

AT HOME ON THE STREET

CHALLENGING THE CONVENTIONAL DIAGRAM

AUCKLAND
DESIGN MANUAL

TE PUKA WHAKATAIRANGA | A TĀMAKI MAKĀURAU

BUILDINGS + SITES // HOUSING CASE STUDY

S - House
Mount Eden, Auckland

OVERVIEW

A single detached house elevated above the street in Mt Eden.

PROJECT SUMMARY

Designed for a family of five, the clients wanted a house that responded to the land's topography. A 1920s stables to the rear of the site was to be restored into a studio. Located on the southern side of Prospect Terrace in Mt Eden, the 15m wide x 72m long rectangular site slopes from the street downwards towards the rear boundary, set back 10m from the street.

The clever design was delivered through an iterative design process led by a skilled architect, who challenged convention, took on the client's requirements and worked closely with Council's urban design staff and delivered to a budget.

The architects started by taking the idea of a traditional bay villa, which tends to be internally focused with the exception of front rooms facing the street. A villa is usually centred on a site with an internalised corridor leading down the centre of the house from the front to service rooms in the rear. The design team took this idea and deconstructed it. The two halves of the building are split and shunted, one half to the front, and the other to the rear of the site with a circulation spine weaving through the more communal spaces of the house. This maximises the interior to exterior relationship while still taking the front door to the middle of the site.



Looking down the pedestrian access way towards Prospect Terrace from the main entrance level – east elevation of S house to the left of the image.

KEY PROJECT INFORMATION

HOUSING TYPE
DETACHED

DENSITY
9 DW/HA

ARCHITECT & DESIGN TEAM
**GLAMUZINA PATERSON
ARCHITECTS**

YEAR COMPLETED
2012

SITE AREA
1108 M²

PROJECT TYPE
**DETACHED FAMILY
HOUSE**

CLIENT/DEVELOPER
NOT RELEASED FOR PRIVACY

PRICE BAND
HIGH- RANGE

The site is located on the southern side of Prospect Terrace in Mt Eden

Building area: 273 m²

The 15m wide x 72m long rectangle site slopes from the street downwards towards the rear boundary

Open plan kitchen, dining and living

10m set back from the street

1 x Master bedroom with en suite

PARKING
FRONT ACCESS

Integrated double garage

3 x single bedrooms

2 x toilets

1 x studio space

External pool and outdoor terraced deck

A high-range project would typically have a current build cost of more than \$3000 per m², exclusive of land costs, professional services and regulatory fees

UNDERSTANDING THE NEIGHBOURHOOD

1. The neighbourhood is in the inner suburb of Mt Eden. Prospect Terrace was originally developed in the late 19th- early 20th century, but infill development has occurred over the intervening years.
2. The two neighbouring houses are traditional Auckland bay villas most likely dating from the beginning of the 20th century.



Looking towards the front elevation of S house from Prospect Terrace.

GETTING IT RIGHT PLACING BUILDINGS ON SITE

1. The architects saw the house as the dividing element between the front and back gardens with the two wings running parallel to the side boundary. The front wing and the middle of the house edge the front yard on two sides. At the rear of the property, the rear wing transforms to the other side of the site and again with the middle section, overlooks the sloping rear part of the site.



Looking down the pedestrian access way towards Prospect Terrace from the main entrance level – east elevation of S house to the left of the image.

