

SITTING PRETTY

CLEVER LAYOUT LINKS LAKESIDE HOMES

OVERVIEW

These five houses on Ridge View Crescent form an important part of the wider Anselmi Ridge development. They are the backdrop to the lake that is the community heart of the neighbourhood, and are a successful edge to the open space and street that are on either side of the houses.

PROJECT SUMMARY

Anselmi ridge is a masterplanned community on the edge of Pukekohe developed by McConnell Properties. The wider project sits just beyond the fringe of the existing urban area, on what was previously farmland. The development provides a range of house types over rolling topography, with the lake and open space forming a central community feature.

The five houses on Ridge View Crescent have been designed as a group to address both the street on one side, and overlook and frame the park edge on the other.

The relationship to the open space and lake was a key driver for the design. The houses had to follow the Anselmi Design Guidelines which require that there are no solid fencing to open space, and that sightlines from the house to reserves are maintained. The development uses the level change to the park, plus a mix of landscaping, to provide privacy for the occupants while allowing the buildings to engage with the edge of the lake.

The buildings have been carefully sited so the form of the individual dwellings maximises sunlight admission into the private open spaces, while providing privacy between the individual dwellings.

The houses use repeated shapes, and a similar palette of materials and colours so they are perceived as a group. Variation is provided by subtle changes in materials and the overall forms to give a sense of individuality to each building, while still allowing them to be read as a group.

Overall, the house designs successfully provide a sense of address and oversight over both the lake and the street, while providing very different conditions to both edges. They provide a sense of enclosure to the lake, and a backdrop to wider view from across the park.



The five houses sit proudly overlooking Anselmi Ridge lake and walkway.

KEY PROJECT INFORMATION

HOUSING TYPE DETACHED	DENSITY 25 DW/HA	ARCHITECT & DESIGN TEAM CONSTRUKT ARCHITECTS LTD	YEAR COMPLETED 2013
INDIVIDUAL SITE AREA 350 - 520 M²	PROJECT TYPE MASTER PLANNED RESIDENTIAL DEVELOPMENT	CLIENT/DEVELOPER MCCONNELL PROPERTY LIMITED	PRICE BAND MID-RANGE
<p>The wider master planned site sits just beyond the fringe of the existing urban area, on what was previously farmland. The development provides a range of house types over rolling topography, with the lake and open space forming a central community feature.</p>		<p>A mid-range project would typically have a current build cost of \$2000 - \$3000 per m², exclusive of land costs, professional services and regulatory fees</p>	
PARKING FRONT ACCESS	<p>Anselmi ridge is a masterplanned community on the edge of Pukekohe developed by McConnell Properties.</p> <p>The five houses on Ridge View Crescent have been designed as a group to address both the street on once side, and overlook and frame the park edge on the other.</p>		
<p>All houses caters for 2 x internal garage spaces with 1 x visitor parking space accommodated on the front of the drive. On-street car parking is provided too.</p>			

UNDERSTANDING THE NEIGHBOURHOOD

1. The lake forms a central focus of the neighbourhood and is part of a network of parks. It is also a low-impact stormwater device that treats all stormwater before it is discharged into the wider environment. Good design has turned a functional device into a community asset.
2. The houses are part of a wider masterplanned development. Design quality is maintained through the use of Anselmi Ridge Design Guide and a design review process. This encourages a range of designs and house types while ensuring a high standard of design.
3. Public access to the edge of the lake is an important feature of the overall design of the masterplan.
4. The development also includes a Residents Society which manages and maintains streets and open spaces, and ensures compliance with the covenants.



The five houses sit proudly overlooking Anselmi Ridge lake and walkway.

GETTING IT RIGHT PLACING BUILDINGS ON SITE

1. None of the private outdoor living areas are overlooked by the neighbouring houses due to a conscious design decision of not having windows on the boundary walls.
2. Retaining walls are kept low and screened with a battered earth bank and landscaping. Planting also provides privacy for the occupants without using solid walls or high fences.
3. The level change means most of the private open space is above eye level, so becomes more private the closer you get to the house.
4. The lake-side walkway is overlooked and addressed by the houses – which makes the wider environment safe and secure.
5. The five houses are two stories tall to maximise views over the park and lake, and to provide more outdoor space at ground level. Buildings are located close to the street to create more space behind the house, and the 'L' shaped building plan means the building provides a built edge to the road and the reserve.



