

ZAVOS APARTMENTS

A SAVVY SOLUTION FOR
MEDIUM-DENSITY LIVING

OVERVIEW

Zavos Corner is an apartment development located in the Wellington suburb of Mt Victoria, on the fringe of its city centre. The development maximises the number of units on a relatively small site, delivering livable, sunny and private living spaces for residents. Its unique design enhances the character of the local area and defines a prominent corner site.

PROJECT SUMMARY

The development is located on the site of a former pre-1935 villa, whose original form had been obscured by multiple renovations. Located less than 10 minutes from Wellington's city centre, the site was considered a prime location for a medium-density development in a city seeking accommodation solutions for its projected population growth.

The development fits eight apartments, a total of 16 bedrooms, on a site formerly occupied by a single detached house. The design of the development playfully responds to its heritage context, with the building's roofline and material choice paying homage to the older homes in the area.



Top Right: The site before it was redeveloped.

Main Image: A view of the building's south façade from Pirie Street.

KEY PROJECT INFORMATION

HOUSING TYPE APARTMENTS	DENSITY 142 DW/HA	CLIENT/DEVELOPER D & G PROPERTIES PARTNERSHIP	YEAR COMPLETED 2015
LOCATION MT VICTORIA, WELLINGTON	SITE AREA 564m²	ARCHITECT & DESIGN TEAM PARSONSON ARCHITECTS	PRICE BAND MID-RANGE
The site is located on the corner of Brougham and Pirie Streets in Mount Victoria, on the fringe of Wellington's City Centre.	PROJECT TYPE APARTMENTS ON CORNER SITE	Gerald Parsonson and Craig Burt	
PARKING 'UNDERGROUND PARKING'	8 units arranged over 3 storeys, including 6 x two bedroom / 1 x two and a half bedroom (85m ² and 110m ²) and 1 x one bedroom units (52m ²).		
The site has been leveled and excavated to accommodate 'underground' parking, with 1 car parking space provided for each unit + 1 visitor car park.	The development is clustered around an open north-facing area containing public space, private courtyards and access to the car park.		
Vehicle access to the site is provided off Pirie Street.			

UNDERSTANDING THE NEIGHBOURHOOD

1. The site sits on the fringe of the city's commercial area, but is immediately surrounded by pre-1930's heritage houses and a 4-storey 1960's concrete apartment building next door. The villa which previously occupied the site dated pre-1935, though extensive renovations had significantly obscured its original form.
2. The development doesn't align with all aspects of the WCC Mount Victoria Design Guide. However, the building manages to effectively blend in to the older housing stock with its form and scale.
3. The development is well connected to the road network and bus services, providing excellent connections across the region.
4. The development offers high-quality alternative rental accommodation to the standard inner city apartments, providing increased light and outside space in a more residential location, whilst still being within close proximity of the city.



The development, located within a character area, uses its roofline and materials to blend in with the surrounding heritage homes.

GETTING IT RIGHT PLACING THE BUILDING

1. Two distinct parts form a perimeter to the block. All of the units face onto both the surrounding streets and the sunny north-facing courtyard. The street corner is punctuated by a stairway that winds up inside a digital clock tower.
2. Placing car parking underground has allowed the ground plane to be used as outside space for the ground floor apartments and the public.
3. The placement, scale and form of the building complied with the relevant planning rules, ensuring there were no residual impacts on the amenity of neighbouring occupants.
4. The orientation and design of the building ensures at least two sides of all units are 'open', often allowing both morning and afternoon sun. Consequently, living spaces feel open, generous and light filled. Units have views to the city and hills in the opposite direction.



Top Right: The digital clock, which punctuates the street corner, is illuminated during the evening.

Main Image: A view of the building from the corner of Brougham and Pirie Streets.

GETTING IT RIGHT DESIGNING THE SITE

1. Prior to redevelopment, the site was a small hillock surrounded by retaining walls, with neighbours located at street level. Excavating down to street level allowed a greater number of units to be fitted on the site under the maximum height limit, without increasing shading or loss of light to neighbours.
2. The site's ground level was comprehensively planned to ensure all of the development's outdoor spaces are coherent, consistent and flat, ensuring they can be enjoyed by users of all mobility levels.

