

# Example Design Statement //

# RESIDENTIAL - 5 DETACHED

The following Design Statement has been developed from the the original drawings and associated material for five detached dwellings by Shanahan Architects Ltd.



EXEMPLAR CASE STUDY

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# Site Analysis

This analysis summarises the key observations about the site. Key points include:

- ▶ The site is located in a leafy neighbourhood.
- ▶ The street has moderate residential traffic.
- ▶ It is within a 200m walking distance to a cluster of main street shops, supermarket, restaurants and cafes, green public open space, and a local primary school. Therefore, it is in an area that is appropriate for compact housing. Furthermore there are existing town houses with small lots in the area.
- ▶ The immediate neighbourhood is characterised by a mix of detached single and two storey houses, multi- unit flats, and semi-detached town houses.
- ▶ The Californian bungalow is the predominant architectural style in the street to the north.
- ▶ The common building exterior finishes in the area include timber weatherboards, timber and aluminium joinery, and tile or corrugated steel roofs.
- ▶ Building setbacks for adjacent properties are consistently within the range of 6.5m-9m from the front boundary.
- ▶ Existing mature Totara and Pohutukawa trees on the front boundary of subject site are important to the local streetscape and provide a form of privacy screening from the properties across the road.



View west up Ewington Avenue

- ▶ The entry point to the site is located at a bend in the road. It is shared by several adjoining driveways.
- ▶ The site and neighbouring streets are predominantly flat, with a slight slope only
- ▶ Generous street space with two travel lanes, 2m wide footpaths, 2m wide berms with street trees, and on-street parking on both sides of the street.

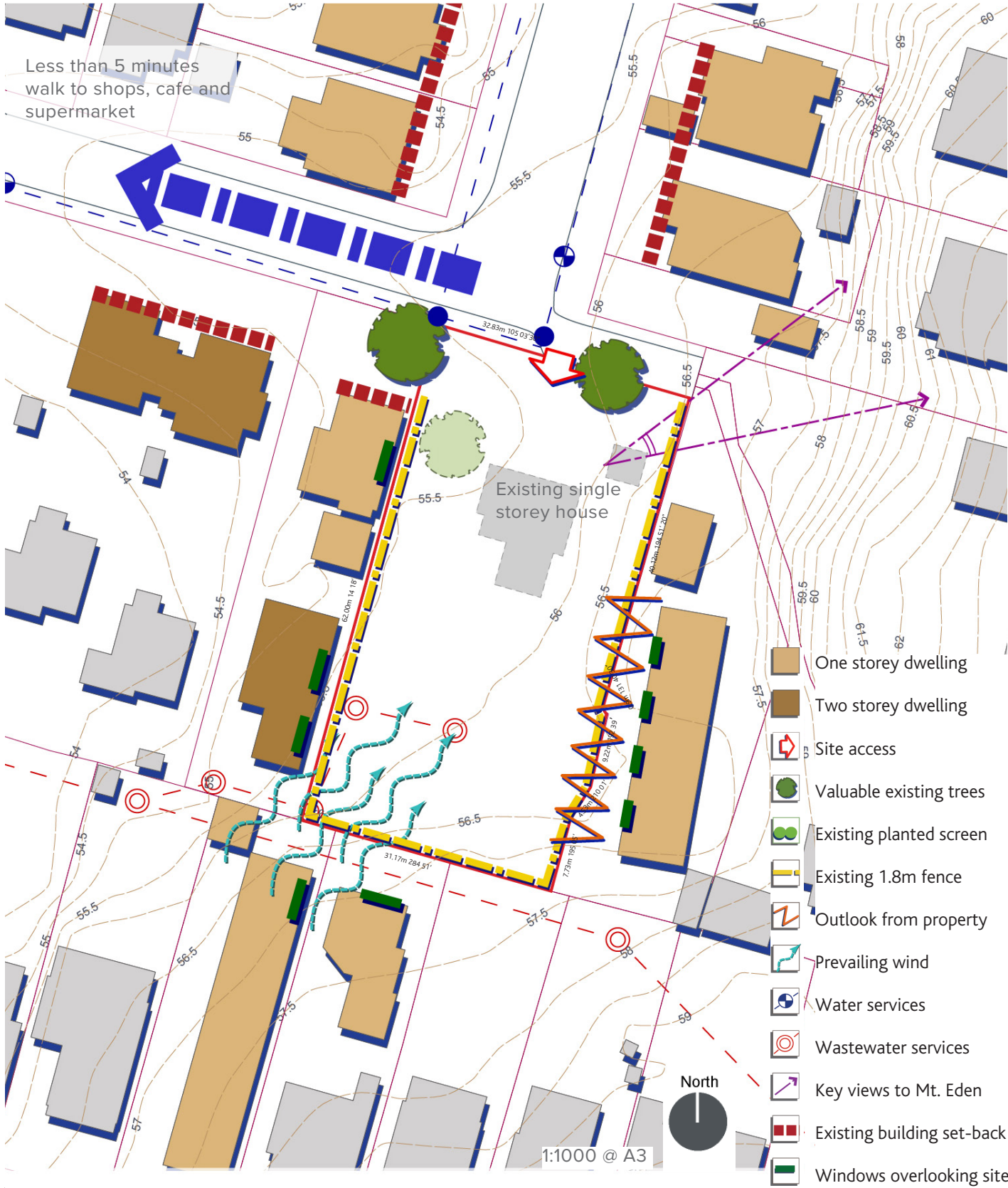
DESIGN IMPLICATIONS

- ▶ The massing of the development should be of similar scale to the surrounding properties, and no more than two storeys high.
- ▶ Building set-backs should be consistent with adjacent properties to maintain the existing street character.
- ▶ Vehicular access needs to be in a location that has good visibility for entering and exiting at the bend, and must not conflict with movement from adjoining driveways.
- ▶ Existing mature Totara and Pohutukawa trees should be retained.
- ▶ Building design should respond to the established Californian bungalow architectural style, and be constructed with materials that are common in the area.



View north up Kenyon Avenue

## SITE ANALYSIS PLAN



Site analysis plan



# Streetscape Character

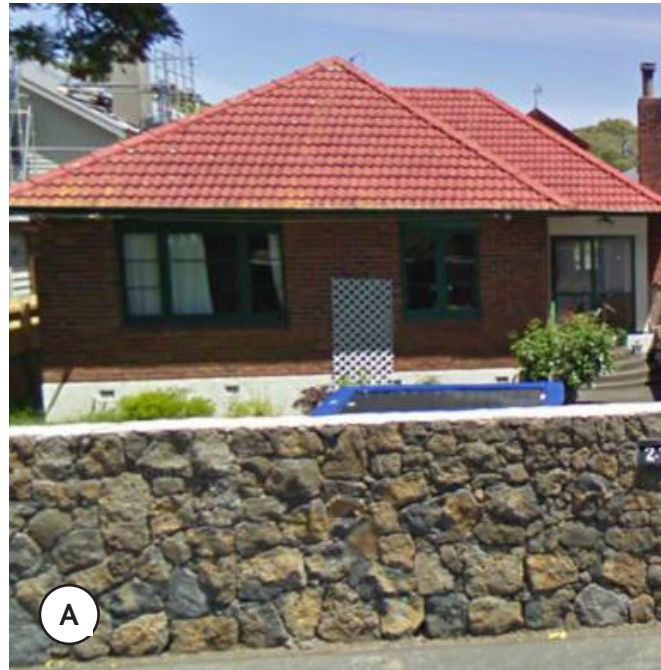


## DESIGN IMPLICATIONS

- ▶ Building height should be no more than two storeys high - consistent with existing housing in the area.
- ▶ Allow a similar building setback to maintain the character of the existing streetscape.
- ▶ Consider the use of timber weatherboard cladding, gabled roof form and chimney detail - these are common in the immediate neighbourhood.
- ▶ Front fence height should be no more than 1.8m and compatible with what exists on adjoining properties.

### The immediate residential neighbourhood consists of:

- ▶ Predominantly single storey Californian bungalows with timber weatherboard exterior cladding. Gable or hipped roofs and brick chimneys are a strong visual character in the street, and the roofs are generally coloured corrugated steel or tiled. Other styles of housing on the street include villas with bay windows, single storey multi-unit flats, and semi-detached double storey town houses.
- ▶ Building frontages are generally wide and occupy most of the street frontage. The elevations have a consistent gentle gradient hip or gable roof form, small overhanging eaves, large windows, and front entry door mostly in the centre.
- ▶ Building setback are consistent and range between 6.5m to 9m from the front boundary. Front yards are generally landscaped for outdoor living or partially paved for parking, and typically have main living spaces that front onto them.
- ▶ A mix of fencing treatments including random-coursed stone walls, concrete block walls, picket fences, and mature hedges. Fences have a height range between 0.5m to 1.8m, and typically have an opening or gate for driveway access.



A single storey brick and tile house is located on the adjoining site to the west. The existing 1.2m high fence defines the front private yard and is constructed in a combination of random-coursed stones and timber.



The immediate neighbourhood predominantly includes Californian bungalows constructed with timber weatherboard cladding.



A range of boundary treatments exist in the area, including stone walls, concrete block walls, picket fences, vertical timber panels and mature hedges.



A two storey semi-detached town houses is located on the neighbouring site to the west of the subject site. The timber weatherboard cladding and gable roof is consistent with the areas predominant bungalow architectural style.



