

IT ALL ADDS UP

LANEWAY ACCESS ADDS FLEXIBILITY IN ADDISON

OVERVIEW

These houses overlooking Bruce Pullman Drive in the Addison neighbourhood in Takanini are an important demonstration of how well designed, higher density housing can create a successful edge to a reserve and street – while also creating sunny private open space for the residents.

PROJECT SUMMARY

Addison is a large masterplanned residential development in Takanini, just north of the Papakura Town centre. The overall development is on 84 hectares, and will eventually be home to 1,500 houses at a range of densities.

The 18 houses on Bruce Pullman Drive create a strong crescent form that defines the edge of the reserve. There is a consistent setback from the park, and all the buildings use a similar overall mass, form and palette of materials and colours.

Differentiation between the units is provided by having variations in the treatment of the front facades, using bay windows, decks and pergolas as a 'kit of parts'. Across the 18 units there are four distinct variations.

The orientation of the site allowed good solar gain into the backyards, and building close to the reserve maximises the sunny open space behind the houses.

The houses also introduced a new housing typology to Takanini, using secondary accommodation over some of the garages. Initially conceived as self contained dwellings, they provide an additional bedroom to add flexibility to the household. They also provide a sense of address and oversight onto the rear lane – an important contributor to the security of this space.

The design of the rear lanes was critical to the success of the project. The garages are stepped to provide space for landscaping and lighting, there is a range of high quality materials, and the two storey garages with accommodation above 'bookend' and overlook the space.

The Addison development was an innovative, exciting development for Takanini that tested new ground for medium density development that put a priority on integrated master planning and best practice design. Research* shows that pushing the boundaries with good design was worth it, with housing in Addison achieving higher prices and going up in value faster than comparable properties in the surrounding areas.



Looking down the crescent of houses from Bruce Pullman Drive.

KEY PROJECT INFORMATION

| | | | |
|---|---|---|--|
| HOUSING TYPE DETACHED | DENSITY 36 DW/HA (Gross) 41 BEDS/HA | ARCHITECT & DESIGN TEAM SHANAHAN ARCHITECTS | YEAR COMPLETED 2006 |
| SITE AREA 2457 M² (LOT 6B WEST) The site is relatively flat with no topographical challenges. | PROJECT TYPE COURTYARD HOUSES (Addison Housing Development – Parkside Executive Homes) 9 x detached dwellings (2 levels) Ground Floor areas range from 64sqm to 68sqm The houses also introduced a new housing typology to Takanini, providing secondary accommodation over some of the garages | CLIENT/DEVELOPER ADDISON DEVELOPMENT LTD. | PRICE BAND MID-RANGE A mid-range project would typically have a current build cost of \$2000 - \$3000 per m ² , exclusive of land costs, professional services and regulatory fees |
| PARKING REAR ACCESS Double garage per dwelling + 3 visitor car parking spaces | | | |

UNDERSTANDING THE NEIGHBOURHOOD

1. Addison is on the edge of Takanini; an area which previously had minimal medium density housing and no large masterplanned developments. The development aims to offer a different housing product to the traditional stand alone suburban house.
2. The design and detailing of the houses create a clear identity and sense of place. Addison has a design guide to ensure the different parts of the development meet a quality standard and maintain consistent character across the development.
3. The site is flat, and the orientation of the wider block (generally north-south) means that the open space behind the houses has good access to northerly sun.
4. The curved row of houses forms a central focal point for this stage of the development. The group of houses terminates the view from one of the main roads in, and the open space is the largest reserve within the centre of this part of Addison.
5. Research has shown that well designed, masterplanned developments have a higher average value and increase in value faster than the conventional suburban counterparts.
*<http://mfe.govt.nz/publications/urban/urban-design-case-study-addison-jun07/html/page9.htm>



View looking south-east along Bruce Pullman Drive showing the park and front elevation of the houses.

GETTING IT RIGHT PLACING BUILDINGS ON SITE

1. The rear lane access behind the houses is fundamental to the success of the project - this allows an uninterrupted building frontage to the park with no vehicle crossings.
2. The orientation of the site (and the road) means that all back yards have access to northern sun. The small front setback maximises the amount of private open space to the rear of the houses, and they are all private and secure.
3. The landscaped frontage is carefully designed to provide some horizontal separation with planting used as a buffer from the public footpath to give privacy to the houses.
4. The main driver for the design was to create a strong, well defined edge to the curve of the park. The houses are all built close to the park boundary with a consistent setback. The houses use a consistent building form and similar palette of materials and colours to give a sense of continuity.



