

KEEPING UP APPEARANCES

REINVENTING THE TOWNHOUSE

AUCKLAND
DESIGN MANUAL

TE PUKA WHAKATAIRANGA | A TĀMAKI MAKĀURAU



BUILDINGS + SITES //

HOUSING CASE STUDY

Belmont Street
Remuera, Auckland

OVERVIEW

This is a detached contemporary house that utilises the entirety of a small inner city section of 232 square metres. The house uses the neighbouring Victorian cottage as its precedent, together they present a striking street view.

PROJECT SUMMARY

This house is a recipient of an NZIA Award in 2007.

The location for this house is in Remuera, within 300 metres of the Newmarket railway station. The street was developed in the 19th century with a diverse range of cottages and villas. Today the street has a number of different sized infill developments, and there has been various additions and alterations to the original housing.

This site contained one of a pair of narrow one and half storey cottages that were originally moved from Wahi in the early 20th century.

The neighbouring cottage is the precedent for the design response. The two can be considered a pair, one the restored example of a 19th century cottage, the other its contemporary translation.

The architect has very creatively designed a house that provides a range of delightful interpretations of the client's brief which could have otherwise been quite ordinary.

The design has responded cleverly to a difficult site given its relative narrowness. The simple main form of the house is to the front of the site, providing a strong street presence. At the rear of this form, the design cleverly blurs the line between the internal and external aspects of the house.



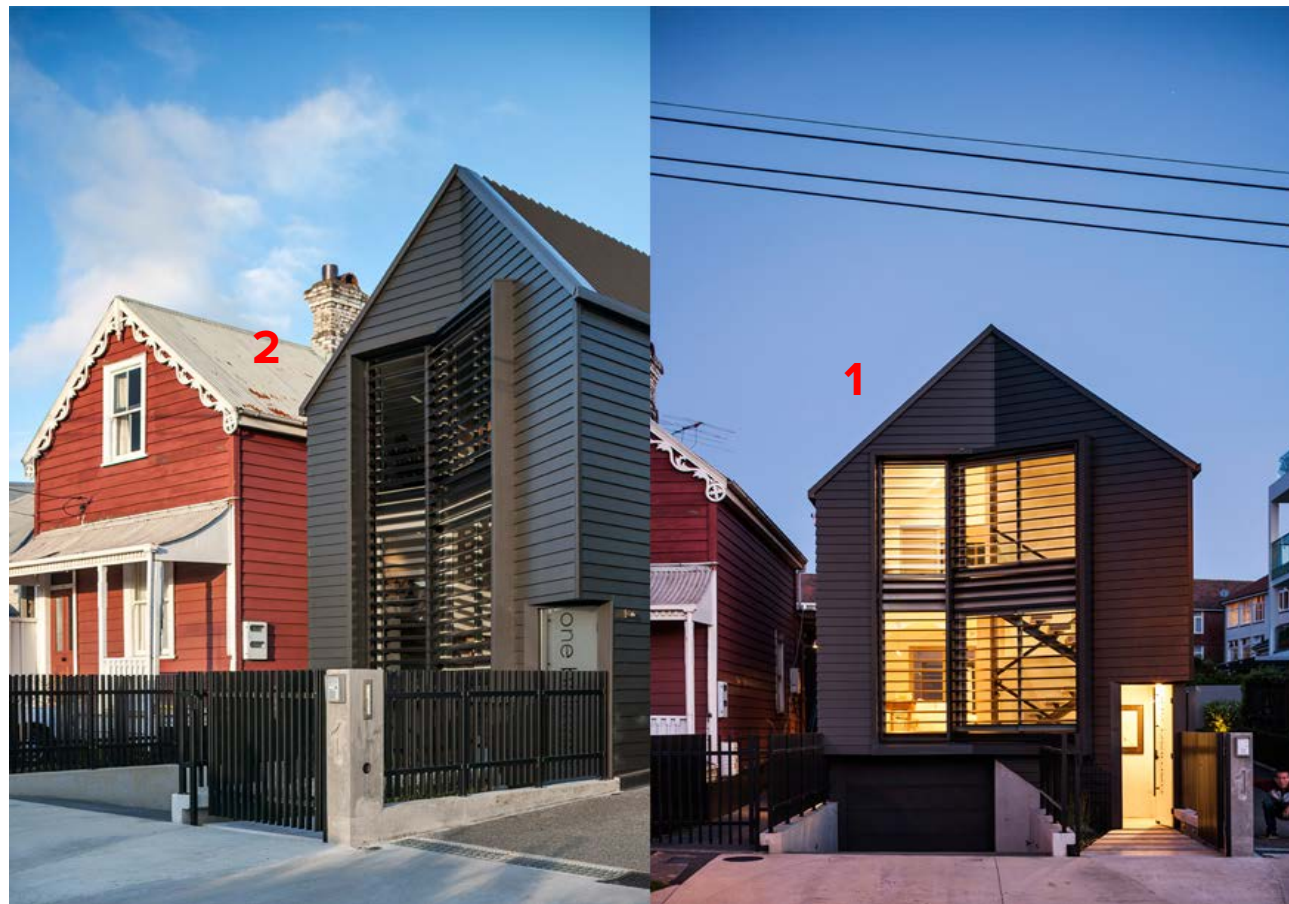
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KEY PROJECT INFORMATION