GETTING IT RIGHT STREET TO FRONT DOOR

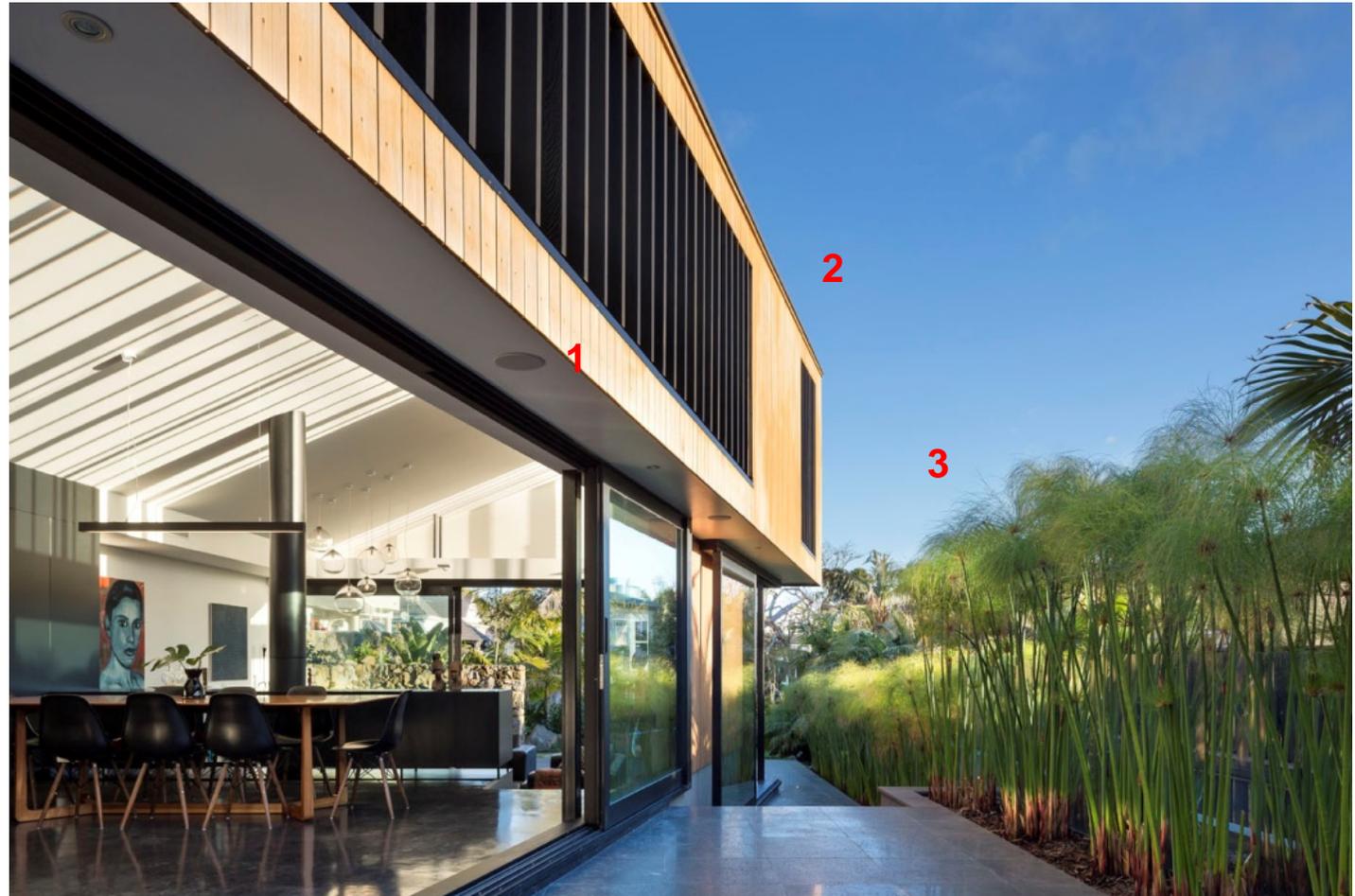
1. The simplicity of the contemporary shape complements the two neighbouring Victorian single-bay villas by accentuating their more decorated form.
2. Each villa has their bay windows alongside the respective side boundaries, which gives the effect of the 'bays' book-ending the site and contrasting the different paradigm of the house.
3. The street is presented with a strong form – a contemporary half gable detailed with horizontal cedar weatherboard and a horizontal window which is faced with a vertical screen.
4. A new basalt stone wall provides for a consistent street edge, connecting the new house with the existing stone walls of the neighbouring properties.
5. The basalt stone wall is cut in two locations – one for the driveway and one to provide for the main pedestrian entry. This entry steps up onto the site through a landscaped area, with entry to the house halfway down the site.



Looking towards the front elevation of S-House from Prospect Terrace.

GETTING IT RIGHT THE BUILDING

1. The design is contemporary and divided into two wings, each running parallel and adjacent to each of the side boundaries, forming a distinctive S-shape in plan. This allows for three zones, sleeping, playing and living areas, with the hinge points allowing for acoustic control. The plan provides for greater utilisation of the long narrow site and maximises the relationship between indoor and outdoor flow to support both inside and outside living.
2. Each of the wings flare out at their respective ends to provide for a strong street presence at the front and allowing the living area to look over the rear garden.
3. The whole house sits within the height to boundary controls required.