The majority of the properties are detached single storey houses with generous private open space to the rear. Building set backs on the street are relatively consistent, and range between 6.5m to 9m. Front yards on the street are generally well defined spaces that are either paved for parking purposes or landscaped for outdoor living.



Gable or hipped roofs with brick chimneys are a strong visual character in the street and the roofs are generally coloured corrugated steel or tiled. The elevations have a consistent gentle gradient hip or gable roof form, small overhanging eaves, large windows, and a front entry door mostly in the centre. Rooms that front the street are typically main living rooms and bedrooms, providing good passive surveillance.



Building frontages are generally wide and occupy most of the street frontage, with a single car width driveway down the side of the property.



# Natural & Cultural Environment and Movement

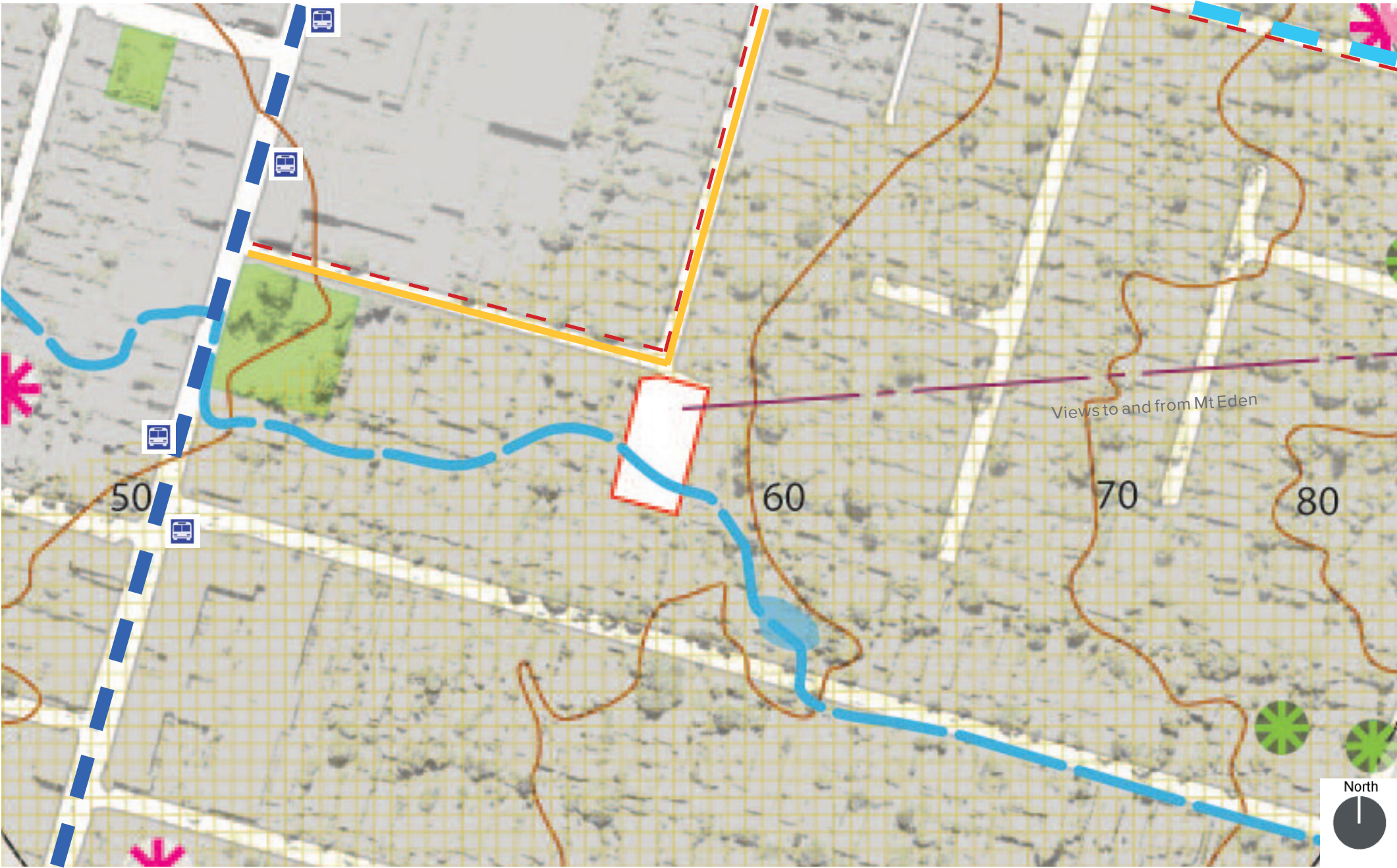
## Key observations about the local natural and cultural environment include:

- ▶ The site is situated in a generally flat neighbourhood, with topography rising up to the east towards Mount Eden, and falling gently towards Eden Park stadium.
- ▶ These major destinations for recreation are located 800m or approximately 10 minutes walk from the site.
- ▶ There are views to Mount Eden in the east, from the northern boundary of the site. There is a protected volcanic cone view-shaft over the site limiting heights to 39m above ground level.
- ▶ There is a pocket park: Ballantyne Square, located at the end of Ewington Road, at the junction with Dominion Road. The space has a mixture of soft and hard landscaping and is used for passive recreation and as a local events space.
- ▶ There are no places of cultural or historical importance within immediate vicinity of the site, although there are a number of historic buildings and protected trees approximately 400m from the site.
- ▶ There is a overland flow path that crosses the site.

## Key observations about local movement networks include:

- ▶ There are a number of bus stops and services within an approximate five minutes walk of the site, including direct connections to the city centre.
- ▶ The site is situated on a local street, with good connections to Regional and District Arterial routes including Dominion Road to the west; Mt Eden Road to the east and Valley Road to the north.
- ▶ Dominion Road shops are a short walk from the site, including a Countdown supermarket.
- ▶ Mt Eden primary school is within a 5 minute walk of the site.
- ▶ Mt Eden village and Eden Park stadium are approximately a 10 minute walk from the site
- ▶ Kingsland train station is approximately 15 minutes walk from the site
- ▶ Ewington Avenue is 13m wide, with a 8m carriageway that accommodates on street parking on both sides, and 2.8m footpath on either side.
- ▶ Kenyon Avenue is 20m wide, with a 10m carriageway that accommodates on street parking on both sides. There is a 2.5m footpath on both sides of the street, with a 2.5m wide planted berm on the road side.

## NATURAL & CULTURAL ENVIRONMENT and MOVEMENT PLAN



### Natural and Cultural Environment

- Public open space
- Volcanic Cone visual protection zone
- 10m interval contours
- Historic heritage buildings
- Protected trees
- Overland flow path affecting site

### Movement

- Bus stop
- Local road
- Key pedestrian connection
- Dominion Road - Regional Arterial
- Valley Road - District Arterial



Regional Arterial Road and local businesses.



Pedestrian & vehicle access from local shops to Ewington Ave



## Built Form Character

- ▶ The site sits within a context of a mixture of highly valued residential dwellings within the Residential 1 zone, interspersed with the more variable character of Residential 6a dwellings. The site sits on the corner of two local roads with quite distinct characters. Both streets are single lane in each direction, on street parking, planted berms (Titoki street trees) and footpaths adjacent to the property boundary.
- ▶ The predominant character of the surrounding neighbourhood is however single storey weatherboard bungalows.
- ▶ Ewington Ave presents a varied character with some restored bungalows but is generally dominated by the Salvation Army Addiction Services property and a few two-storey townhouses. Fencing is typically low, with open front yards often used for parking.
- ▶ The road transitions to a business zone further to the west, with the rear of the shops presenting a large blank facade to the street, and a combined pedestrian and vehicle access from Ewington Ave to the shops. A small neighbourhood park providing passive recreation opportunities is located on the corner with Dominion Road.
- ▶ Kenyon Ave displays a more consistent character with single storey weatherboard bungalows, with a consistent building setback particularly on the western side of the street. Front yards are open with low fencing (less than 1.5m) and an absence of garaging. Buildings typically present a gable end to the street, many having bay windows and porches.
- ▶ Further north and east the residential character is stronger within the Residential 1 zones with single storey weatherboard bungalows. The wider collector road is framed by larger street trees and rises up towards Mt Eden.



Typical local fencing and boundary treatments



View east up Ewington Avenue



Salvation Army Addiction Services on Ewington Avenue



Varied residential character on Ewington Avenue



Traditional weatherboard bungalows on Kenyon Avenue



View north up Kenyon Avenue



Blank walls at rear of shopping complex on Ewington Avenue



Varied residential character on Ewington Avenue



Traditional weatherboard bungalows on Kenyon Avenue



# Planning Context

### Relevant district plan objectives, policies, assessment criteria and development controls that will influence the development of the site

The subject site is zoned Residential 6A Zone by the Auckland City District Plan (Isthmus).