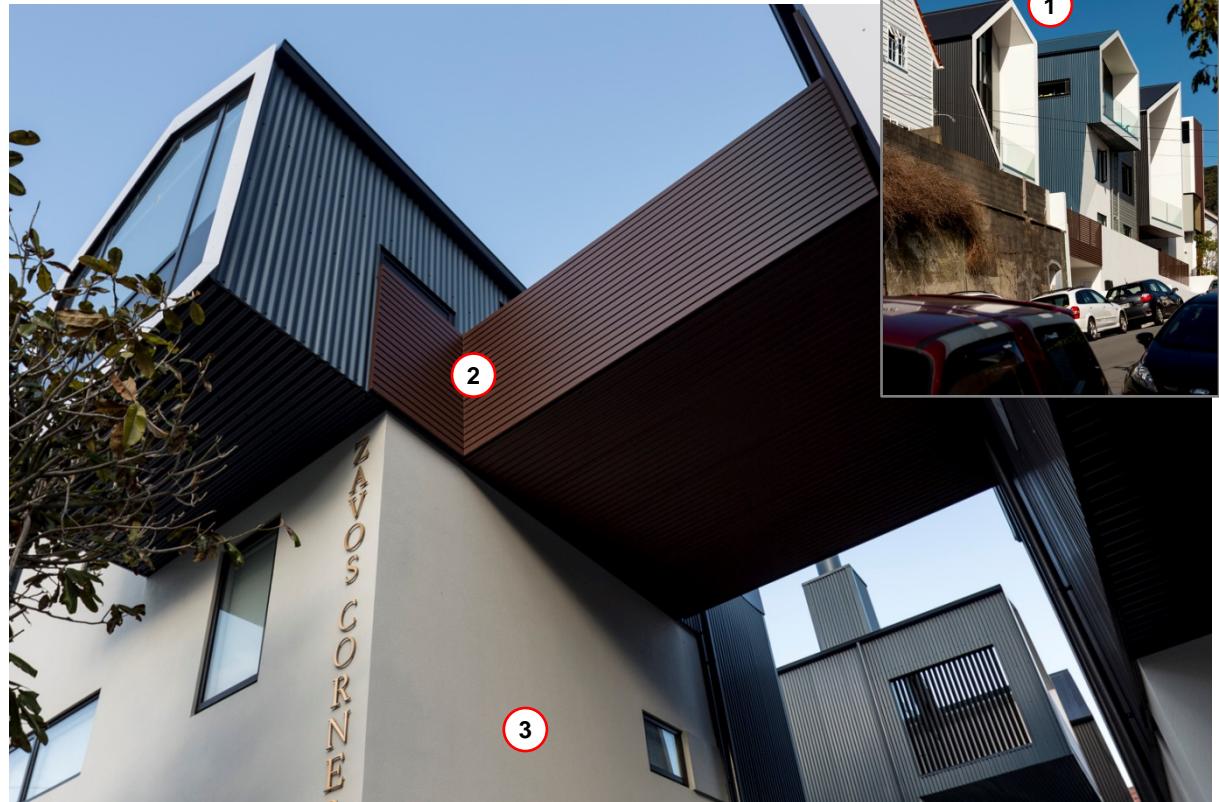


Top Right: The site was comprehensively planned, ensuring a cohesive pattern of outdoor spaces.

Main Image: The site was excavated to street level to allow a greater number of units to be fitted on site.

GETTING IT RIGHT THE BUILDING

1. Several strategies were used to break down the potentially large building. A variety of materials and cladding systems have been used for the building elements; the roofline and frames around exterior decks define the shape of the development and add a sculptural quality; a clock tower defines the street corner.
2. The materials used on the building help to create its own architectural character, whilst respecting the built heritage of Mount Victoria. Plastered concrete panels relate to retaining walls and the adjacent 1960's apartment building, whilst corrugated steel cladding and rust coloured powder coated slatting relate to the corrugated iron sidings and roofing of many of the pre-1935 houses in the area.
3. The materials are low-maintenance, ensuring the building's aesthetic is easily cleaned and repaired.