Looking towards the back wing of S house – west elevation.

GETTING IT RIGHT THE BUILDING

1. The design is contemporary and divided into two wings, each running parallel and adjacent to each of the side boundaries, forming a distinctive S-shape in plan. This allows for three zones, sleeping, playing and living areas, with the hinge points allowing for acoustic control. The plan provides for greater utilisation of the long narrow site and maximises the relationship between indoor and outdoor flow to support both inside and outside living.



Looking towards the front wing of S house – east elevation.

GETTING IT RIGHT THE BUILDING

1. The design is contemporary and divided into two wings, each running parallel and adjacent to each of the side boundaries, forming a distinctive S-shape in plan. This allows for three zones, sleeping, playing and living areas, with the hinge points allowing for acoustic control. The plan provides for greater utilisation of the long narrow site and maximises the relationship between indoor and outdoor flow to support both inside and outside living.



Looking towards the back wing of S house – south elevation.

GETTING IT RIGHT OUTDOOR SPACES

1. The shape of the house has delineated two courtyard spaces – front and rear and effectively wraps around two sides of each space.
2. The rear space is more private as it is an extension of the internal living areas.



Relationship between indoor and outdoor flow at S house.

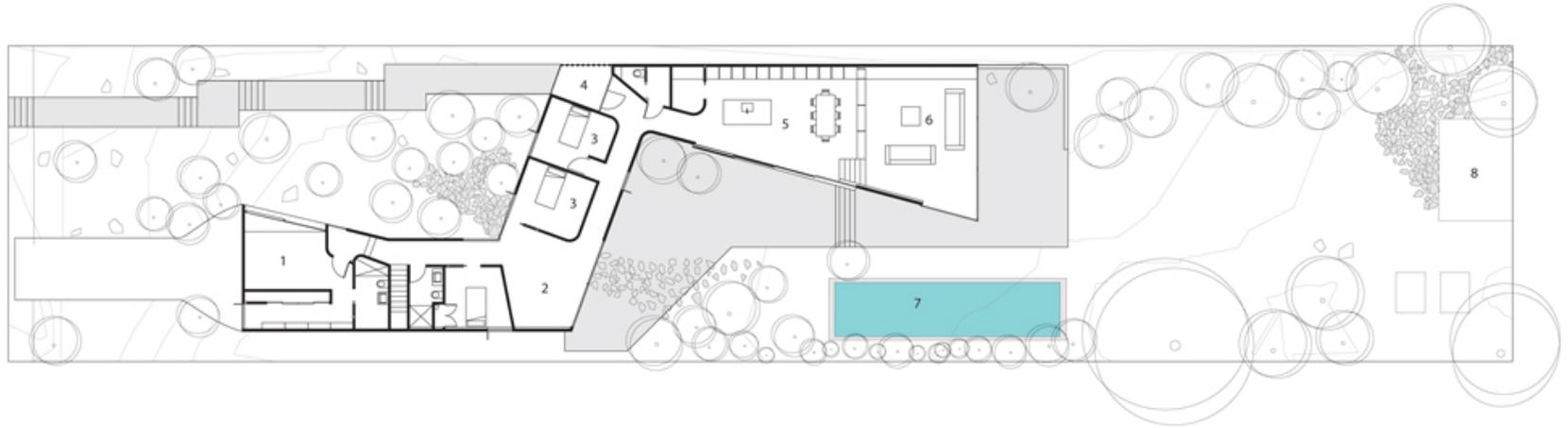
GETTING IT RIGHT ACCOMMODATING THE CAR

1. The topography means that there is small slope up from the street to the double garage.
2. The house projects in front of the garage. The striking half-gable form of the house facing the street down plays the garage which in turn provides a neutral plinth to the main house.



(left) close up of half gable roof form, (right) looking towards the set back double garage from Prospect Terrace.