#### Residential 6 (Medium Density)

##### Key excerpts from the Zone Strategy

- Less spacious and often more diverse in form than the Residential 5 zone
- Often characterised by favourable aspect, principally orientated to the northern slopes
- Reasonably accessible to local open space and leisure opportunities, public transport, community facilities and business areas and are generally located on roads which distribute traffic from the primary network
- Compliment and build upon the characteristics of the areas zoned for medium intensity
- Allows for further development while retaining and sustaining a reasonable level of amenity
- Conditions may be imposed to ensure that:
  - generated effects do not extend beyond the boundaries of a site; and
  - measures are undertaken to mitigate any adverse impact on personal privacy and on the visual amenity of the vicinity

##### Permitted activities include:

- Construction and/or relocation of residential units or any new building (including accessory buildings)
- The use of a residential unit for residential purposes (within the density limits specified in Clause 7.7.2.1)

##### Key development controls that will inform design:

- Density of one residential unit for every 375m<sup>2</sup> of site area
- Height limit of 8 metres
- Maximum height of a fence or wall on the road frontage boundary of the site, shall not exceed 1.2 metres in height if solid or up to 2.0 metres in height if more than 50% transparent
- Maximum building coverage of 35% of net site area
- Minimum landscaped permeable surface of not less than 40% of net site area
- Maximum paved impermeable surface not more than 25% of net site area
- Front yard of 2.5 metres
- Private outdoor space of at least 80m<sup>2</sup>
- Two or more parking spaces per residential unit

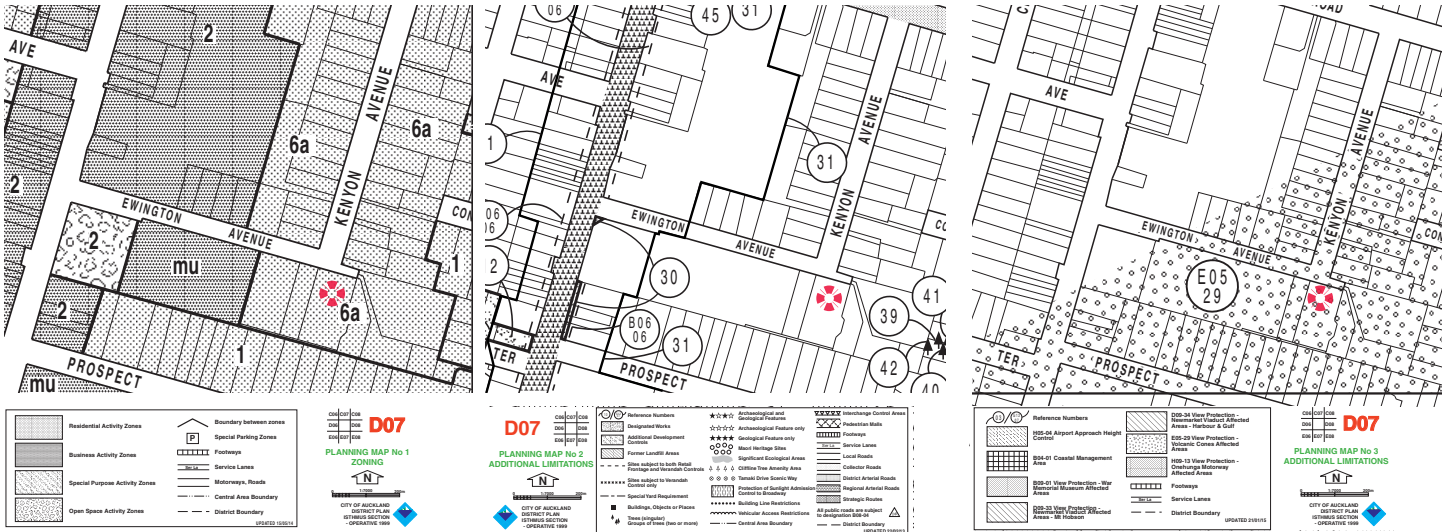
(Note: this list is not exhaustive)

Development site located within volcanic cone view protection area E05/29.

### Key implications for development proposal

- Medium density residential development facilitated by zone provisions and supported by transport networks, community facilities and infrastructure of surrounding environment
- Analyse surrounding built environment to identify positive built form characteristics to respond to
- Manage effects of proposed development within the site and avoid or minimise / mitigate any effects on privacy and amenity
- Total site area of approximately 2,020m<sup>2</sup> provides for five dwellings
- Height limit will facilitate two-storey dwellings, which will be required so to reduce building(s) footprints in order to meet private open space, site coverage and permeable surface controls.
- Need to incorporate a total of 10 parking spaces on-site if five dwellings proposed
- On front site boundary, provide a front yard and determine fence height and design so to contribute positively to streetscape character and controls

Auckland City District Plan (Isthmus) Maps



subject site



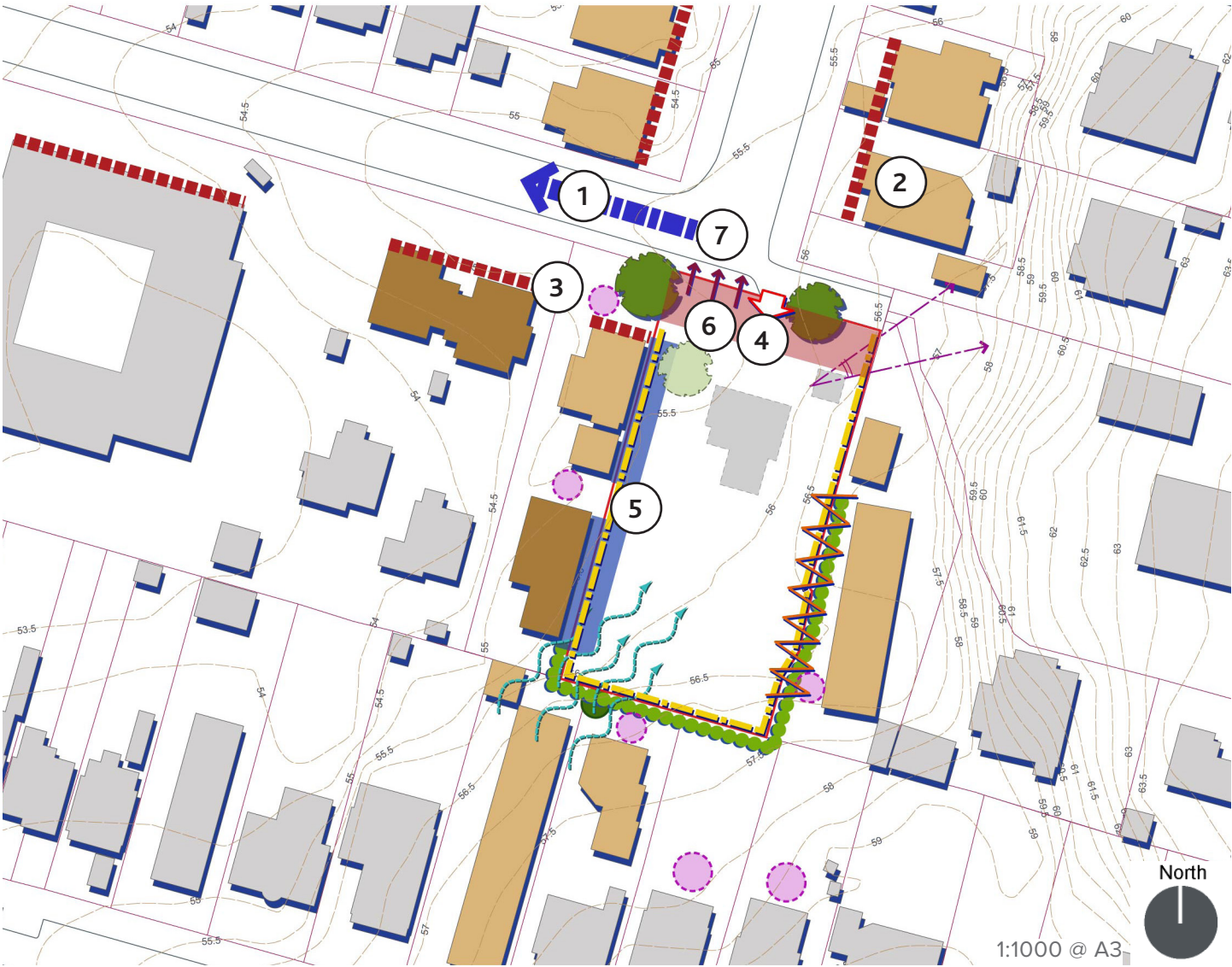
# Opportunities and Constraints Analysis

## Site opportunities to be taken advantage of include:

- ▶ The short walking distance to the main street shops, main public transport route, public open space, and local primary school makes the site an ideal location for intensification.
- ▶ Established Totara and Pohutukawa trees should be retained as they contribute positively to the street frontage and provide screening from the neighbours.
- ▶ Established architectural style and material palette in the immediate neighbourhood for the building design to respond to.
- ▶ Ample on-street parking provision that is easily accessible for visitors.
- ▶ Relatively flat site to establish accessible building platforms and outdoor living spaces.
- ▶ Benefits of unobstructed views to Mt Eden in the north-eastern direction.
- ▶ The majority of adjoining private yards are located at a good distance away from the common boundary.
- ▶ 1.8m common boundary fence and mature vegetation along the southern boundary provides the site good shelter from the prevailing wind. There is opportunity to use the corner for outdoor living.

- ▶ The intersection of neighbouring set back lines allows for a built form to be placed on the north eastern corner of the site.
- Site constraints that the design will need to respond to include:
- ▶ Building setbacks for nearby properties are fairly consistent, therefore a similar set back will need to be adhered to in order to maintain the existing streetscape character.
  - ▶ Vehicular entry to the site is located on a bend where visibility is poor. It is important to ensure that on-site manoeuvring is provided and vehicles exit the site fronting onto the street.
  - ▶ Several driveways to adjoining properties already share the same entry point. The new access point into subject site will need to avoid conflict with existing driveway movement or add to the complexity.
  - ▶ The site has a northern orientation which will cause difficulties with allowing solar access into some of the private open spaces which are often at the rear. The design will have a front yard versus privacy-from-the-street conflict if it is located at the front of the buildings.
  - ▶ The outlook of the development needs to be managed in order to protect the privacy and minimise the nuisance between neighbouring buildings.

