

A WALK IN THE PARK

COST EFFECTIVE APARTMENTS WITH STREET APPEAL



AUCKLAND
DESIGN MANUAL

TE PUKA WHAKATAIRANGA | A TAMAKI MAKAUURAU

BUILDINGS + SITES // HOUSING CASE STUDY

Talbot Park Apartments
Glen Innes, Auckland

OVERVIEW

Cost effective walk-up apartment building that successfully addresses the street.

PROJECT SUMMARY

The Apirana Avenue apartments are part of a wider community renewal project undertaken by Housing New Zealand Corporation (HNZC) to redevelop ageing, unsafe housing stock at Talbot Park in Glen Innes.

The Talbot Park project involved removing old houses and replacing them with a range of new houses and apartments - creating new roads and two parks. To create diversity in the buildings, HNZC selected eight different architectural teams to create the different types of buildings.

Talbot Park was an exercise in setting a new benchmark in quality for medium density design and social housing. This apartment block is on a busy road and on a high-profile site – the quality of the design and construction was seen as extremely important by the client (HNZC).

The apartments all have two bedrooms and are designed for couples or small families. The building received the New Zealand Institute of Architects Local Award in 2007.



The walk-up apartment building successfully addresses Apirana Avenue.

KEY PROJECT INFORMATION

HOUSING TYPE
APARTMENTS

DENSITY
40 DW/HA

ARCHITECT & DESIGN TEAM
**CROSSON CLARKE CARNACHAN
ARCHITECTS; DESIGN GROUP
LTD**

YEAR COMPLETED
2006

SITE AREA
2266 M²

PROJECT TYPE
**3 STOREY WALK-UP
APARTMENTS**

CLIENT/DEVELOPER
**HOUSING NEW ZEALAND
CORPORATION**

PRICE BAND
LOW-RANGE

The site directly faces Apirana Avenue and is bound by Salima Talagi Street and Tippett Street

Above site area does not include maneuvering area for cars

PARKING
REAR ACCESS

19 car parks at ground level behind the apartment building.

The apartments are part of a wider community renewal project undertaken by Housing New Zealand Corporation

24 apartments in total

The apartments all have two bedrooms and are designed for couples or small families

Accommodation ranges from 75 – 78m² with 9m² deck or ground floor terrace

A low-range project would typically have a current build cost of less than \$2000 per m², exclusive of land costs, professional services and regulatory fees

UNDERSTANDING THE NEIGHBOURHOOD

1. The project was part of a wider HNZC community renewal project across the whole of Talbot Park.
2. Regional connections are good as the development is close to the road network and good bus and rail services.
3. This apartment block is on a busy road and a high profile site as it is only five minutes walk away from Glen Innes town centre.
4. The apartment block was part of a development which included two separate terrace house developments designed by other architects. All three architectural companies operated under an umbrella organisation (Design Group Ltd) which allowed them to share ideas and co-ordinate their designs and the design process.
5. The development incorporates high quality landscaping to integrate with an already well established 'green' and highly landscaped environment.



Looking towards one of three atrium entrances which is accessed from Apirana Avenue.

GETTING IT RIGHT STREET TO THE FRONT DOOR

1. Excellent definition of the street edge, the front of the building is well articulated, and includes balconies on several levels – which allows good surveillance of the public street.
2. All main doors on all front units face the street and are visible from the public footpath.
3. The balconies and atrium staircases help to break up what would have been an uninterrupted façade and positively face the public street.
4. While the four-storey tall atriums are fully glazed and bring light into the building, they also create visual interest and embrace the street positively.
5. The mature trees and highly landscaped front yards provide shelter and comfort to all residents.
6. The planting and fence types are consistent - creating a common landscape theme throughout the development.



Looking towards one of three atrium entrances which is accessed from Apirana Avenue.

GETTING IT RIGHT ACCOMMODATING THE CAR

1. A conscious design decision was made not to provide cover over the car parks – this would have blocked the view into the parking area and could have created security issues.
2. Residents can view their cars easily from both inside the apartments and from the balcony.
3. Less than one car park per apartment have been provided (19 parks for 24 units) as the development is close to a town centre and public transport.
4. Ongoing monitoring has shown that the car park is never full to capacity.



Rear view of the apartment building and external car parking spaces from Salima Talagi Street.

GETTING IT RIGHT THE BUILDING

1. The apartment building provides excellent definition to the edge of the street. The site is next to a busy, highly trafficked road but the solidity of the building, its mass and the length of the building against the street provide a good response to this sort of environment.
2. The building mass blocks the road noise, which means the balconies and open space at the rear of the building are quiet.
3. The materials are robust and the building is easy to maintain. This is very important to the ongoing cost of running the building, ensures it is easy to tenant and will ensure it looks attractive as it ages.



