

# NEW STREETS IN NEWTOWN

## REDEVELOPMENT OF STYLISH & AFFORDABLE APARTMENTS

AUCKLAND  
DESIGN MANUAL  
TE PUKA WHAKATAIRANGA | A TAMAKI MAKAUURAU

BUILDINGS + SITES // HOUSING CASE STUDY

Regent Park  
Newtown, Wellington



## OVERVIEW

A good example of a medium density social housing development showing a range of different housing and apartment options. All buildings respond to a complicated site, and demonstrate excellent building design and well articulated façades.

## PROJECT SUMMARY

This is a social housing development undertaken by Wellington City Council as part of an upgrade to their housing portfolio. The site had previously contained social housing but was deemed not fit for purpose.

The site is approximately 6500sqm and is internal to a block with one vehicle access way and two pedestrian access ways connecting to the wider neighbourhood.

The centre of the site is a topographical low point within the block and due to an unstable geological condition, ground water is close to the surface, making this area is not suitable for building.

This has led to the buildings being placed around the edge of the site, with a range of typologies: 4 bedroom houses, 3 bedroom townhouses and apartments.

The centre of the site is landscaped with gardens as part of a storm water retention system.

The architecture is contemporary, and of a modest scale. Elements such as balconies and the position of windows and doors provide each building with an attractive face to the central communal space. This is further helped by a variation of building heights and setbacks which adds to the distinctive character of the development.



The social housing development undertaken by Wellington City Council is accessed from Owen Street which runs along Constable Street.

# KEY PROJECT INFORMATION

HOUSING TYPE  
**MIXED**

DENSITY  
**42 DW/HA**

ARCHITECT & DESIGN TEAM  
**DESIGNGROUP STAPLETON  
ELLIOT ARCHITECTS**

YEAR COMPLETED  
**2012**

APARTMENTS: 18 X 2 BED

TERRACED HOUSING: 4 X 4 BED

DETACHED HOUSING: 5 X 3 BED

SITE AREA  
**6447 M<sup>2</sup>**

PROJECT TYPE  
**SOCIAL HOUSING  
DEVELOPMENT**

CLIENT/DEVELOPER  
**WELLINGTON CITY COUNCIL**

PRICE BAND  
**LOW- RANGE**

The site is located in Newtown and it is in close proximity to public transport, local shops and local amenities

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A low-range project would typically have a current build cost of less than \$2000 per m<sup>2</sup>, exclusive of land costs, professional services and regulatory fees

The site is internal to a block with one vehicle access way and two pedestrian access ways connecting to the wider neighbourhood

PARKING

**GROUP PARKING**

Total of 30 car parking spaces

# UNDERSTANDING THE NEIGHBOURHOOD

1. Newtown is a traditional 19th century mixed use inner city suburb made up of one and two storey detached worker's cottages, each house tending to have its own individual address.
2. Shops and public transport are within 400 meters of the site.
3. Other community facilities such as a park including, children's playground, crèches and schools are all in close proximity within the neighbourhood.
4. The building design is a modern interpretation of the 19th century two storey detached workers single-bay villas found across Newtown.
5. A CPTED analysis was part of the design process to inform how best to resolve issues of safety across the site.



Looking towards the main entrance to the site which is from Owen Street.



## GETTING IT RIGHT STREET TO FRONT DOOR

1. The four bedroom houses and the three bedroom townhouses have a small private front yard, front door and integrated carport to provide an individual address to the central space.



View of a typical semi-detached house – located towards the southern end of the site.

## GETTING IT RIGHT STREET TO FRONT DOOR

- Each of the three apartment buildings has a central communal access into the building.
- Good outlook from windows and terraces over the central space provide for a safe community atmosphere.



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# GETTING IT RIGHT THE BUILDING

1. The front elevation treatments of the buildings facing the central space reflect the proportions, scale and relationships of the front façade elements on the 19th century precedents of Newtown.
2. The three-level two bedroom apartment blocks are connected with a glazed circulation spine providing access to each set of six apartments.



View of a typical apartment block – These apartments presents an attractive interface to Owen Street.

## GETTING IT RIGHT THE BUILDING

3. The three bedroom townhouses are attached with the one storey carport structure separating and breaking down the two storey dwellings.
4. The use of small amounts of colour adds another layer to the diversity of architectural elements.



View of a typical semi-detached house – located towards the southern end of the site.



# GETTING IT RIGHT OUTDOOR SPACES

1. A range of outdoor spaces are provided for across the complex – both communal and private.
2. Each of the apartments has a private outdoor space; the ground floor apartments have a courtyard and the other apartments have terraces – all accessible off the main living areas.
3. Each of the houses and townhouses has both a small fenced front yard and/or access to a rear yard. The size of the front and rear yards is dependant on orientation with the spaces larger to the north of the dwellings.



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## GETTING IT RIGHT ACCOMMODATING THE CAR

1. A driveway drops five meters from Owen Street to a central shared space that surrounds a central green space.
2. Each of the three and four bedroom houses has a single carport integrated as part of the house design.
3. The apartments share small common car parking areas.



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# GETTING IT RIGHT SITE PLAN



Overall site layout.