OPPORTUNITIES AND CONSTRAINTS PLAN



## Key implications for development proposal

- 1

Location provides opportunity for intensification
- 2

Established architectural style and material palette to respond to
- 3

Building set-backs are consistent, therefore a similar set-back will be required
- 4

Need to keep new entry simple to avoid adding complexity to existing confluence of multiple driveways
- 5

Need to manage outlook of proposed development to protect privacy of adjacent properties
- 6

Existing 1.8m fence and mature vegetation provides good shelter and privacy, therefore retain
- 7

Sufficient street parking, therefore no need for visitor parking on-site

- One storey dwelling
- Two storey dwelling
- Site access
- Valuable existing trees
- Existing planted screen
- Existing 1.8m fence
- Outlook from property
- Prevailing wind
- Potential overshadowing
- Minimum set-back
- Street outlook desirable
- Existing building set-back
- Private open space
- Key views to Mt. Eden



# Concept Design - Site Layout

The proposed concept plan illustrates the following key design proposals:

- ▶ One entry/exit point from the street to avoid conflict with existing driveway access to adjoining properties to the east. It also minimises interruption to the footpath and improves visibility when exiting the site onto the street, particularly at a bend.
- ▶ Garages are connected by a shared driveway that runs through the middle of the site, providing efficient vehicular access to all units.
- ▶ All units have north facing private yards that are accessible from the main living spaces located on the ground floor.
- ▶ Each unit is designed with living and bedroom spaces that are oriented towards north to capture the maximum amount of natural sunlight throughout the day.
- ▶ All buildings are located at a good distance away from the east, west and south boundaries to avoid overshadowing onto adjoining private yards.
- ▶ There is a good balance of landscaping area on the site to ensure good permeability.
- ▶ Buildings Unit 1 and Unit 2 are set back from the front boundary by 7.2m. Ideally it would be a little less to provide a more private rear yard and private north eastern yard (as noted on previous page), however it has been set at 7.2m to be consistent with the set-backs of adjacent properties, maintaining the streetscape character.
- ▶ Private yards for Unit 1 and Unit 2 are enclosed with a 1m stone wall which is similar to the fencing of adjoining properties.

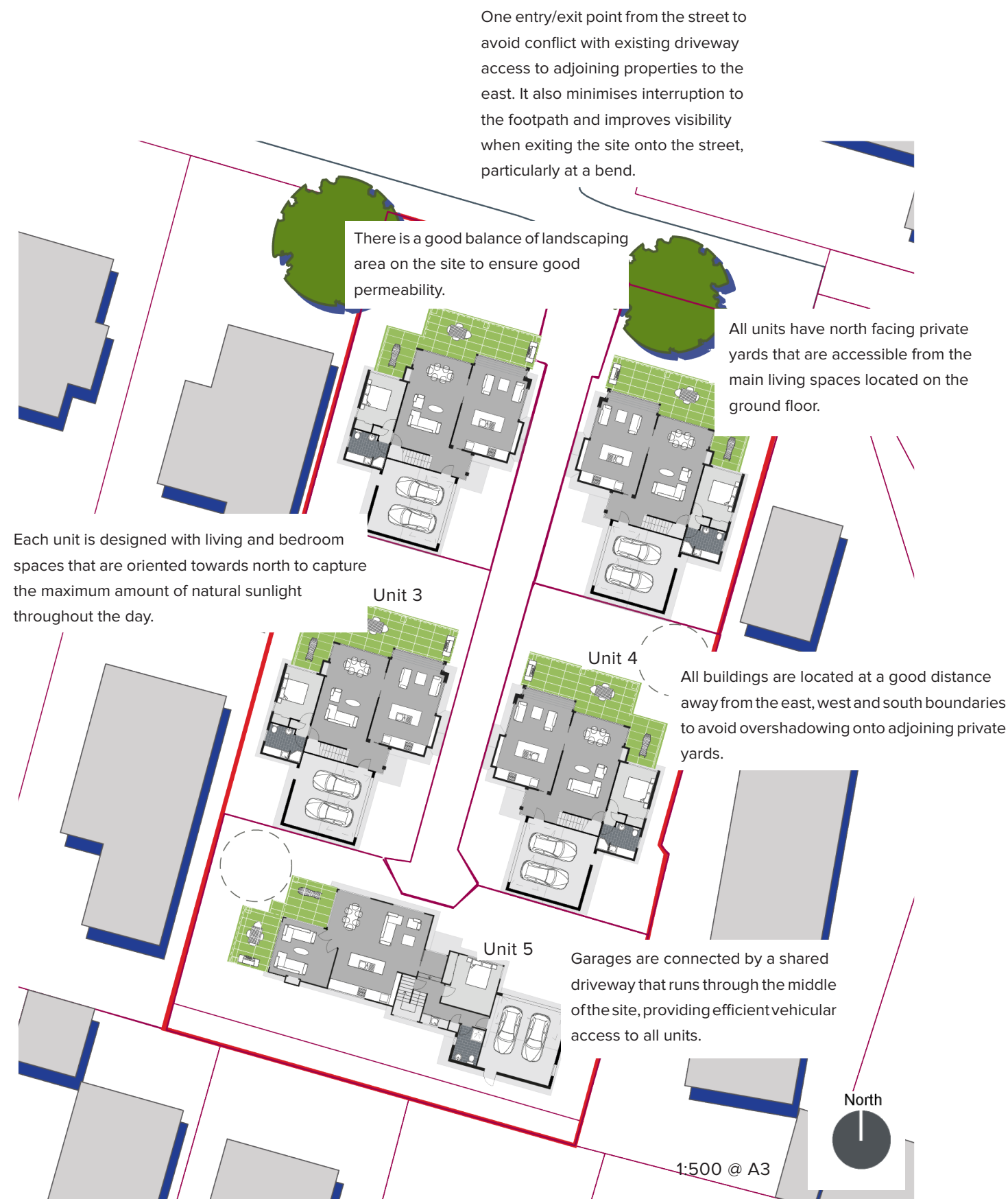
SITE LAYOUT PLAN



- One storey
- Two storey
- Site access
- Valuable existing trees
- Primary access
- Important views
- Limit outlook to side boundaries
- Bulk of development in centre of site
- North and west facing private open space
- Landscape edge to the lane
- Front door
- Parking space
- K Kitchen
- L Living
- D Dining
- Separation between habitable rooms
- Proposed site subdivision
- Neighbouring private open space



Proposed Site Layout





## Proposed Building Design

A

B



Proposed Ewington Avenue street elevation

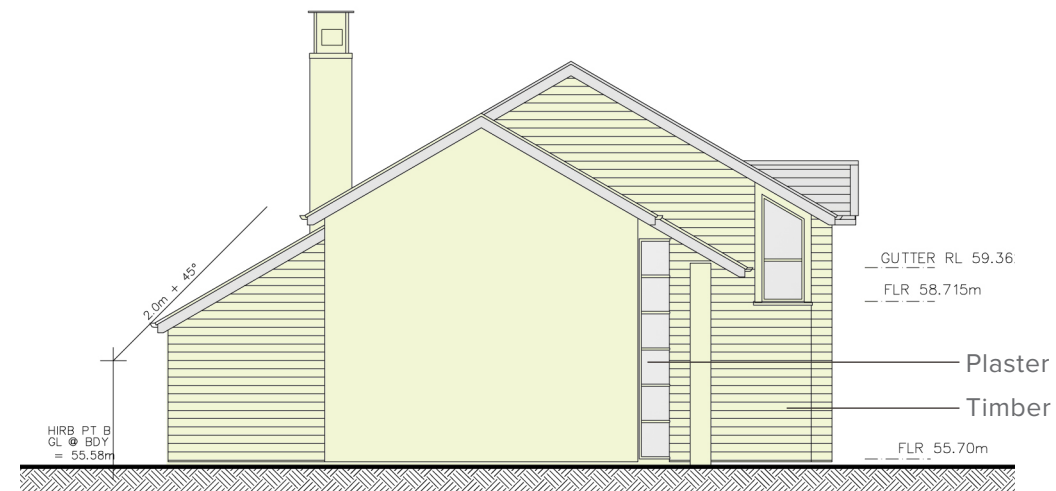
**The proposed street elevation illustrates the following key design proposals:**

- ▶ Two storey development in keeping with the street context
- ▶ Basalt wall boundary wall in keeping with adjacent properties
- ▶ Front boundary fence limited to 1.2m to allow natural surveillance of the street
- ▶ Gable roofs and chimneys characteristic to the area
- ▶ Weatherboards painted to fit in with surroundings

