Appendix 4: Design Statement – WAM

WARREN AND MAHONEY®

DEE STREET HOTEL

DESIGN STATEMENT
AUGUST 2018

Prepared for

INVERCARGILL LICENCING TRUST

Document Revision Status
F

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Document Control

Prepared by Architect
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On behalf of Warren and Mahoney
Architects New Zealand Limited

Disclaimer

While Warren and Mahoney has endeavoured to summarise the Concept Design process in this document and appendices, the report format cannot represent the broad range and depth of information captured on the Concept Design Drawings. Approval of the specific issues contained in this report does not discharge the obligation of the client team to review the drawings and specifications in their entirety.

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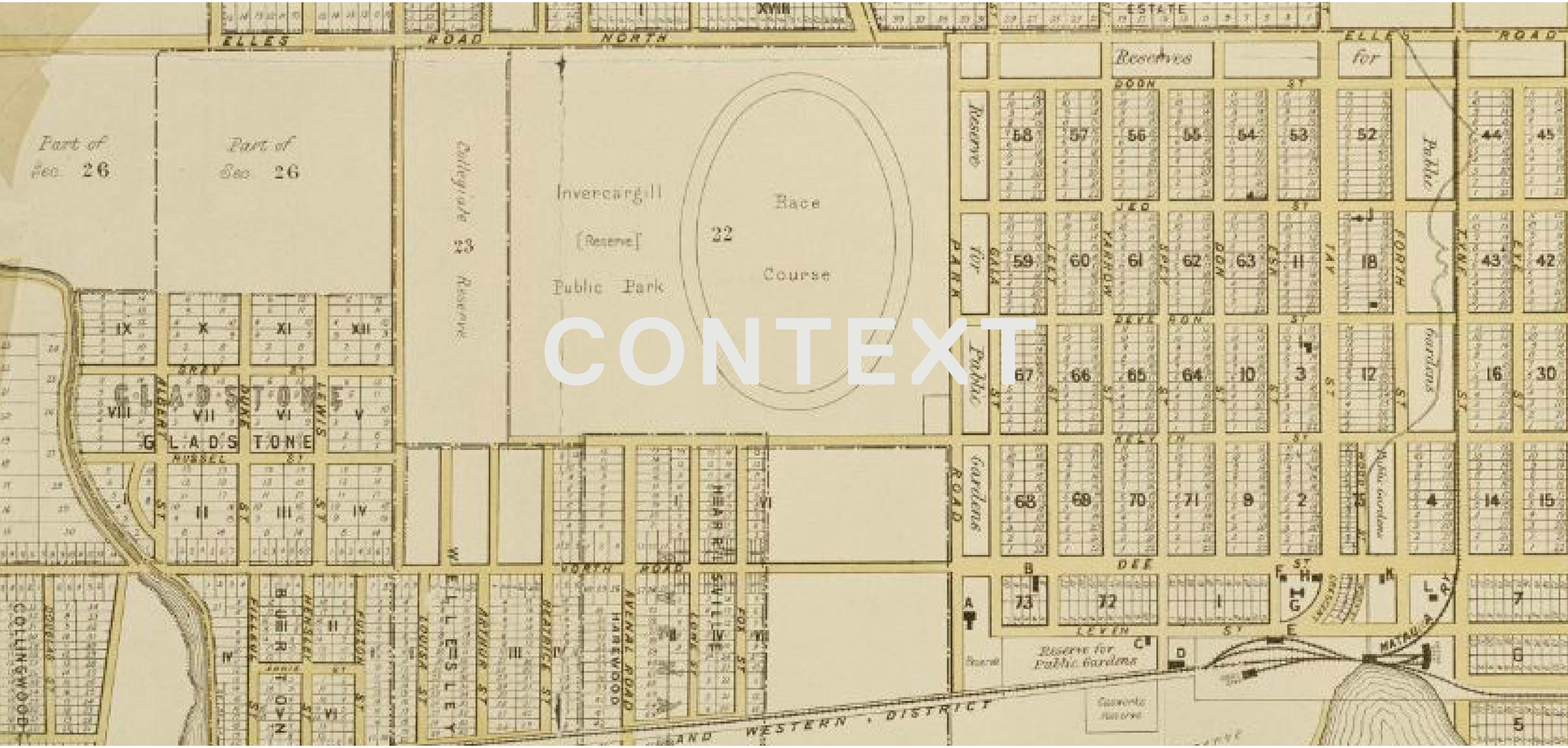
THE BANK
Clyde St.
Tay St

CONTEXT


Part of Sec. 26
Part of Sec. 26
Collegiate 23 Reserve
Invercargill (Reserve) Public Park
22
Race Course
GLADSTONE
Reserves for
Public Gardens
Reserve for Public Gardens
NORTH ROAD
ELLES ROAD
DEE ST
LEVEN ST
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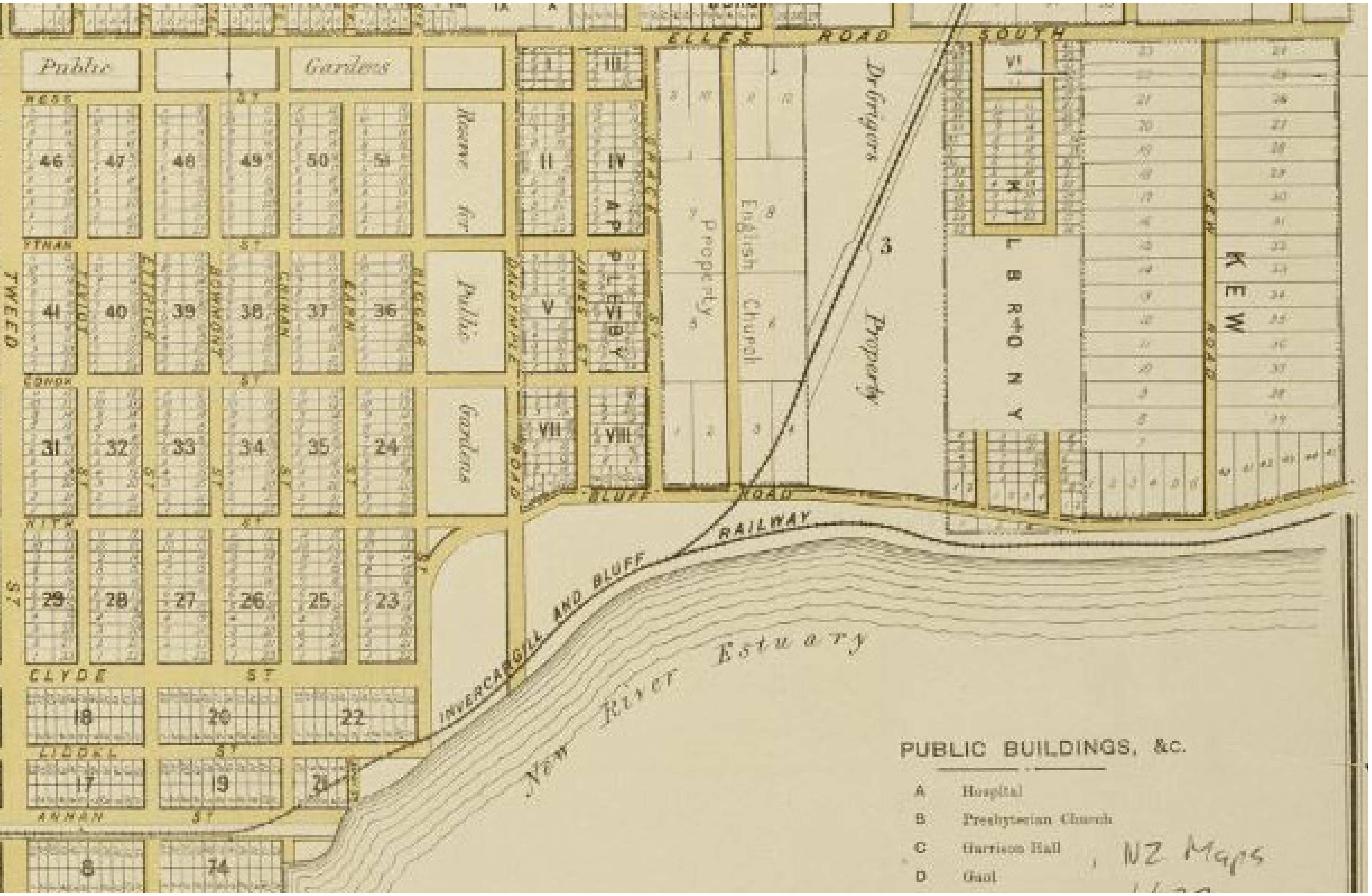


Historical town plan of Invercargill circa 1885

INTRODUCTION

WITH THIS PROJECT THERE IS AN ASPIRATION FOR IT TO BECOME THE PREMIER VISITOR ACCOMMODATION OFFERING IN THE CITY, CAPITALISING ON ITS CENTRAL DOWNTOWN LOCATION AND INJECTING NEW LIFE INTO THE CENTRE OF INVERCARGILL

PROJECT BRIEF

The project brief is for a four and a half star, 80 bed hotel including two bars, a street café, a restaurant and several function rooms including one on the uppermost level to provide a unique space in the city capitalising on the spectacular views in all directions. An important aspect of the brief is the ability for it to enhance the urban environment of the central downtown area, engaging with the street and the corner in a positive way and being inviting not only to visitors but also to the residents of the city.

The client, the Invercargill Licencing Trust has engaged Warren and Mahoney to design a building of high quality that the city and the region can be proud of. This report captures the key drivers behind the design, the way it integrates into the surrounding built form and the implications it has for a revitilised CBD.

The original Langland's block showing the continuity of window rhythm which has now been lost

URBAN CONTEXT
URBAN GRAIN

THE SITE IS LOCATED IN THE HEART OF THE HISTORICAL AND CULTURAL CENTRE OF INVERCARGILL. HISTORICALLY THIS WAS A LIVELY AND BEAUTIFUL PLACE TO VISIT. THESE QUALITIES HAVE BEEN ERODED TO A DEGREE OVER THE LAST FEW DECADES.

The site is a key corner site in the central historical core of Invercargill which has seen continuous occupation since the 1870's. The current building dates from 1885 and was designed by the architect F.W. Burwell as part of the Langland's block development. Unfortunately, the building was badly damaged by fire in the 1930s with much of its ornamental refinement removed from the uppermost story. This has affected the overall proportions of the building and altered its appearance. The current building also presents a seismic risk and if retained would require strengthning.

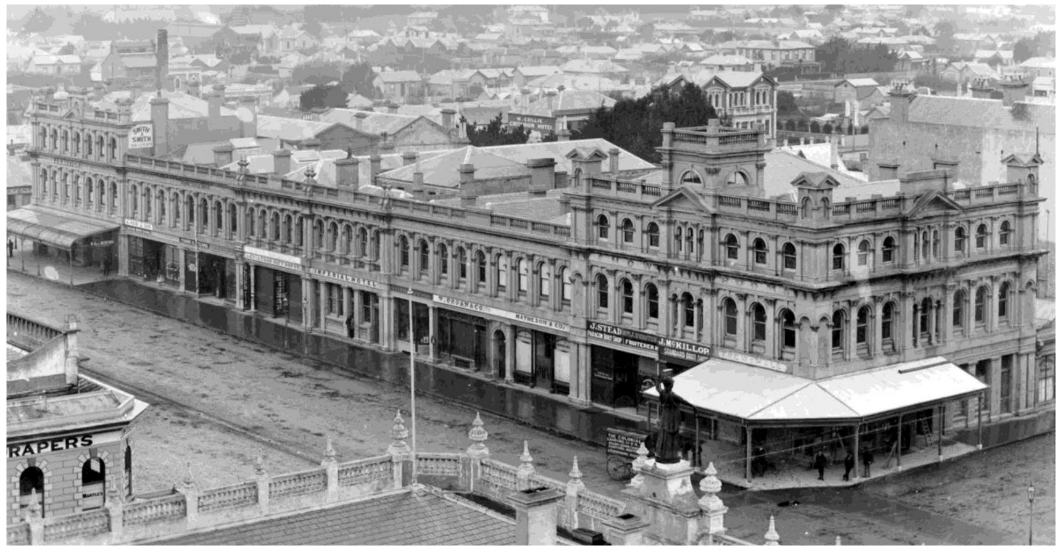
URBAN GRAIN

The urban grain of this part of Invercargill is defined by a series of elongated plots laid out in a grid plan typical of many colonial towns developed during the nineteenth century. Each plot has a 20m frontage facing onto the streets running east to west. This site faces onto Don Street and is made up of three of these original plots. The design of the new hotel building reflects this historical urban development pattern and grain by proposing three distinct structures which are connected by glazed bridges, creating interesting interstitial laneway spaces between them. These outdoor spaces respect the historical lane's that date back to the original plan and will become attractive, intimate and sheltered urban spaces enhancing the character and activity at street level. These spaces are not dissimilar in scale to the famous laneways in Melbourne and the successful network of lanes in Queenstown and many other cities.

Historical photo of The Crescent which was modelled on the grand Georgian streets in Europe.

HISTORICAL CONTEXT

HISTORICAL STREET PHOTOS



The original Langland's block provided a unified design that spanned along the entire facade of the block between Don Street and Esk Street facing out onto Dee Street. In its original condition it was a striking example of Neoclassical colonial architecture but sadly this vision has been destroyed with the demolition of a number of buildings in the block and the removal of much of the architectural detail of the remaining buildings including the building on the corner of Dee and Don street.

