

Preliminary Design Report - 28th March 2024

# Eke Panuku Northcote Community Hub Project





## Mihi

Source: Ngā mana whenua o Tāmaki Makaurau



**E koutou te tau manene mai  
ki ngā tāhuna o Kaipātiki,  
kia tōtika te takahi a tō wae i runga i aku mahara o  
ngā tau kua hori.**

*To those of you who arrive here as strangers on the  
shorelines of Kaipātiki,  
tread carefully, you are walking on my memories of  
yesteryear.*

**E toko ake ana koe i ngā kōpuao Matakamokamo  
rāua ko Matakerepō,  
e whai haere ana i ngā tapuwae o Mataaho, nāna i hū  
ai te whenua ka puta  
ko te Rangitoto e tū heteri mai rā i te ākau ki te Raki  
Paewhenua.**

*You are entering by way of the twin pools  
of Matakamokamo and Matakerepō,  
following in the footsteps of Mataaho  
who caused the land to erupt  
and gave rise to Rangitoto,  
guardian of the North Shore.*

**Kia tūpato e hīkoi ana koe  
mā te urunga tapu o Tainui  
i meinga nei ko Ngā Huru-a-Taiki,  
kei konā e urupā ana  
ngā manatunga o nehe a Te Kawerau a Maki.  
Whakatau poto tō haere hei tohu rangatira.**

*Be cautious where you tread, you walk upon sacred  
ground - landing of Tainui waka  
at Ngā Huru-a-Taiki  
and the resting place  
for the bygone treasures of Te Kawerau a Maki. Pause  
there for a moment in respect.*

**Toko ake rā tō haere mā Te Awataha  
ki te Puna-wai-a-Tene,  
i konā kapua ō ringa  
kia inu ā-wairua koe i ngā wai whakanoa  
e puta ai tō haere ki te whei ao,  
ki te ao mārama.**

*Continue your travels via Te Awataha  
to the wellspring of Tene,  
there cup your hands  
imbue its waters and cleanse your spirit  
on this sacred journey, allowing you back  
into the world of light.*

**Tērā koe te tū nei  
ki te Tōtara-hā-tahi i Te Ōnewa;  
tirohia te whenua taurikura i purea e te hā atua, kua  
tāreia e te ringa tangata.  
Titiro atu koutou te pahure pēnei mai ka mīharo ai.  
Eke panuku, eke tangaroa.  
Haere mai te toki a haumi e, hui e, tāiki e!**

*You may find yourself where  
the solitary tōtara at Te Ōnewa once stood;  
a prosperous land breathed upon by gods, shaped by  
the hands of man.  
Gaze upon it in wonder you who pass this way. As time  
passes and the hewer's axe falls.  
All things are connected!*



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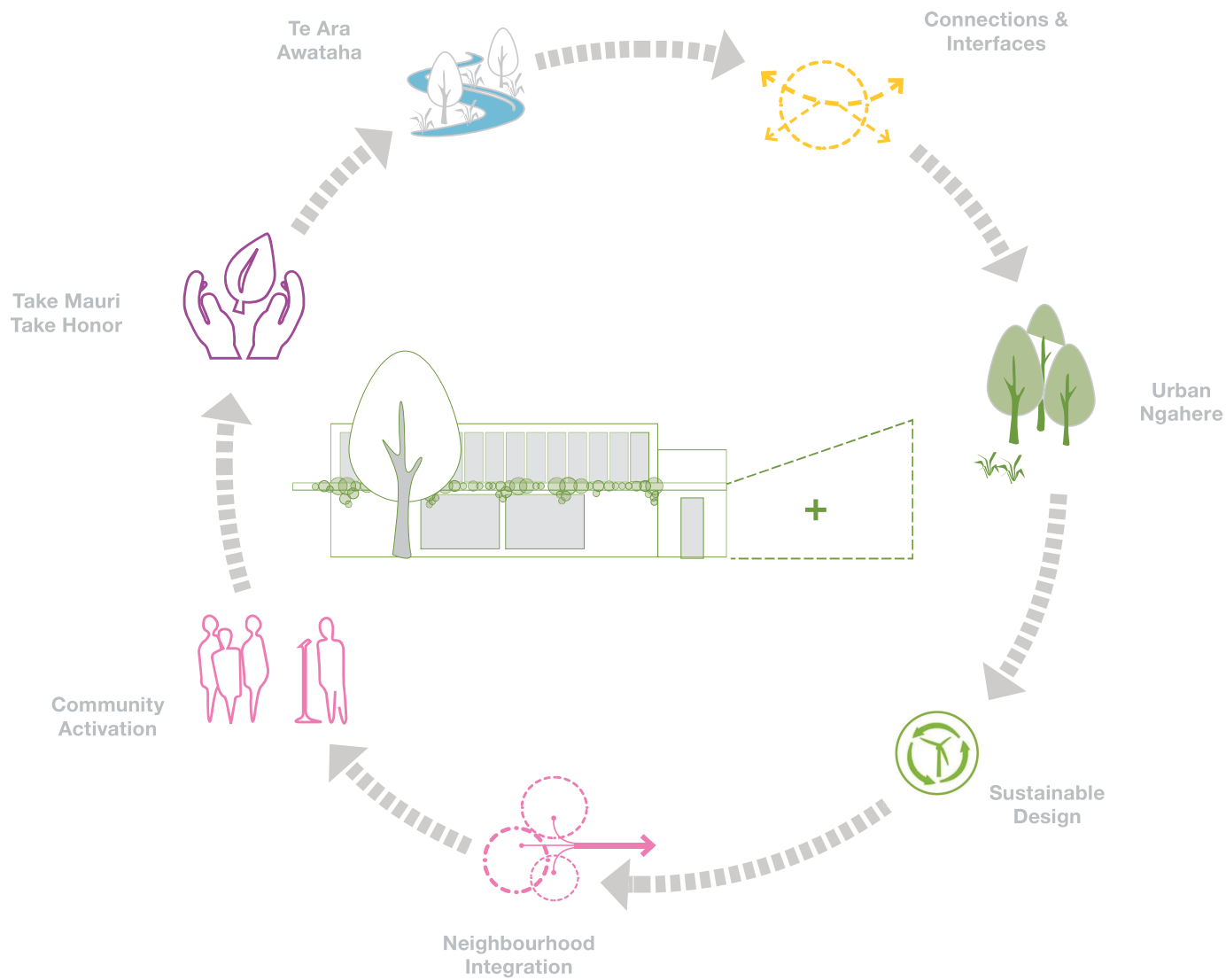


