



LIVING THE HIGH LIFE

AFFORDABLE AND
ACCESSIBLE

**AUCKLAND
DESIGN MANUAL**
TE PUKA WHAKATAIRANGA | A TĀMAKI MAKĀURAU

BUILDINGS + SITES // HOUSING CASE STUDY

Ladies Mile Apartments
Ellerslie, Auckland

OVERVIEW

High quality and high density on a budget – a beautifully designed apartment building allowing older people to live near to the hustle and bustle of Ellerslie.

PROJECT SUMMARY

Nestled directly behind the bustling shops of Ellerslie, the Ladies Mile site is excellently located for an apartment life style next to the amenities of a town centre. The design had to address both the opportunity presented by this proximity, with the challenges of a site with no road frontage, and limited access.

This Housing New Zealand Corporation project is the redevelopment of an existing site – replacing old single story units well past their prime with two new three storey apartment buildings. Overall there are 66 units on the site.

The building is specifically designed for older people, but is not a retirement village. All the one bedroom units have a full range of facilities, but are purpose designed to people of a range of physical abilities. This includes wheelchair accessible units on the ground floor.

The design project was vigorously debated through a design competition, extensive consultation and resource consent process. The end result is a building the entire neighbourhood can be proud of. The palette of materials is rigorously robust – providing a rich tapestry of textures and forms which are assembled to create a secure environment for living.



Nestled directly behind the bustling shops of Ellerslie, the site is accessed from Ladies Mile – view of the north facing apartment block from the main forecourt area.

KEY PROJECT INFORMATION

HOUSING TYPE
APARTMENTS

DENSITY
125 DW/HA

ARCHITECT & DESIGN TEAM
ARCHITEX NZ LTD

YEAR COMPLETED
2011

SITE AREA
5215 M²

PROJECT TYPE
HOUSING FOR ELDERLY

CLIENT/DEVELOPER
HOUSING NEW ZEALAND CORPORATION

PRICE BAND
LOW- RANGE

The site is directly behind the Ellerslie shops and is set back from Ladies Mile

High density apartments set back from the main street

The site is excellently located for an apartment life style next to the amenities of a town centre

Total of 66 apartments

The site is relatively flat but has a gradual climb towards Ladies Mile

1 & 2 bedroom units range from 55m² to 60m²

PARKING
PARKING COURT

41 car parking spaces at grade

The apartments are marked as social housing for older people (55+). All one bedroom apartments are designed to Universal Design principles, with 15 units designed to be fully wheelchair accessible

A low-range project would typically have a current build cost of less than \$2000 per m², exclusive of land costs, professional services and regulatory fees

UNDERSTANDING THE NEIGHBOURHOOD

1. Busy thriving centre, surrounded by medium density two and three storey houses, incorporating a vibrant mix of historic and new development.
2. The development is located within walking distance of facilities and amenities and strong connections to a number of recreation spaces within the immediate area.
3. Regional connections are good as the development is well connected to the road network and good bus service.
4. Large trees are a feature of the residential characteristics of the immediate neighbourhood.



View of the apartments from Ladies Mile, showing the level change with the surrounding houses. The Ellerslie shops behind the apartment buildings to the right of the photo.

GETTING IT RIGHT DESIGNING THE SITE

1. While the buildings have different material and textural treatments to their facades, the planting, fence and hedge types are consistent – creating a landscape theme through this part of the development and reinforcing a sense of identity.
2. The development prioritises pedestrians by narrowing the streets and not allowing the car parking court and roads to dominate.



The main access coming down from Ladies Mile. The two apartment buildings are on either side, and the main parking area is to the right.

GETTING IT RIGHT DESIGNING THE SITE

1. While the buildings have different material and textural treatments to their facades, the planting, fence and hedge types are consistent – creating a landscape theme through this part of the development and reinforcing a sense of identity.
2. There is a good balance of privacy between the buildings, outdoor garden spaces and the vehicle/pedestrian circulation spaces, while still having a sense of openness.



View from the access off Ladies Mile to the back of one of the apartment buildings. This shows the access running through to connect with Arthur Street.

GETTING IT RIGHT OUTDOOR SPACES

1. The spaces provide varying levels of privacy. Part of the outdoor area is recessed to provide seclusion, or the residents can sit closer to the street if they want to say hello to people walking by.
2. Hedges and planting provide more screening to the edge of the street and between units.
3. The upper balconies have a mix of solid and see through balustrades.
4. Outdoor areas are designed to accommodate all the requirements for an outdoor lifestyle.
5. There is enough space for a table and chairs, barbeques, and gardening on the ground floors.
6. Communal areas provide opportunities for gardening for other residents.



