

LOW RISE HIGH STYLE

MOUNT EDEN TURNS A CORNER

**AUCKLAND
DESIGN MANUAL**

TE PUKA WHAKATAIRANGA | A TAMAKI MAKAUURAU

BUILDINGS + SITES // HOUSING CASE STUDY

The Ockham Apartments
Mount Eden, Auckland

OVERVIEW

A good example of a low-rise apartment building that responds to a prominent corner site within a character area, demonstrates excellent building design and creates a well articulated edge to the street.

PROJECT SUMMARY

Ockham Building is an L-shaped apartment building providing a mix of small to medium-sized apartments. The configuration of the building has been designed to address the two street boundaries of the site. The apartments overlook an internal west-facing courtyard and have been designed to maximise natural ventilation and lighting.

The development sits on the corner of Rossmay Terrace and Sandringham Road. The immediate vicinity of Rossmay Terrace is a residential street and contains mostly older detached houses.

Sandringham Road is a busy, city-fringe street with residential and commercial properties. The site is opposite the Eden Park Stadium.

The site has a slight slope towards the northwest with approximately a two metre of fall over the site. The 25 apartments are arranged over four floors with a mix of one and two bedroom apartments.

The building has been considerably massed to provide a compatible scale to the street and residential neighbours. Recycled railway sleepers and embossed concrete panels are a feature of the building frontages.



The L-shaped apartment building sits elegantly on the corner of Rossmay Terrace and Sandringham Road.

KEY PROJECT INFORMATION

HOUSING TYPE
APARTMENTS

DENSITY
285 DW/HA

ARCHITECT & DESIGN TEAM
TANIA WONG ARCHITECTS

YEAR COMPLETED
2011

SITE AREA
875 M²

PROJECT TYPE
**L-SHAPED APARTMENT
BUILDING**

CLIENT/DEVELOPER
**OCKHAM INVESTMENTS LIMITED
PARTNERSHIP**

PRICE BAND
HIGH RANGE

The site sits on the corner of Rossmay Terrace and Sandringham Road. The immediate vicinity of Rossmay Terrace is a residential street and contains mostly older detached houses

25 apartments in total

1 & 2 bedroom apartments range from 42m² to 87m² (excluding balconies/patios)

Sandringham Road is a busy, city-fringe street with residential and commercial properties. The site is opposite the Eden Park Stadium

The apartments overlook an internal west-facing courtyard and have been designed to maximise natural ventilation and lighting

The site has a slight slope towards the northwest with approximately a two meter of fall over the site

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

PARKING

BASEMENT

25 Semi-basement car parks.

UNDERSTANDING THE NEIGHBOURHOOD

1. The development is within walking distance to central Kingsland and the train station. The site is well linked with the city centre and other city fringe locations.
2. Eden Park Stadium is within close proximity and visible from the elevated position of the site.
3. Street trees are a feature of the residential characteristics of the immediate neighbourhood.
4. The prominent corner site faces a listed heritage building and many other character villas surround the site.



The prominent corner site faces a listed heritage building along Sandringham Road.

GETTING IT RIGHT PLACING BUILDINGS ON SITE

1. The design works well - topography enables car parking at a lower level and the structure is then utilised as a communal open courtyard space above.
2. The 25 apartments are arranged across five levels in an L-shaped form that provides a continuous street edge, whilst protecting a generous landscaped courtyard at the rear.



The L-shaped apartment building sits elegantly on the corner of Rossmay Terrace and Sandringham Road.

GETTING IT RIGHT STREET TO THE FRONT DOOR

1. Ground floor apartments have useable private open spaces. A combination of slightly elevated ground floor level (from the street footpath level) with permeable fences / balustrades mediates the road boundary well.
2. Extensive overlooking from upper apartments contributes to the safety of the street.
3. The corner of the site contributes to and integrates with the street, which in turn accentuates the entry and identity of the building.



View of the apartment building and the listed heritage building when looking down Rossmay Terrace from Sandringham Road.

GETTING IT RIGHT STREET TO THE FRONT DOOR

4. Pedestrian access is well-connected to the street and has generous dimensions - allowing for easy circulation of people.
5. Ground floor apartments use common access rather than having individual entries off the street. This can be acceptable given the use of basement car parking and the lack of parking on the street in this section of Sandringham Road.
6. Postboxes have been cleverly incorporated into the front entry lobby at the southeast corner of the site.



Looking towards the main entrance from Sandringham Road.

GETTING IT RIGHT OUTDOOR SPACES

1. A range of secluded and private open spaces is provided, including a communal courtyard area and individual patios for ground floor units.
2. All internal living spaces on the ground floor apartments are closely linked with private outdoor areas. Privacy is maintained and balanced against the communal space via soft and hard landscaping features.
3. While providing some amenity/usable semi-outdoor space at the rear and the front, the balconies give a sense of security to the communal gathering space and the main street.



View of the communal courtyard area which faces north west.

GETTING IT RIGHT OUTDOOR SPACES

4. While providing some amenity/usable semi-outdoor space at the rear and the front, the balconies give a sense of security to the communal gathering space and the main street.