The walk-up apartment building successfully addresses Apirana Avenue.

GETTING IT RIGHT THE BUILDING

4. The floor plan is organised in two blocks of four apartments and the two blocks are staggered. The apartments are organised in pairs on each side of the stairs.
5. The staircase atriums are glazed and highly visible from the street. They break up the horizontal length of the building, provide a very obvious front entry to each collection of apartments and also provide a vertical transparent space between the blocks.
6. There are balconies on both sides of the building which are recessed into the building façade. This creates depth in the building façade, and provides shelter and privacy for the occupants.
7. Although the building is over five years old the maintenance and management ensures it still looks good.



Close up shot looking into the glazed atrium staircase from Apirana Avenue.

GETTING IT RIGHT THE BUILDING

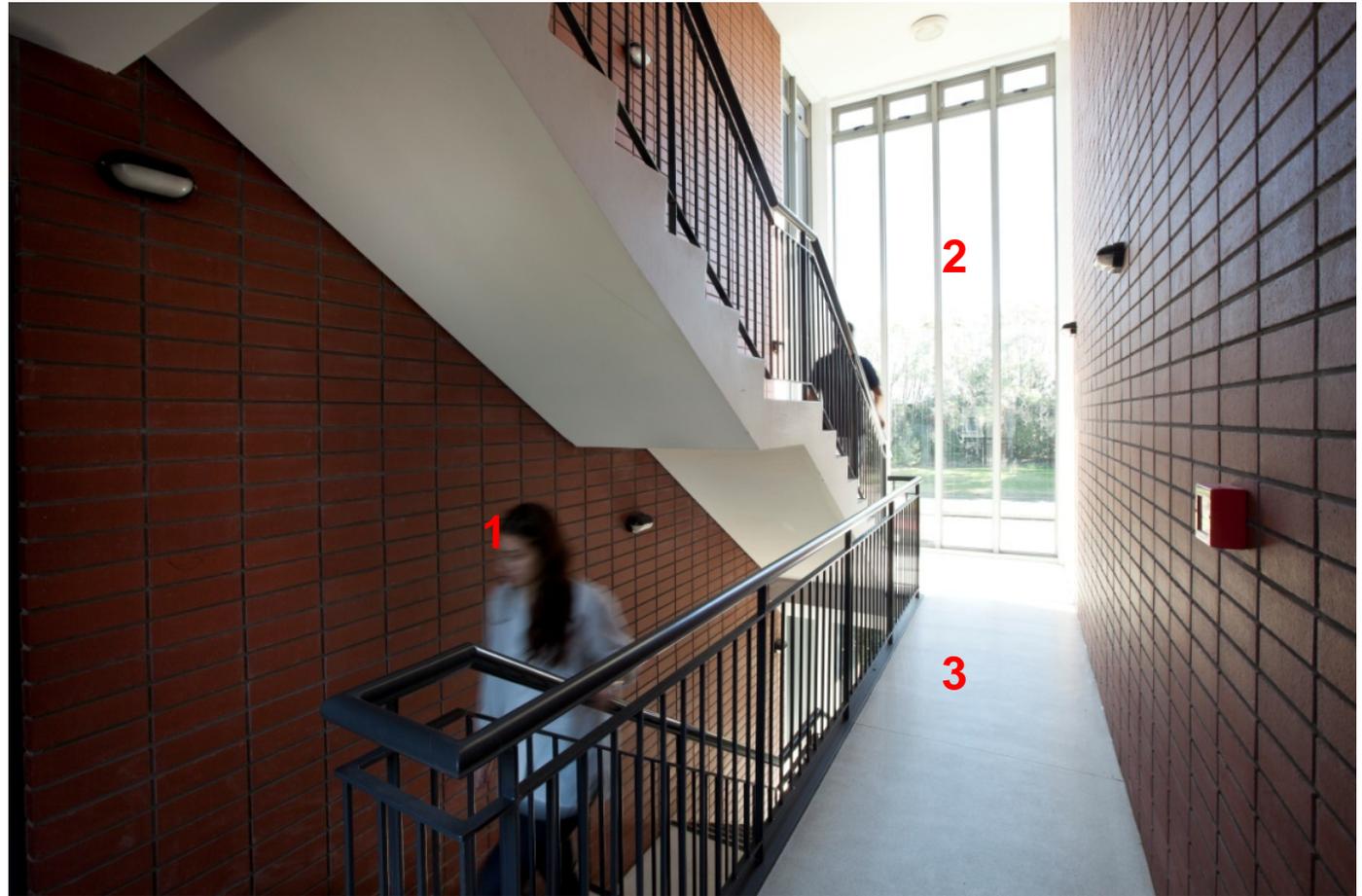
1. The apartment has minimal circulation space areas and is efficiently planned. The kitchen, living and dining areas stretch along the full width of the apartment making the area feel spacious even though it is a relatively compact apartment.
2. The building was required to have higher than normal levels of acoustic insulation. The bedroom windows have hush glass and a specially designed ventilation system to provide fresh air while the windows are closed.
3. All apartments have a kitchen window that look onto the landings so the stairs can be viewed from inside the apartments



Rear view of the apartment building and external car parking spaces from Salima Talagi Street.

