.
4. High thermal mass of the building (in situ and pre-cast concrete elements, concrete block work and exposed aggregate panels) contribute towards minimising temperature fluctuations within apartments and help to delay and reduce solar heat gain.
5. A variety of louvres, sunshades, timber shutters and sun filter blinds on the edges of the balcony can be adjusted by residents to provide the desired level of sunlight and privacy.
6. Deep balconies offer a buffer between the interior of apartments and the street edge, whilst also providing protection from the elements.
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Eastern elevation of the apartment building along Parnell Road.

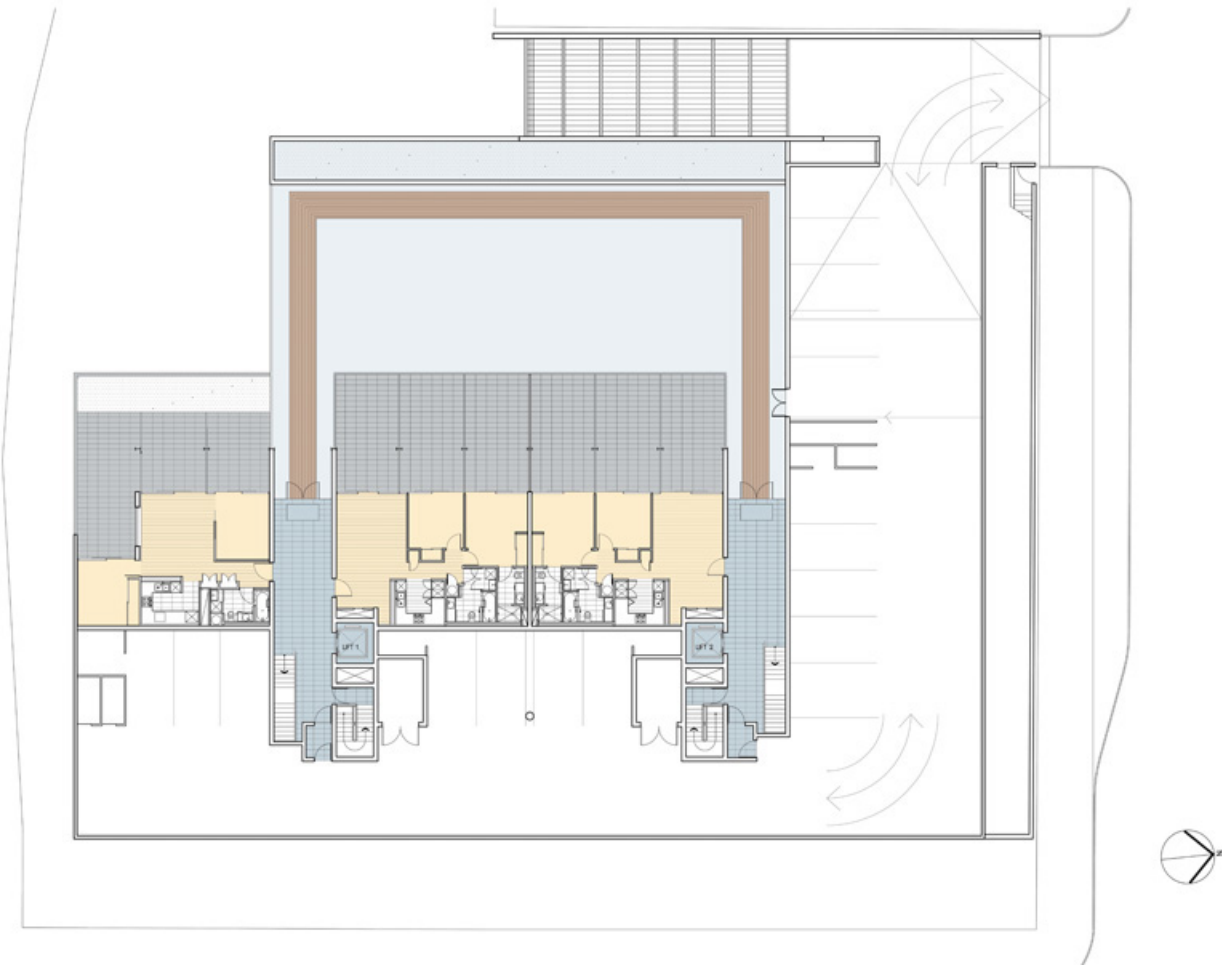
GETTING IT RIGHT ACCOMMODATING THE CAR

1. The internal open space/courtyard is built over and hides the underground car parking. The courtyard also provides a pleasant outlook for residents.
2. Security gates separate visitor parking from resident parking.
3. Entry to car parking is separate from pedestrian entries and accessed from a secondary street.
4. There is remote storage for every apartment at the front of car parks.