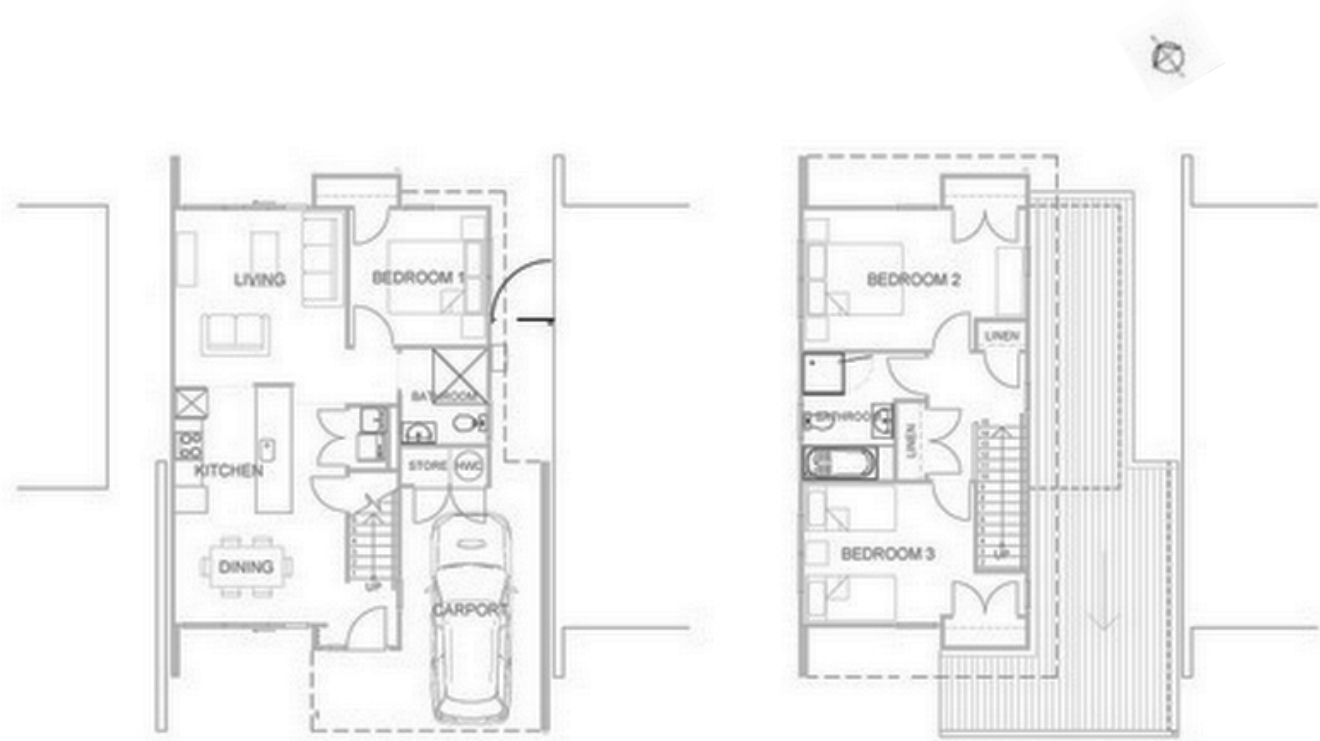
# GETTING IT RIGHT FLOOR PLANS



Typical floor plans of a two bedroom walk-up apartment unit.

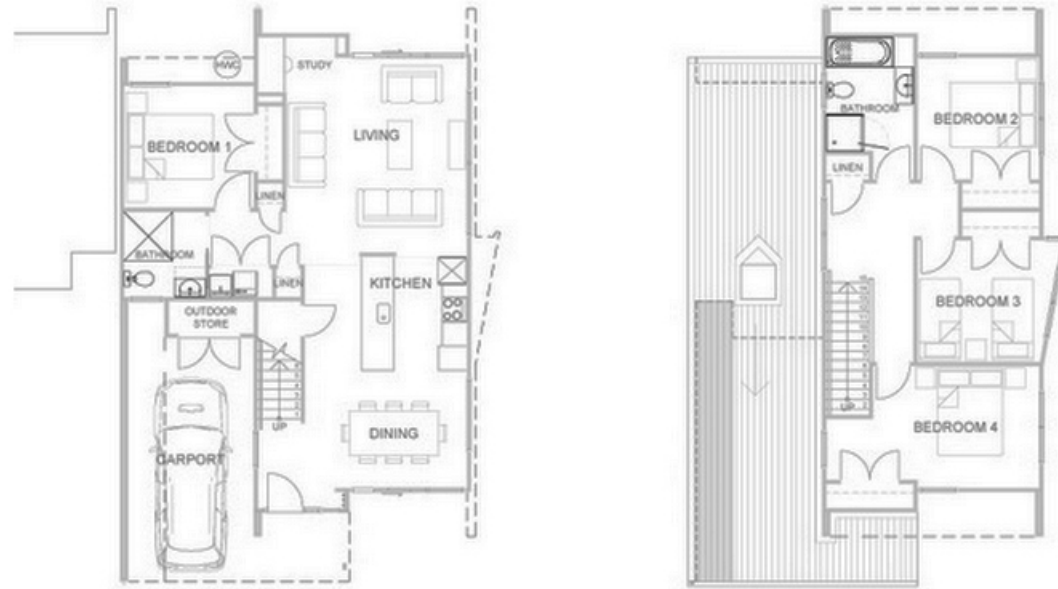


# GETTING IT RIGHT FLOOR PLANS



Typical floor plans of a Four bedroom detached house.

# GETTING IT RIGHT FLOOR PLANS



Typical floor plans of a Four bedroom terrace unit.



# AUCKLAND DESIGN MANUAL

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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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