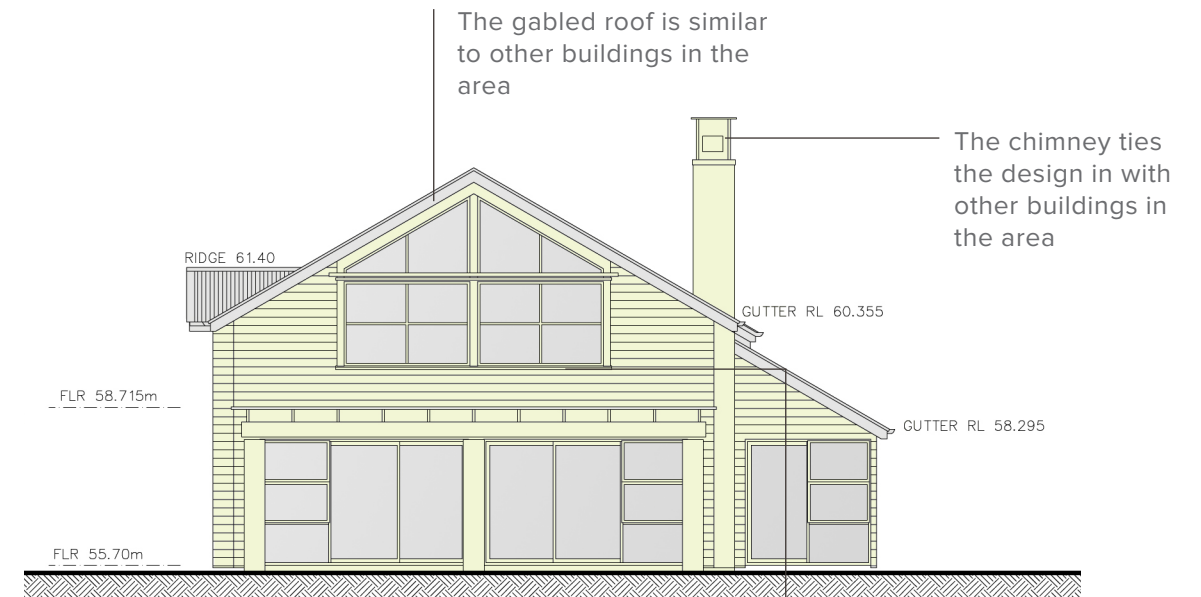




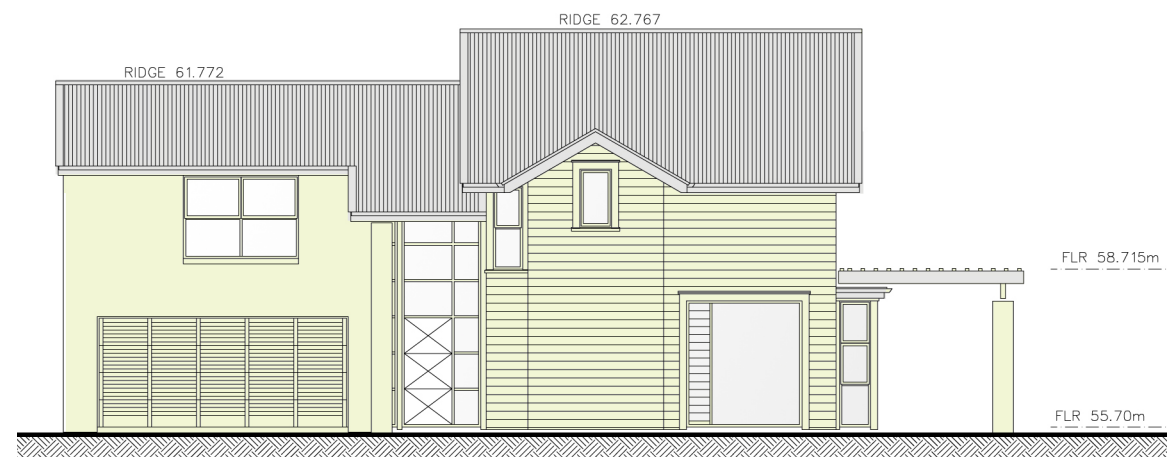
## Proposed Building Design - Units 1 & 3



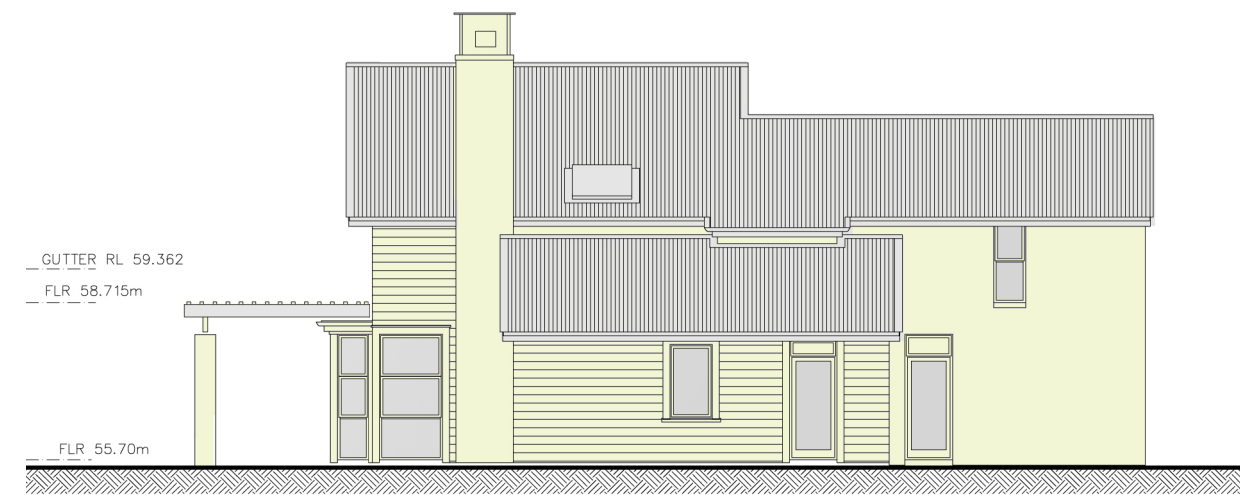
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

1:100 @ A3



Proposed Floor Plans - Units 1 & 3

HIRB Data  
Unit 1

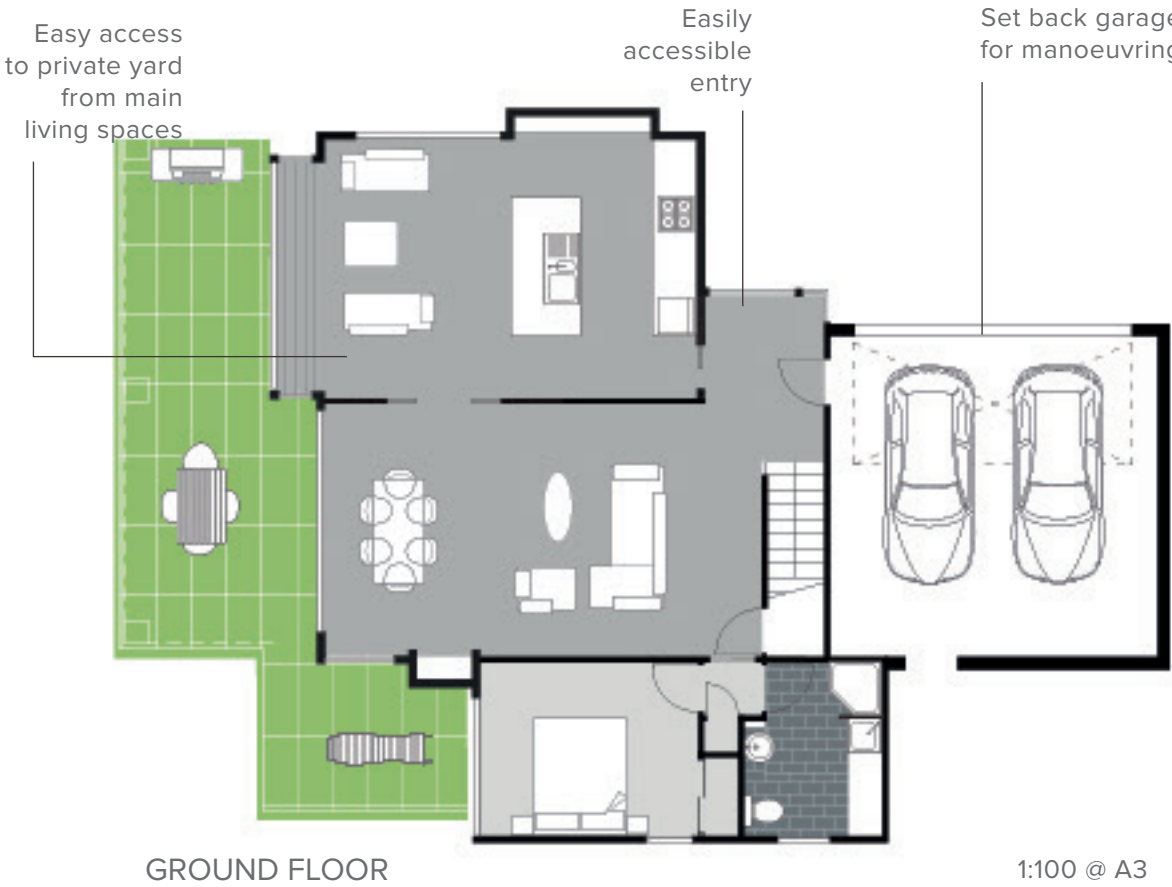
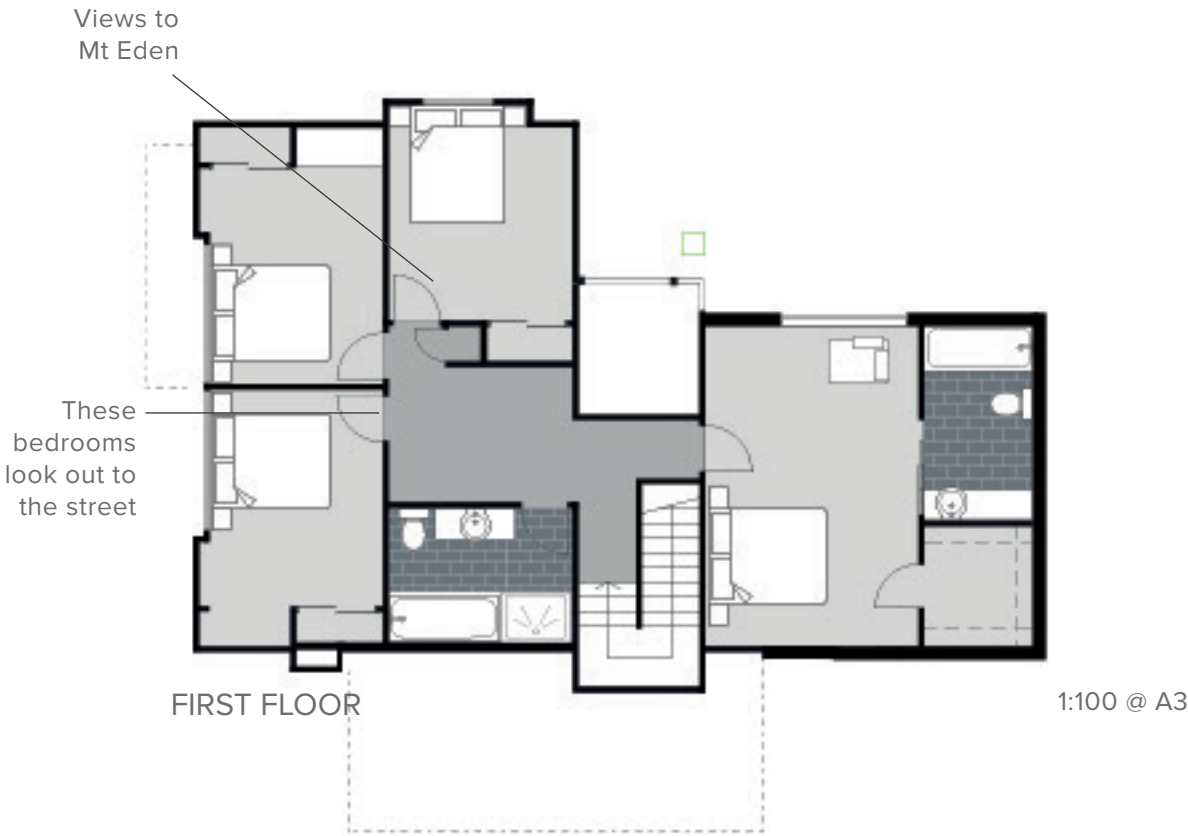
Point	A	B	C
GL @ Boundary	55.26m	55.27m	55.30m
Recession Plane	2.0m + 45°	2.0m + 45°	2.0m + 45°
Distance to boundary	3.95m	0.97m	3.8m
Max. permitted height	61.2m	58.2m	61.1m
Building height	60.16m	58.1m	60.16
Clear (+) Intrusion (-)	+0.65m	+0.15m	+0.54m