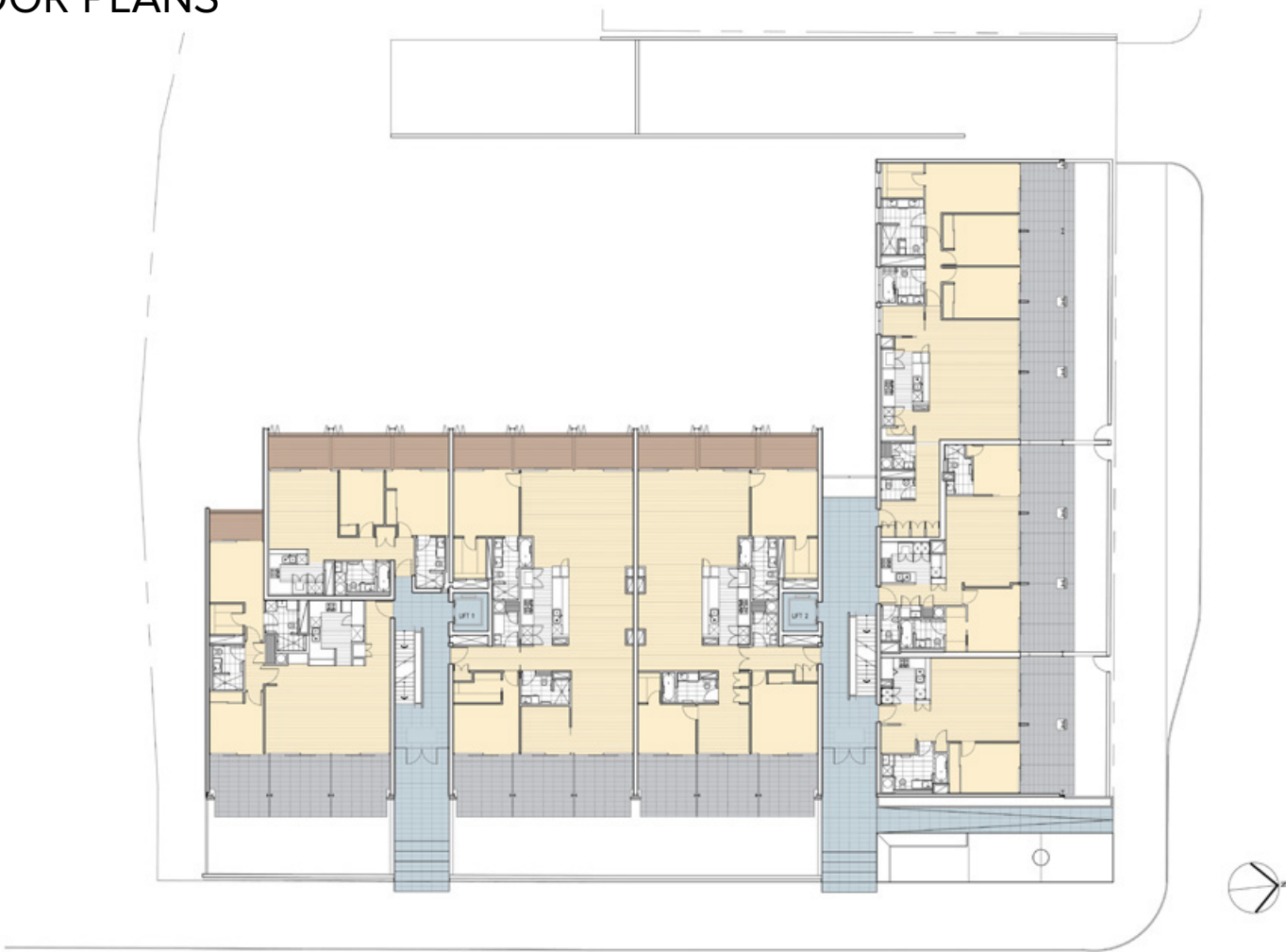
Looking towards the north-west elevation of the apartment building from Birdwood Crescent.

GETTING IT RIGHT FLOOR PLANS



Basement level.

GETTING IT RIGHT FLOOR PLANS



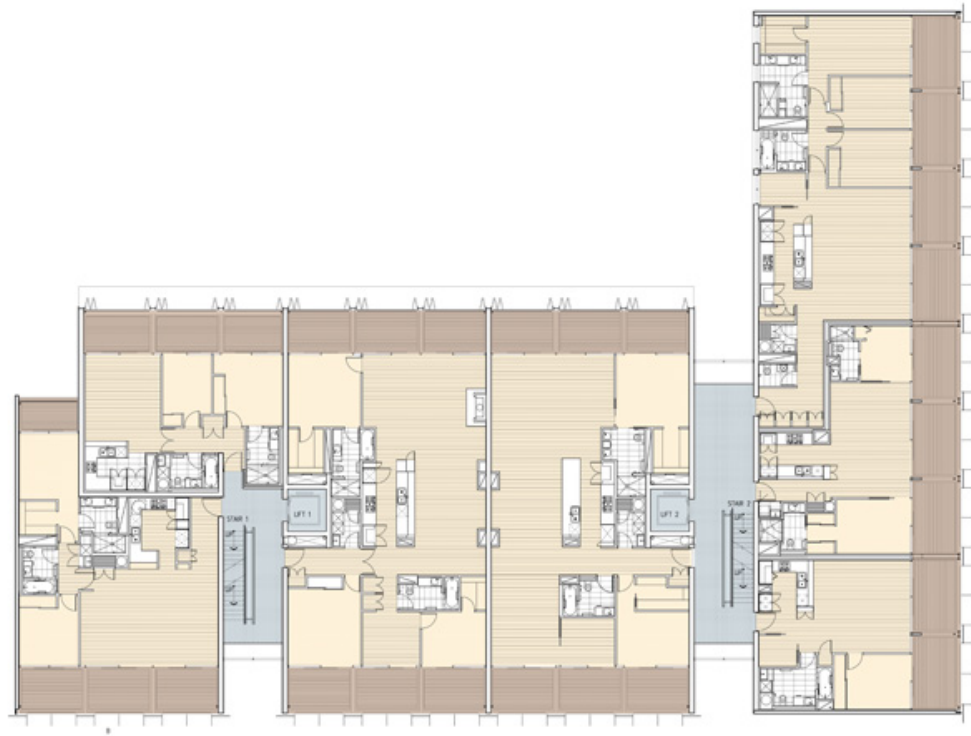
Ground floor level.

GETTING IT RIGHT FLOOR PLANS



First floor level.

GETTING IT RIGHT FLOOR PLANS



Second floor level.

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