View looking south-east along Bruce Pullman Drive showing the park and front elevation of the houses.

GETTING IT RIGHT STREET TO FRONT DOOR

1. The houses are designed to directly overlook and address the park. Front doors are clearly visible, planting and fencing is kept low, and there are large windows on the front of the houses. Having 'eyes on the street' makes it safer, as users of the park are aware they are being observed.
2. The path on the edge of the park is the public access to the fronts of the houses, including the letterboxes. This means the houses generate activity along its edge, as well as overlook the park. Well used spaces with active edges are safe spaces.
3. The houses, street and park have been designed together. Best practice is to make public spaces as public as possible, which often means having at least one edge against a public road.
4. The houses use a consistent architectural form, setback from the street and palette of materials and colours to provide a consistent built edge to the reserve and Bruce Pullman Drive.
5. The street edge is landscaped with a mix of stepped retaining made out of concrete block and landscaping. The front yard is designed to provide privacy to the residents, while still having a sense of openness against the street.
6. All houses have a generous front porch which provides weather protection.



View looking east across Bruce Pullman Drive at the units at the southerly end of the curve.

GETTING IT RIGHT THE BUILDING

1. The building is well insulated – well above the minimum standards required in the building code.
2. The houses have been designed to be easy to heat, light and cool naturally. The majority of the glazing is on the east and west facing facades allowing access to morning and afternoon sun. There is minimal glazing on the southern elevations to reduce heat loss.
3. The materials are robust, the building is easy to maintain and this will ensure it continues to look attractive over time.
4. The buildings use a consistent form, range of materials and colours to provide a consistent streetscape. However, to provide individuality to the buildings there are range of façade treatments. Within the street of 18 houses there are four distinct variations. This includes using bay windows, upstairs balconies, and porches.
5. Addison has a design guide to ensure developments meet a consistent standard of design quality and appearance. These are maintained and enforced through the use of covenants and an incorporated society.



View looking south-east along Bruce Pullman Drive showing the park and front elevation of the houses.

GETTING IT RIGHT OUTDOOR SPACES

1. The orientation of the lots means that all the outdoor spaces are on the sunny side of the house. Building close to the street maximises the amount of usable open space.
2. The rear yard opens directly out from the main living area with planting and 1.8m high fence at the rear for privacy. A partly screened service area has been located off the laundry/garage and provides the 3000 litres water tank, fold out clothes line and refuse and recycling bins.
3. The outdoor areas are designed to be easy care, low maintenance spaces, with minimal amounts of grass. These spaces are for sitting and entertaining; the reserve at the front of the house provides space for active uses.
4. The houses have been designed to consider privacy of adjacent courtyards by placing windows in locations that minimise overlooking.



Looking into the outdoor entertainment and resting area.