Various photos of the historical context of the site showing the former and existing buildings on the site.

TRAFFIC AND PEDESTRIAN ROUTES

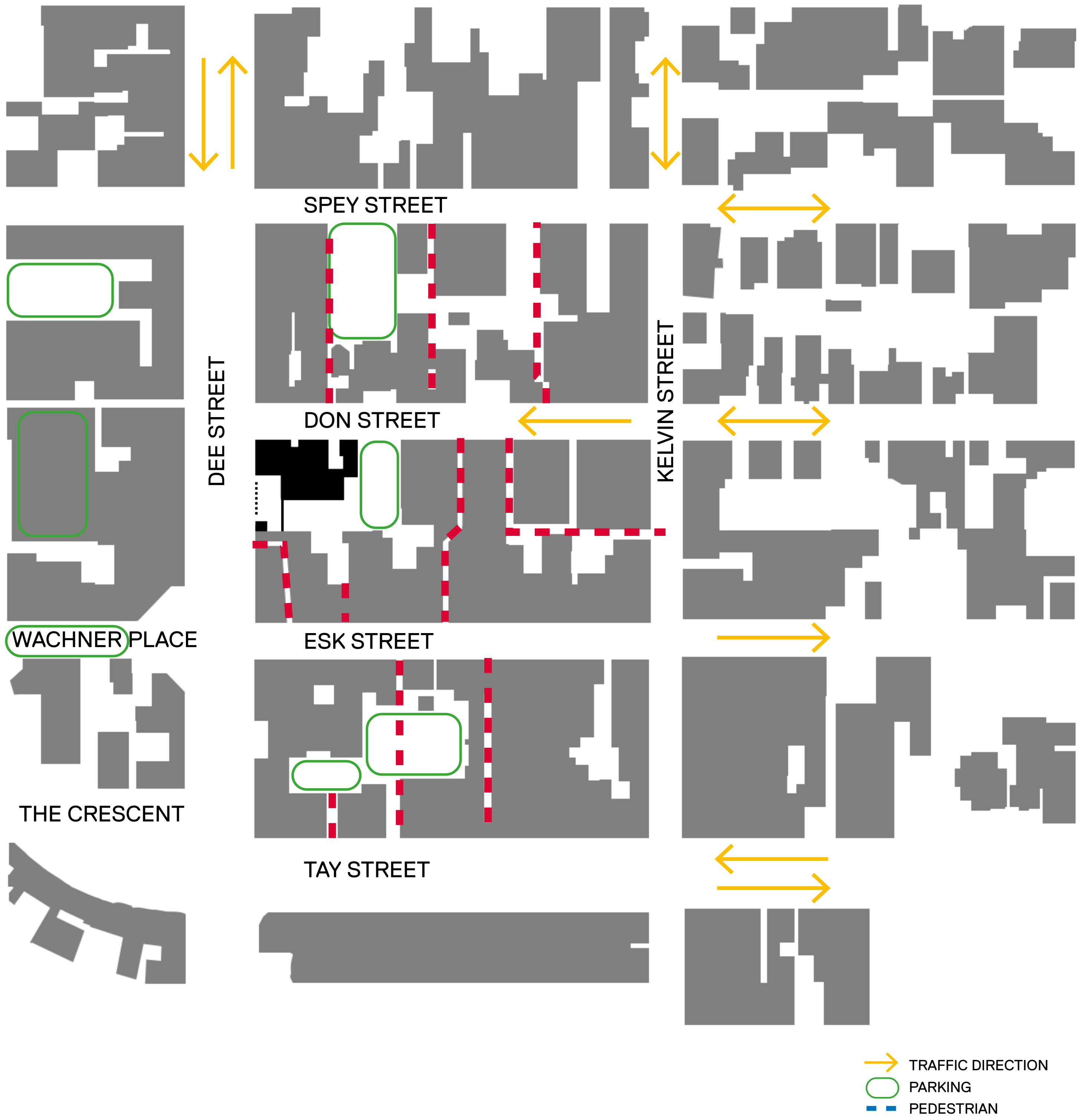
MOVEMENT AND ACCESS

THE HOTEL IS IN AN URBAN LOCATION, MANY PEDESTRIAN COVERED LANES CONNECT THE SPACES TO OTHER PARTS OF THE CENTRAL CITY AREA.

The primary access to the site is via the Winton - Lorneville Highway 6 which transitions into Dee Street as it passes the site. This route would be the main arrival point when travelling from both the north and the south. The northern part of the site is bounded by Don Street which is currently a one-way street in a westerly direction. There is a proposal for this to be transformed to two-way in the future. Several large surface carparks are scattered around the site with a large one to the north off Spey Street with a lane linking it through to Don Street. Another surface carpark exists to the east of our site at 11 Don Street.

The site is easily accessed by pedestrians due to its prominent downtown location. A series of covered pedestrian laneways serve to connect it to other parts of the central downtown area. The proposal will provide car parking for guests on site as well as bicycle parking to encourage alternative forms of transport for both staff, guests and the wider public.

Melbourne laneways give a European street scale which provides a more intimate urban character which contrasts with Invercargill's wide streets



THE BUILT CONTEXT

The cityscape of Invercargill is typically made up of a combination of buildings that are between two to five stories in height. Along Dee Street, prominent buildings such as the grand hotel are four stories with prominent corner sites such as the Government Life building up to five stories. The entrance to Don Street is framed by the historical Alexandra building competed in 1901 at three and a half stories and the existing three-story building located on the project site. Don Street which historically was the home to many of the professional businesses such as Doctors and Dentists is a mix of two to three story buildings in a variety of styles. The State Insurance building half way along the block is ten stories and was constructed in the seventies.

THE SURROUNDING URBAN CONTEXT OF INVERCARGILL IS RICH IN ARCHITECTURAL HERITAGE AND DETAIL FROM MANY DIFFERENT ERAS.

MASONRY TRADITION IN INVERCARGILL

A BRICK CITY

Invercargill Watertower brick detail


First Presbyterian Church


St Mary's Basilica

Commercial building


Invercargill Watertower


First Presbyterian Church

The Victoria Railway Hotel

MASONRY TRADITION IN INVERCARGILL

Historically Invercargill has many proud examples of fine clay masonry buildings, notably the much-loved Invercargill Water Tower built in 1889 and the elaborate First Church designed in the Italo-Byzantine style completed in 1915. It is possibly one of the finest examples in the country of detailed brickwork.

Many buildings around the city were either designed with stucco plaster over brick or with the brick expressed and celebrated with a high degree of refinement and elegance. Other notable examples include the Civic Theatre, Southland Boys Highschool, the Victoria Railway Hotel and the St Mary's Basilica.


Invercargill Watertower detail


The Civic Theatre


Southland Boys Highschool

The Victoria Railway Hotel

PROPOSAL


Dee St
Don St

SCALE MASSING AND FORM

SCALE AND MASSING

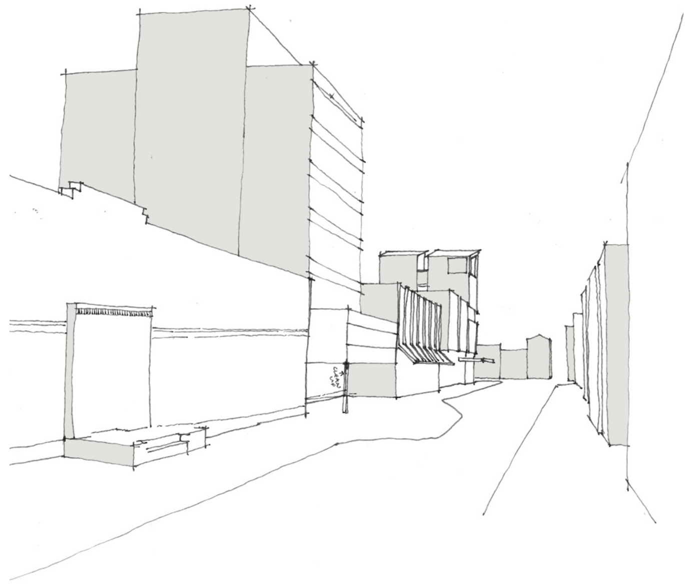
The proposed building is comprised of three forms, two of them are five stories with a larger form on the corner at eight stories. This taller structure is designed to be a new contemporary landmark element in the cityscape and will create a strong counterpoint to the ten story State Insurance building further along the block. The change of scale with the larger mass on the corner provides an anchor to the end of the street and reinforces the importance of this key corner site. We see this as a positive addition to the urban landscape of Invercargill.

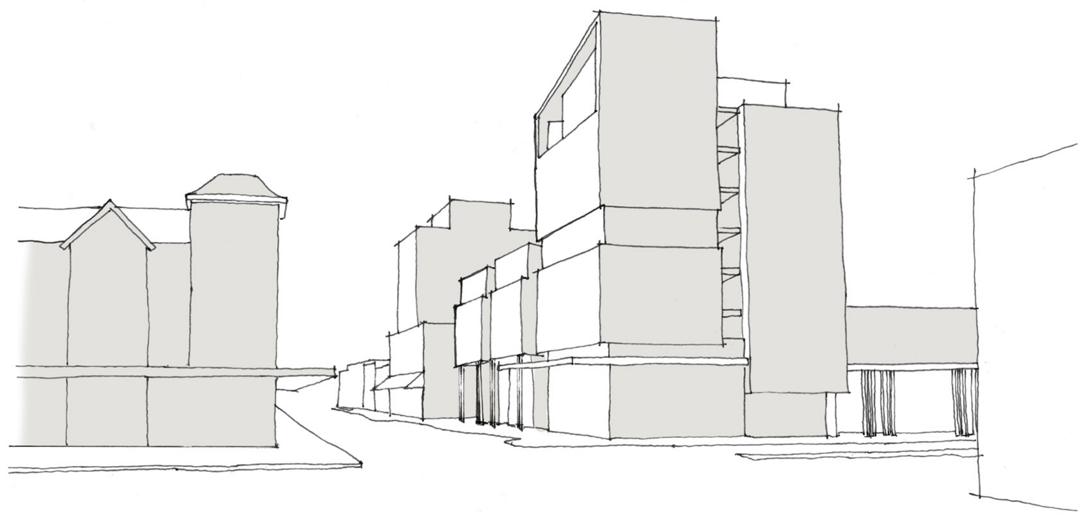
FORM

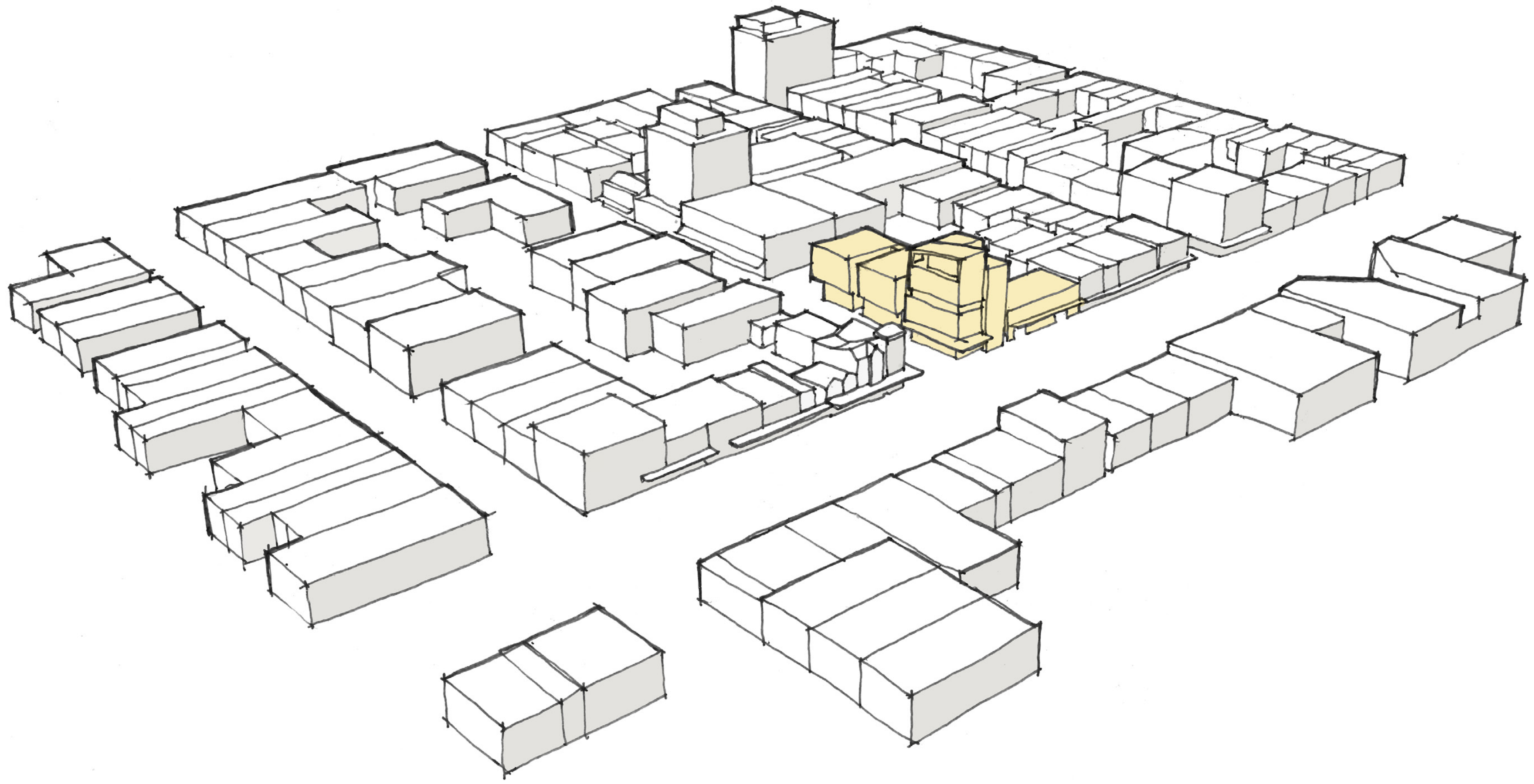
The design of the façade has been broken into several layers. The first two levels including a double height void on the corner is a transparent glazed foyer space. Above the transparent base the middle portion of the building is split between a solid masonry base and a more transparent glazed and lightweight clad upper portion. This datum line running through the scheme makes reference to the historical parapet line of the original building and the more human scale traditional urban form. Above this datum a transparent layer separates the upper portion of the building that appear to hover above the city. This upper portion will become an iconic form in the city and an important way finding point of reference for locals and visitors alike.