HOUSING TYPE DETACHED	DENSITY 43 DW/HA	ARCHITECT & DESIGN TEAM DANIEL MARSHALL ARCHITECTS	YEAR COMPLETED 2006
SITE AREA 230 M²	PROJECT TYPE FAMILY HOUSE	CLIENT/DEVELOPER NOT RELEASED FOR PRIVACY	PRICE BAND HIGH RANGE
Narrow and relatively sloping site with 6.1m frontage length	175 sqm total floor space		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
PARKING FRONT ACCESS	Open plan kitchen, dining and living		
Integrated single garage	2 x Bedrooms		
1 x visitor carpark on driveway	1 x Office		

UNDERSTANDING THE NEIGHBOURHOOD

1. The location for this house is in Remuera, within 300 metres of the Newmarket railway station. The street was developed in the 19th century with a diverse range of cottages and villas. Today the street has a number of different sized infill developments, and there has been various additions and alterations to the original housing stock.
2. This site contained one of a pair of narrow one and half storey cottages that were originally moved from Wahi in the early 20th century.



Looking towards the north elevation of house from Belmont Street.

GETTING IT RIGHT PLACING BUILDINGS ON SITE

1. The house utilises all of the narrow 5.5 metre wide and relatively long site. The front has a strong presence to the street, the rear pavilion opens both to the rear garden and the middle courtyard.
2. The interior uses throughout the house progress from public through to private; at the front are the dining area which overlooks the street; the kitchen is set to one side – and is more private. As you move from front to back, the functions become more private.
3. At the rear is a home office that can be accessed externally down the side of the house, passing through the courtyard.



Looking towards the private courtyard which opens out from the dining and main living area.



The upstairs bedroom is designed to overlook the private courtyard.

GETTING IT RIGHT ACCOMMODATING THE CAR

1. A garage has been incorporated in a half basement, which ramps down from the footpath. The ramp down and the set back of the single garage door, allows the main building form to hover above the more dominant element to the street.



Looking towards the north elevation of house from Belmont Street.



The garage is located towards the left side of the main entrance door.