Looking towards the houses as a collective entity from Anselmi lake and communal park.

GETTING IT RIGHT STREET TO FRONT DOOR

1. The relationship between houses has been carefully considered to protect privacy and maximize sunlight into both interior and exterior living spaces.
2. The houses overlook the street which supports the quality of the public environment and supports increased public safety.
3. The street planting inter-spaced with car parks, a low fence, post box, front path, driveway and front yard planting are all selected for a high quality environment that provides the demarcation between house and street.
4. The different setbacks and a variety of materials have been used on the front of the house to add visual interest and break up the front façade.
5. A recessed entry to the front door is provided for weather protection. Universal Design principles are adhered to in this instance as there are no level changes when entering the house from the driveway. This caters for people of all ages and abilities.



Looking at a detached house from the street interface.

GETTING IT RIGHT THE BUILDING

1. The building form has a number of recesses on both interfaces (lake-side and street-side) which provides for greater opportunities to bring daylight into the main rooms from two sides.
2. All living spaces are oriented to maximise the northern aspect. A conscious design decision was made to have all internal living spaces and master bedrooms face the lake to access the view and sun.
3. Each house has a dedicated pedestrian linkage down to the lake from the private outdoor living court.
4. The houses are designed to step down the slope in paired platform levels. The cost of the retaining is kept down as it is incorporated into the structure of the building.



Looking towards the houses as a collective entity from Anselmi lake and communal park.

GETTING IT RIGHT THE BUILDING

1. None of the private outdoor living areas are overlooked by the neighbouring houses due to a conscious design move of not providing windows on the boundary walls.
2. The skilful use of interconnected forms, shared walls and fences creates a cohesive whole. There is both variety that helps break down the form and cohesion through the design style and materials that holds it together.
3. Having a simple but effective series of roof geometries butting against each other help bring out key architectural design moves of these houses. Secondary features such as pergolas and retractable awnings on windows also play a role in creating the identity of the house.



Back elevation of a detached two storey house when viewed from Anselmi lake-side.

GETTING IT RIGHT OUTDOOR SPACES

1. The rear yard opens directly out from the main living area with planting and 1.8m high trellis fence at the front for privacy. A partly screened service area has been carefully located off the laundry/garage and provides the water tank, fold out clothes line and refuse and recycling bins.
2. All outdoor spaces within the overall development are coherently and consistently planned and landscaped with mature and local vegetation/trees.
3. The outdoor area provides a series of spaces with different levels of sunlight access, different surfaces, overhead cover and privacy. The spaces are flexible, and can be used for a range of activities, at different times of the day and in different weather conditions.
4. The courtyard is not overlooked by the neighbouring houses.
5. The cut-outs provide for sun light to filter into outdoor sitting and eating area. This does not darken this space.



View into a private outdoor space of a detached house which is accessed from both street and lake-side.

GETTING IT RIGHT ACCOMMODATING THE CAR

1. The garage door is integrated to the main primary form and façade of the house. This is achieved by projecting the same building material from level one to the bottom floor garage door so that it is read as a continuous surface.
2. Instead of using the conventional double garage door, single doors are being used to improve the visual impact and attractiveness of the house.
3. Secondary garage is set back 6 meters from the street and footpath. While this provides positive address to the street by minimising the impact of vehicle dominance at the front of the house, it provides an alternative car parking space which could be used by the visitor instead of depending on -street car parking.
4. While providing light and air into main bedroom spaces, the high level windows provides passive surveillance and sense of security to the front of the development and overall street context.



Looking towards the front elevation of a two storey detached house from Anselmi street-side.

GETTING IT RIGHT TYPICAL FLOOR PLAN



Ground Floor 127 m²
 First Floor 60 m²
 TOTAL 187 m²



Typical Floor Plan

GETTING IT RIGHT ELEVATIONS



Street Elevation (top), Parkside Elevation (bottom).

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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