IDENTITY

The proposed building takes cues from the historical built fabric while at the same time aiming to create a new vision for Invercargill that is both forward looking and iconic. The intent is to create an exciting building that can both be a landmark that all Southlander's can be proud of, while complementing the existing scale and nature of the development in the surrounding area.







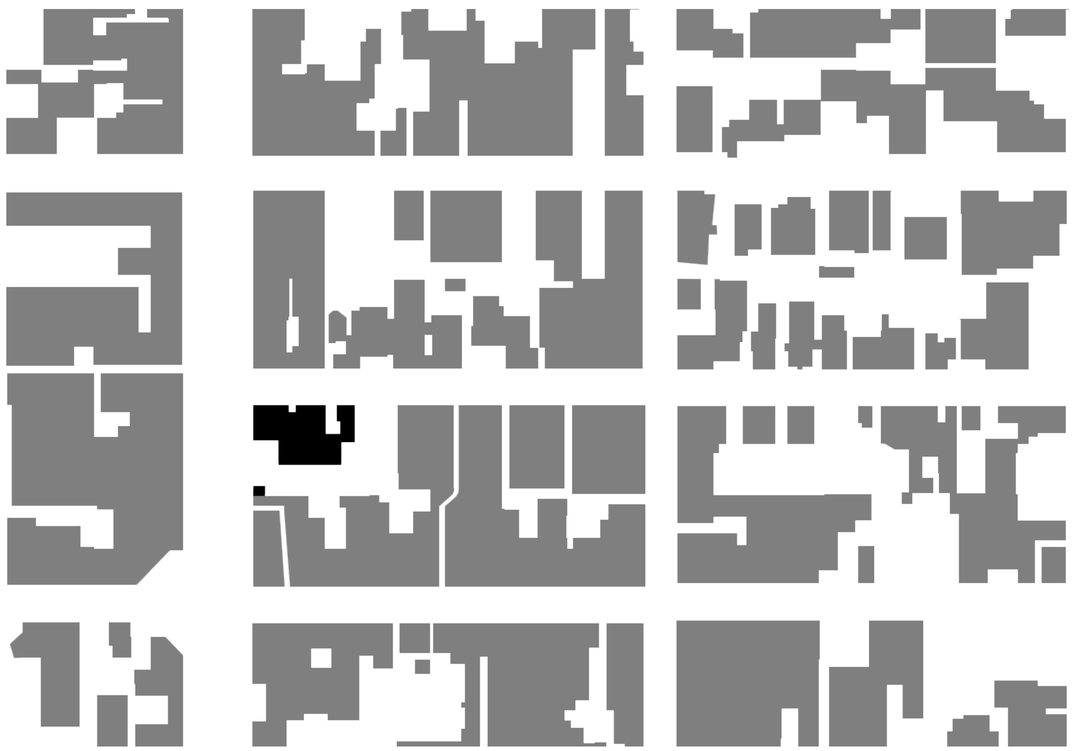
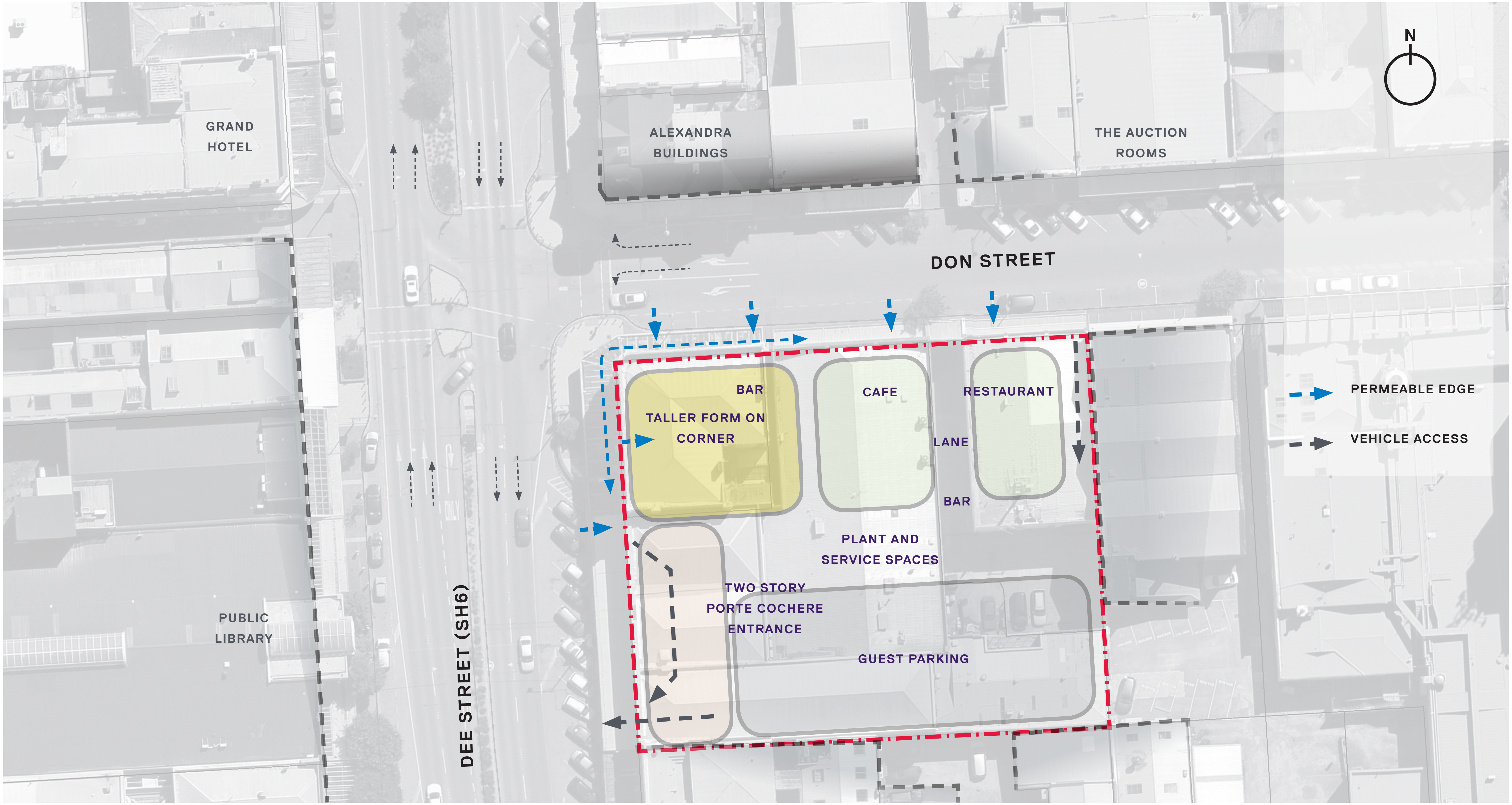


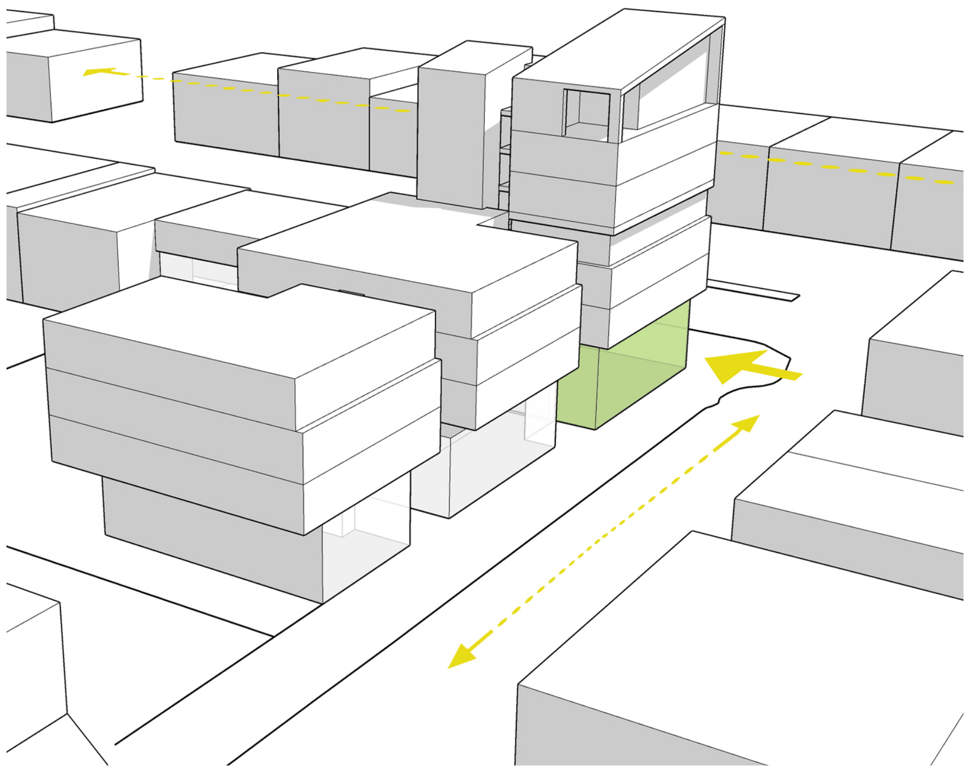
Figure ground of Invercargill showing block structure and proposed building