GETTING IT RIGHT THE BUILDING

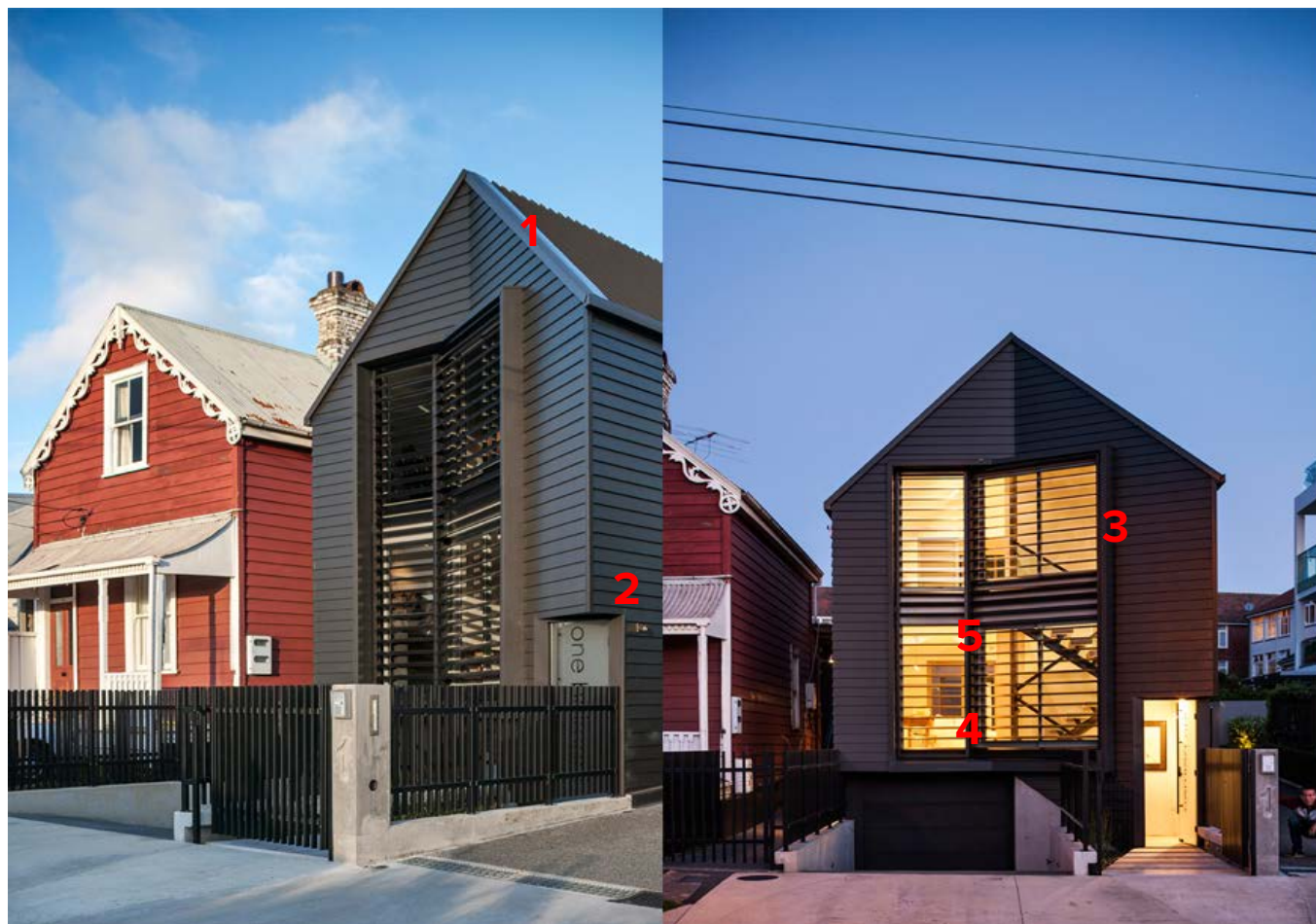
1. The building has two components; the two storey 5.5 m wide front building which sits on a basement garage and takes the neighbouring cottage as its inspiration. Given the low ceiling height of the living area, a double heightened space over part of the area has been introduced and opens out to an internal courtyard.
2. At the rear is a single storey pavilion that nestles between a courtyard and a walled private garden at the rear. It is connected to the front part of the house by a glazed corridor.
3. The cleverly placed outdoor courtyard provides both outdoor amenity and good quality day-light to the interior of the house.



Looking towards the rear single storey pavilion which nestles between the private courtyard and the main living area of the house.

GETTING IT RIGHT STREET TO FRONT DOOR

1. A vertical 'fold' in the front elevation and a louvered screen on the large front window is the architect's take on a mediation device between street and building, not unlike the veranda on the original building.
2. The fold brings half the façade forward and in turn brings the front door closer to the street. The front door is set-back underneath the 'fold' to provide weather protection. The optical illusion caused by the front path narrowing to the front door accentuates the pedestrian entry into the house.
3. The tall off-centred window and its solid louvers allows the interior to open to the street – party mode, or be closed for more privacy.
4. The garage is a half level below the main floor level with a short ramp down from the footpath level.
5. The main floor is elevated above the street providing an overlook from the interior to the street and ensures privacy when looking from the street into the house.



Looking towards the north elevation of house from Belmont Street.

