

A FLEXIBLE FRIEND...

20TH CENTURY
INTERPRETATION
OF THE WORKER'S
COTTAGES

AUCKLAND
DESIGN MANUAL

TE PUKA WHAKATAIRANGA | A TĀMAKI MAKĀURAU



BUILDINGS + SITES // HOUSING CASE STUDY

Arapai-Urale House
Freemans Bay, Auckland

OVERVIEW

A two storey detached house which is a contemporary take on the traditional single gable worker's cottage found in Auckland's inner suburbs. The house is simple and robust in form, allowing for the growing up of a large family.

PROJECT SUMMARY

The Arapai-Urale House is a recipient of an NZIA Award and a Resene Colour Award in 2004. The clients, a TV producer and a poet, had historical connections with the Bay, as does the house, which relates well to the area's special character requirements.

The form references its Victorian neighbours and includes deep verandahs to acclimatise the solid container to the Pacific environment.

Equivalence between the rooms plays down traditional hierarchies and ensures the small house accommodates a growing family and the large number of visitors that sometimes stay over.

The brief to the architect was relatively utilitarian with requirements such as, a small lawn, a pantry and room for six children. The design response was to weave the pragmatic requirements into a refined and abstracted take on the 19th century precedent of the worker's cottages. At first glance the design appears to be a simple proposition, upon further evaluation there is a degree of complexity in the composition. A strange cut-out of the roof provides visual interest and a break in what would have been a long roof form. This cleverly allows clear storeys to be introduced and provides daylight into upper level bedrooms and family spaces.



Looking towards the south-east elevation of Arapai-Urale House which successfully addresses Ireland Street.

KEY PROJECT INFORMATION

HOUSING TYPE DETACHED	DENSITY 40 DW/HA	ARCHITECT & DESIGN TEAM MALCOLM WALKER ARCHITECTS	YEAR COMPLETED 2003
SITE AREA 240 M²	PROJECT TYPE DETACHED FAMILY HOUSE	CLIENT/DEVELOPER TATI URALE/ ARNETT ARAPAI	PRICE BAND LOW- RANGE
Narrow site with gentle slope to the rear of the site from the street	Open plan kitchen, dinning and living 3 x bedrooms 2 x bathrooms 1 x family room		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
PARKING NO PARKING ON SITE			
Parking spaces for visitors are provided on Ireland Street			

UNDERSTANDING THE NEIGHBOURHOOD

1. The neighbourhood is the inner suburb of Freemans Bay which provides for easy walkable access to a wide range of services.
2. The neighbourhood has now changed from a previously run down and relatively poor area to a more sophisticated area reflecting the higher property prices that this area enjoys.. There is however still a level of comfort and modest scale about the area, with simple building shapes that usually face the street.



Looking towards the east (back) elevation of the house – view of central Auckland in the background.

GETTING IT RIGHT PLACING BUILDINGS ON SITE

1. The house coverage is 52% of the site, sitting approximately one metre from the front boundary. To meet height to boundary controls, side yards have been provided. This has also allowed for the translucent wall along half the length of one side of the building.
2. The site slopes from front to rear, with the main floor level below the street but elevated at the rear, allowing a stepping down off the deck to the back yard.



Looking towards the front elevation of Arapai-Urale House from Ireland Street.

GETTING IT RIGHT STREET TO FRONT DOOR

1. The main floor level is set below the footpath level which reduces the dominance to the street.
2. The main shape of the house is symmetrical, but the asymmetrical lean-to is a very clear entry point into the house.
3. The front façade has a large central segment of windows and horizontal timber screening in the apex of the gable that supports the use of the simple building shape. The large windows also provides for good sunlight into the internal spaces.



Looking towards the front elevation of Arapai-Urale House from Ireland Street.

GETTING IT RIGHT THE BUILDING

1. The form of the house draws on the simple lines of a 19th century single gable worker's cottage.
2. The materials used are simple, robust and durable. Materials include concrete block, polished concrete floors, exposed timber and polycarbonate sheeting which contrasts with the solidness of the other materials.



Looking towards the front elevation of Arapai-Urale House from Ireland Street.

GETTING IT RIGHT THE BUILDING

1. Daylight is cleverly introduced into the interior of the long building through a full height translucent screen, clear storey's and large windows.



Looking through to main living area of the house from the entrance foyer – polycarbonate sheeting on the right.

GETTING IT RIGHT THE BUILDING

1. The form and planning of the house is simple - allowing for changing uses within the house as the large family change their priorities and needs over the years.



Looking at the main living area of the house which is openly and efficiently planned.