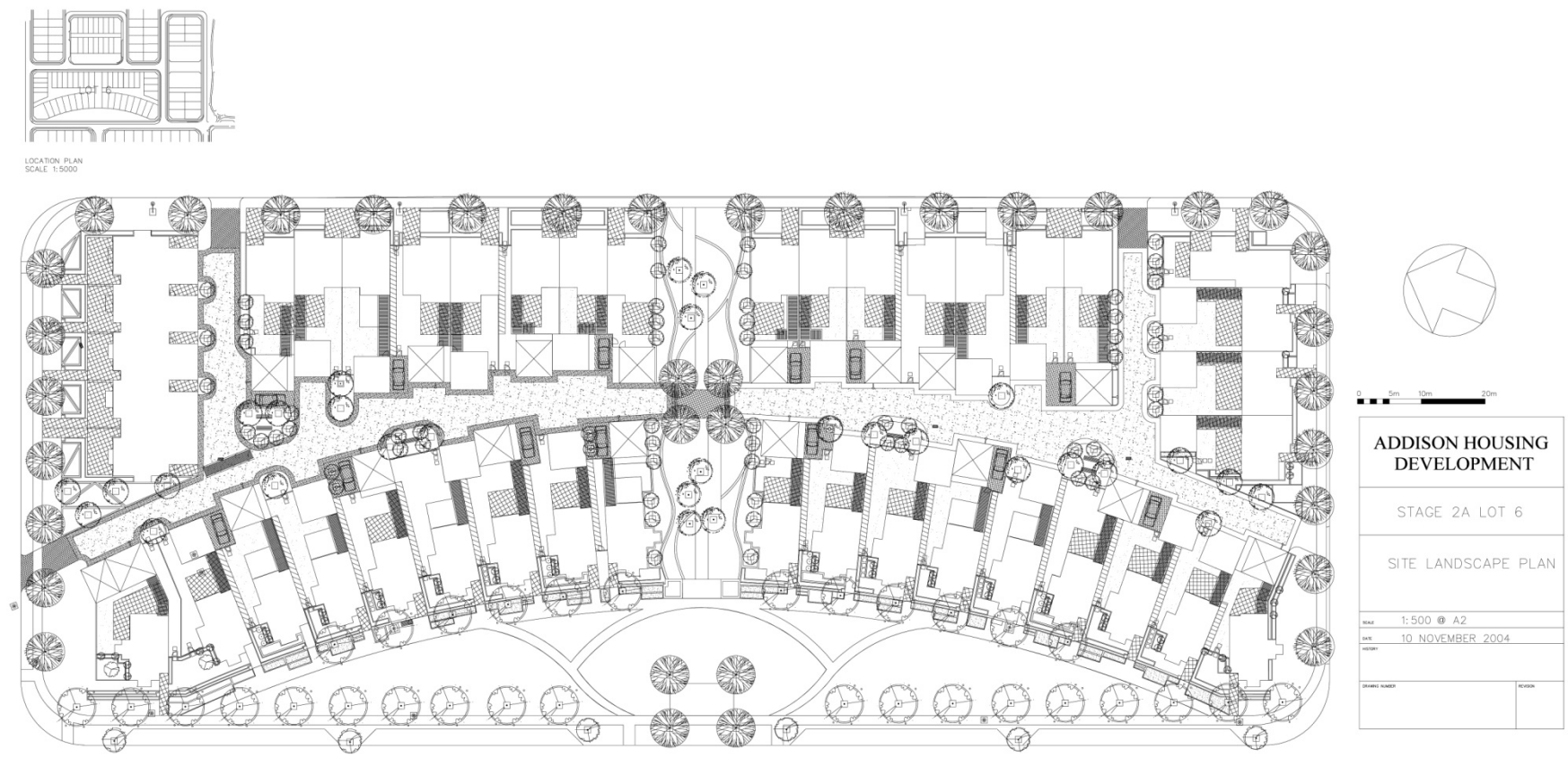
GETTING IT RIGHT ACCOMMODATING THE CAR

1. The lane is overlooked by the accommodation above the garages – which makes it safe and secure. The front doors give a sense of address, and the windows provide 'eyes on the street' or passive surveillance.
2. Having the garages at the rear of the house provides more space for the formal open space on sunny side of the site. The rear lane allows a continuous built edge to the reserve on Bruce Pullman Road with no interruptions from driveways.
3. The lane is open, landscaped, includes visitor parking and seating and uses high quality paving materials. Fencing is permeable and privacy to the houses is provided through screening and planting. It is designed to be an attractive, useful space.
4. Vehicles are cleverly managed so that they are integrated into the development without dominating the outdoor amenity of the wider surrounds.



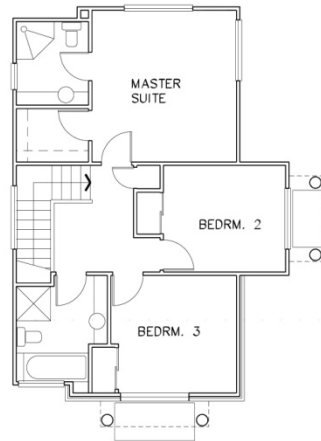
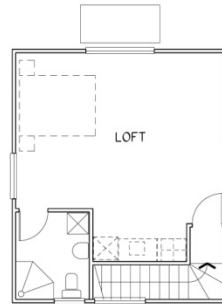
Looking into one of the rear lanes from Bruce Pullman Drive.