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# 1.0 Introduction

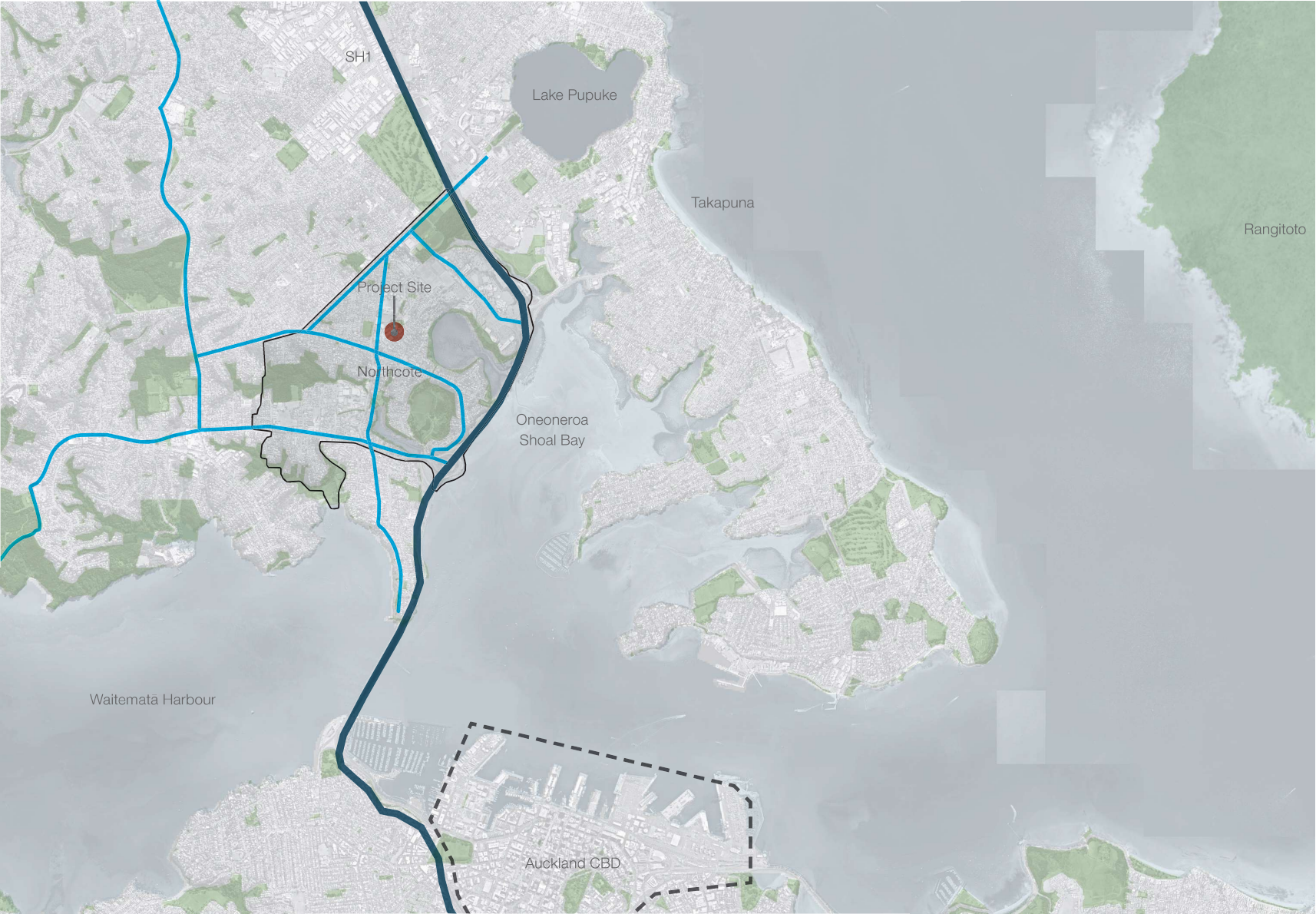
## 1.1 Project Summary & Location

The Northcote Community Hub is located 8.5km north of Auckland city centre, with three direct entry points from the Northern Motorway, an elevated position giving panoramic views of the CBD, and a vibrant ethnic hub that attracts people from the North Shore and beyond.

The local economy is service based, driven by a large working population of varying income levels and three business areas, an outlet mall on Ocean View Road, the town centre and an industrial area.

The Auckland Plan expects Northcote to serve as a local hub for communities, providing a wide range of retail and business services and facilities, and community facilities. It identifies that Northcote should generally be accessible by frequent public transport services and provide a range of residential living options, including mixed-use and higher-density options. It should have variable capacity to accommodate new residential and business development

Northcote covers 2.31 km² and as of June 2022, had an estimated population of 5,750.





# 1.0 Introduction

## 1.2 Project Aspirations

The project aspires to create a vibrant, welcoming place where the community come together to connect, participate and share experiences.

The architectural intention is to support and further a sense of identity within Northcote, promoting a place that is inclusive for all users, and adopts principles of sustainability, integrating technologies and services, and is adaptable for the future.



Identity

Mana whenua presence, narratives and values are visible. Identity of Northcote reflected. Enhance the connection of community to place and its historic heritage.



Inclusive

Inclusive, welcoming, accessible and safe for all. A place where people of different ages, backgrounds and cultures can thrive.



Sustainable

Support healthy land, water and habitat. Enhance and restore the natural environment.



Integrated

Efficient delivery of services in one facility. Multiple spaces designed to accommodate a variety of different activities.



Adaptable

Innovative and flexible. Able to respond to new activities, technologies, content, and services.