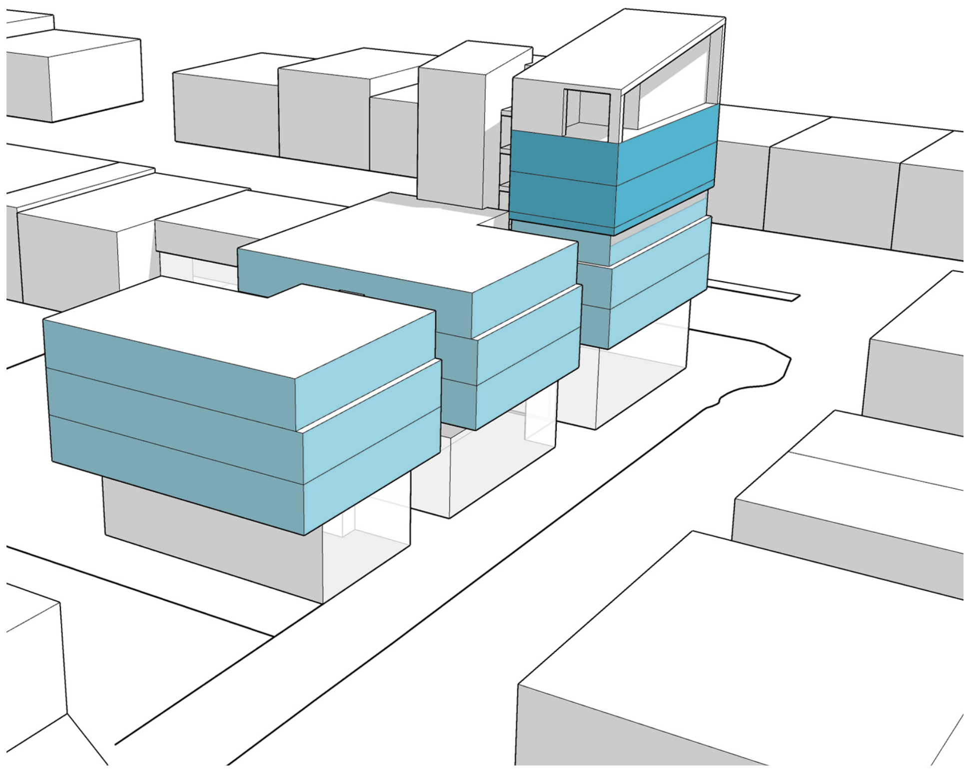
CONCEPTUAL ARRANGEMENT

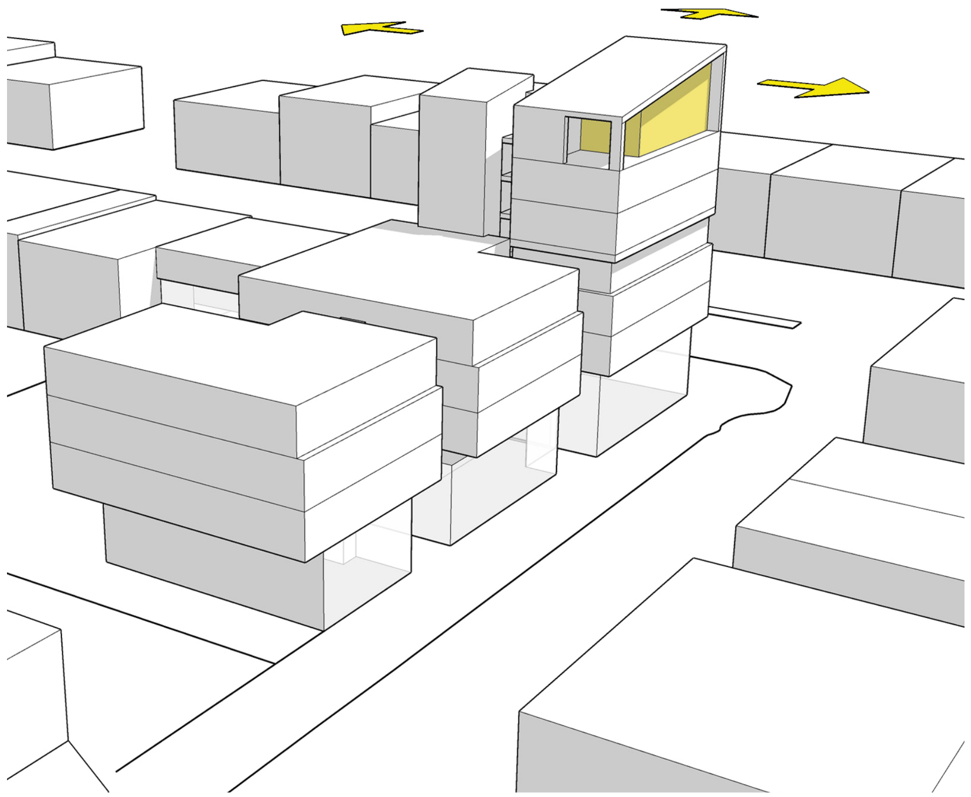


CONCEPTUAL DIAGRAMS

MASSING AND FORM







ENTRY AND ARRIVAL

The main hotel entrance is located on the corner and clearly visible when arriving from the north. A secondary entrance is located under a protected Porte Cochere canopy which that can be accessed off Dee Street. Dee Street is both a main arterial route and the primary civic street of the city.

GUESTROOMS

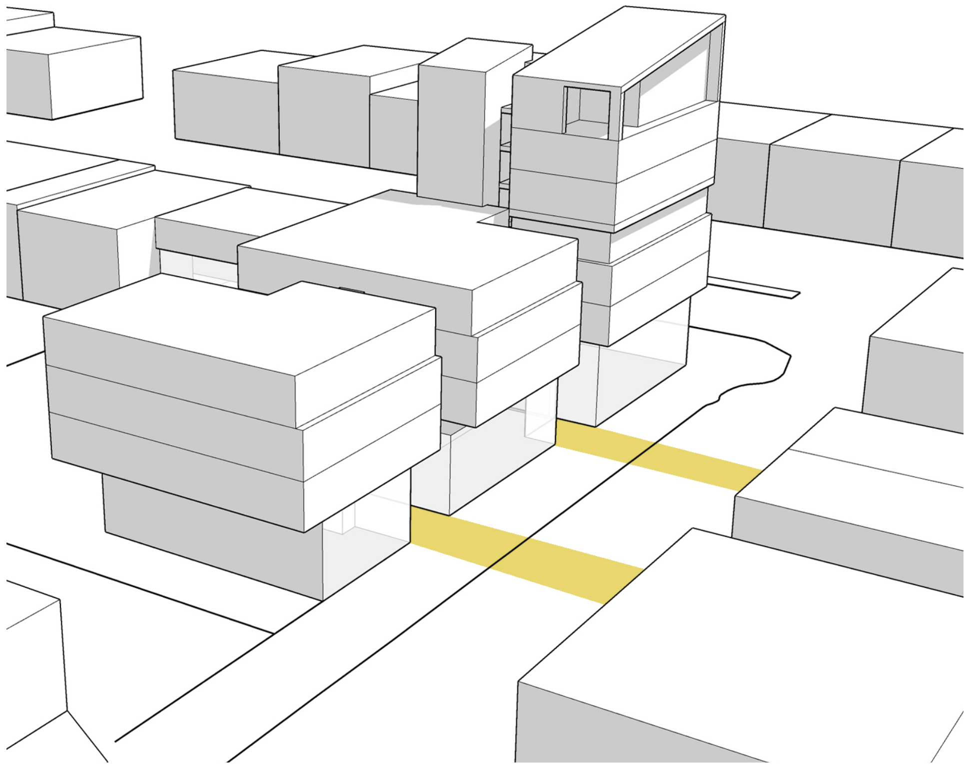
The guestroom suites are located in the middle section of the building with the typical guestrooms on the lower levels and larger executive suites on levels five to seven.

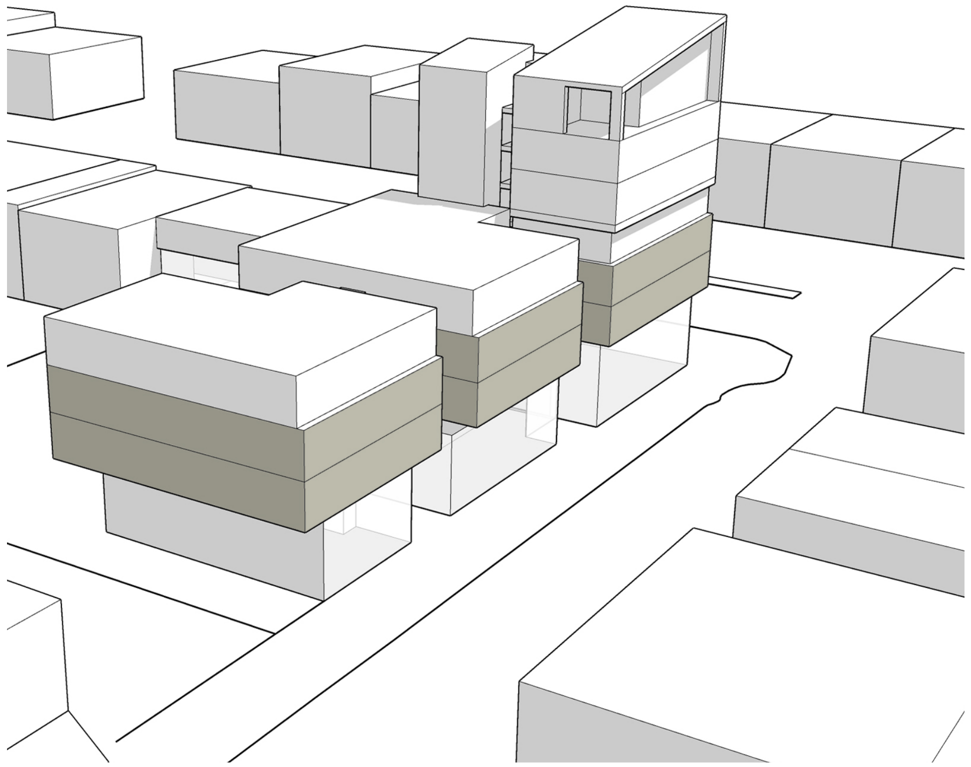
MULTI USE FUNCTION SPACE

The uppermost level of the hotel is a dedicated multi-use function space which capitalises on the dramatic views out over the city to the landscape beyond.

CONCEPTUAL DIAGRAMS

MASSING AND FORM





ACTIVE STREET EDGE

Both Dee and Don streets have active street frontages that contribute to enhancing the urban experience. The full length of Don Street is activated by the restaurant, cafe, bar and the main foyer space which will address the corner. Along Dee Street a secondary entrance is located off a dedicated Porte Cochere area. This area will be attractive and inviting with the inclusion of a dedicated historical display wall.

SHELTERED LANEWAYS

The hotel site is divided into three distinct forms that reflect the historical 20m plots that face onto Don Street. The spaces between these forms become celebrated as inviting and engaging urban spaces offering a human scale sheltered pedestrian space which will be unique in Invercargill. The concept for the laneway is modelled on the many successful laneways around the world from Melbourne to Queenstown.

RESPECTING THE PARAPET LINE

The city has traditionally had a defined parapet line at roughly around two to three stories in height. This has typically been higher on the corners and lower in the centre of the blocks. This diagram shows the existing parapet height of the building that is currently on the corner of this site. The proposal creates a defined edge along Don Street and articulates the mass above this line in a different materiality and form.

THE STREET INTERFACE LANEWAYS

A BUILDING FOR ALL THE COMMUNITY

This building is designed to invite the public in. The double height transparent foyer space on the corner is designed to double up as an event space, it is serviced by a bar and it is envisioned that it will hold many community gatherings and events, art & photography exhibitions, fashion shows, kapa haka and other informal cultural and musical events. This space will invite all cultures that live in Invercargill to be a part of it. Further along Don Street the new café, bars, and restaurants face onto the sheltered and sunny side of Don Street. These spaces all have numerous independent entrances making them very much a part of the city rather than an independent hotel bar and restaurant. These spaces will be enjoyed by both guests and locals alike.

ACTIVATING THE STREET EDGE

People bring vibrancy and life to a city. Active uses such as the proposed café, restaurant and bar along Don Street and the new laneway foster a sense of urbanity and increase the patronage and the perception of safety.

THE SPACES BETWEEN AND AROUND THE BUILDINGS

The external spaces between the buildings are as important as the buildings themselves. The new laneway space being created and the sheltered bar courtyard niche will have attractive non-slip stone pavers to enhance the external appearance. A covered portico faces onto the café and restaurant providing a sheltered intermediate space between inside and out. Street furniture will be designed to encourage people to stop and chat and enjoy spending time in the city. Overhead feature lighting, small areas of planting and greenery will enhance the experience. As these areas are sheltered from the weather it will ensure that they can be enjoyed in all seasons.

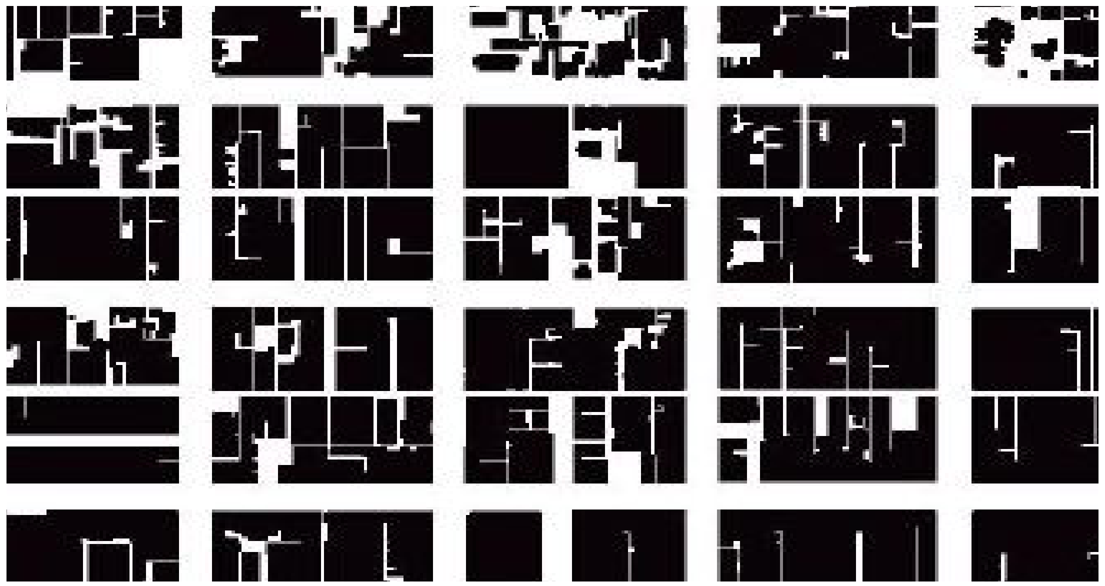
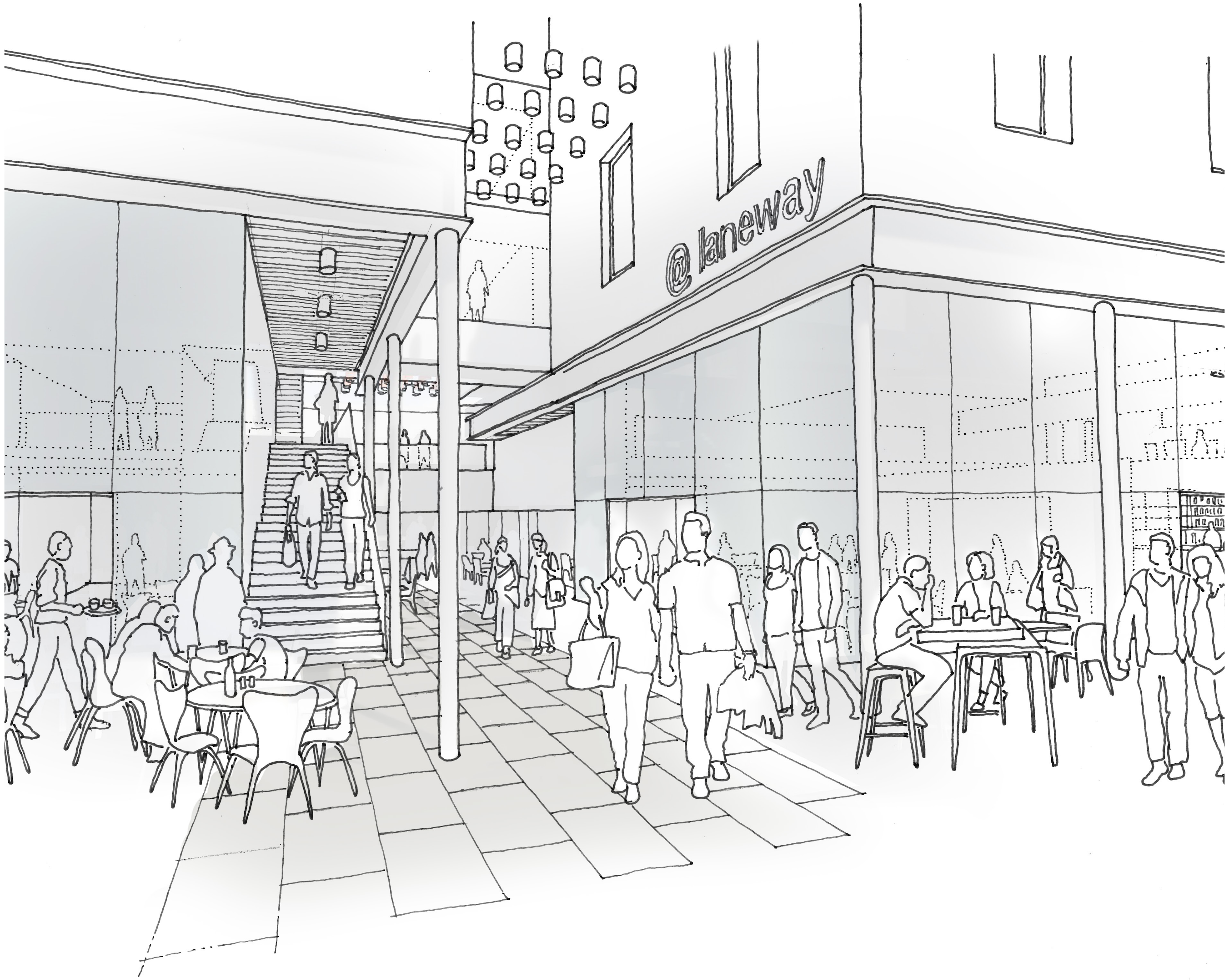