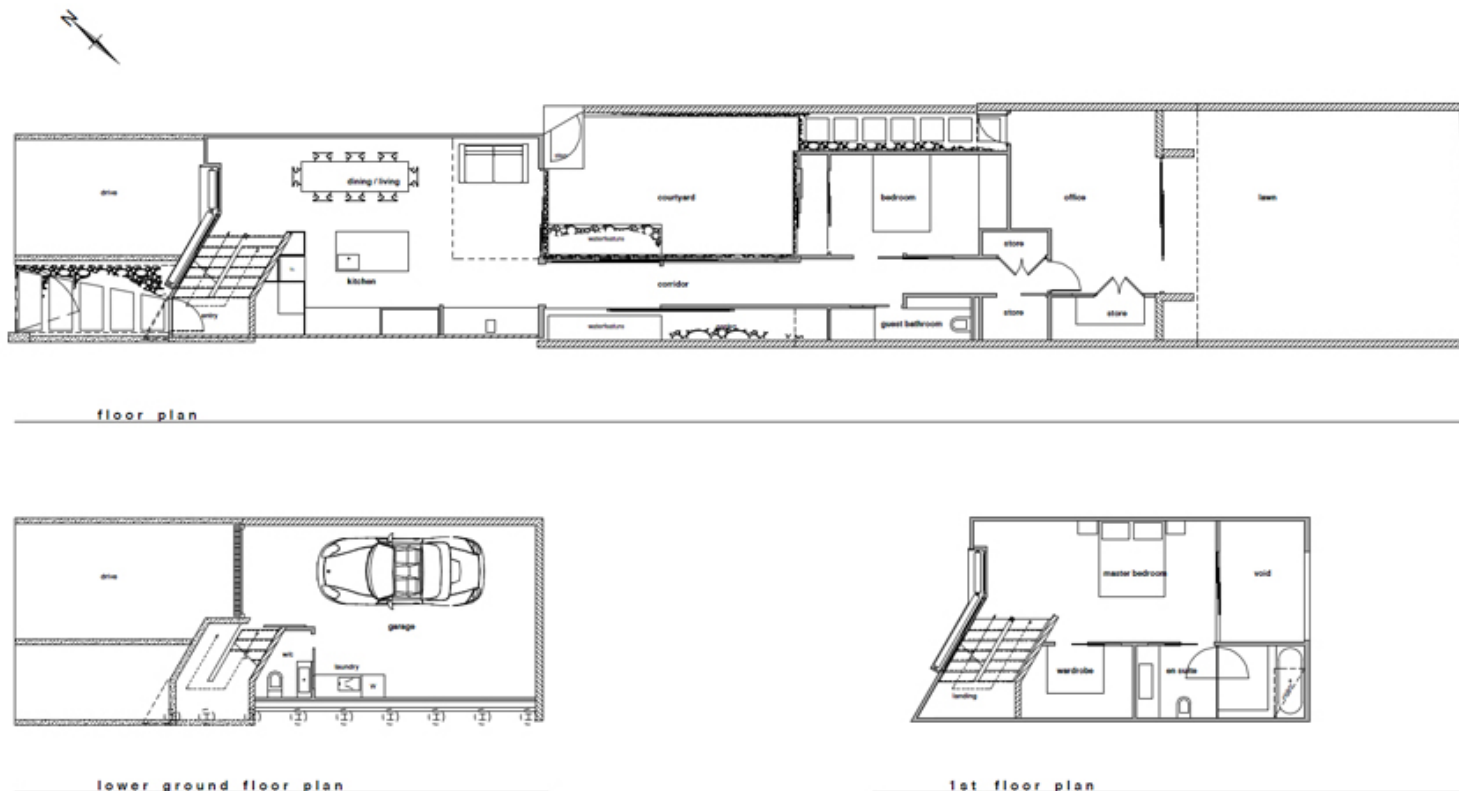
GETTING IT RIGHT OUTDOOR SPACES

1. There are three outdoor spaces; the front yard which is the foreground element of the house, the courtyard that separates the two building forms and brings light into the two halves of the house, and the rear garden that the home office oversees.



Looking towards the rear garden which is accessed from the pavilion and rear office studio.

GETTING IT RIGHT OUTDOOR SPACES



Ground level (top), lower ground level (bottom left), first floor level (bottom right).

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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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