## 2.0 Site and Context Analysis

### 2.1 Cultural Context

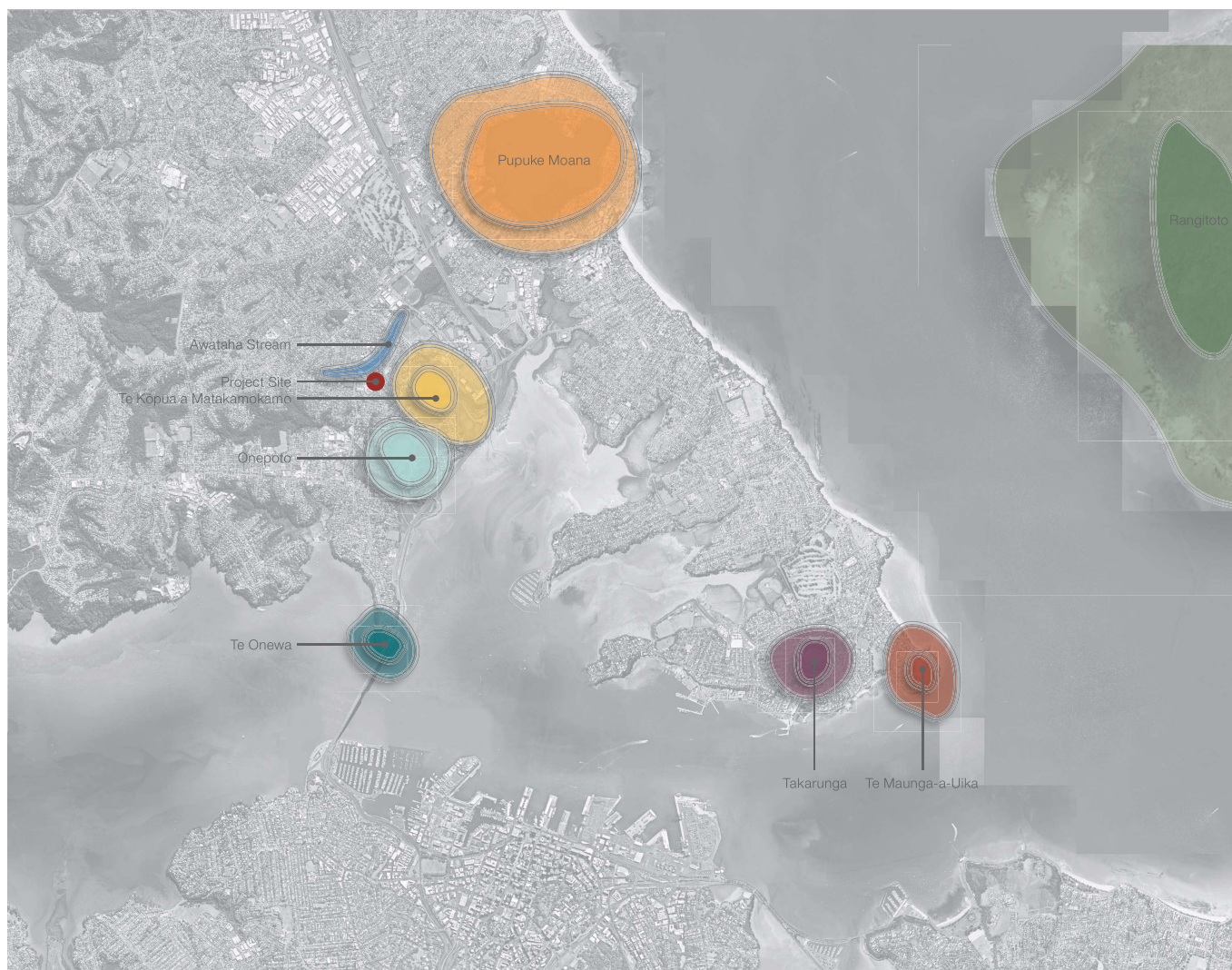
Eke Panuku recognises iwi and hapū strong historical associations with Tāmaki Makaurau. Within Tāmaki Makaurau, the council recognises 19 mana whenua. The Auckland Council and Eke Panuku have a role to assist the Crown in discharging their obligations under Te Tiriti o Waitangi. Eke Panuku aspires to develop a partnership with mana whenua to create an Aotearoa that reflects shared aspirations. Eke Panuku facilitates a weekly meeting with their mana whenua partners to seek input into Eke Panuku projects. The Northcote Community Hub and Cadness Reserve upgrade project will build on the years of mana whenua partnership.

Since the project inception, the Architectus consultant team has met with the Eke Panuku mana whenua forum on 6 occasions. During this time the mana whenua forum has established a sub-committee comprised of members who have extensive experience in the development and use of the Take Mauri- Take Hono framework tool. The Architectus consultant team has met with the sub-committee for 3 hui.

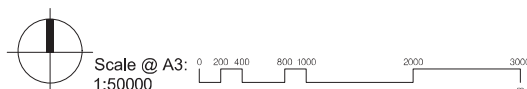
Take Mauri- Take Hono is a body of work developed as a Cultural Health Indicator Framework Tool by iwi Mana Whenua of Tāmaki Makaurau. Iwi Mana Whenua who actively engaged in the development of the Take Mauri- Take Hono Framework Tool were Ngāi Tai ki Tāmaki, Te Patukirikiri, Ngā Maunga Whakahī o Kaipara, Te

Ākitai Waiohūa, Ngaati Whanaunga, Ngāti Maru, and Ngāti Whātua Runanga. The Framework Tool is based on Mana Whenua values and principles and has been developed to assist and inform not only the design, but the design outcomes and maintenance programme for Te Ara Awataha Greenway project. Use of this Framework Tool across other projects is at the sole discretion and direction of Mana Whenua.

The project will continue to be guided by the mana whenua forum and subcommittee during monthly hui. The intention is that the subcommittee will adapt and utilise the Take Mauri- Take Hono framework for the Northcote Community Hub Project.



Areas of Significance to Mana Whenua  
Source: Northcote Framework Plan 2016





# 2.0 Site and Context Analysis

## 2.1 Strategic Context

The Auckland Plan identifies the town centre as needing renewal to stimulate development. The Northcote Town Centre project aims to create a well connected and quality town centre. It will also meet associated targets of supplying new dwellings and increasing residents' satisfaction with the sense of community and pride.

A number of key documents have guided the development of the Town Centre Project, the strategic context of the Northcote Community Hub project.

The Northcote Town Centre Plan of 2010 set out a vision for the town centre as “the heart of our growing community, a lively welcoming place that celebrates culture, where business thrives and everyone’s needs are met.”

The Northcote Framework Plan (2016) was developed in collaboration with Kāinga Ora (formerly HLC), the Auckland Council whānau, Kaipātiki Local Board, mana whenua and local community groups. It established 4 key moves including the creation of a Town Centre that would create a vibrant heart for Northcote.