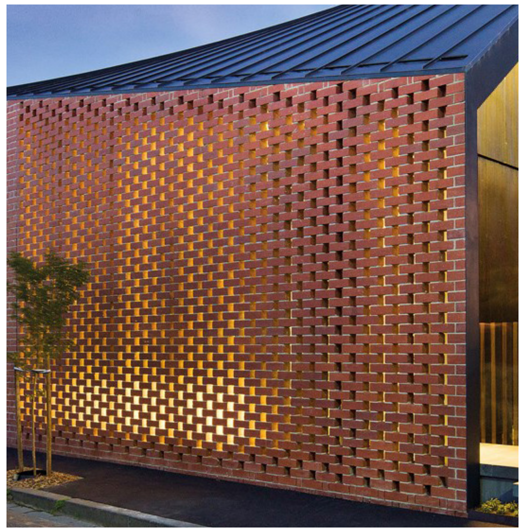
Figure ground of Melbourne showing a variety of different scale streets and lanes



Entrance to proposed laneway area

THE STREET INTERFACE LANEWAYS

Melbourne laneways give a European street scale which provides a more intimate urban character which contrasts with Invercargill's wide streets



Brick from the demolition of the existing building is proposed to be used for the wine bar at the end of the laneway.

Spice Alley, Sydney

Strange's Lane, Christchurch

FACADE ARTICULATION

FAÇADE ARTICULATION

The main street facades onto Don and Dee streets and the upper level facades on the south and the east that are visible from a far will have a high degree of articulation. On the lower portion of the building a simple solid void relationship sets up a more traditional rhythm of repeating windows set in a masonry wall. A simple repeating offset between the two levels is designed to create a more contemporary twist on this traditional approach. The building draws certain cues from the current building on the site making a subtle reference to the five windows along the Don Street elevation. Its size and shape will echo the former building.

The upper portion of the building is separated by a glazed level. Above this level a lighter more transparent volume is suspended above the city. This form has an angled roof line to create a strong and beautiful silhouette on the skyline of Invercargill. Inside these two forms is three levels of executive and standard guest room with an event space on the uppermost level.

As the upper forms are so visible from many vantage points in the city they will be highly articulated with a degree of depth to the façade to create strong shadows. This depth provides a dual function to also shade the more highly glazed interior spaces to prevent them from overheating during summer. Screens are randomly placed on the façade between the windows and terraces of the executive rooms to create a texture effect and create an exciting image when fully lit in the evening and at night.

PORTE COCHERE STRUCTURE

A proposed sculptural Porte Cochere canopy has been designed to allow for taxi's and minivans to arrive under cover and improve the visual appearance of this part of Dee Street. This will serve to screen the car parking area in the centre of the site and provide an attractive frontage to Dee Street and screen the car parking beyond.

This structure has been designed to relate to the existing building at 55 Dee Street which is a remnant of the original Langland's block façade. The design captures the rhythm of the original façade that has been demolished based on the historical photos. The height of the structure aligns with the cornice line of the neighbouring building and a series of vertical decorative recesses in the façade create a memory of the historical windows. The sections of wall between these recesses are a perforated fibre cement cladding which may include a pattern that echo's the ornamentation of the former building as a palimpsest of the past.

MATERIALS

The proposed building follows a classical model of being divided into three distinct parts, a top, middle and a base. The base of the building is predominantly glazed with some areas of solid cladding coming down to the ground particularly in the laneway areas. The solid portions at this lower level will be a combination of precast concrete cladding and brick potentially reusing some of the bricks of the original building on the corner. In places the bricks will be separated to create a lantern effect with the light permeating through a brick screen. This mix of materials at the lower level will create character to the spaces.

The lower middle portion of the building will be clad in terracotta tiles to continue the masonry tradition of Invercargill. This part of the building acts to reinforce the traditional parapet line of the former building and the more human scale that this offers to the street. A simple rhythm of solid and void with a vertical emphasis is a successful urban design technique that enhances the streetscape and the richness that it offers when viewed in perspective looking down the block. This is a common technique used in many traditional towns and cities.

Proposed Porte Cochere structure will maintain the character of Dee street. This structure is designed to express the rhythm of the original Landland's block and relates in scale to the adjacent building. This structure ensures that the integrity of the block edge is maintained providing a positive contribution to the urban cityscape and the importance of Dee Street as a primary urban axis in the city.

INCORPORATION OF EXISTING FACADE

Consideration has been given to the retention of the existing masonry façade in the new building design. Subject to financial feasibility such an approach would be possible but does create additional aesthetic and design difficulties. The principle challenges are:

1. The facade is missing key elements of the original ornamentation which historically provided an attractive top to the building, the loss of which results in a facade that is unbalanced and lacking appropriate proportion.
2. The effects of necessary strengthening work on the visual appearance of the facade.
3. The small scale of the existing window openings and resulting design inefficiencies for hotel functionality to align with these elements.
4. The aesthetic and practical implications of a new-build structure located immediately behind the facade.

The existing building was designed in a Neoclassical style with a defined base, middle section and decorative top, and in its original state was a fine example of the architecture of this period. However, the elegance of the original design has been eroded over time, much of the upper parapet ornamentation having been destroyed by a fire in the 1930s. Following the removal of the ornate carved stone parapet balustrade, side lanterns and central triangular pediment elements, the remaining structure is now incomplete and compromised. In addition to these decorative elements, the original canopy that formed the base of the building has also been removed. Significant elements of the building are now absent, and the remaining structure lacks the resolved façade articulation which made the original building noteworthy. What remains of the building is awkward in its appearance, no longer achieving the proportion and integrity of the original design intent.

The existing building, on completion, formed a part of the wider Langland's block, a façade composition which extended the length of the Dee Street side of this block. Many of these buildings have been removed subsequently, including the adjacent building at 57 Dee Street and the opposite corner site at 35 Dee Street (the Hallenstein's building) which served to bookend the overall design. Now isolated on the corner it has lost its significance as part of this original composition.

The condition of the existing façade is very poor; there are large cracks in the brickwork and many decorative elements require replacement as is highlighted in the Structural engineer's report. Investigations have been carried out to explore incorporating the retained façade into the design of the new hotel and restoring it to its original design, however this outcome would have significant financial implications given the extent of work required for seismic strengthening, and restoration of lost elements. The required strengthening would result in visually intrusive steel tie rods and patras plates visible at regular intervals on the external face of the building. Additional internal shotcrete concrete walls would also be required, extending over a portion of the shopfront openings at ground floor to brace the façade, and reducing visual transparency and connectivity at street level. Internally, new concrete walls would impact on heritage values, especially at the window openings. With this work completed the building would still pose an element of risk to public safety with large heavy masonry elements suspended from the façade at height.

The existing window grid and spacing is not ideal for a new hotel building. Retention of the facade would result in compromised space planning and an inefficient functional design, adding pressure on the economic viability of the project. The existing vertical floor separation would result in an additional 1.2m of height to the first-floor hotel rooms; the existing horizonal window spacing, particularly those along the Dee Street façade, would result in the loss of hotel rooms due to the excessive width.

The relative small size of the existing windows would result in low levels of daylight for internal spaces when combined with contemporary hotel room plan dimensions. Additionally, the stringent acoustic standards set out in the ICC District plan would necessitate double or secondary glazing to ither interior or exterior which would conflict with the heritage timber window frames.

Integrating a hotel of this scale on this site would require a taller structure to be constructed behind the existing façade. This is generally considered to be a sub-optimal outcome, compromising both the architecture of the new-build and of the retained heritage façade. The restoration / reinstatement of the upper parapet ornamentation would further restrict the ability to create new space behind the heritage facade.

EXTERNAL MATERIALS

FACADE

MASONRY TRADITION

The use of terracotta is to be used as one of the main cladding materials. This terracotta will have a variety of colours and some areas of glossy tiles to create an interplay of subtle textures. Historically Invercargill has many proud examples of fine clay masonry buildings, notably the much-loved Invercargill Water Tower built in 1889 and the elaborate First Church designed in the Italo-Byzantine style completed in 1915. Unfortunately, traditional brick is no longer feasible as a cladding option at high level due to safety concerns in large seismic events which is why we have opted to continue this tradition using a clay terracotta tile installed using a contemporary rainscreen cladding system.

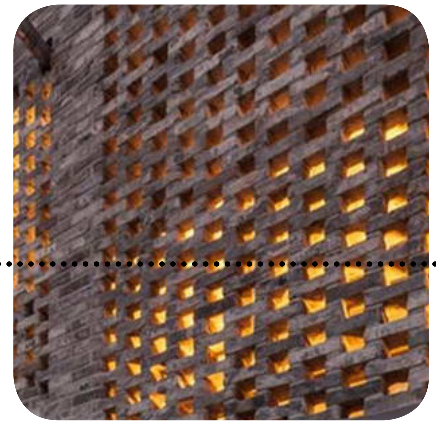
UPPERMOST FORM AND TRANSPARENCY

The upper portion of the building of the taller element on the corner looking out over Dee Street is a more transparent volume made up of a combination of high levels of glazing and transparency and a series of high-quality fibre cement panels. This part of the building will be lighter in its appearance and will be visible from many vantage points around the city. The architectural concept is for it to appear to hover over the city.

