114 ADELAIDE ROAD, NEWTOWN

WELLINGTON CITY 6021

ARCHITECTURAL DESIGN STATEMENT

PREPARED BY:
IPG
Level 3, 185 Hobson street, Auckland CBD 1010. P.O Box 90535, Victoria Street West, Auckland 1142

IPG Corporation Limited:

Level 3, 185 Hobson street, Auckland CBD 1010.

P.O Box 90535, Victoria Street West, Auckland 1142

Document History:

Revision	Date	Revision Details	Typist	Approver
A	22.04.21	Resource Consent	IPG Corporation	IPG Corporation

Table of Contents:

1.0 Introduction:

The proposed site is located at the corner of Adelaide Road and Drummond Street in Newtown, Wellington.

The existing building on site, known as the Tramway Hotel, is considered a prominent heritage building in the area. While the existing interior is not protected under the Wellington District Plan, the street-facing facades are included in the Heritage List of Buildings for the Wellington district. The building is classified as an earthquake prone building that requires seismic strengthening and is currently disused.

IPG Corporation, as owners of the site and existing structure, have explored various pathways to addressing the seismic strengthening works that need to be carried out. Through a detailed design process, IPG have completed this resource consent proposal with assistance from Dave Pearson Architects for Wellington City Council to consider.

Decisions around materiality, façade composition and building usage have been carefully considered to allow for the continued protection of the heritage without losing its historic and architectural integrity.

This Architectural Design Statement has been completed to provide a brief comparison of the proposal against the Design Guides provided by Wellington Council.

Information regarding the proposed mechanical design, building shading analysis and noise sensitive areas has also been included for review as part of this resource consent application.

2.0 Centres Design Guide / Adelaide Road and Mt Cook

The current proposal includes the addition of six stories above the existing heritage façade.

Advice included in the Centres Design Guide has been adopted to establish a new development that provides a good quality living environment, positive visual effects, and respects heritage values.

Primary chapters that have been considered:

- **Relationship to Context:**

  Objectives

  O2.1 To recognize the unique qualities of every urban setting and respond to and enhance these with new development.

  With Massy University and Wellington Hospital in the same area, the addition of a hotel would provide close accommodation for families/persons visiting these areas.

  The addition of dining areas at street level would also improve the amenity of the surrounding streetscape by creating a façade frontage that invites pedestrian interaction.

  O2.2 To maintain or enhance the quality of the settings of individual heritage buildings including those in heritage areas.

  The existing building, when operating, contained a collection of hotel rooms on the first floor with bar/restaurant areas located at ground floor. This internal layout has been maintained in the new development to respect the heritage values of the existing structure. Reinstatement of these areas will also rejuvenate the building's character on Adelaide Road, which in turn will enhance the quality of its context.

- **Siting, Height, Bulk and Form:**

  Objectives

  O3.1 To complement existing patterns of alignment, and achieve a positive scale relationship with adjoining buildings and public spaces.

  In order to ensure economic viability, the height of the new proposal must exceed the nominated height of 18 meters (as detailed in the Wellington District Plan). As the design guide for Adelaide Road also nominates this district as an *'area of change where significant development is anticipated,'* the additional building height fits this description well. Existing window configurations in the heritage have been repeated in the new facades above.

  O3.2 To respect the setting of heritage items and identified heritage areas.

  The new building bulk, while exceeding the height of 18 meters, does not visually dominate over the heritage below. Significant setbacks from the heritage assists with the existing facades reading as the more dominant feature of the new development.

  O3.3 To create coherent patterns of building that contribute to the amenity of neighbouring public spaces.

  Simplistic façade detailing has been adopted above the heritage so as not to compete with the detailed façade below. Consistency in window size and configuration helps to create coherent façade patterns, which enables one to visually interpret the building as one element.

  O3.4 To ensure that reasonable levels of ventilation, daylight to and outlook from habitable spaces in the building will be maintained should development on adjacent sites be maximised.

  Windows along the eastern and northern elevations provide sufficient daylight into the rooms and outlooks of the surrounding streetscape. Each room contains at least one openable window for natural ventilation. All windows included in the precast panels are recessed, providing shading for internal spaces during the summer months.