Released in April 2019, the Northcote Town Centre Benchmark Masterplan was developed in collaboration with Kaipātiki Local Board and mana whenua and is

based on more than a decade of legacy planning and community input.

The Masterplan outlines the plan for the town centre renewal illustrating how the renewed town centre will offer all the things that locals need including eateries, shops and public spaces while retaining a distinctly Northcote flavour. The benchmark masterplan builds on previous plans for Northcote, including the Northcote Framework Plan.

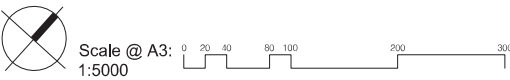
A 2022 refresh of the Northcote Town Centre Benchmark Masterplan updated the masterplan to include some key decisions that had been made in the intervening years including a new preferred location for Northcote’s new multi-purpose community hub within the existing Northcote Library, re-imagining this building into a new multi-purpose community hub in the area adjacent to Cadness Reserve.

The design of the Community Hub and Cadness Reserve will build on the years of mana whenua partnership, community engagement and development projects that are currently underway in Northcote. This includes Te Ara Awataha greenway jointly developed by Eke Panuku and Kāinga Ora, and the master planning work that has been carried out by Eke Panuku.



Source: Northcote Masterplan Refresh - Isthmus

Legend  
 Community Hub Project Site Extents





# 2.0 Site and Context Analysis

## 2.2 Adjacent Projects + Uses

The Northcote Framework plan sets strategic goals around desired outcomes for housing, the environment, the community, access and the town centre

The new Northcote will have a greater mix of housing types delivering around 2600 new homes, with up to 1000 of these being apartments within the town centre.

Over the next five years Kāinga Ora will be building approximately 1700 new homes and three new pocket parks. They are upgrading streets and four of Northcote's favourite parks. In partnership with Eke Panuku's Kāinga Ora are delivering Te Ara Awataha greenway, a large portion of which has now opened

The new town centre will be a network of pedestrian priority streets and lanes, framed by high-quality buildings, with a vibrant mix of uses including community,






retail, commercial and residential. This street network will provide an excellent connection to the local community and its recreation spaces, including Te Kaitaka / Greenslade Reserve, Puāwai / Cadness Reserve and Te Ara Awataha greenway.

The community hub project will deliver the reinvigorated suburb's library and community services. It is located adjacent the new Town Centre and residential areas. Te Ara Awataha greenway lies to its north, providing an important pedestrian connection to new residential developments, schools and the network of Northcote recreation spaces. Significant parts of the Greenway have been completed including Stage 1 of the School's edge segment, as well as Te Kaitaka / Greenslade Reserve. Design and construction is ongoing as Te Ara Awataha is completed






### Legend

 Project Site Extents

### Uses

 Residential  
 Business / Retail  
 Mixed Use  
 Education  
 Recreation

### Key Projects

-  1 Community Hub Project Site
-  2 Te Ara Awataha Greenway
-  3 Ernie Mays Street
-  4 Town Centre Redevelopment
-  5 College Road Superlot
-  6 Kāinga Ora Developments



Source: Auckland Unitary Plan Operative in Part - (16 Nov 2016)  
Northcote Masterplan Refresh - Isthmus



Scale @ A3:  
1:5000





# 2.0 Site and Context Analysis

## 2.3 Open Space Network

Te Ara Awataha is a 1.5km green corridor located in the heart of the new Northcote town centre and housing redevelopment. Te Ara Awataha is an integral part of the larger Northcote Masterplan. As a key spatial corridor the Greenway project is characterised by the physical presence of the Awataha Stream. The stream begins at the spring or ‘puna’ in Jessie Tonar Scout Reserve and flows mostly underground toward the Waitematā Harbour.

Te Ara Awataha links Northcote’s existing parks and open spaces and features a learning landscape co-designed with local school children. It is designed to be a fun and convenient route for people to walk and cycle, play and meet one another within the neighbourhood.

Through a process of regenerative design with mana whenua kaitiaki the project identified the potential to open up and reveal (daylight) the stream along long stretches of the Greenway.

Open spaces connected by the Greenway all have different functions—varying from safe neighbourhood pocket parks, to play destinations, to active sport and recreation. Cadness Reserve, part of the Community Hub Project has been identified as one of the ‘rooms’ of Te Ara Awataha greenway. It has been identified as having potential to be an active destination play space, catering for children and youth, and bringing vibrancy to the town centre as one of several attractions along the Greenway journey.