GETTING IT RIGHT SITE PLAN

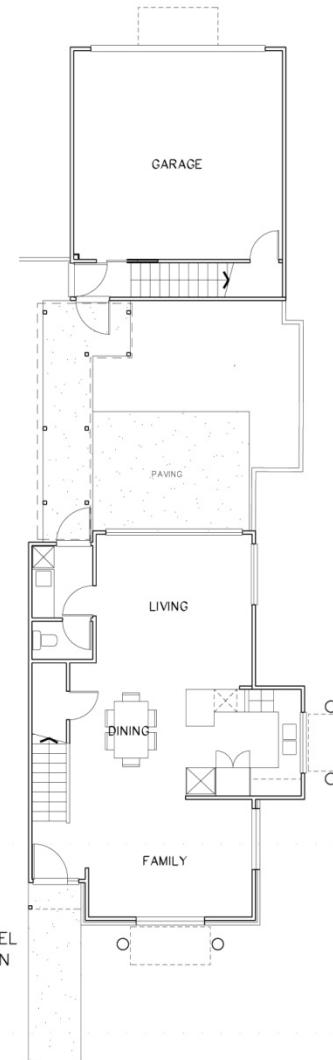


Location and Site Plan.

GETTING IT RIGHT TYPICAL FLOOR PLANS



UPPER LEVEL
FLOOR PLAN
SCALE 1:100



LOWER LEVEL
FLOOR PLAN
SCALE 1:100

| WESTERN UNITS | |
|-------------------------------|--------------------|
| SALES No. | 140 |
| LOT NO. | 6 |
| STAGE | 2A |
| VARIATION: STANDARD DESIGN | |
| REVISION: 1 | DATE: 01/05/05 |
| TOTAL GROUND FLOOR AREA | 103m ² |
| UNIT GROUND AREA | 64.8m ² |
| UNIT UPPER AREA | 61m ² |
| LOFT | 34m ² |
| GARAGE | 38.2m ² |

NOTE:
LOFT

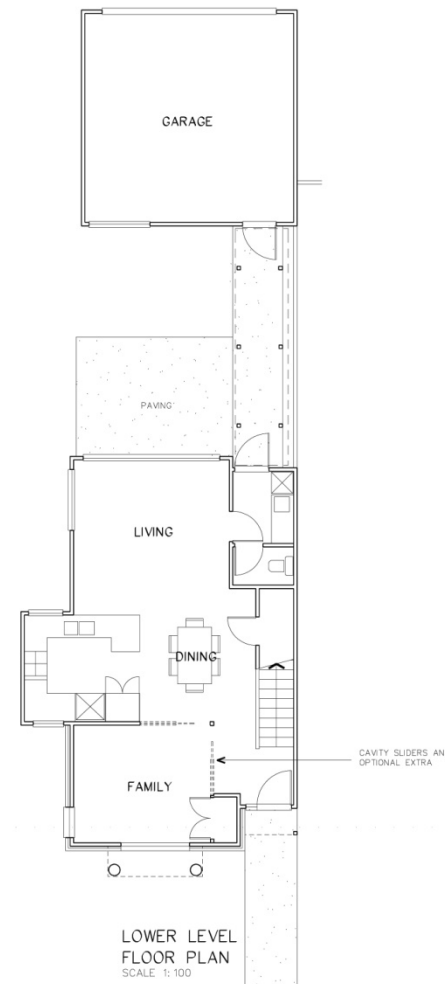
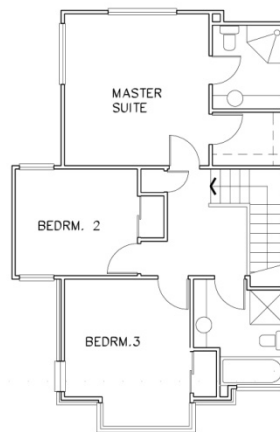
LOFT FITOUT, INCLUDING ELECTRICAL
FITOUT, H.W.C. INTERIOR LININGS,
INSULATION, INTERIOR FITOUT, CEILING,
BATHROOM AND FLOOR COVERINGS
ARE OPTIONAL EXTRAS.