A lightwell has been provided along the southern elevation to provide fresh air and light into these hotel rooms.

- **Edge Treatment:**

O4.1 To create building edge conditions that support pedestrian activity and enhance visual interest, legibility, safety and comfort in streets and other public spaces.

The existing heritage facades create most of the building edge at street level, which will improve pedestrian activity by introducing a vibrant dining area that passing pedestrians can interact with.

The reminder of the street frontage is the car park entrance, which will exhibit a 'classy' hotel entrance with substantial light and decorative features.

- **Façade Composition and Building Tops:**

Objectives

O5.1 To ensure that façade and building top design is coherently resolved.

O5.2 To ensure that additions and alterations to heritage buildings maintain the heritage values of those buildings, their setting and any associated heritage.

O5.3 To facilitate multiple and changing buildings uses, except where such change adversely affects the heritage values of heritage buildings.

Detailed mechanical drawings will be provided at a later stage to ensure any mechanical equipment/ductwork is carefully arranged on the rooftop to avoid visual disruption to the overall development.

The additional facades have been composed to compliment the heritage below through the means of similar window patterns, façade setbacks, and appropriate materiality.

- **Materials and Detail:**

Objectives

O6.1 To achieve qualities of visual interest and physical robustness consistent with demands arising from the building's location.

O6.2 To respect and conserve original heritage fabric.

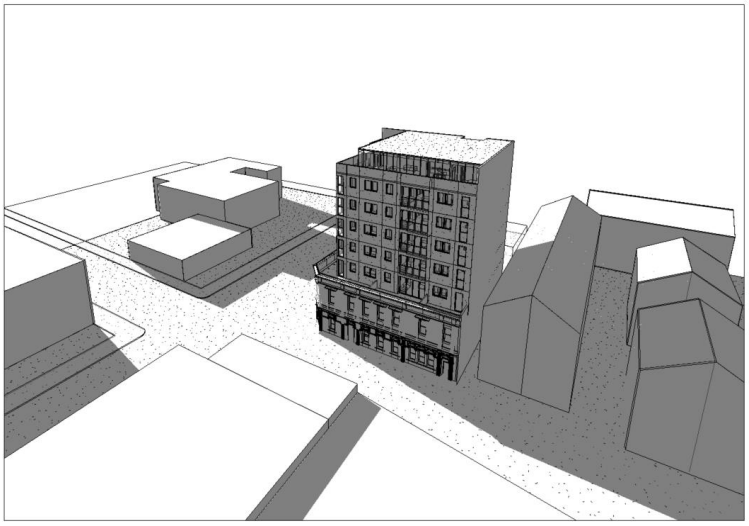
A solid façade with window openings has been proposed above the heritage to respect the architectural language presented in the heritage below. Minimal detailing has been included on the precast panels to help the lower facades visually read as more dominant.

Appendix 5 – Adelaide Road / Mt Cook:

A detailed review of this proposal against the Design Guide for Adelaide Road has been provided on page 19 in the Heritage Impact Statement provided by Dave Pearson Architects.

3.0 Building Shading Review:

Wellington Summer - 8am:



Wellington Summer – 12pm:

Wellington Summer – 5pm:

Wellington Winter – 8am:

Wellington Winter – 12pm:

Wellington Winter – 5pm:

Wellington Equinox - 8am:

Wellington Equinox – 12pm:

Wellington Equinox – 5pm:

4.0 Proposed Mechanical Ventilation:

As the new development consists of various areas of use, a mechanical design proposal is required to describe how these areas will be ventilated.

Basement: A robotic car parking system will be located in the basement, which will be managed by the hotel staff. While it is yet to be determined how many cars will be parked in the basement, mechanical ventilation will be required to maintain a reasonable temperature. Extraction of car fumes will also be necessary.

A services riser is located adjacent to the stair core and is adequately sized to house exhaust ductwork from the basement to the roof.

Ground Floor: Exhaust will be required for the kitchen, which will most likely run above the ceiling line and into the services riser adjacent the stairs.

A separate exhaust will be provided for the toilet, and adequate mechanical ventilation will be provided for the reception and restaurant area.

Levels 01-07 (Hotel Rooms):

Exhaust ductwork and fans will be provided for the bathrooms in each hotel room.