Legend

Community Hub Site Extents

Open Space

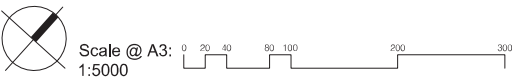
Education

Water

Northcote Safe Cycle Route

Te Ara Awataha Greenway Walkway

Pedestrian link to Te Kōpua o Matakamokamo



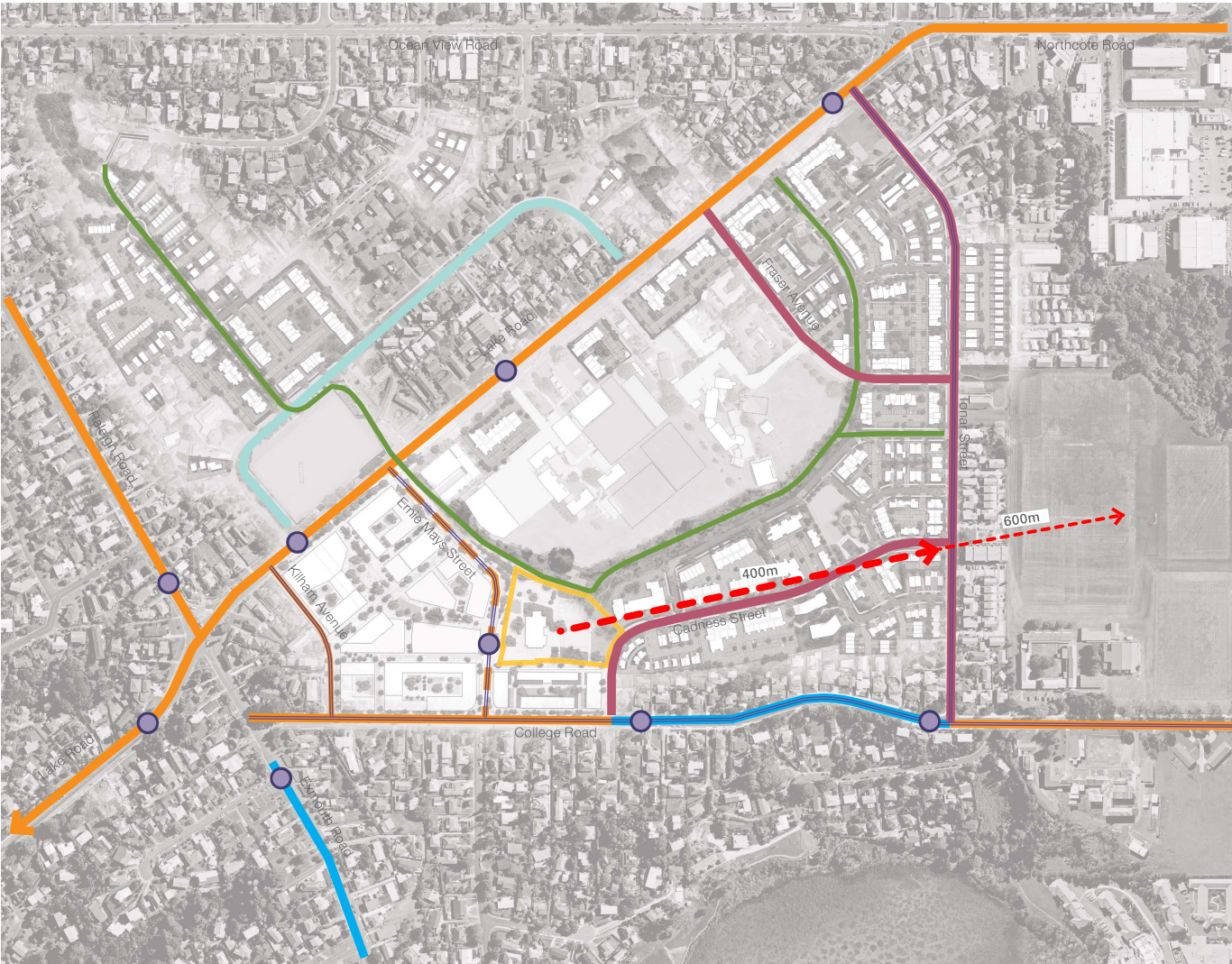


# 2.0 Site and Context Analysis

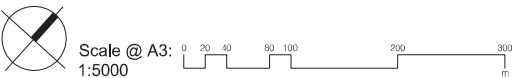
## 2.3 Movement Network

The Community Hub Project site is within a 10 minutes walk of most of Northcote's homes. The Te Ara Awataha greenway lies to its north, providing an important pedestrian connection to new residential developments, schools and the network of Northcote recreation spaces.

Ernie Mays Street will be extended to run along side its western edge, providing a new bus route and associated bus stops. Cadness Street will continue to be a key connection from new residential development to the east to the Community Hub.



Source: Waka Kotahi One Network Road Classification  
New North Shore Bus Network - Auckland Transport  
Northcote Masterplan Refresh - Isthmus





## 2.0 Site and Context Analysis

### 2.4 Historic Development

Heritage aerials adjacent illustrate the development of the Northcote Community Hub site from a semi-rural condition to its current condition.

In the early aerials a pathway runs through the site from Cadness Street to Ernie Mays Street and across the Pearn Place. This indicates a natural desire line across the site. The Northcote Library building was built across this desire line and the pathway redirected to the north of the building.

Source:  
Retrolens - Date Accessed 22/11/2022 - Image 1963, 1978  
Auckland Council GIS - Date Printed 22/11/2022  
Image 1940, 2001, 2017



Northcote - 1940



Northcote - 1963



Northcote - 1978



Northcote - 2001



Northcote - 2017



Northcote - 2023





## 2.0 Site and Context Analysis

### 2.4 Existing Site Photos

The existing Northcote Library building fronts on to Norman King Square, a successful community space with established trees that provide shade and seating, as well as quality outlook and amenity looking to and from the library. A collection of play equipment allows some varied use by parents with small children, while providing some activation near the Library entry.

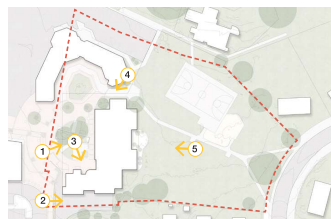
At the rear of the library is located Puāwai / Cadness Reserve, an underwhelming open space that is poorly connected to the Town Centre. Apart from its well-used court, there are very few ways to occupy or enjoy the largely open and grassed reserve. The space has limited lighting and often feels unsafe. This is partly contributed to by the inactive edge conditions of the eastern façade of the existing library.



① Norman King Square



② Library Annex and Service Area



Key:



③ Main entrance to Library, Plunket and CAB



④ Library Building - northern elevation



⑤ Cadness Reserve - view from Cadness Street



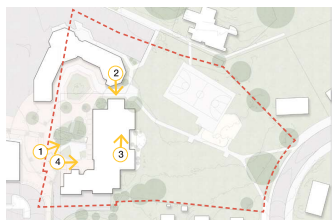
## 2.0 Site and Context Analysis

### 2.4 Northcote Library Building

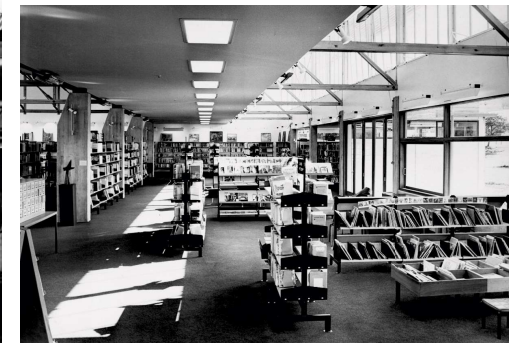
Although designed in 1976, due to funding delays, construction broke ground for the Northcote Library in 1980.

Designed by David Mitchell of Hill, Manning Mitchell Architects, the Northcote Library building is considered a good example of New Zealand Modernism. It displays clear attributes of the Modernist movement, principally an honesty and expression of materials, and a rational floor plan. The building is playful and uninhibited by the strictures of historical references that the contemporaneous Post Modernists were leveraging in other parts of the world. The polychromatic paint scheme and juxtaposition of forms make it a distinctive building within the group of later New Zealand Modern buildings.