The ground level patio areas next to the main route through the development.

GETTING IT RIGHT OUTDOOR SPACES

1. The palette of materials is rigorously robust and monotone - providing a rich tapestry of textures and forms which are assembled to create a secure environment for living.
2. While providing amenity/usable resting spaces to the residents, the balconies give a sense of security to the overall complex.
3. All main living spaces are closely linked with the spacious balconies.
4. All units have been designed to allow good sun access.



The upper floors of the building showing the different balustrade materials, and how the front of the building is stepped.

GETTING IT RIGHT OUTDOOR SPACES

1. Effective landscaping focuses on private areas which extend to public spaces, ultimately providing trees to shade parking, and an axial focus on community and occupant interaction along the pedestrian access way which links the site to the main road facilities.



This shows the central part of the development, with the main parking area to the right, the building access to the left, and the entry to the lift and stairs straight ahead

GETTING IT RIGHT THE BUILDING

1. The occupants add life to the structure which ranges in shades of black through to white.
2. Honed concrete blocks form a grid between units and panels of textured and smooth precast concrete alternate with wall to wall and floor to ceiling aluminium joinery.
3. The palette of materials is rigorously robust and monotone - providing a rich tapestry of textures and forms which are assembled to create a secure environment for living.
4. Accessible entry by the way of a ramp has been provided at the main entrance.
5. High thermal mass of the building (pre-cast concrete elements and concrete block work) contribute towards minimising temperature fluctuations within apartments and help delay and reduce solar heat gain.
6. A variety of louvers, sunshades and sun filter blinds can be adjusted by residents to provide the desired level of sunlight and privacy.



The main façade of the building, showing the access to the stairs and lifts in middle, west facing decks and the range of forms, colour and materials used.

GETTING IT RIGHT ACCOMMODATING THE CAR

1. The planting and fence types are consistent – creating a common landscape theme throughout the development.
2. All main atrium entrances and doors are clearly visible from the parking court.
3. Balconies and high level windows from apartments provide passive security to the parking court and wider site.
4. A conscious design decision was made not to provide cover over the external car parks – this would have blocked the view of the apartment block and entrances, and could have created security issues.



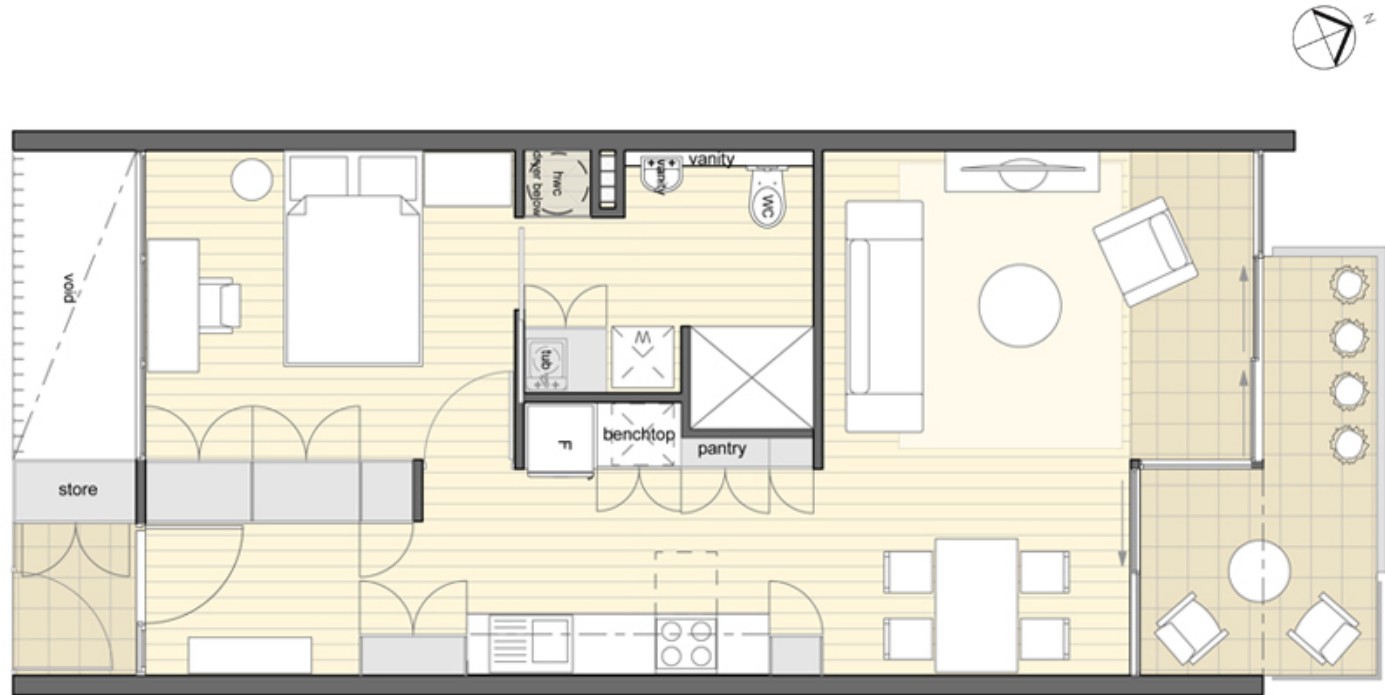
The main car parking area, centrally located within the development and overlooked by the apartments.