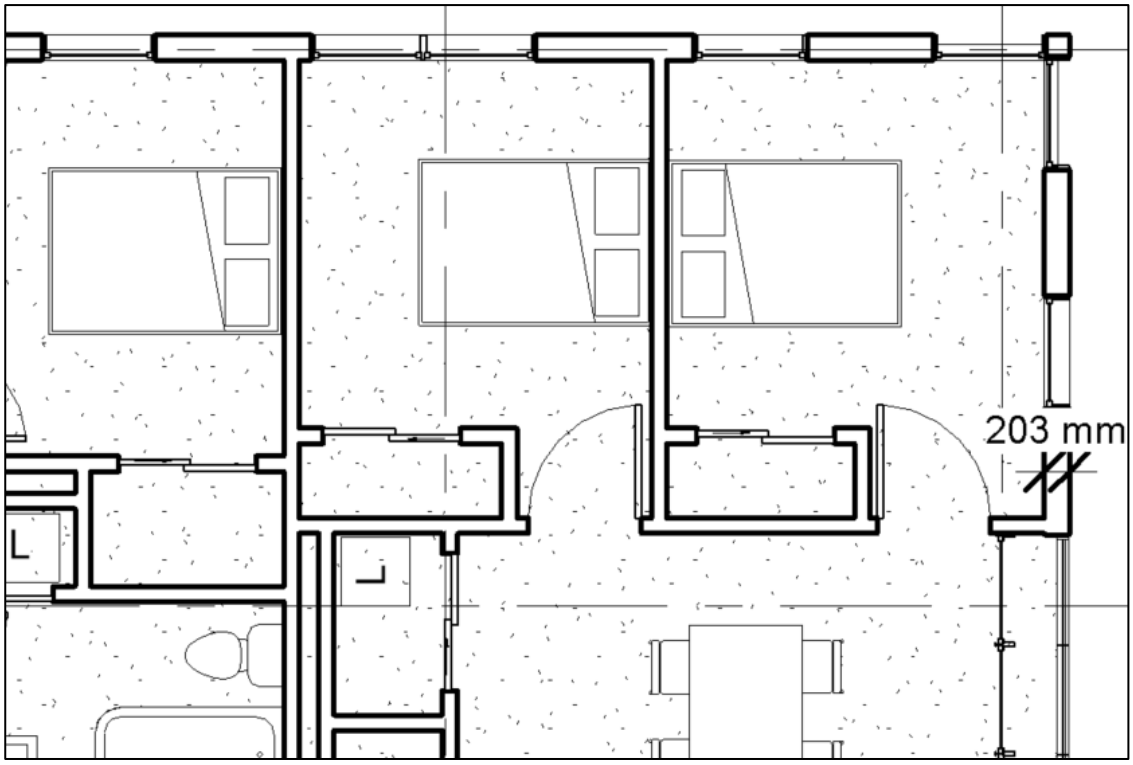
Hotel rooms will be naturally ventilated via the means of openable windows, and heaters will be provided in each hotel room to provide warm air during the winter months.

5.0 Nosie Sensitive Areas:

There are numerous bedrooms in the hotel that will be deemed noise sensitive areas. With Adelaide Road being a highly trafficable street, it is necessary that adequate acoustic separation is provided between the hotel rooms and outdoors.

The new façade above the heritage consists of reinforced concrete precast panels with double glazed windows/ranch-sliding doors. The new glass façade adjacent to the heritage will also be double glazed. The southern and western elevations will primarily consist of precast panels.

The proposed concrete panels are around 200mm thick with a painted external finish:



Concrete, as a building material, is known to have a good sound absorption coefficient, and can reflect sound wave effectively when painted as this provides a less textured finish. Combined with double-glazed windows, this will provide a substantial acoustic barrier that will reduce sound transmission from the external environment to the interior.

It is also intended that the floors are constructed out of concrete, which will help reduce the sound transfer between the internal hotel rooms. Acoustic treatment will be necessary between individual hotel suites on each floor to prevent sound transfer between suites.

Hotel rooms at level 01 are currently separated by the existing brick wall and single glazed windows. Site investigations may be required to investigate the acoustic properties of the existing façade. All existing glass will be taken out and replaced with double glazed windows, window framing will remain.