Top Right: The building's strong roofline helps to define its own architectural character whilst respecting that of the Mount Victoria area.

Main Image: The building's materials pay homage to the surrounding character homes and have low maintenance requirements.

GETTING IT RIGHT STREET TO THE FRONT DOOR

1. The front of the building is well articulated, including balconies on several levels which overlook the street below.
2. The front doors of three units face the street and are visible from the public footpath. The remaining front doors are accessed from the public area of the central courtyard. Permeable fencing at ground level affords passers-by a view into the courtyards of the ground level units.
3. Although the building reads as a whole, each unit has been designed to have its own unique entrance sequence.



Top Right: These front doors front onto a communal space accessed from the street.

Main Image: The front doors of three units face the street and are visible from the public footpath.

GETTING IT RIGHT INTERNAL SPACES

1. Due to the layout of the building, and the stacking of units, no two units have the same layout. However, all units are open on at least two sides, ensuring their internal spaces have excellent access to natural ventilation and sunlight.
2. Design features including rooflights and floor-to-ceiling windows ensure internal spaces are well lit by natural light.
3. The orientation of the building affords all residents views of both the CBD and the hills surrounding the city.



Top Right: The shape of the building's roofline creates intimate nooks within many of the units.

Main Image: The design and orientation of the building ensures that all of its units have excellent access to natural ventilation and sunlight.

GETTING IT RIGHT OUTDOOR SPACES

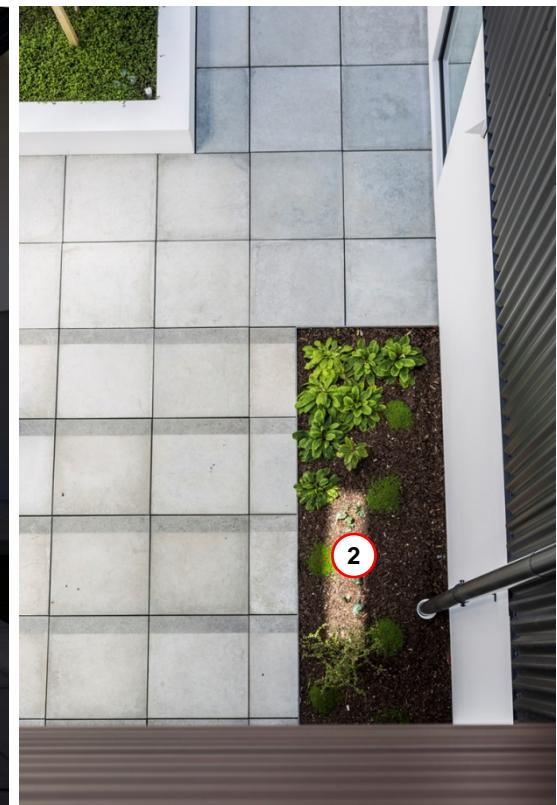
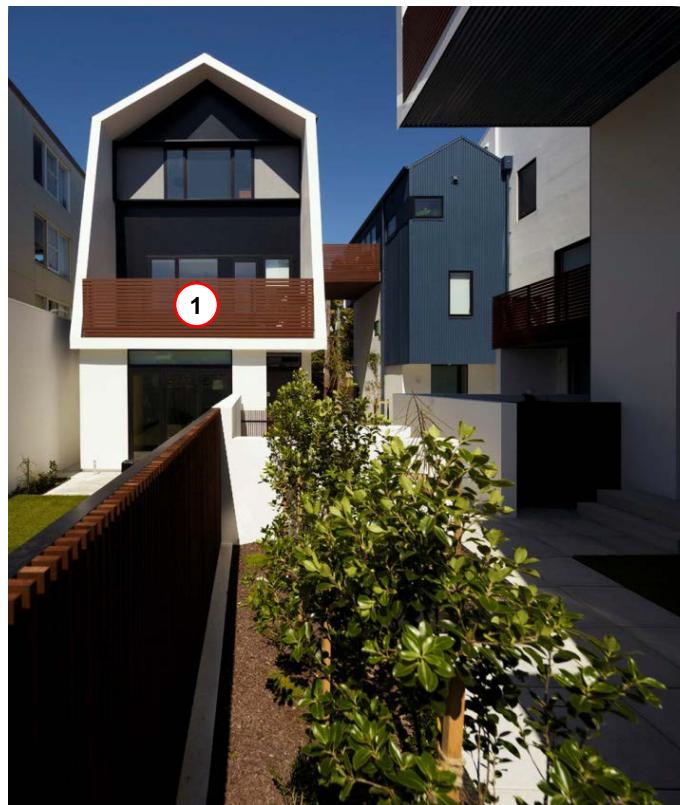
1. Upper-level decks are defined by architectural 'frames' that control privacy and add a feeling of intimacy to these outside spaces. The frames help define the exterior character of the development and visually link dwelling units that sit above and below each other.
2. The balconies provide wind protection and compositional consistency, whilst giving a sense of security to the rear of the complex.