HIRB Data  
Unit 3

Point	A	B	C
GL @ Boundary	55.33m	55.58m	55.50m
Recession Plane	2.0m + 45°	2.0m + 45°	2.0m + 45°
Distance to boundary	3.72m	0.75m	3.57m
Max. permitted height	61.0m	58.3m	61.0m
Building height	60.36m	58.33m	60.3
Clear (+) Intrusion (-)	+0.64m	+0.03m	+0.7m

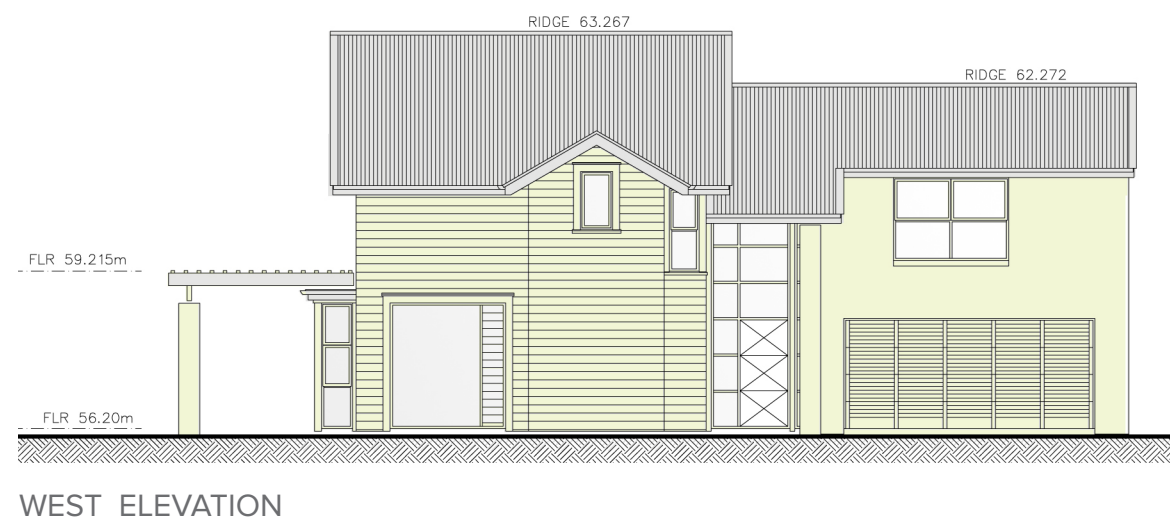
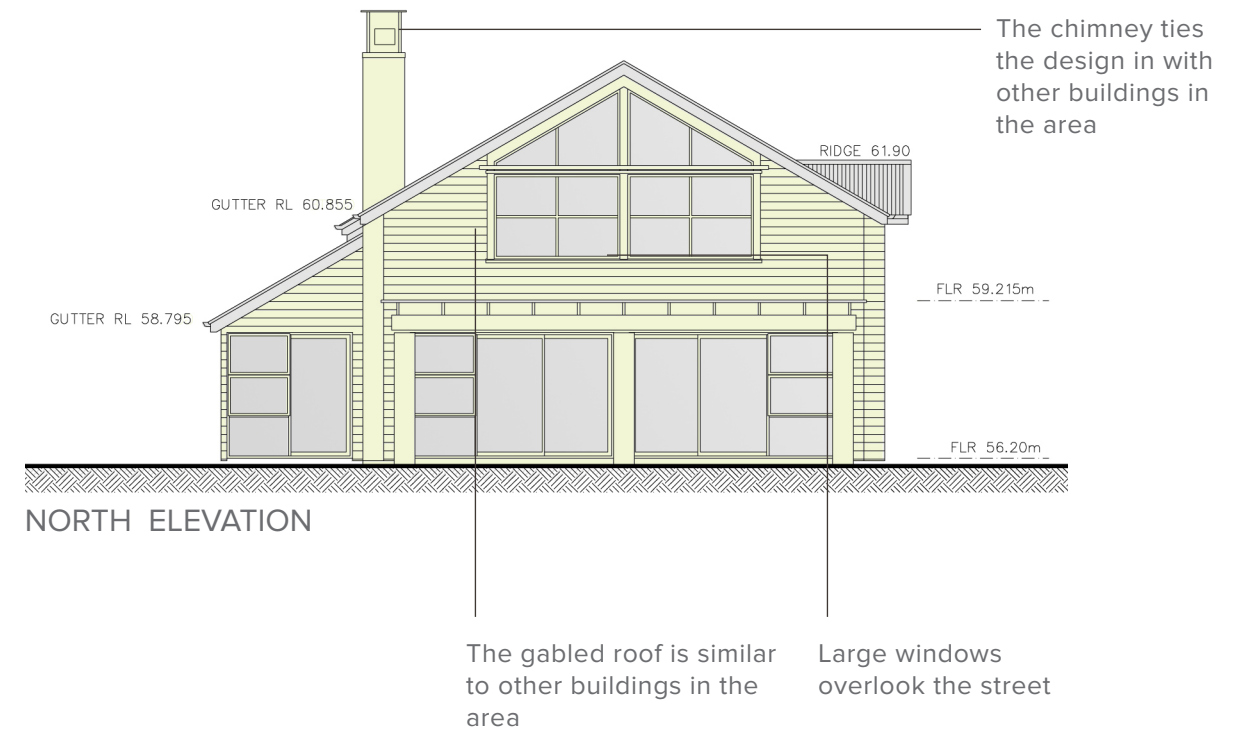
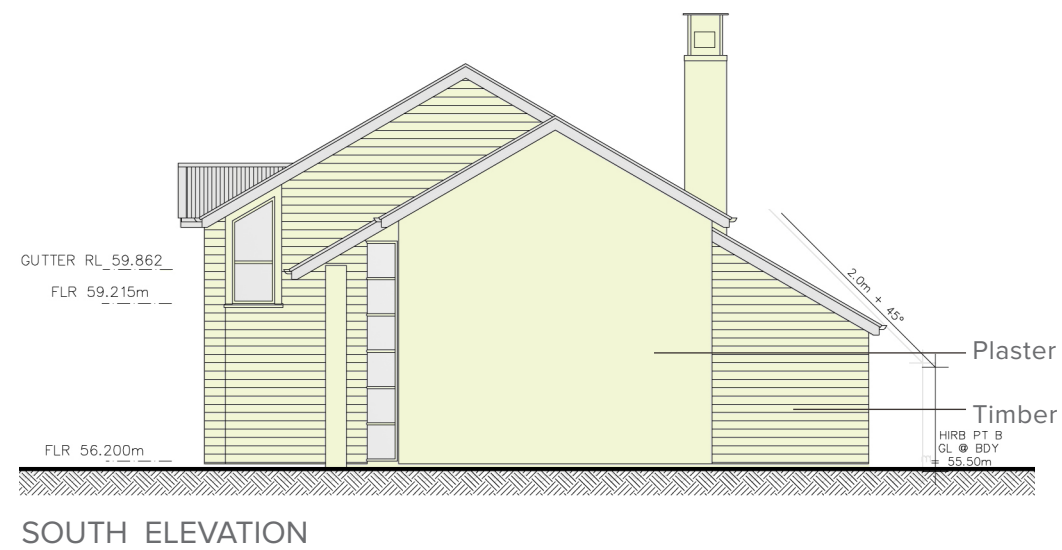