Text Source: Archifact - Architecturs & Conservation Ltd  
Image Source: Auckland Libraries Kura Heritage Collection



② 1981 - The Library Annex Under Construction



③ 1982 - Inside the Main Reading Space



④ 1982 - View from Pearn Place

Key:

① 1982 - View from Norman King Sqaure



# 3.0 Brief and Programme

## 3.1 Areas + User Group Summary

The spatial brief summary adjacent reflects the design brief as confirmed by a the formal Kaipātiki Local Board resolution. This document should be read in conjunction with the Return Design Brief document that provides a detailed brief of the Northcote Community Hub project building and open space.

An important aspect of the project drivers is future flexibility and adaptability. The brief specifically notes that the Exhibition and Community Service Providers spaces must to be designed to be easily modified for other/ changing community services.

The Community Hub Building is to be a building footprint of approximately 1500 sqm GFA. GFA does not typically include outdoor covered spaces.

**Total 1500sqm GFA**

### Library/ Public Use

~ 815 sqm



#### Library

A broad range of flexible and interconnected spaces housing the library collection and supporting library programming



#### Waiting Area + facilities

An open entry area with comfortable seating that encourages informal social interactions, along with a small publicly accessible kitchen



#### Computer/ Technology Space

A computer services/ technology space



#### Meeting/ Activity Spaces

Meeting rooms to accommodate activities including a large seminar room. Spaces/rooms that support messy and maker-type group learning opportunities. a casual drop-in social activity space (specifically to cater to older people in the mornings and early afternoons and for youth after school hours)



#### Outdoor Covered Space

Outdoor covered space extending from the hub building for large events and activities

### Support Space

~ 335sqm



#### Back of House / Support Space

Includes 25% grossing factor allowance for circulation, plant, storage, pare kore, services and building structure.

### Art Exhibition Space

~ 200 sqm



#### Gallery Space

Dedicated gallery and operating space. Gallery can be integrated with the rest of the hub but to be standalone / secure so it can operate independently (i.e. not dependent on the library being open)



#### Support Space

Storage space for specialised equipment used occasionally (such as ladders and light fixtures)

### Community Service Providers

~ 110-150 sqm



#### Citizens Advice Bureau

Office / operating space similar to what they currently have. Confidential client meeting room. Shared space would be beneficial for waiting areas and the display of information



#### Northcote Plunket

One clinic room with a bench and sink. Future-proofing so that an additional clinic space could be provided if necessary. Additional office workspace for a nurse that could be shared amongst other work areas



#### Hearts and Minds

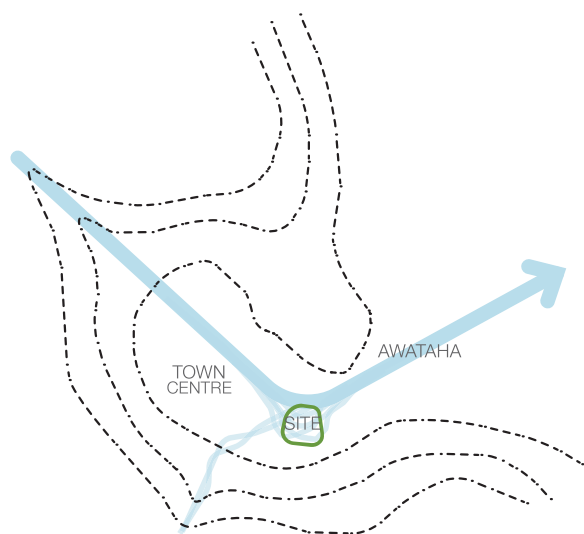
Provision of desk space for up to ten staff. A closed office for the chief executive. A confidential client meeting room. Access to a large meeting / seminar room



## 4.0 Design Response

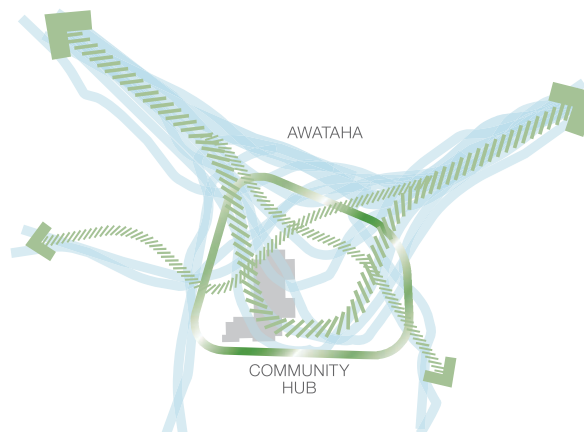
### 4.1 Cultural & Landscape Response

The combined Community Hub building and open space proposal responds to the wider cultural and landscape context. Three primary design drivers organise the strategy for the future development:



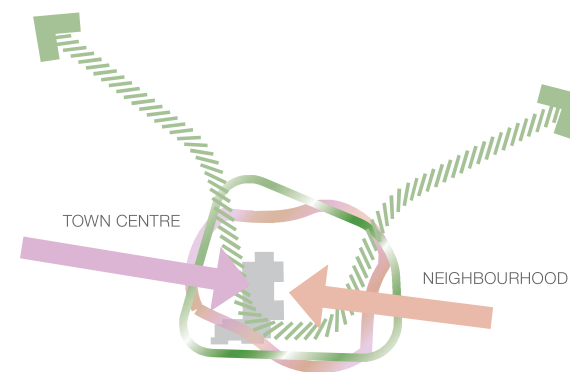
#### 01 - Hinge

The Community Hub site occupies the outside bend of Awataha, halfway along its journey and that of the Greenway. The site is a natural topographic widening, a breaking out of Awataha's meandering influence.



#### 02 - Connection

The Community Hub site occupies the outside bend of Awataha, halfway along its journey and that of the Greenway. The site is a natural topographic widening, a breaking out of Awataha's meandering influence.



#### 03 - Convergence

The Community Hub is a convergence, of people, functions, and natural systems. The emerging town centre and the growing neighbourhood are brought together through the Hub, via the expanded presence and influence of Awataha.