The framing of the upper-level decks protects residents from the prevailing wind and provides privacy, whilst contributing to the character of the development.

GETTING IT RIGHT OUTDOOR SPACES

1. The dwelling units are predominantly single level and are spread over three storeys. The building has been designed so that each unit has two separate outdoor areas at opposite ends – ground level units have courtyards, while upper level units have decks.
2. The outdoor spaces were softened through the use of hard and soft landscaping features such as creepers, vines and planter boxes.



Right: Hard and soft landscaping features used in a communal outdoor space at ground level.

Left: View into a private outdoor space of a ground floor unit and the rear deck of an upper level unit.

GETTING IT RIGHT ACCOMMODATING THE CAR

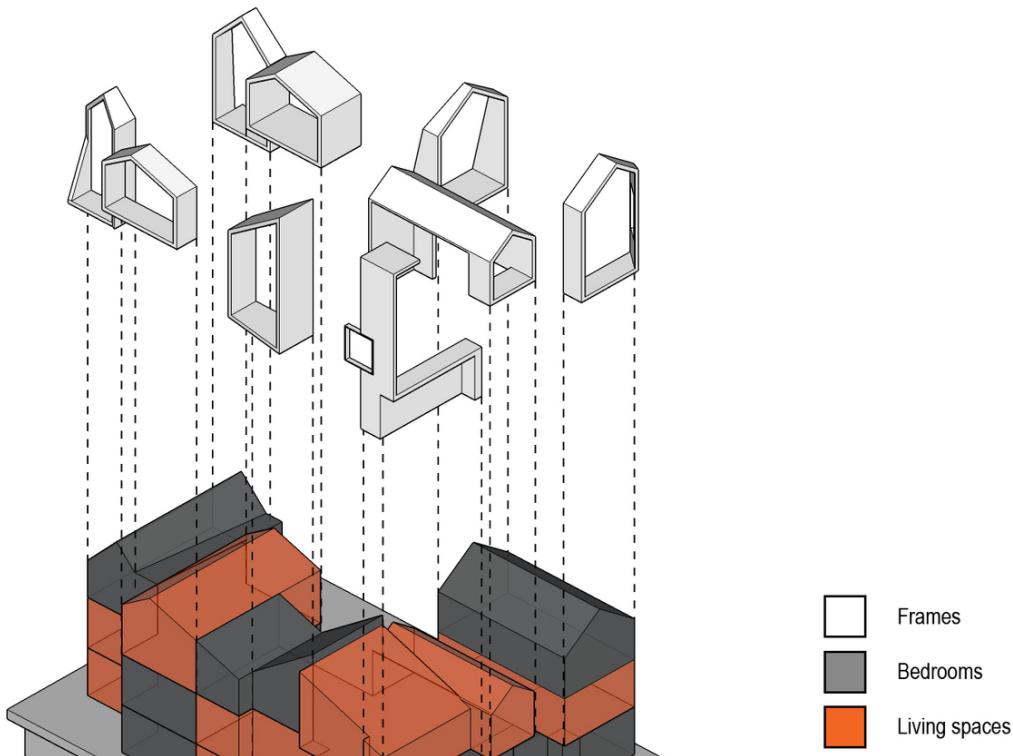
1. The site was levelled and excavated to accommodate ‘underground’ parking, allowing the ground level to be dedicated to outdoor space for residents. One car parking space is provided for each unit + a visitor car park.
2. The development has a single garage door and the cars are not visible from either the street or dwelling units.