Site location plan for units 1 & 3





## Proposed Building Design - Units 2 & 4



1:100 @ A3



Proposed Floor Plans - Units 2 & 4

HIRB Data

Point	A	B
GL @ Boundary	56.72m	56.74m
Recession Plane	2.0m + 45°	2.0m + 45°
Distance to boundary	3.79m	0.92m
Max. permitted height	65.51m	59.66m
Building height	60.86m	58.79m
Clear (+) Intrusion (-)	+1.66m	+0.87m

HIRB Data  
Unit 4

Point	A	B
GL @ Boundary	56.66m	56.55m
Recession Plane	2.0m + 45°	2.0m + 45°
Distance to boundary	3.8m	0.68m
Max. permitted height	62.46m	59.23m
Building height	60.86m	58.80m
Clear (+) Intrusion (-)	+1.6m	+0.43m



Site location plan for units 2 & 4

Views to Mt Eden

These bedrooms look out to the street

FIRST FLOOR



Easily accessible entry

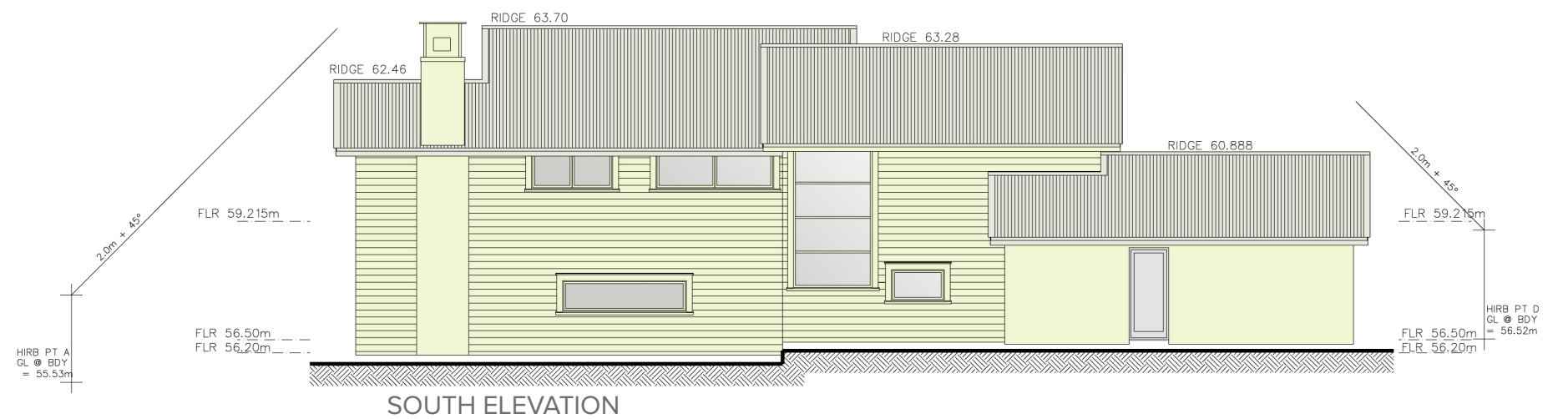
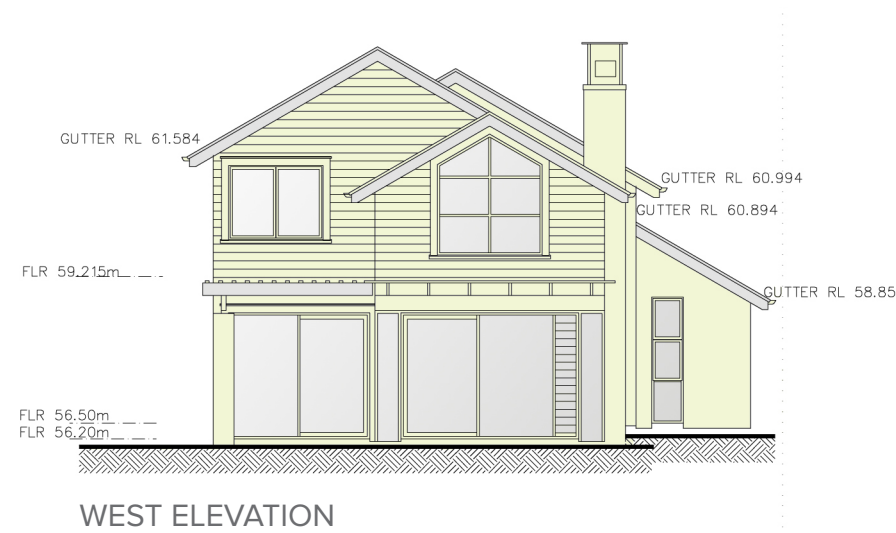
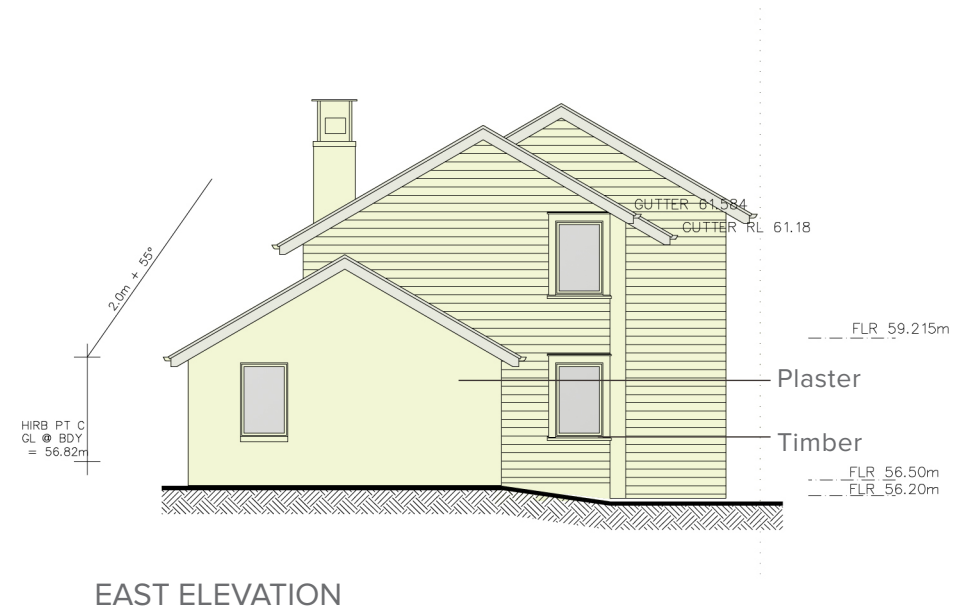
Set back garage for manoeuvring