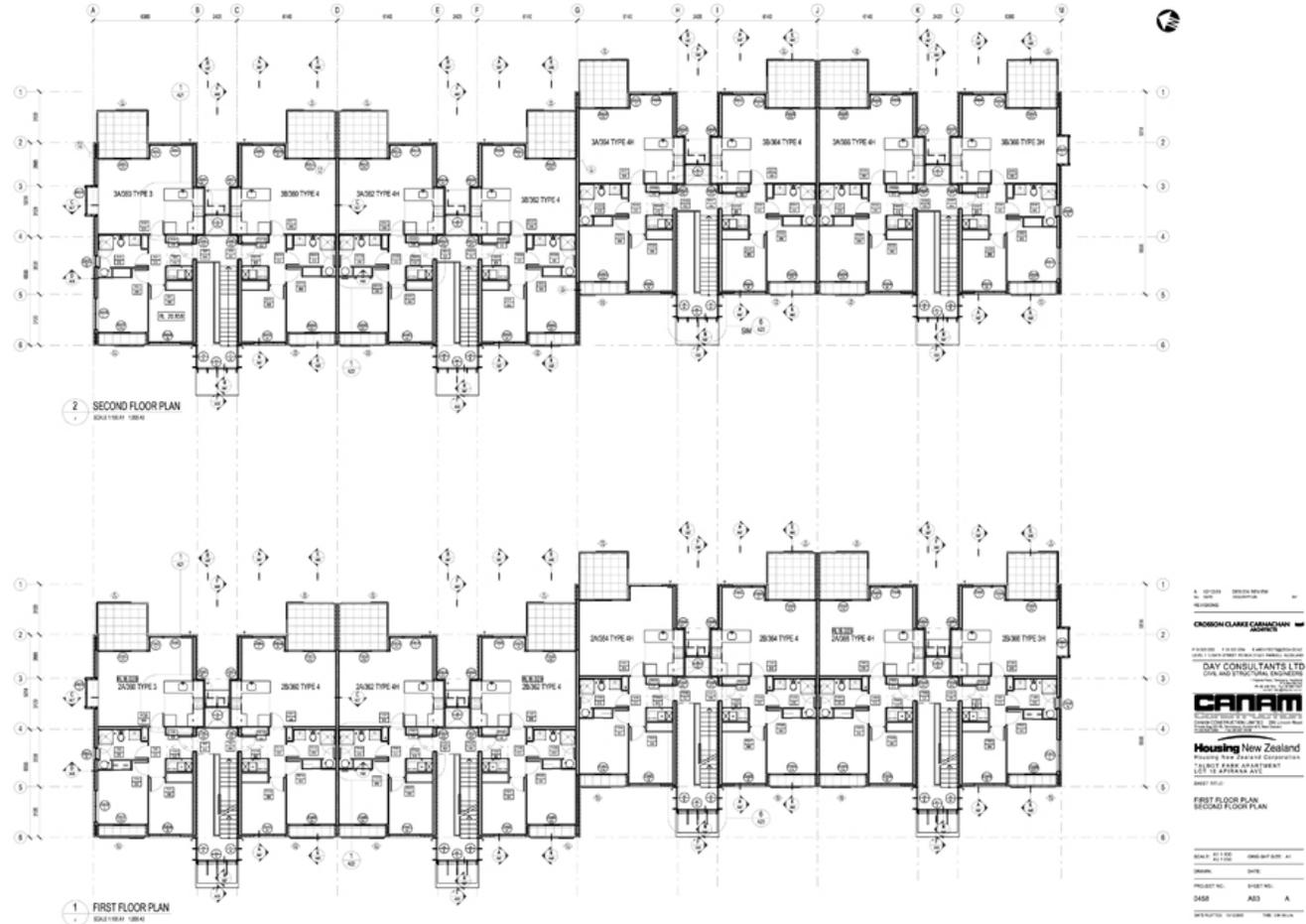
GETTING IT RIGHT THE BUILDING

1. The stairs have been designed to be a positive space in the building that encourages social interaction. Generous landings between floors provide a shared space where people can stop and chat.
2. The four-storey tall atriums are fully glazed and bring light into the building. They also have windows, and allow the space to be naturally ventilated.
3. The stairwell and atrium space is wide, generous and pleasant to be in – it has a positive connection to the street and allows for easy access through the building to the car park.