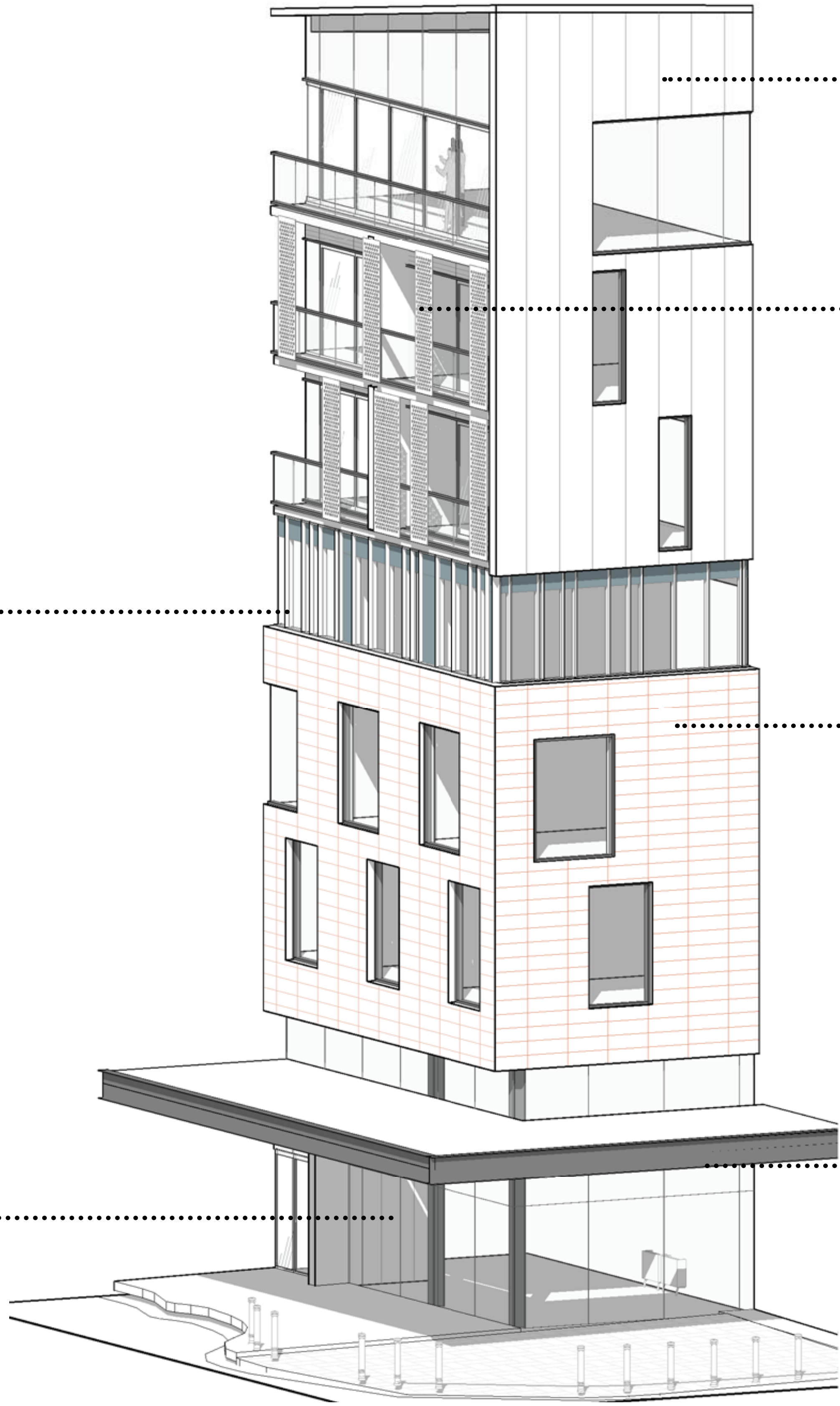
Structural glazing

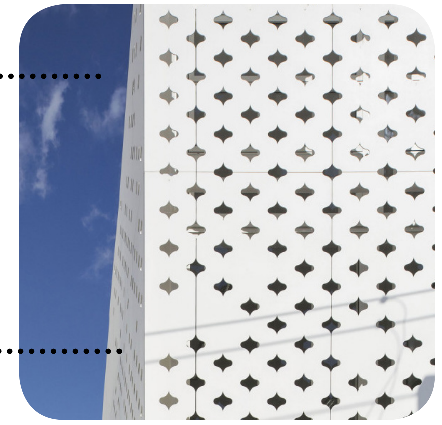
Combination of opaque and clear glazing

Board finish concrete walls

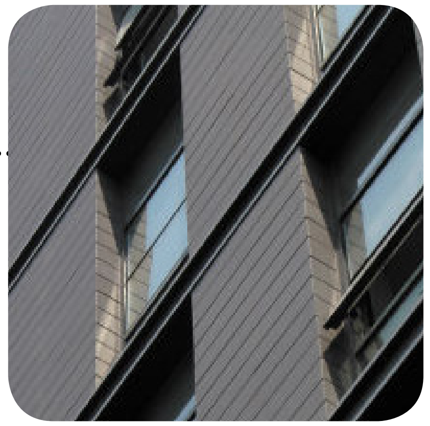


Recycled brick staggered to create lantern effect to wine bar area

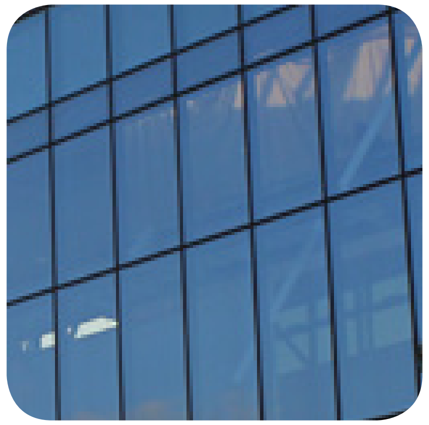




High density fibre cement panels with integrated lighting and perforated sections to create a landmark element in the cityscape



Terracotta tiles to facade

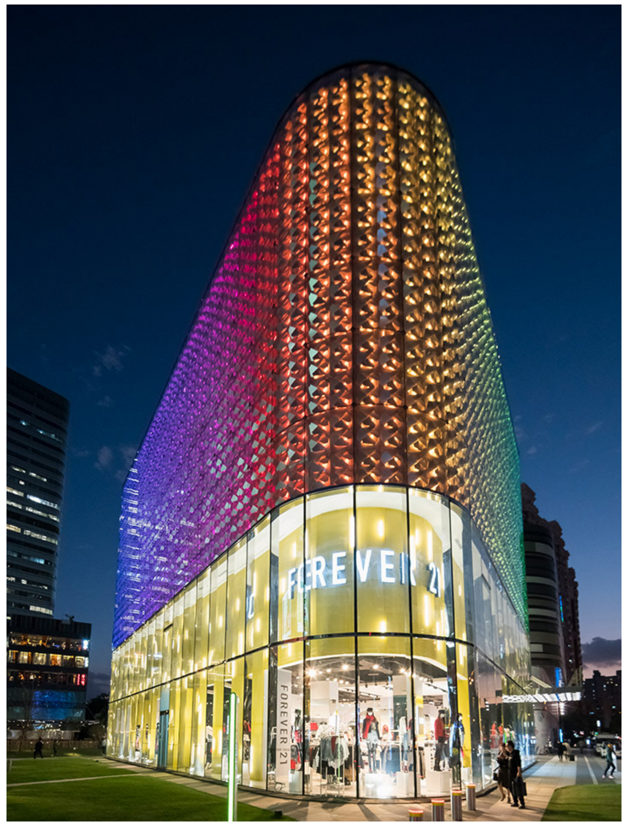


Structural glazing to provide a high degree of transparency to ground level.

EXTERNAL MATERIALS

PRECEDENT IMAGES

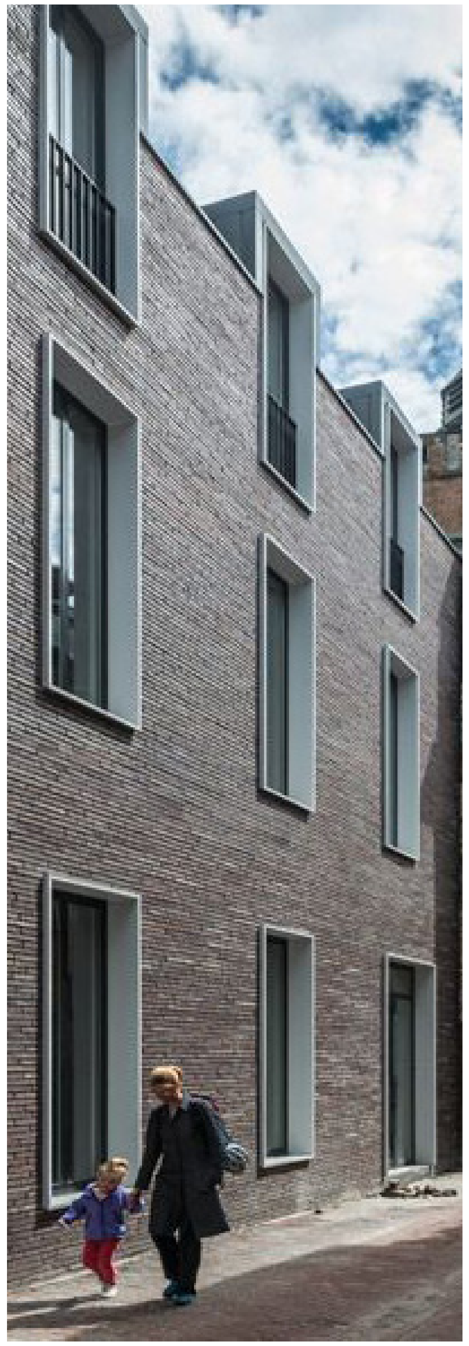
Lighting will animate the elevated upper box which will appear like it is hovering over the city injecting a sense of drama into the cityscape.



Randomly placed screen elements create visual interest to the facade

Large deep feature window adds interest to the expresion of the corner of Dee and Don Streets

Repeating windows in a masonry wall creates a pleasing rhythm when viewed in perspective. The change of scale of windows over the different levels adds visual interest.



EXISTING HERITAGE MATERIAL REUSE IN NEW BUILDING

Original verandah columns are fine examples of wrought iron work. These columuns will be repurposed inside the interior of the new cafe/ bar space subject to condition.

Original kerbstones that need to be moved will be reused in new layout.

Some carved pillaster capitals will be repurposed in the Laneway area subject to condition.

Original sections of cobblestones in Dee Street will remain where they are. If they need to be moved for any reason they will be reinstated.

Some classical moldings can be reused in the interiors and laneway area subject to condition.

Timber panelling from the main stairwell area could be reused in the interior of the new hotel subject to condition.

EXISTING HERITAGE MATERIAL REUSE IN NEW BUILDING

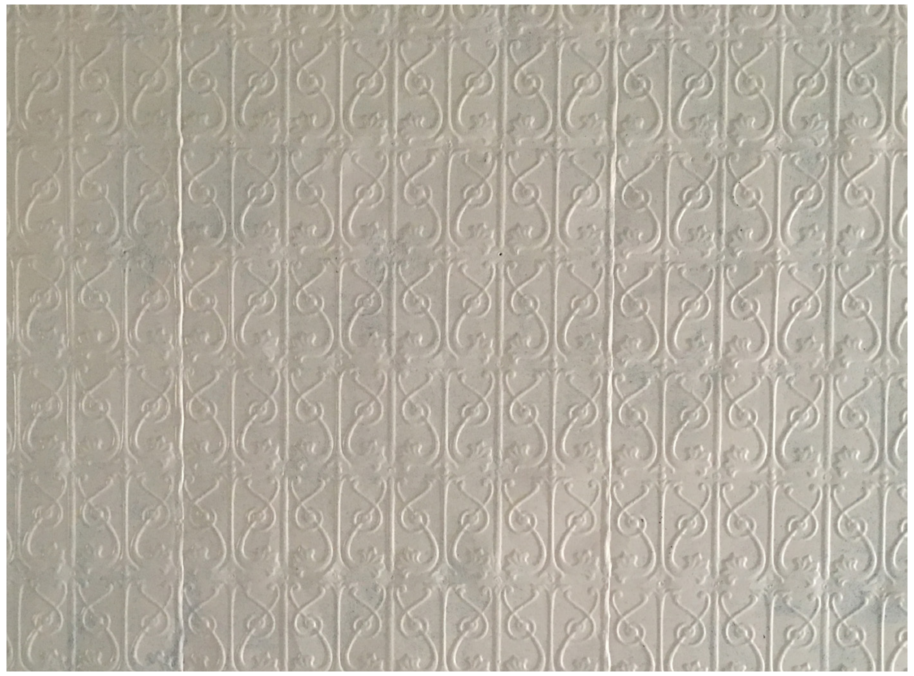
Timber panelling from the main stairwell area could be reused in the interior of the new hotel subject to condition.

Rimu T&G timber flooring could be reused in the new hotel for various uses for furniture and flooring subject to condition.

NZ native hardwood timber ceiling and wall linings could be reused in the new hotel for various uses subject to condition.

NZ native hardwood, possibly Rimu roof framing timber and sarking will be reused for specific joinery items, flooring and other interior details subject to condition.

Red brickwork will be reused for the boutique bar and laneway wall elevations as well as for certain key walls internally in the cafe, restaurant and boutique bar area.



Pressed metal ceiling will be reused to clad the bar and cafe counters subject to condition.

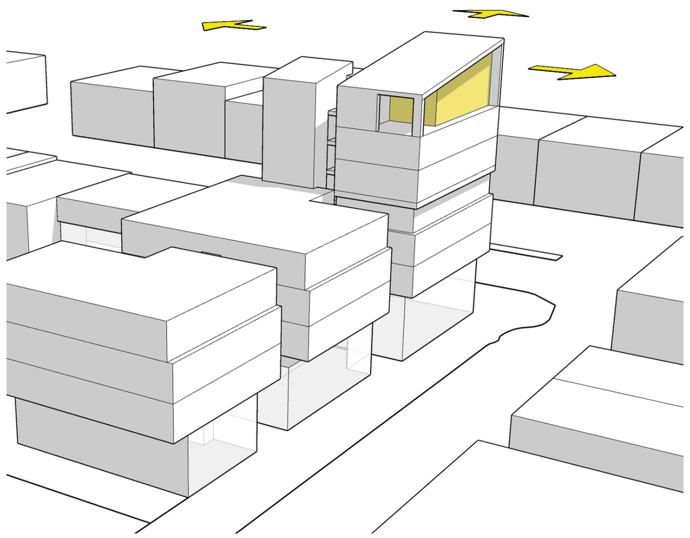
TAKING IN THE VIEW

A NEW ELEVATED ENTERTAINING SPACE

A SPACE TO TAKE YOUR BREATH AWAY

The uppermost level has a premium function space on the upper most level. This space will provide spectacular uninterrupted views in all directions. This space will open onto a large roof terrace located on the sheltered eastern side of the building.

The roof terrace is carved out of the angular form to create an expression of the corner, in a similar way that the tower on the Alexandra building articulates the opposite corner. Instead of it being an additive form this building uses a large subtractive gesture to create a similar effect.



The elevated room for the city creates a premium destination to come for events.


ALEXANDRA BUILDINGS
hotel
watch specialist
rings
SWAROVSKI
SEIKO
bar
Dee St
Don St

ANALYSIS


WAXY O'SHEA'S IRISH PUB
Domino's

ICC URBAN DESIGN GUIDELINES
INCLUDING NON COMPLIANCES

Assessment against principles of good urban design, Policy 2.22.3.