GROUND FLOOR

1:100 @ A3



## Proposed Building Design - Unit 5



1:100 @ A3



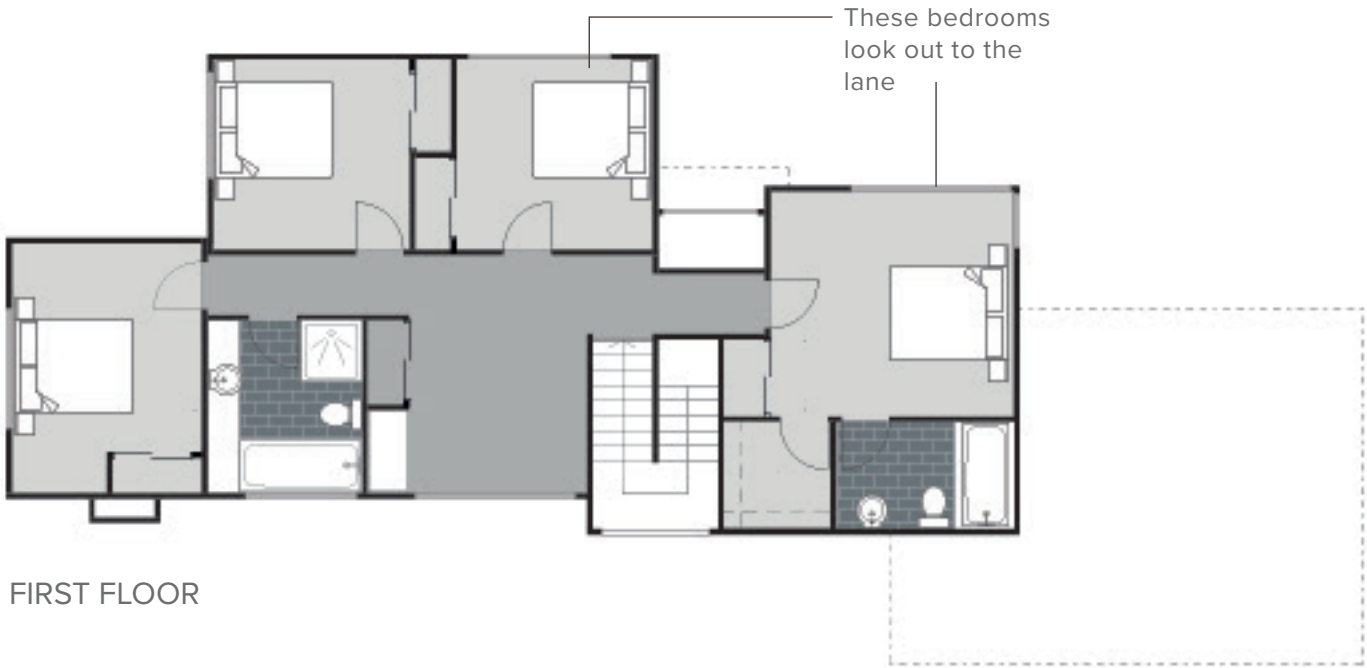
Proposed Floor Plans - Unit 5



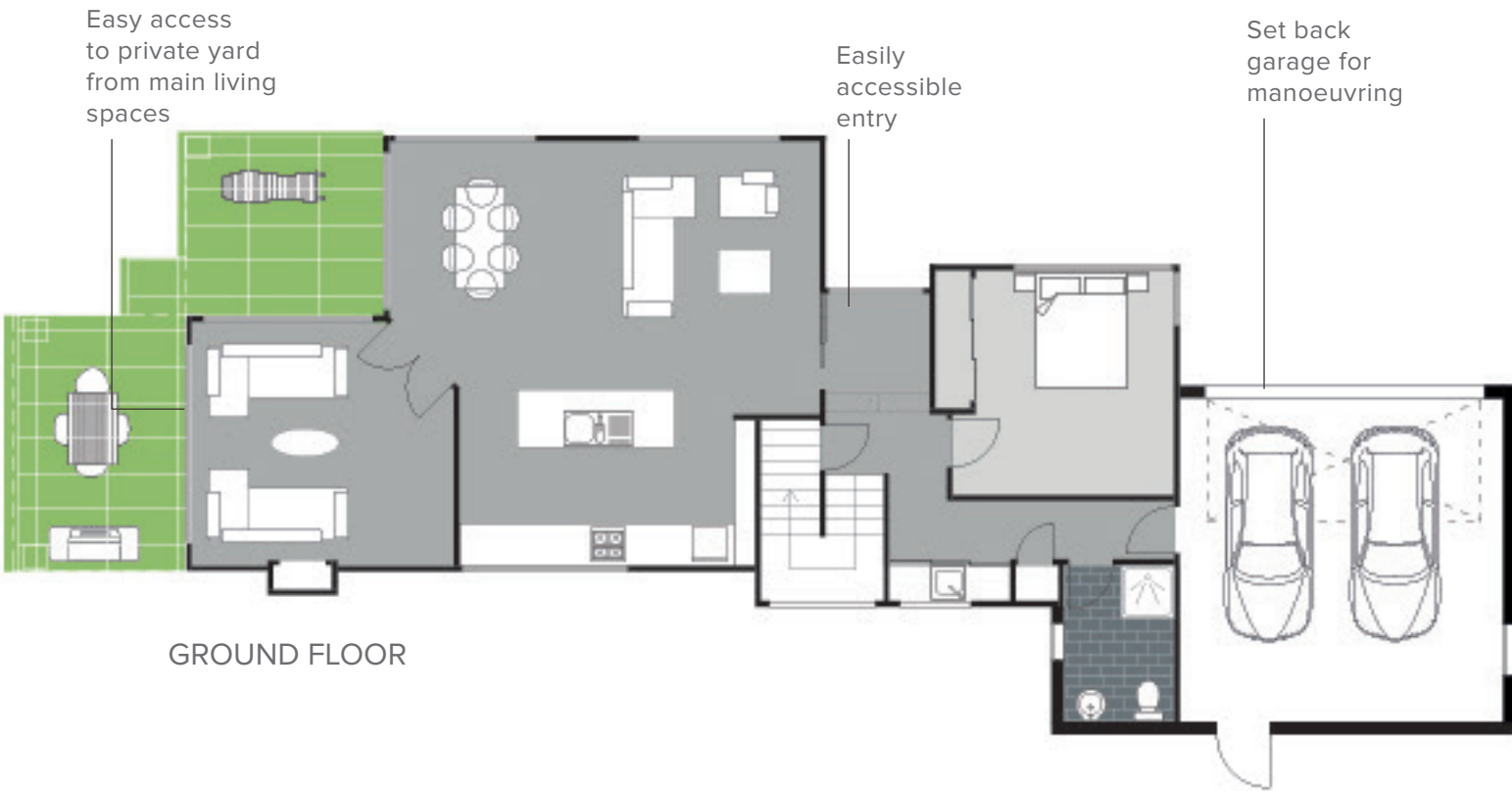
Site location plan for unit 5

HIRB Data  
Unit 5

Point	A	B	C	D
GL @ Boundary	56.53m	56.41m	56.82m	56.52m
Recession Plane	2.0m + 45°	2.0m + 55°	2.0m + 55°	2.0m + 45°
Distance to boundary	6.02m	3.68m	1.46m	2.62m
Max. permitted height	63.55m	63.66m	60.90m	61.14m
Building height	62.46m	60.89m	58.85m	60.89m
Clear (+) Intrusion (-)	+1.09m	+2.77m	+2.05m	+0.25m



FIRST FLOOR



GROUND FLOOR

1:100 @ A3



# Sunlight Access Diagrams

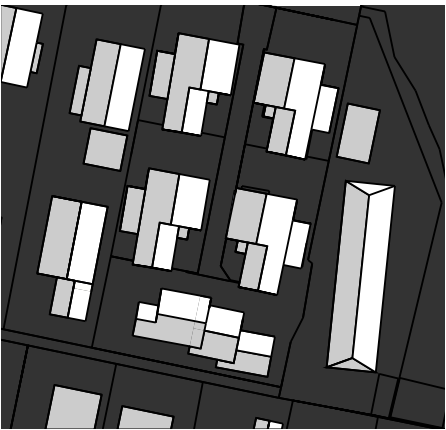
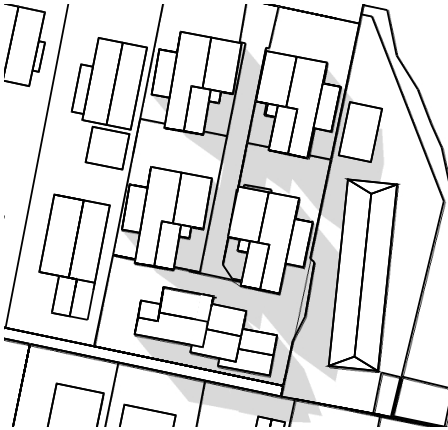
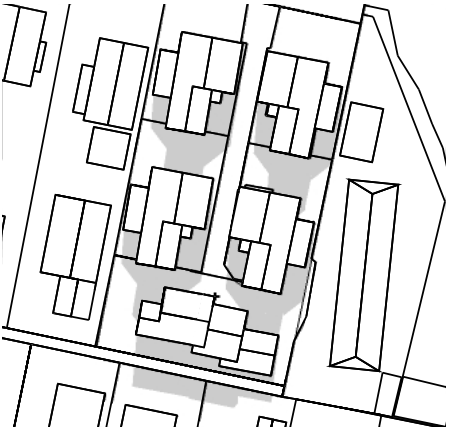
9am

12pm

3pm

6pm

Winter Soltice - June 21



# Landscape / Open Space Design and Lane Design

The proposed landscape plan illustrates the following key design proposals:

- ▶ Site and building design avoid impact on existing mature Totara tree on adjoining property to the west.
- ▶ Existing mature Pohutukawa tree located on the northern boundary of the site is retained.
- ▶ Units 1, 2, 3 and 4 all have individual private yards located to the north of each dwelling. This area is accessible from main living spaces and will be largely landscaped with grass.
- ▶ Unit 5 has a private yard which wraps around the northern and western sides of the dwelling. This area is accessible from the main living space and will be largely landscaped with grass.
- ▶ The main vehicle access to all units is located in the centre of the site and will be paved with concrete to withstand vehicular loading.
- ▶ Maximise views to Mt Eden by retaining clear views
- ▶ Specimen trees located to provide buffer to neighbouring properties, define internal site boundaires and soften view of house from street.
- ▶ Primarily low-level planting so to not block views or sunlinght but specimen trees used to provide variation
- ▶ Fences on internal boundaries to be visually permeable (slatted screen) so to provide security / privacy but minimise blank edges on laneway
- ▶ Basalt walls provide reference to boundary treatment found in surrounding area