## 4.0 Design Response

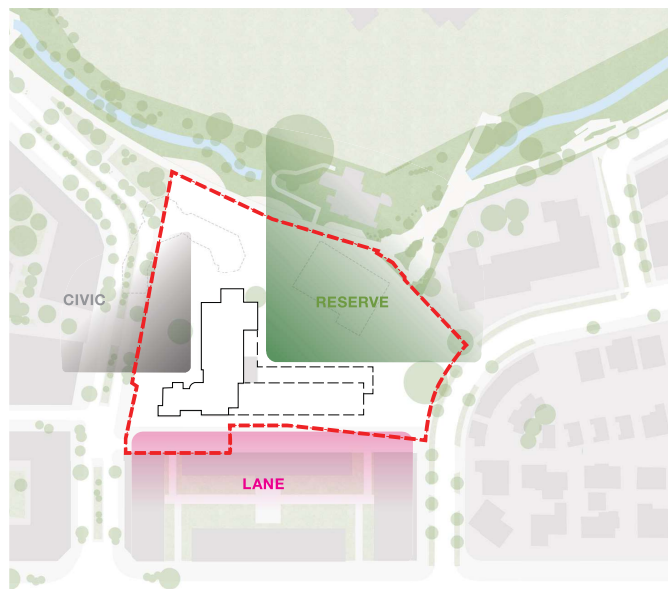
### 4.2 Urban Thresholds & Future Landscape Context

The Northcote Community Hub project will act as an anchor and connector in the changing landscape. A combination of civic, laneway and landscape thresholds will continue to change and evolve over time as the public realm and urban condition develops and intensifies.



01 - Site Condition (Existing Context)

- Existing Library Building to South-West corner of Site
- Norman King Building to be removed



02 - Urban Thresholds (Future Context)

- Testing the Library Addition location
- Indicative future massing & streetscape context
- New building form creates contrasting urban & landscape thresholds



03 - Building + Landscape

- Built form of the Community Hub cradles the new Puāwai/ Cadness Reserve and provides definition to the future lane
- Variety of entries and circulation routes strengthen sightlines and desire lines



## 4.0 Design Response

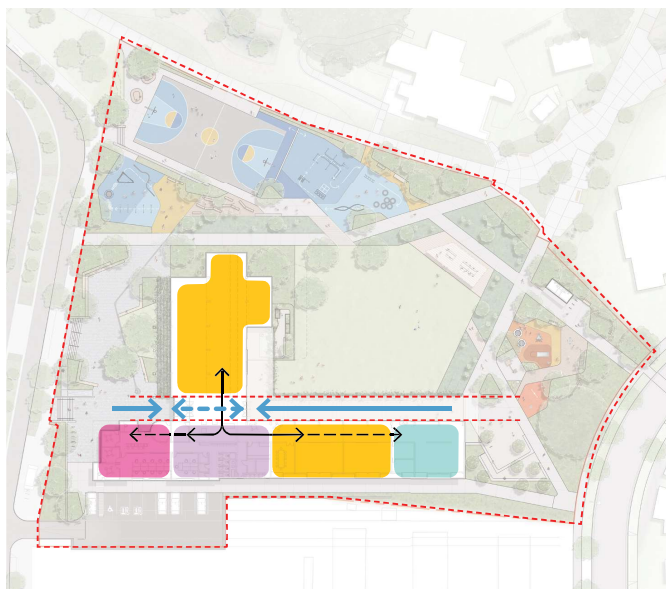
### 4.3 Building Organisation - Plan

The Community Hub building is organised around a central spine, that acts as both visual and physical connector. The 'L' shaped plan allows for clear delineation between old and new, whilst simultaneously providing an urban edge to the south and enclosure and activation of Puāwai/ Cadness Reserve



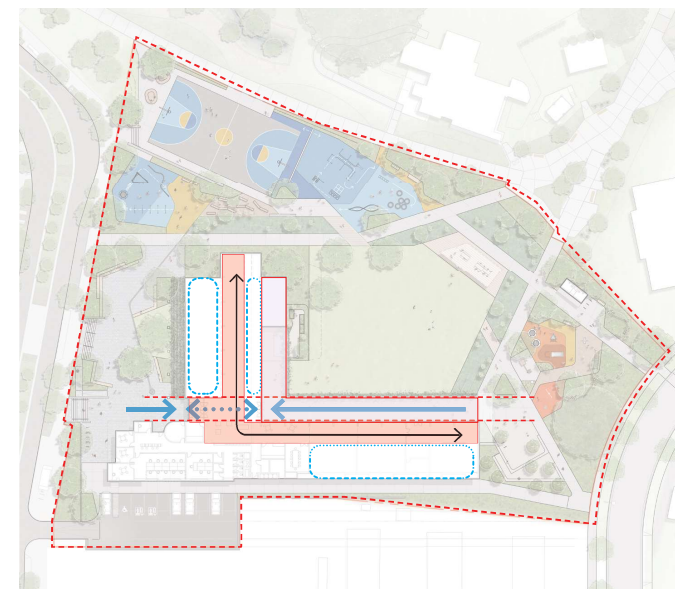
01 - Spine + Landscaped Edges

- Organising spine connects Town Centre and Civic Plaza with Puāwai/ Cadness Reserve
- Primary servicing and loading from the future lane elevation.
- Landscaped edges 'feather' the transition from building to landscape and reflect the existing pergola, an important heritage feature of the Northcote Library building.



02 - Programmatic Organisation

- Existing Northcote Library building organisation is maintained. The main 'Collection' space and Community Services proposed to be housed in their current locations
- Support programme reorganised to south, connecting all functions.
- New multi-use, flexible zones and exhibition space accommodated in addition wing.