A- Buildings and land uses respect their context.

The building acknowledges the historic grain of the original 20m wide urban plots, expressed through the articulation of the Don Street façade. The Porte Cochere element of the Dee Street façade incorporates a rhythm of solid and void that references the window layout of the original Langland's block.

The building heights are derived from the traditional parapet lines of the existing historic buildings on the site. This has been expressed through a material change and expression in the external form between the upper and lower portions of the building. The building is designed with a taller element on the corner to 'anchor' it to this important corner site.

B- Buildings and land uses reflect and enhance the character of Invercargill.

The character of downtown Invercargill is made up of a mix of historical facades from a variety of different eras and varying scales connected by a continuous pavement canopy that wraps around each city block. A number of these buildings are constructed out of stucco plaster or fair face brick.

The proposed building is clad in a textured masonry terracotta facade to the lower portion, continuing this brick tradition.

C- Building and land uses offer diversity and choice for people.

The proposed building provides a high degree of diversity and choice for people. The ground floor foyer will be used for community events. A café / bar opens onto the street edge, with a colonnade providing shelter from the weather. A laneway cuts back into the site to provide a sheltered external space as a destination with a boutique bar and specialty restaurant facing into it. This mixed programme of uses provides a rich interface with the city and the street.

D- Building and land uses are clearly linked by appropriate connections.

The site for the hotel is on a prominent urban corner in the heart of the CBD area. This provides excellent pedestrian connections in both directions. The addition of the laneway provides public connectedness and permeability into the site.

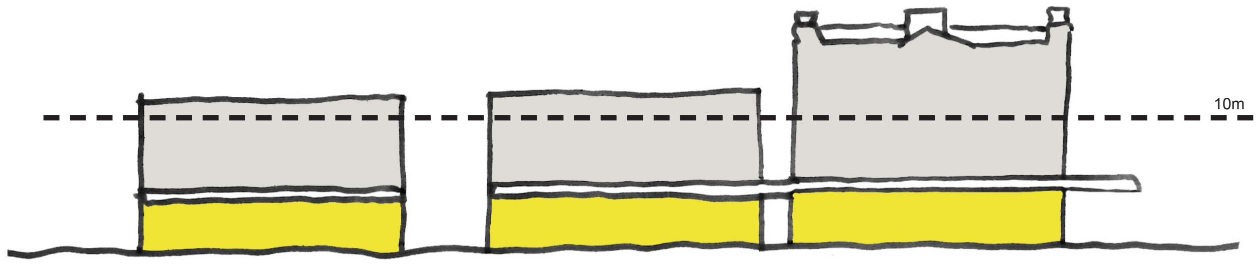
E- Buildings and land uses demonstrate creativity, encouraging innovative and imaginative solutions.

The building is an architecturally designed response to the client brief and its context. Innovative design and a carefully selected palette of high-quality materials have been employed to enhance the streetscape. Attractive contemporary windows set up a pleasing vertical rhythm along the street. The stagger of the windows and change in scale provides a contemporary play on a traditional architectural strategy. The ground and first floor glazing provides a high degree of transparency to engage with the wider context. The upper portion of the building is designed as a suspended form hovering above the parapet line of the city. This form along with other parts of the external facade will be lit up at night in an inviting way to create a visually engaging element in the city when viewed from different viewpoints around the city. This new form will be a positive contribution to the cityscape of Invercargill, and is hoped will offer a symbol of civic pride and be a valued resource for the community.

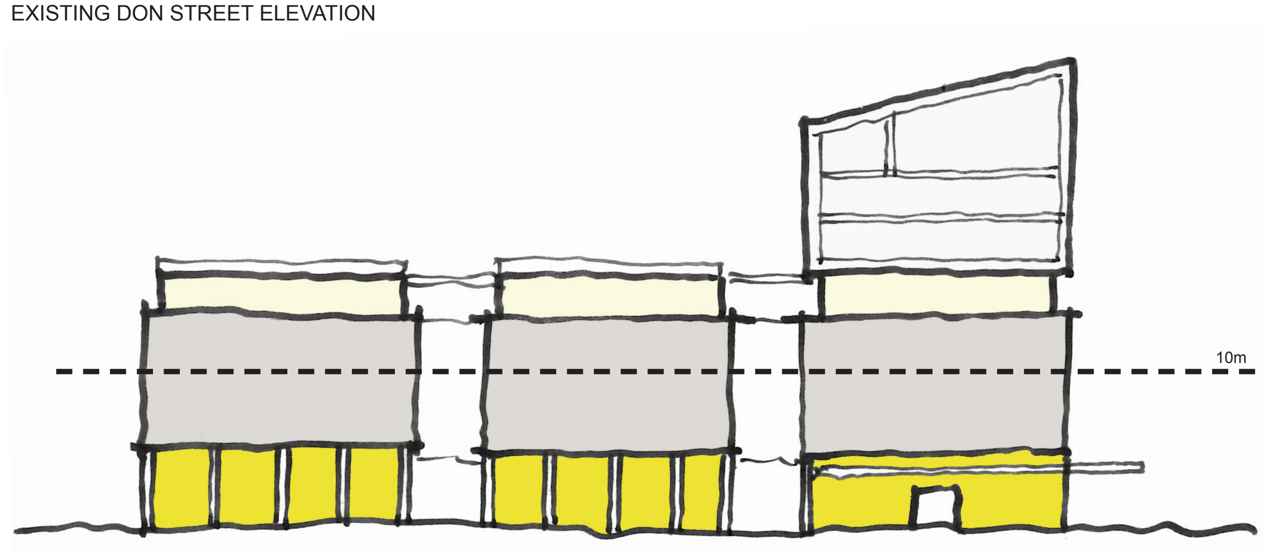
The proposed design looks to incorporate several elements of the existing heritage building. A portion of the brick will be cleaned up and reused for some internal walls for the restaurant, café and wine bar area as well as the external cladding to parts of the laneway. Several classical capitals will be reused subject to condition as elements set in the walls. The original cast iron columns to the canopy will be reused around the café area and the pressed metal ceiling will be reused to form the bar counter. Heart Rimu timber floor and ceiling joists will be made into internal and external furniture elements and some finishes subject to fire design restrictions. The overall intent is to ensure the design is tied to its history, practical and aesthetic requirements without resorting to a heritage 'pastiche'.

F- Custodianship - Buildings and land uses should be environmentally sustainable, safe and healthy.

The safety and health of occupants and people passing by the site is of upmost importance. The building will be designed with a high degree of resilience which includes the choice of cladding materials and the overall structural and weathertightness of the design. This will make for a healthy internal environment. Sustainability is an important driver for the applicant and for Warren and Mahoney as the lead designers. Sustainable initiatives being discussed for this project include increased levels of insulation and airtightness to improve the overall performance of the building envelope. Building setbacks, deep window recesses and external canopies have been designed to shade the building in summer while reducing areas of glazing from that typical of many commercial developments will provide greater thermal efficiency.



EXISTING DON STREET ELEVATION



PROPOSED DON STREET ELEVATION

CRIME PREVENTION THROUGH DESIGN. (CPTED)

The proposed building has been designed incorporating best practice from CPTED guidelines
This includes the following
Active street edge encourages pedestrians
Large windows overlook all parts of the street which is occupied through most of the day and the evening. Late at night the main foyer check in area will provide additional surveillance.
Windows offer surveillance to all points of entry and opportunistic points of entry.
Car park area to the rear is screened off with secure access to prevent unwanted entry.
Car park area will have windows from staff areas such as kitchen to provide surveillance.
The main entry Porte Cochere area has natural light coming in from above and will be well lit at night. It is also overlooked from the main reception area.
Lighting design will be designed to prevent dark spots
All pathway areas will be well lit.
Security cameras viewed from reception will cover the areas which are not easily in view.

G- Collaboration – stakeholders collaborate to achieve good urban design outcomes.

The use of this site for a hotel, revitalising this part of the Invercargill central city has been the result of an extensive consultation and collaboration process with a range of stakeholders via the Southland Regional Development Strategy (SoRDS) process. Stakeholders involved in this process included representatives of Ngai Tahu, the Community Trust of Southland, City and Regional Councillors, Southland Institute of Technology and local business people. This process was informed by urban designers Kobus Mentz and Wayne Bredemijer of UrbanismPlus.

A dedicated design team led by Warren and Mahoney have been assembled to combine expertise from a number of different viewpoints. The latest thinking and technology has been brought to bear in terms of best practice for urban design, planning, architecture, interior design, traffic management, structural, façade and civil engineering as well as input from acoustic, mechanical and electrical engineers. A number of collaborative workshops have led to the current design.

Non Compliances

Building Height: The proposed building exceeds the 10.0m maximum height and is greater than two stories. The building will be greater than three stories at the corner.

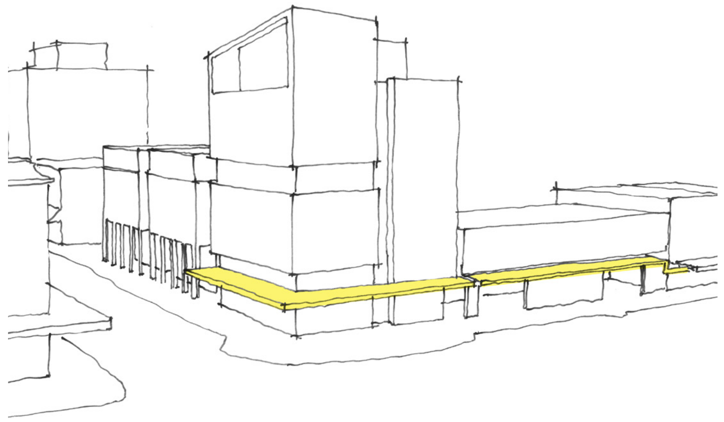
The building is divided into three parts; the lower Don Street buildings, the Porte Cochere structure and the taller corner form. The lower Porte Cochere structure on Dee Street is below this threshold and aligns with the adjacent building at 55 Dee Street.

The two structures along Don Street are 17.3m high at the apex. At the parapet level on the street they are 16.4m. The uppermost story is clad in a visually light combination of transparent and opaque glazing and is set back from a second masonry parapet line at 14.0m above street level. This level was determined from the level of the parapet of the existing heritage building on the corner which is currently 14.65m high. This heritage facade was previously taller when it incorporated the original ornamental elements which have subsequently been lost. From the original photographs, it is estimated these elements would have added at least an additional 1.0m to the overall height, making it approximately 15.6m at its highest point.

Referencing this original parapet height gives the proposed structure a greater civic presence on this key urban downtown site. The lighter glazed set back of the uppermost story and the large double height portico addressing the street draws from the neoclassical approach of the original Langland's block with a defined base, middle and top. This design strategy reduces the visual mass of these buildings stitching it in to the surrounding architectural context. The mass of the building is also broken down with the introduction of the visual breaks in plan reducing the length of the façade and ensuring it marries in to the existing urban grain.

The corner site supports a taller element as a landmark structure which rises up to 29.5m above the footpath to provide an anchor to the end of the block and relate in scale to the State Insurance building further along the street. This new form will be a positive intervention into the urban fabric of Invercargill, breathing new life into the downtown area. Although this portion of the building is tall it is narrow in its footprint which has been further broken down with defined recesses to express its verticality. At night this structure will be lit up in a way to add a sense of drama to this part of the city. The sloped parapets to the top of these elevated forms ensure that this will become a positive contribution to the skyline of the city when viewed from all vantage points.

Continuous footpath veranda: The proposed veranda for the new building aligns with the 3.5m canopy at 55 Dee Street, then steps up to 3.8m along the Porte Cochere area to allow vehicles to enter and exit the site. The height of the veranda is maintained at 3.8m around the corner to provide transparency and visual connectivity between the street and the hotel foyer.
The mass of the Don Street façade of the building is broken down with the introduction of visual breaks in plan reducing the length of the façade and ensuring it marries into the existing grain. Of necessity, this results in a break in the verandas. The veranda therefore transitions to a series of grand covered porticos at a height of 5.5m which in themselves offer weather protection for pedestrians. This transition creates variety to the urban experience while maintaining functionality and a protected pedestrian friendly environment.



Set back from boundary: The outdoor dining area and the laneway entrance on Don Street are both set back more than 3m from the site boundary. In addition, the Porte Cochere is set back more than 3m from the Dee Street boundary.
The laneway and outdoor dining areas have been designed to recognise the function of the spaces and to provide visual interest to the streetscape through articulation of the built form. The colonnades are bought forward to the street boundary to create a covered circulation area which forms a pedestrian orientated extension of the public realm. The articulation of this facade also serves to provide visual interest and richness to the urban experience. This maintains activation of the ground floor, providing a pedestrian friendly streetscape experience.
On Dee Street, the Porte Cochere provides the main entrance to the hotel and although the building itself is set back more than 3m at ground floor level, the vertical timber fin screen, public seating and associated landscaping is bought up to the boundary intended to maintain a strong pedestrian focus.

Percentage of glazing: The percentage of glazing at street level along the Dee Street elevation falls below the 40% threshold at 26%. The figure for the Don Street elevation is at 95% so the combined average for both elevations is 60% overall. The reason for this is that the proposal is for an urban hotel rather than ground floor retail. However it is still considered that the design promotes a pedestrian friendly frontage. An attractive vertical timber fin screen with public seats incorporated into it has been designed to create visual interest. Attractive surface materials and soft landscaping elements will enhance the quality of this area. The large Porte Cochere space behind the street edge screen forms the main entrance to the hotel providing life and vitality to this space. Skylights in the roof ensure there is ample daylight making it a safe, welcoming space.

