

THE HAPPY COUPLE

STRIKING TERRACES EMBRACE A BUSY STREET

AUCKLAND
DESIGN MANUAL
TE PUKA WHAKATAIRANGA | A TĀMAKI MAKĀURĀU

BUILDINGS + SITES // HOUSING CASE STUDY

510 Manukau Road
Epsom, Auckland

OVERVIEW

Good alternative to conventional 'sausage block' development (i.e. terraced development perpendicular to the street which is under one roof and has an un-articulated or broken up mass which does not engage with the public street)

PROJECT SUMMARY

This development is located on a busy arterial road which runs along from central to west Auckland. It uses a staggered building form to meet the particular site context of apartments and mixed use dwellings.

The site is zoned residential 7a which allows higher density residential developments of 1 unit per 200m². Residential 7a has a 10m height restriction but in this case the site was subject to a volcanic view line height control reducing the height to 9.0m maximum.

The brief from the client was to provide the maximum density permitted for the site, in this case eight units. The larger site coupled with more flexible planning controls allowed greater scope to achieve an appropriate urban outcome.



The staggered form integrates well with the context of Manukau Road.

KEY PROJECT INFORMATION

HOUSING TYPE
TERRACES

DENSITY
49 DW/HA

ARCHITECT & DESIGN TEAM
**DANIEL MCCORMACK
ARCHITECTS LIMITED**

YEAR COMPLETED
2007

SITE AREA
1606 M²

PROJECT TYPE
**MULTI-UNIT
RESIDENTIAL
DEVELOPMENT**

CLIENT/DEVELOPER
AMC GROUP LIMITED

PRICE BAND
MID-RANGE

This site is located on a busy arterial road

The site is zoned residential 7a which allows higher density residential developments of 1 unit per 200 m²

The site is flat in topography but has a slight slope up from the street

PARKING
FRONT ACCESS

Two car parks per unit

No visitor car parking provided on site

Eight semi-detached townhouses

Four dwelling types ranging from 155 m² (3 bed) to 190 m² (4 bed)

Residential 7a has a 10m height restriction but in this case the site was subject to a volcanic view line height control reducing the height to 9.0m maximum

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

UNDERSTANDING THE NEIGHBOURHOOD

1. The development offers an alternative to a standard residential dwelling for people looking for a low maintenance lifestyle close to shops and the local centre.
2. Regional connections are good as the development is located on the edge of a main arterial and a good bus service is available in close proximity.
3. The building design is a modern interpretation of the 19th century two storey single-bay villas found across Epsom and surrounding suburbs.
4. A CPTED (Crime prevention through environmental design) analysis was part of the design process to inform how best to resolve issues of safety across the site.



The development is located on a busy arterial road with good public transport nearby.

GETTING IT RIGHT PLACING THE BUILDINGS ON THE SITE

1. The site design responds to the sloping site by creating a series of platforms through the site to place the buildings on.
2. The attached townhouses are stepped down the slope to minimise the earthworks and the level changes between buildings.
3. All outdoor spaces are consistently planned and landscaped with mature and local vegetation.
4. The site contained a number of protected trees which needed to be retained on site as per the conditions of the resource consent.
5. Overall building mass and elements are softened by hard and soft landscaping features such as creepers and soft and hard planter boxes.



The development is accessed from Manukau Road.

GETTING IT RIGHT PLACING THE BUILDINGS ON THE SITE

6. Buildings are located towards the street to maximise the developable foot print while providing large and usable private open spaces to the rear of each townhouse.
7. The irregular site shape and northern orientation allowed the creation of forms stepping up the site with offsets and changes in level articulating the form and massing of the buildings.
8. As the site had a longer northern boundary it allowed for 5 units to be located along this side of the site as one group of attached units



The development is located with a courtyard from facing Manukau Road.

GETTING IT RIGHT STREET TO FRONT DOOR

1. Excellent definition of the street edge. The fronts of the buildings are well articulated and include balconies on several levels which maximises oversight of the street.
2. With the site being on a major arterial road and slightly elevated, it was important to create buildings that were private and provided protection from noise but also looked attractive to the road front.
3. All main doors on all front units face the street and are visible from the public footpath which provides safety for occupants and visitors.
4. All housing units are well proportioned in scale and express themselves as individual units to positively face the public street.
5. Retaining on the street edge is stepped to create a series of landscaped spaces and access paths to individual units.



The units facing Manukau Road all have individual access from the street.

GETTING IT RIGHT THE BUILDING

1. Each unit is well articulated and detailed with a recessed balcony. This helps add visual interest to the front of the building and provide the opportunity to overlook the shared parking court.
2. A simple palette of building materials has been chosen and these are well detailed, particularly at critical junctions between the walls and roof.
3. Architectural elements within all units have a good relationship with the street, and responds well to the unique site and to the wider local environment.
4. With the higher density it was important to provide good northerly orientation to the living spaces, outlook courts and living courts to all units. This was achieved with use of north/south axis layouts for most units.
5. Having units attached provides acoustic control. Solid filled block construction to the party walls were used to enhance this.



The building form is broken in to smaller parts to make it appear more welcoming.

GETTING IT RIGHT OUTDOOR SPACES

1. Planning requirements necessitated a building setback of five meters, therefore some outdoor living courts are provided along the street frontage of the units.
2. All the housing units have been designed to allow good sun access.
3. The retaining walls block road noise and ensure the private outdoor spaces are quiet in a dense urban setting.
4. Open plan living areas are well connected to quality outdoor spaces.
5. The first floor windows and doors are generous, providing good levels of light and ventilation and a real feeling of spaciousness.
6. While providing usable resting spaces, the recessed balconies give a sense of security to the entry complex.



Main vehicle and pedestrian entry to the development is off Manukau Road.

GETTING IT RIGHT ACCOMMODATING THE CAR

1. The dimensions of central parking court creates a good separation between the units, makes access efficient and provides good light quality and solar exposure to the 3 southern units.
2. The parking court has been carefully designed through its landscape and surface materials to also act as a private communal outdoor space.
3. The development prioritises pedestrians by providing a separate entry point. This ensures pedestrian safety at all times.



Pedestrian entranceway and driveway off Manukau Road.

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