Eastern elevation of the apartment building when viewed from Sandringham Road.

GETTING IT RIGHT THE BUILDING

1. The main pedestrian entrance at the street corner provides clear legibility to the building entry, which also successfully addresses the street corner.
2. The building has three floors above street level, with the upper most set back from the street. This design move visually reduces the scale of the building from Rossmay Terrace.
3. Building materials are long-life and low maintenance with thoughtful detailing to modulate the façade.
4. A range of one and two bedroom apartments have been provided, with a typical floor layout that maximizes daylight entry and ventilation.



The L-shaped apartment building sits elegantly on the corner of Rossmay Terrace and Sandringham Road.

GETTING IT RIGHT THE BUILDING

5. A mix of apartment types and sizes, including several ground floor apartments with generous private open space, contributes to the overall flexibility and housing choice.
6. High thermal mass of the building (insitu and pre-cast concrete elements, concrete block work and exposed aggregate panels) contribute towards minimizing temperature fluctuations within apartments and to delay and reduce solar heat gain.



Recycled railway sleepers and embossed concrete panels are a feature of the building frontages.

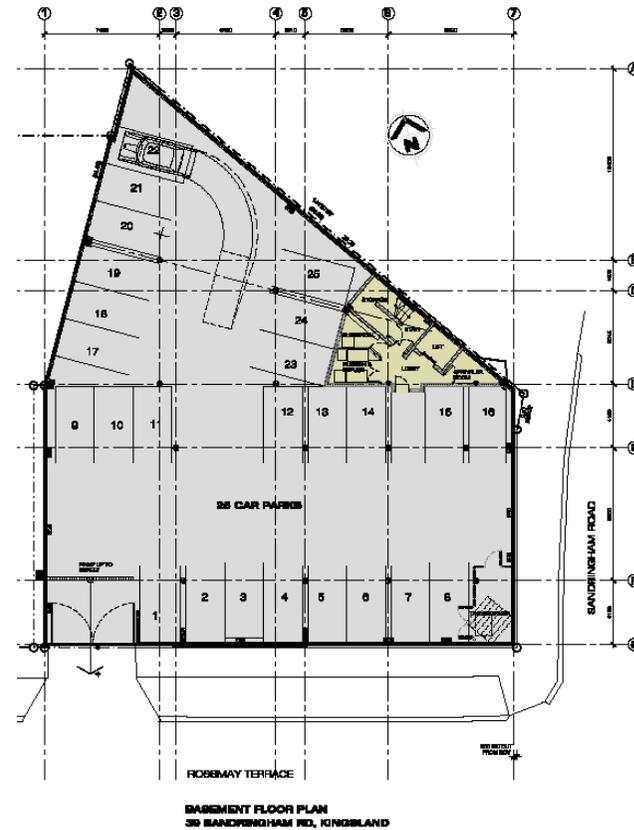
GETTING IT RIGHT ACCOMMODATING THE CAR

1. The internal open space/courtyard is built over and hides the semi basement car parking at the rear of the site. The courtyard also provides a pleasant outlook for residents
2. Entry to car parking is separate from pedestrian entries and accessed from a secondary street
3. The development respects the adjoining neighbouring residential development by good separation distance from the boundary and gradual stepping and reduction of building mass.



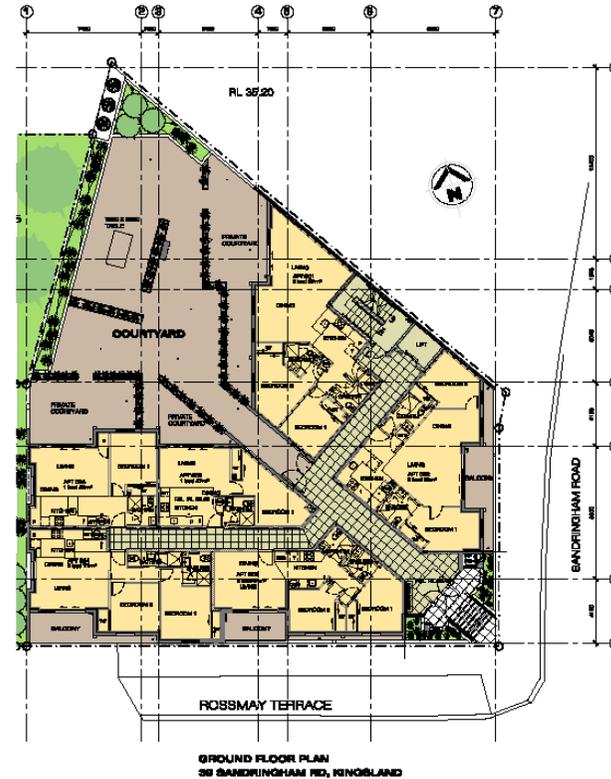
Entry to car parking is separate from pedestrian entries and accessed from Rossmay Terrace.