GETTING IT RIGHT OUTDOOR SPACES

1. The internal living space and kitchen at the rear opens out onto a north west orientated covered deck, which allows family life to extend easily from the interior to the exterior.
1. The other outdoor space is the street, with the house presenting a strong supportive edge to the street.



East (back) elevation of the house opens out to a covered deck and relatively flat open garden.

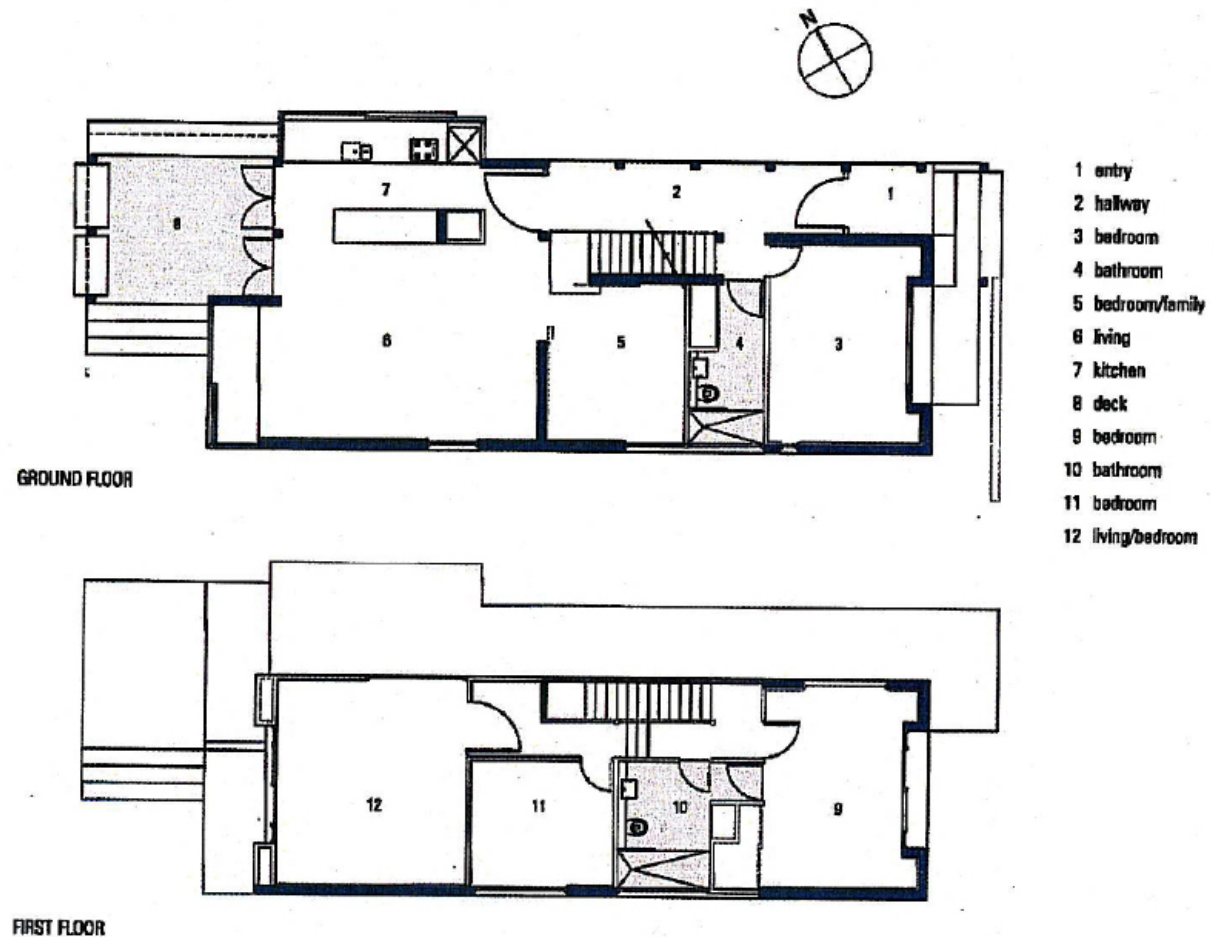
GETTING IT RIGHT ACCOMMODATING THE CAR

1. Consistent with the traditional housing arrangement of this area, the main house form faces the street invitingly, rather than a garage door or carport.
2. The street provides for parking requirements.



Looking towards the front elevation of Arapai-Urale House from Ireland Street.

GETTING IT RIGHT FLOOR PLANS



Ground floor level (top), First floor level (bottom).

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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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