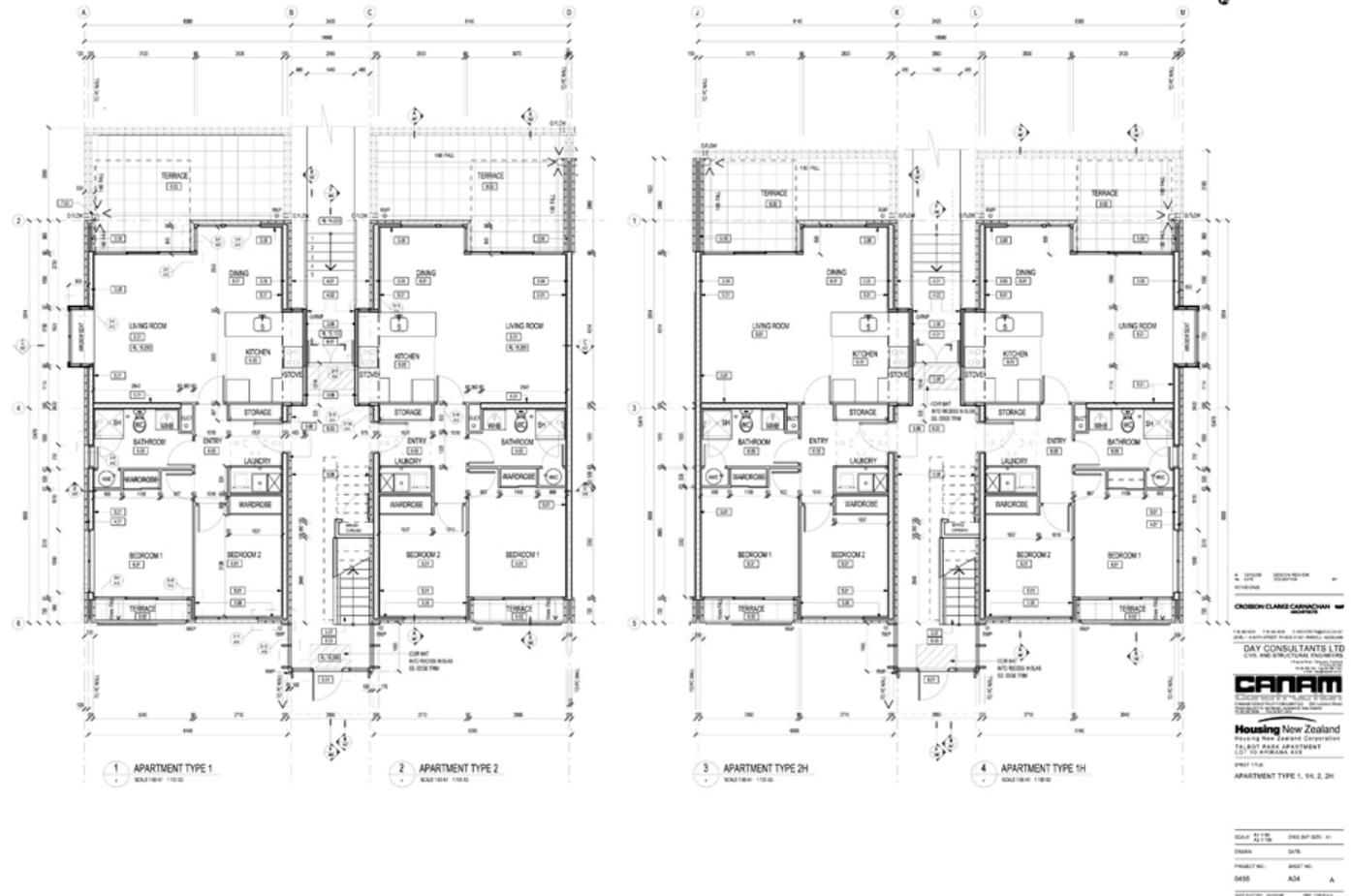
Looking out towards Apirana Avenue from the atrium staircase.

GETTING IT RIGHT FLOOR PLANS



First floor level (bottom), Second floor level (top).

GETTING IT RIGHT FLOOR PLANS



Typical apartment layout types.

AUCKLAND DESIGN MANUAL

TE PUKA WHAKATAIRANGA | A TĀMAKI MAKAURAU

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.

www.aucklanddesignmanual.co.nz