GETTING IT RIGHT FLOOR PLANS



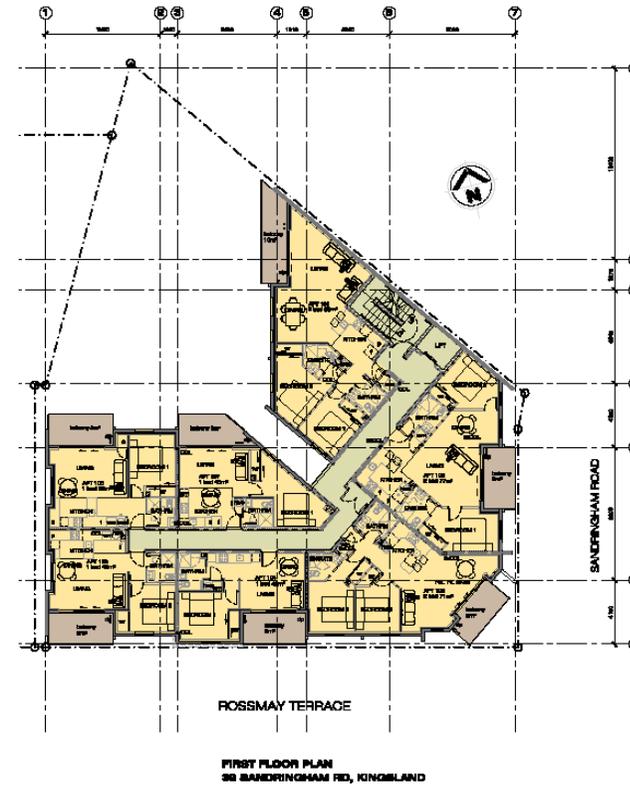
Basement floor level.

GETTING IT RIGHT FLOOR PLANS



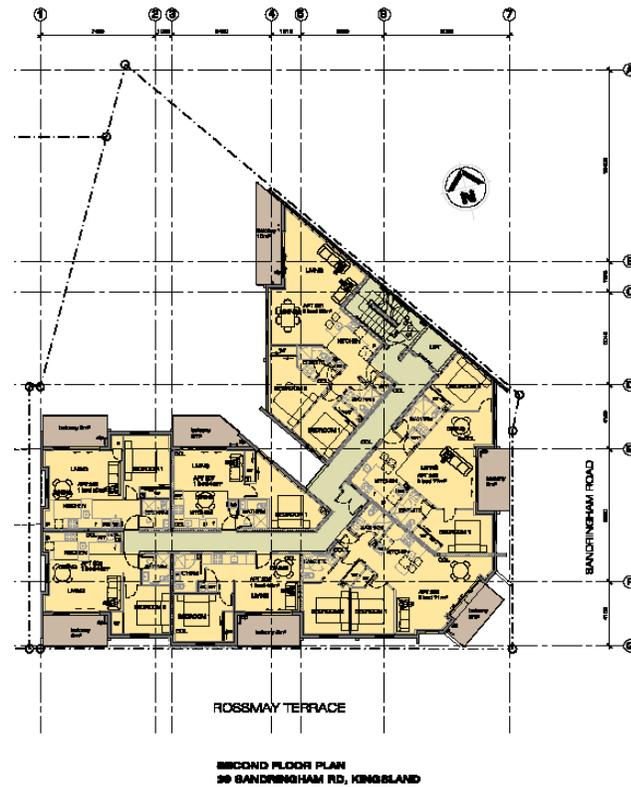
Ground floor level.

GETTING IT RIGHT FLOOR PLANS



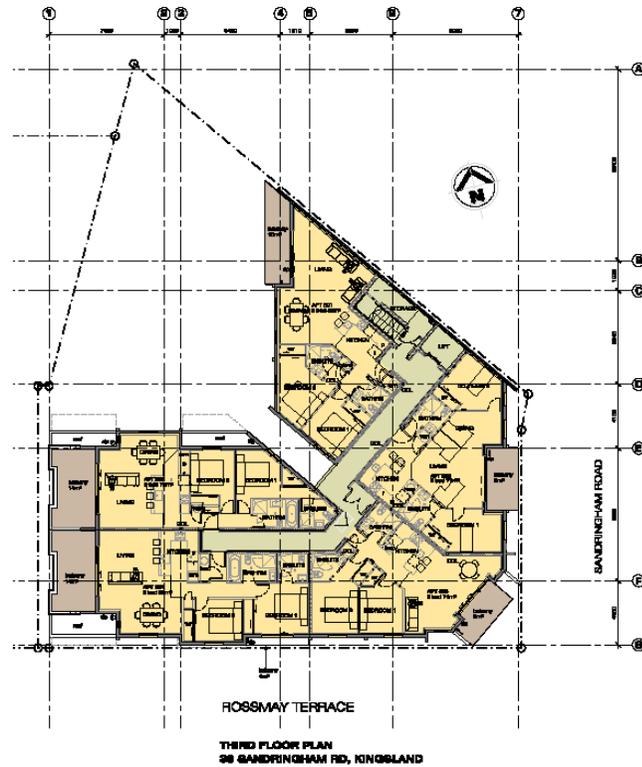
First floor level.

GETTING IT RIGHT FLOOR PLANS



Second floor level.

GETTING IT RIGHT FLOOR PLANS



Third floor level.

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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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