Top Right: The development has a single garage door for access to the underground car park.

Main Image: Rear access to the ‘underground’ car park on Pirie Street.

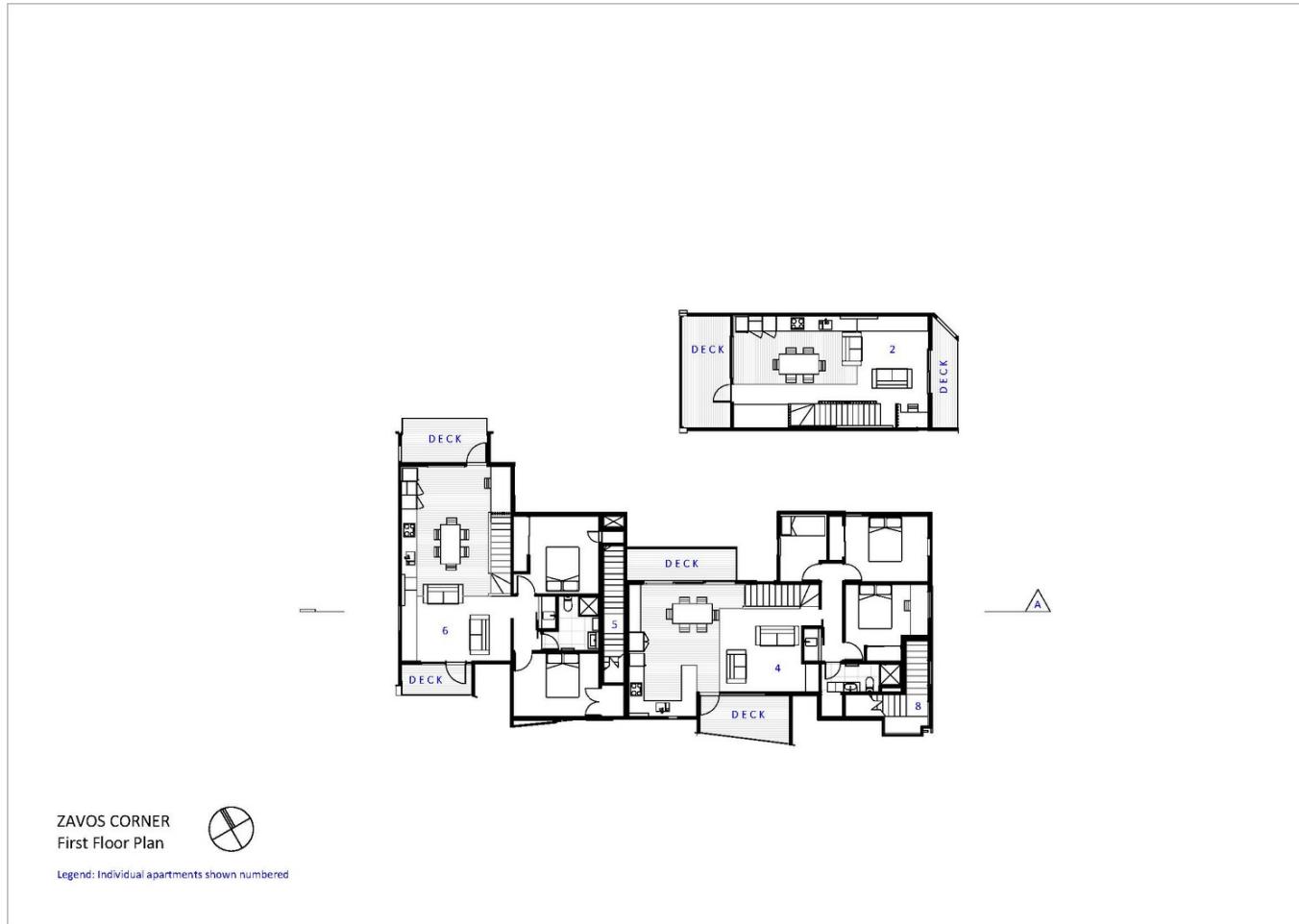