At the southern corner of the site there is a substation which needs direct access to the street as part of the utility network requirements. A continuation of the vertical timber fins softens the built form and integrates it into the proposed architectural language.

ENVIRONMENTAL ANALYSIS
SOLAR + WIND

SOLAR

Invercargill is the southern most city in New Zealand and has a temperate oceanic climate with mean daily temperatures ranging from 5.2 degrees in July to 14 degrees in January with temperatures that can exceed 25 degrees in summer. Due to its relatively high latitude (46.42 degrees) compared to cities with comparable temperatures it receives a high degree of daylight. During the summer solstice it receives up to 16 hours of daylight which falls to around eight in the middle of winter. Its westerly position in the NZ time zone means that it enjoys very long evenings during summer with solar noon following around two hours behind that of more centrally located places. It receives on average 1680 hours of sunshine a year which is the lowest in New Zealand but is similar to cities in Europe such as Paris (1662) and London (1633).

The site is located on the southern side of Don Street which creates opportunities for the ground floor food and beverage spaces to open up and spill out directly onto the street. Guest rooms are typically orientated on the east west access. Windows lower down will have a degree of depth to provide shading to the interior and add depth and strong shadows to the façade. Higher up the more transparent upper levels have small balconies to create shading to these rooms that have more glazing. The upper most level has an overhanging roof to provide shading to this level.

MITIGATING THE EFFECTS FROM WIND

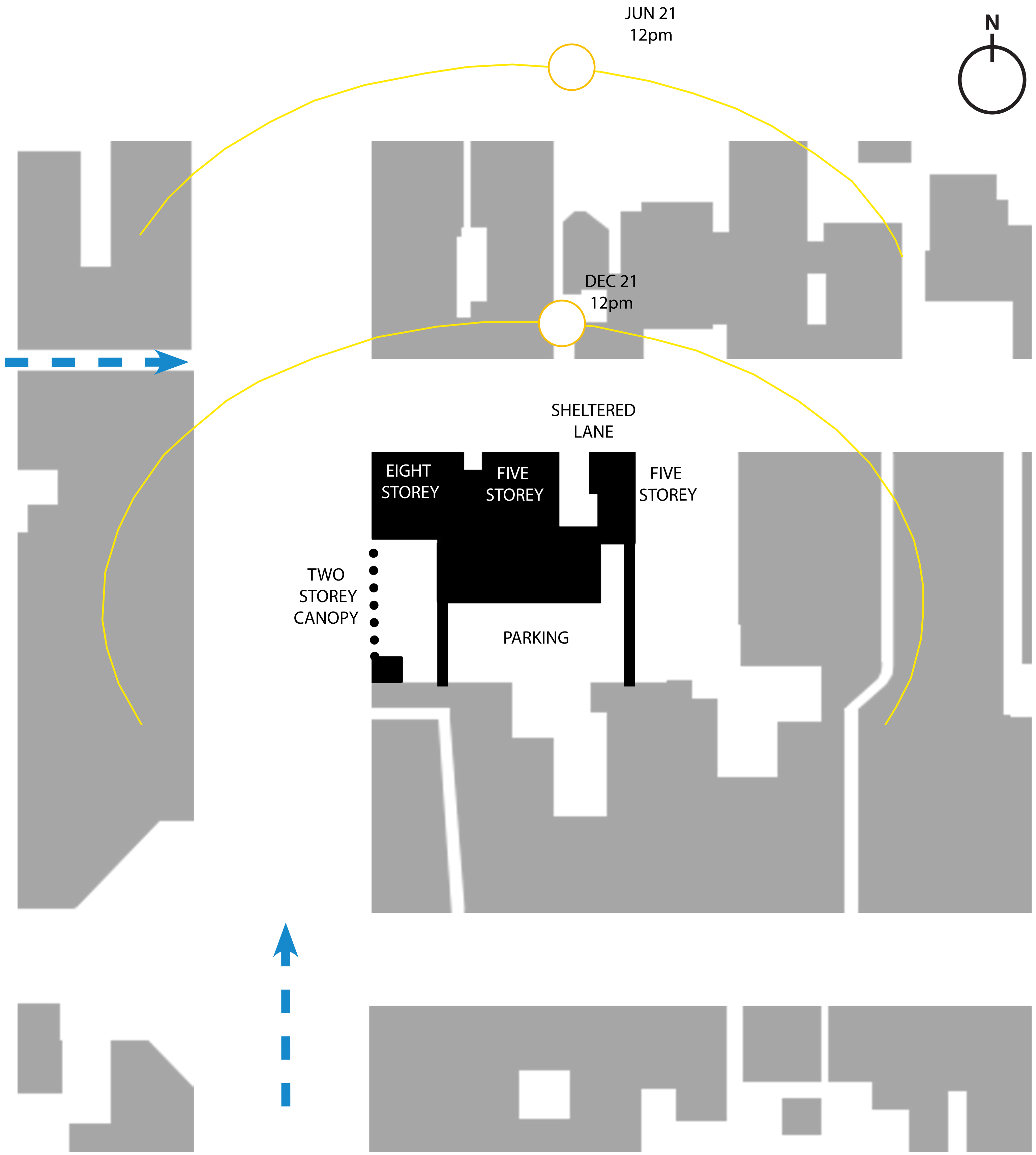
Invercargill is a windy city and the prevailing wind direction is West to South West. This wind tends to be cold and relatively consistent throughout the year with an increase in intensity during the spring and summer months. The other main wind direction is the West and the North to Northwest which is a warmer wind.

The mean monthly wind speed ranges from 20.4 km/hr in November down to 12.5 km/hr in July and the mid-afternoon is generally the windiest part of the day with it generally decreasing overnight. The wind can also be gusty at times with on average 109 days per year with wind guests exceeding 61km/hr. As the wind comes in from the open sea and moves in and around the city the direction is altered by the massing arrangement with wind tending to funnel down the long straight streets such as Dee Street and creating large pockets of unpredictable turbulent flow.

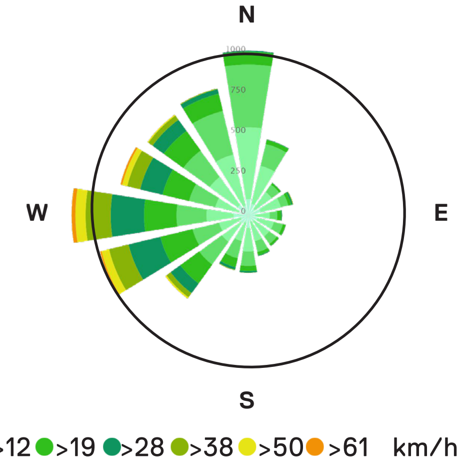
The proposed building will for the most part replace the existing buildings that exist on the site therefore the impact will be relatively similar to what is experienced now. To prevent wind funnelling around the rear of the taller building and out the laneway a large Porte Cochere structure is proposed to screen the wind from entering the car park area to the rear. A large wall with a solid garage door is proposed to separate the car park area and mitigate wind from entering into this space.

We have orientated the public spaces in a way so that they face out onto the more sheltered Don Street and we have created indents into the block in an attempt to create sheltered public places. The rear of the main laneway has an external escape stair located there with a screen on it to prevent the wind entering in from the south.

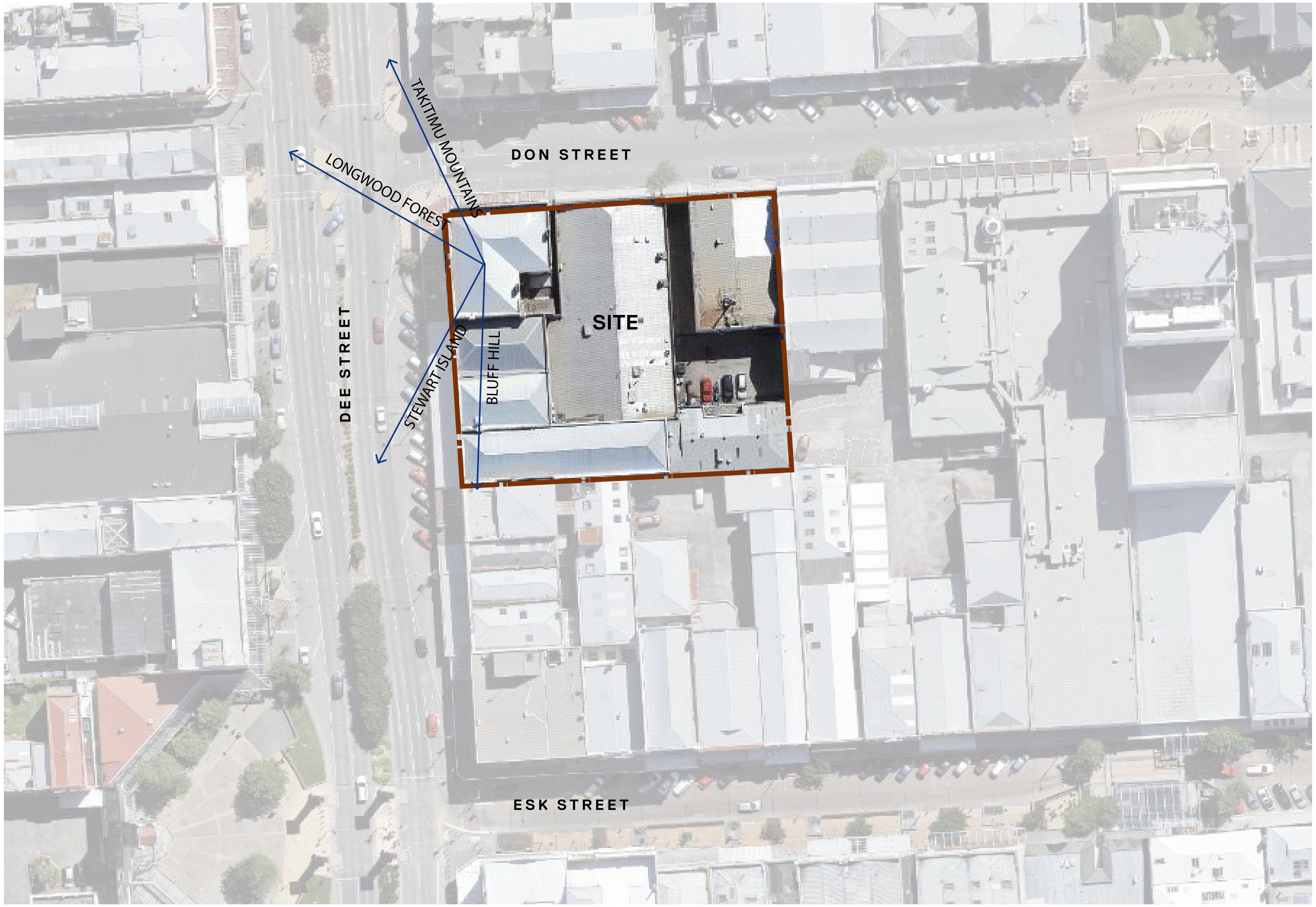
The proposed building is taller than the current buildings on the site, it is mostly five stories with a taller eight story structure on the corner. This taller element has a very shallow footprint relative to other tall buildings which will reduce its impact. We have designed canopies that extend out over the footpath to mitigate any negative effects of wind dumping down from the taller mass building. Although we cannot definitively state that there will be no impact, we have introduced a number of measures to reduce any negative effects.



ENVIRONMENTAL ANALYSIS
VIEWS + OVERSHADOWING



INVERCARGILL WIND ROSE



EFFECTS OF OVERSHADOWING

We have considered the effects of the building on the surrounding context. In winter the building will not shade Dee street any more than it is currently shaded in the morning. At midday it does have a shadow over the footpath in front of the porte cochere which will be covered by a canopy to prevent frost settling in this area. In the afternoon a longer shadow is cast over the interior of the block but has no additional shadowing over Esk street. During the equinox in the morning a longer shadow will be cast over the buildings on the opposite side of Dee Street. Overall the affects could be considered to be less than minor.

MID SUMMER - DECEMBER 21

SCALE 1 : 2000 @ A3

EXISTING_SITE PLAN_DEC_21_0900H

EXISTING_SITE PLAN_DEC_21_1200H

EXISTING_SITE PLAN_DEC_21_1500H

PROPOSED SITE PLAN_DEC_21_0900H

PROPOSED_SITE PLAN_DEC_21_1200H

PROPOSED_SITE PLAN_DEC_21_1500H

MID WINTER - JUNE 21

SCALE 1 : 2000 @ A3

EXISTING_SITE PLAN_JUN_21_0900H

EXISTING_SITE PLAN_JUN_21_1200H

EXISTING_SITE PLAN_JUN_21_1500H

PROPOSED_SITE PLAN_JUN_21_0900H

PROPOSED_SITE PLAN_JUN_21_1200H

PROPOSED_SITE PLAN_JUN_21_1500H

1 : 1000

EQUINOX - SEPTEMBER 21

SCALE 1 : 2000 @ A3

EXISTING_SITE PLAN_SEP_21_0900H

EXISTING_SITE PLAN_SEP_21_1200H

EXISTING_SITE PLAN_SEP_21_1500H

PROPOSED_SITE PLAN_SEP_21_0900H

PROPOSED_SITE PLAN_SEP_21_1200H

PROPOSED_SITE PLAN_SEP_21_1500H