GETTING IT RIGHT SITE & FLOOR PLAN

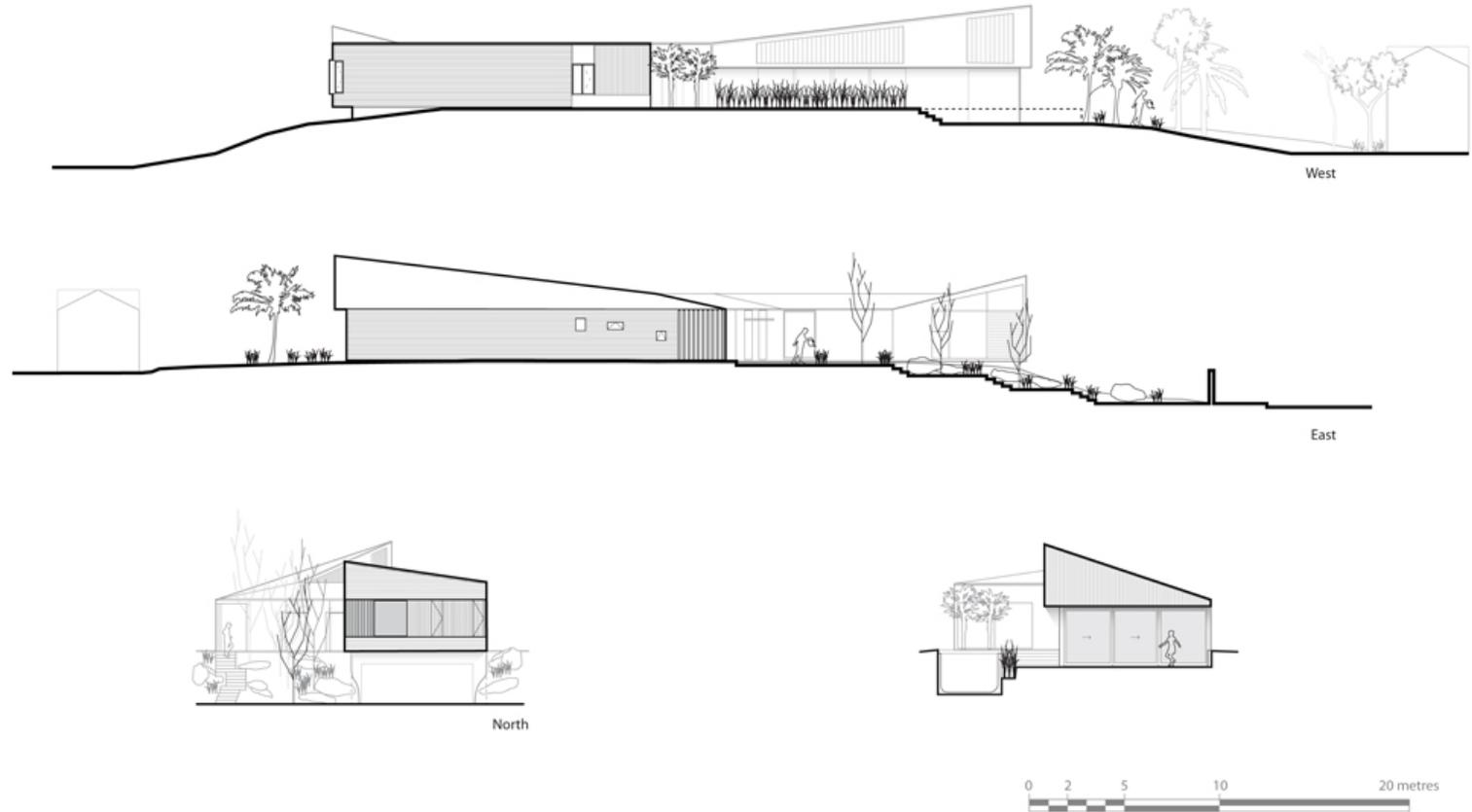


- | | |
|------------------------|----------------------|
| 1 Master bedroom | 5 Kitchen and dining |
| 2 Children's play area | 6 Living room |
| 3 Children's bedroom | 7 Pool |
| 4 Entrance | 8 Studio |



Ground level relationship with outdoor spaces on the site.

GETTING IT RIGHT ELEVATIONS



West elevation (top), East elevation (middle), North and street elevation (bottom left), South and rear elevation (bottom right).

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