GETTING IT RIGHT SITE PLAN



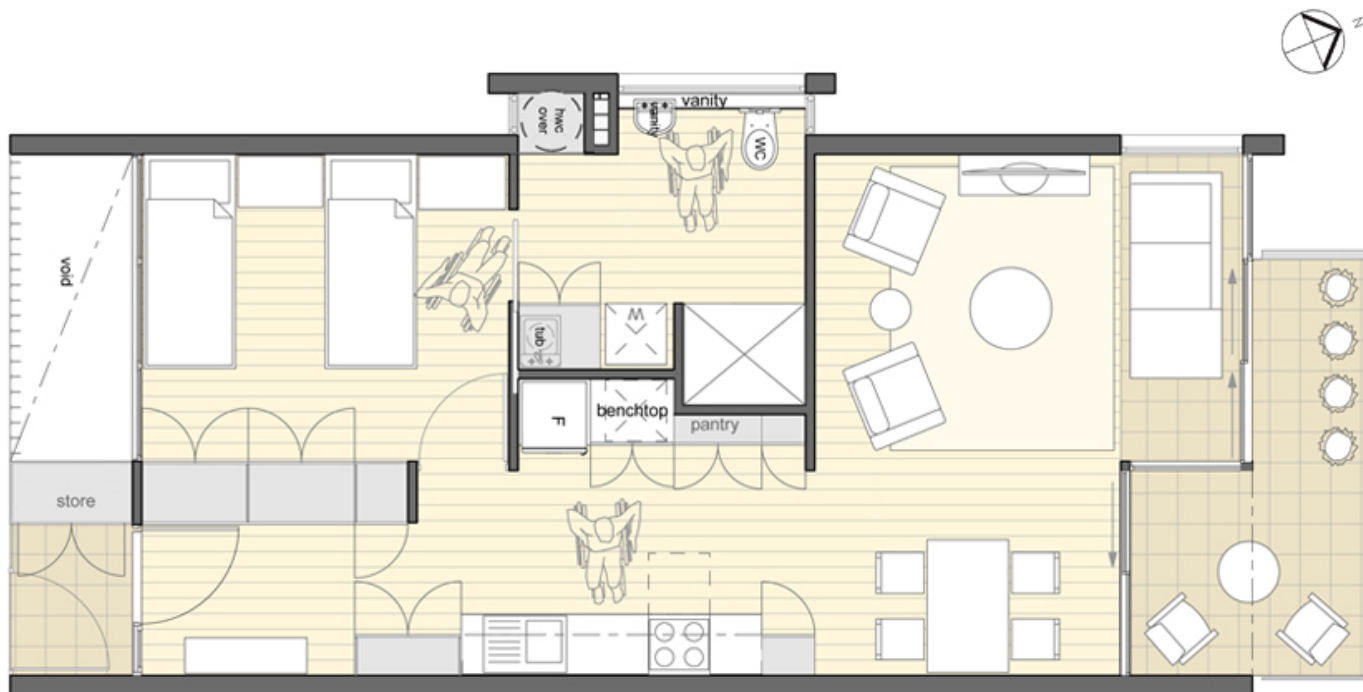
Site plan.

GETTING IT RIGHT FLOOR PLANS



Typical one bedroom apartment.

GETTING IT RIGHT FLOOR PLANS



Typical one bedroom apartment.

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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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