ELEVATION GUIDE

WESTERN UNITS

GETTING IT RIGHT TYPICAL FLOOR PLANS

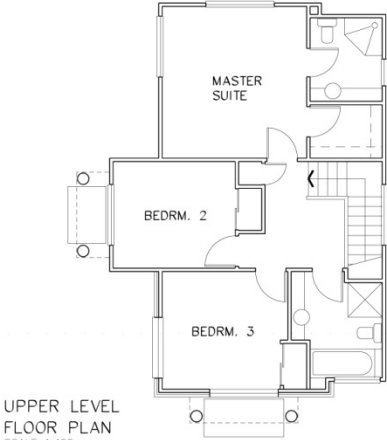
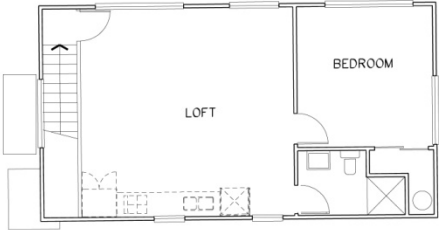


| WESTERN UNITS | |
|-------------------------------|--------------------|
| SALES No. | 141 |
| LOT NO. | 6 |
| STAGE | 2A |
| VARIATION: STANDARD DESIGN | |
| REVISION: 1 | DATE: 01/05/05 |
| TOTAL GROUND FLOOR AREA | 98m ² |
| UNIT GROUND AREA | 65.5m ² |
| UNIT UPPER AREA | 63.6m ² |
| GARAGE | 32.5m ² |

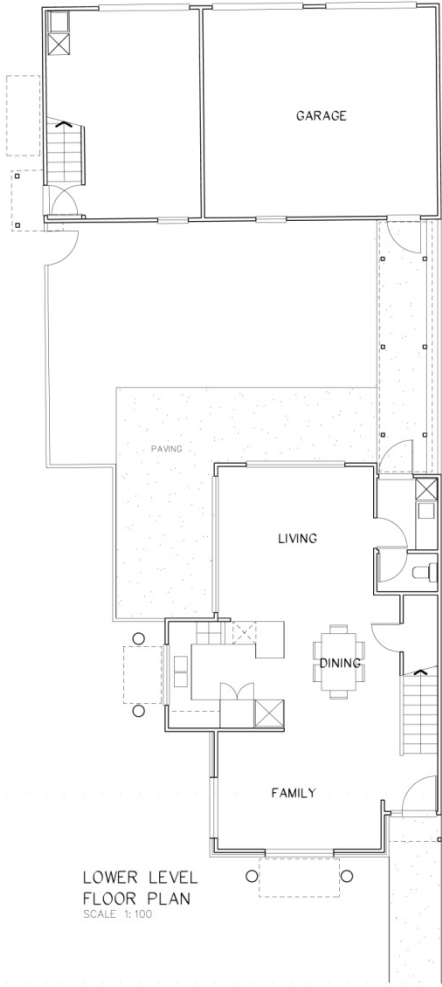


WESTERN UNITS

GETTING IT RIGHT TYPICAL FLOOR PLANS



UPPER LEVEL
FLOOR PLAN
SCALE: 1:100



LOWER LEVEL
FLOOR PLAN
SCALE: 1:100

| WESTERN UNITS | |
|-------------------------------|--------------------|
| SALES No. | 148 |
| LOT No. | 6 |
| STAGE | 2A |
| VARIATION: STANDARD DESIGN | |
| REVISION: 1 | DATE: 01/05/05 |
| TOTAL GROUND FLOOR AREA | 125m ² |
| UNIT GROUND AREA | 65.1m ² |
| UNIT UPPER AREA | 61m ² |
| LOFT | 59.7m ² |
| GARAGE | 59.9m ² |

NOTE:
LOFT
LOFT FITOUT, INCLUDING ELECTRICAL
FITOUT, HWC, INTERIOR LININGS,
INSULATION, INTERIOR FITOUT, CEILING,
BATHROOM AND FLOOR COVERINGS
ARE OPTIONAL EXTRAS.



WESTERN UNITS

AUCKLAND DESIGN MANUAL

TE PUKA WHAKATAIRANGA | A TĀMAKI MAKĀURAU

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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