GETTING IT RIGHT FLOOR PLANS



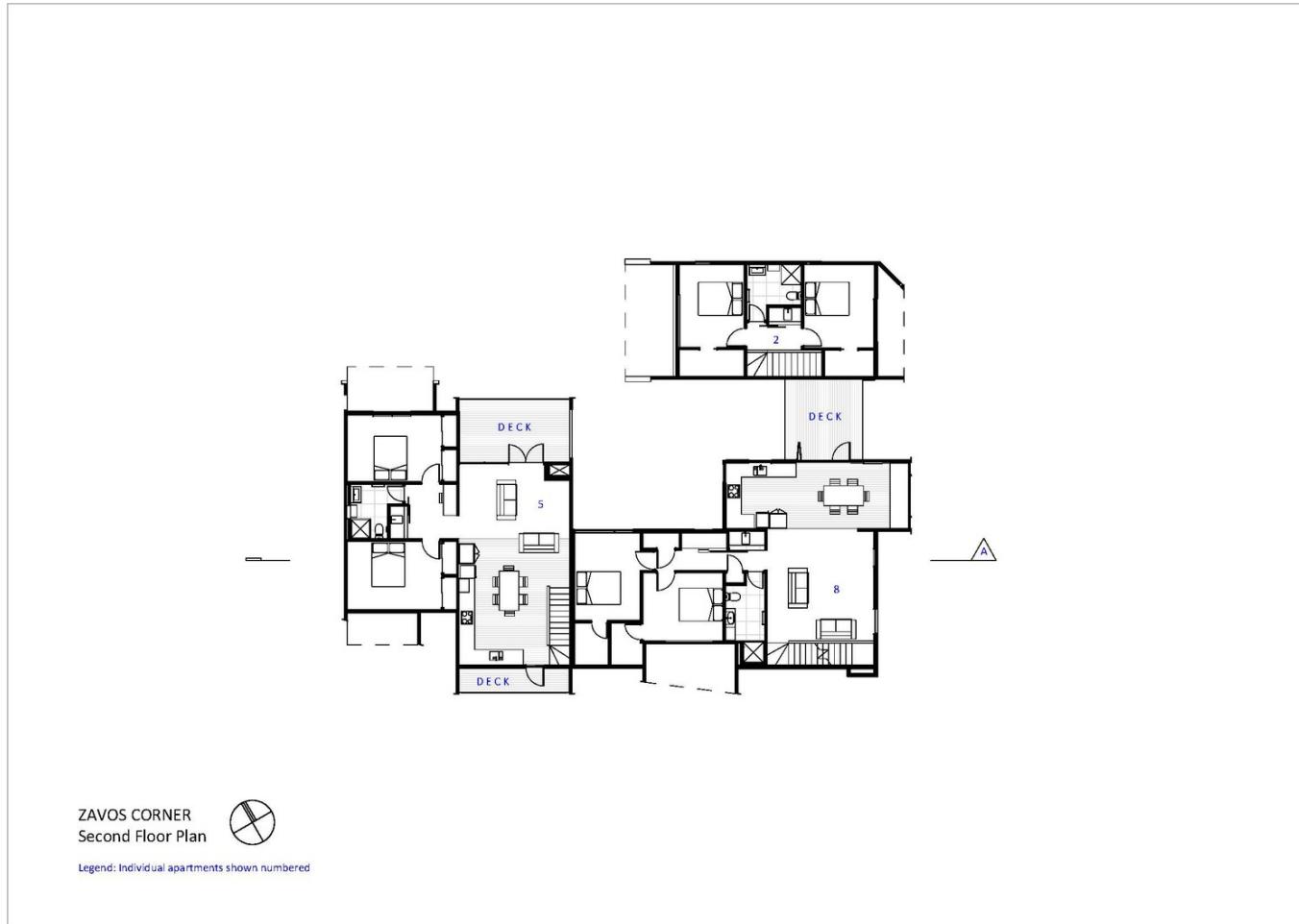
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TE PUKA WHAKATAIRANGA I A TĀMAKI MAKURAU

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