



BREAKING UP IS HARD TO DO

CLEVER FACADES ADDRESS
LARGE BUILDING BULK

AUCKLAND
DESIGN MANUAL
TE PUKA WHAKATAIRANGA | A TĀMAKI MAKĀURAU

BUILDINGS + SITES // HOUSING CASE STUDY

Monument & Piermont
Wellington Central, Wellington

OVERVIEW

A good example of high rise apartment buildings that successfully responds to a tight urban street condition, demonstrates innovative building design and a very well articulated façade.

PROJECT SUMMARY

This is an apartment development that consists of a ground floor podium and two separate tower blocks. The design of two separate blocks allows for a staged building process so that the size of the building can be visually broken down avoiding the image of a large bulky building.

The site is immediately adjacent to Te Papa and fronts Cable, Tory and Wakefield Streets and creates a major presence on all three.

The redevelopment of the site has replaced a previously semi industrial development site which was not in keeping with its location adjacent to Te Papa, New Zealand's national museum and art gallery.

The proposal has three levels of car parking, two basement levels and one at ground level. Also at ground level are a number of retail spaces that face out onto the three streets. The floor to ceiling heights in these spaces is 4m which respect the importance of these spaces adjacent to the public environment. Piermont, the northern tower is 28.3m high with eight levels for a total of 72 apartments. Monument, the southern tower is 31.2m high with ten levels for a total of 78 apartments.



Both Piermont and Monument apartment buildings successfully addresses Cable Street and Tory Street
– view from Chaffers Park directly opposite Te Papa Museum.

KEY PROJECT INFORMATION

HOUSING TYPE APARTMENTS	DENSITY 552 DW/HA	ARCHITECT & DESIGN TEAM ARCHITECTURE PLUS	YEAR COMPLETED 2009
SITE AREA 2375 M²	PROJECT TYPE TWIN TOWER APARTMENTS	CLIENT/DEVELOPER STRATUM MANAGEMENT LTD	PRICE BAND HIGH RANGE
<p>The site is immediately adjacent to Te Papa and fronts Cable, Tory and Wakefield Streets</p> <p>The site is flat in topography and sits on reclaimed waterfront land</p> <p>The site offers prestige city and harbour views</p>	<p>This twin tower project comprises of eight and nine storey apartment buildings</p> <p>The apartment complex includes a basement carpark, a two level podium comprising ground floor retail and parking and an upper parking level.</p> <p>Piermont, the northern tower is 28.3m high with eight levels for a total of 72 apartments. Monument, the southern tower is 31.2m high with ten levels for a total of 78 apartments</p> <p>Accommodation ranges between 65m² (1 bed) and 125m² (2 & 3 bed)</p>	<p>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</p>	
PARKING BASEMENT/SLEEVED LEVELS OF OPEN PARKING			
<p>129 covered parks over 3 levels of open parking</p> <p>Nil visitors' parking spaces</p>			

UNDERSTANDING THE NEIGHBOURHOOD

1. The city blocks adjacent to the waterfront between Wakefield and Cable Streets have had a series of semi- industrial uses which over the last 20 years have been and are still being progressively redeveloped.
2. New developments are more urban in nature 'repairing' this part of central Wellington.
3. This development supports the neighbouring waterfront development and is more respectful of the proximity to Te Papa.



North-east elevation – view from corner of Cable Street and Tory Street.

GETTING IT RIGHT PLACING BUILDINGS ON SITE

1. Both Wakefield and Cable streets are relatively wide streets and the two towers provide for a strong edge at a macro scale.
2. Both apartment buildings set up a good precedent for future development in the area.
3. Designing two separate towers and treating the elevations of each tower differently has achieved a good scale of development.
4. Careful consideration has been given to the boundary facades adjacent to future development sites. Setbacks are introduced to allow continual light into service areas. These exposed facades have been treated by good quality pre-cast cladding, which remain exposed in the short term.



Looking at the west elevation of both apartment buildings from Cable Street.

GETTING IT RIGHT STREET TO THE FRONT DOOR

1. The overall development provides for good site context and responds to the tight and narrow urban streets while maintaining a modest building scale at all interfaces.
2. The building provides for a strong street edge and level of repair in comparison to a previously very poor street edge along the lower end of Tory Street.
3. A continuous street verandah provides shelter and help link the central city via Tory Street through to the waterfront area.



Looking towards both apartment buildings from the corner of Wakefield Street and Tory Street.

GETTING IT RIGHT THE BUILDING

1. The development has been broken into two towers with different façade treatments used for each.
2. The main feature of the Piermont tower is the stepped balconies at 45 degrees to the main grid of the building. This provides an interesting texture to the façade when viewed from Cable Street.
3. The angle of the balconies helps for privacy between the units, as well as creating an apartment outlook which overlooks Waitangi Park diagonally opposite.
4. The corner of the building has balconies projecting out over the footpath to create visual interest while providing a passive vista of the street.
5. In contrast the Monument uses a random collection of coloured panels as part of a curtain style glazing system to help break down the bulk of the façade. Balconies are recessed into the building façade.



North-east elevation – view from corner of Cable Street and Tory Street.

GETTING IT RIGHT OUTDOOR SPACES

1. The site is adjacent to Waitangi Park on the waterfront which provides good access to this wider urban communal amenity.
2. Each apartment has access to a private balcony.



North elevation – each apartment has access to a private balcony.

GETTING IT RIGHT ACCOMMODATING THE CAR

1. The car parking is totally discrete. It is internal to the development in two basement levels and the ground floor which is complimented by retail spaces facing out onto the surrounding streets.
2. A relatively small vehicle entry and exit are provided for on both Wakefield and Cable Streets.



South elevation of Monument Apartment building – view from Wakefield Street.

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