03 - Organising Datums / Connective Ceilings

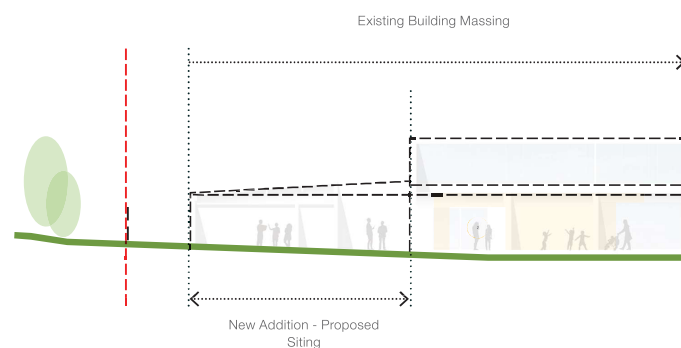
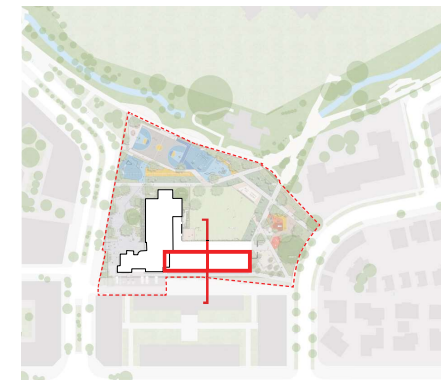
- Connection ceiling (approx 3.15m AFFL) joins new extension to existing library.
- Primary circulation route follows ceiling to reinforce legible wayfinding.
- Replication of angled ceiling voids in new addition for additional volume for multi-use, flexible zones and exhibition space.



## 4.0 Design Response

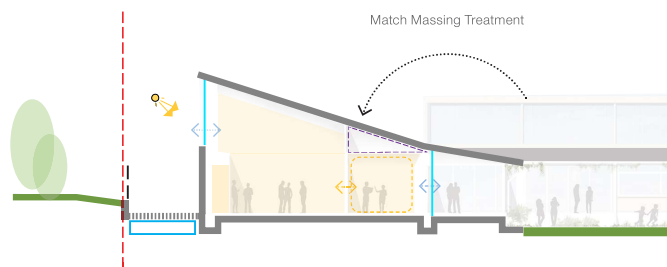
### 4.3 Building Organisation - Section (New Addition)

The section is a response to both the existing and future threshold conditions; providing activated elevations to the Puāwai/ Cadness Reserve and the future lane:



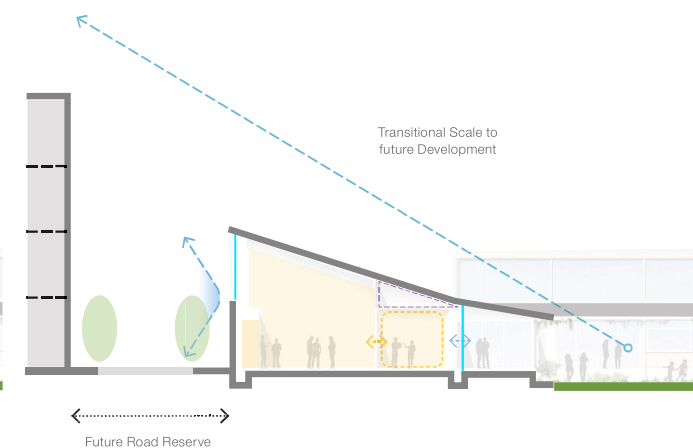
#### 01 - New Addition: Proposed Siting

- New addition will be located to the south of the site.
- Addition along southern boundary maximises access to new landscape.
- Proposed location respects the position (and elevation) of the existing library.



#### 02 - Contemporary interpretation of Heritage

- Sectional form replicates the cross-section of the existing library
- Verandah roof matches, and continues the existing lean-to geometry to the eastern elevation of the library.
- In the short term, a pedestrian pathway (with permeable paving) is provided to the southern boundary.



#### 03 - Future Infill + Thresholds

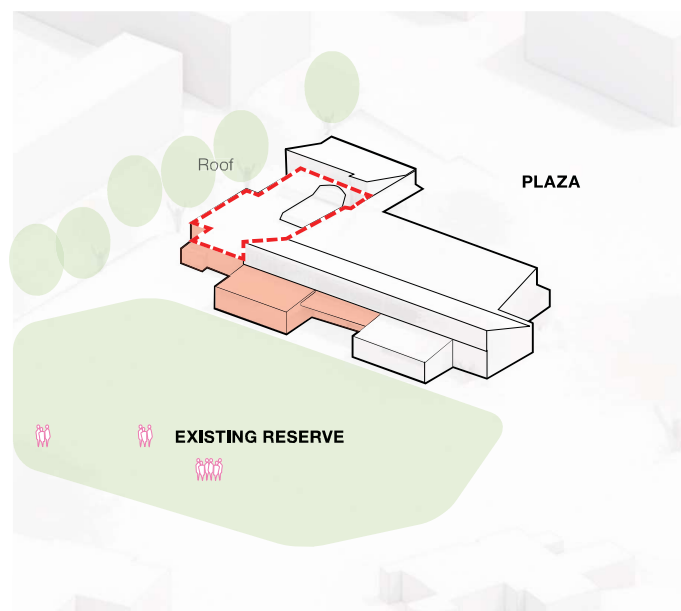
- The scale of the new addition responds to the future infill massing; modulating height between the taller urban grain and landscaped reserve.
- The southern facade provides an articulated elevation to the future road reserve that will activate and overlook this space.



## 4.0 Design Response

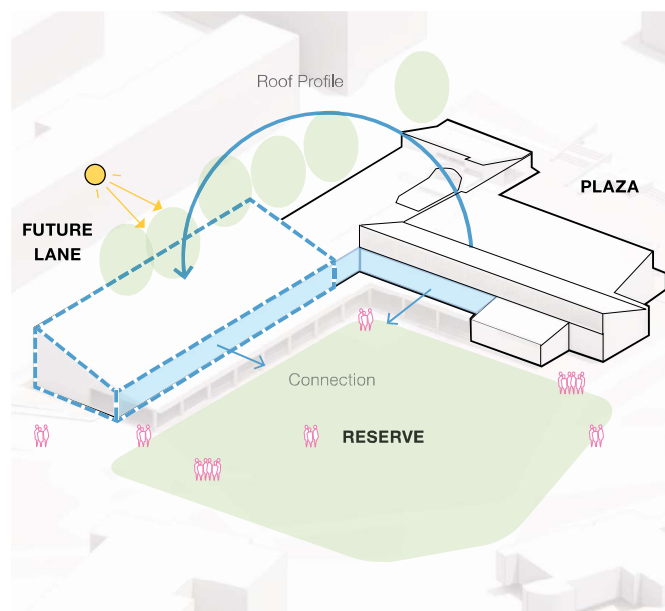
### 4.4 Massing + Form: Old + New

The existing Northcote Library Building and Annex will be retained and upgraded, with the new addition volume sitting to the south. An organising composition of lower roofs will stitch the new addition to the heritage building.



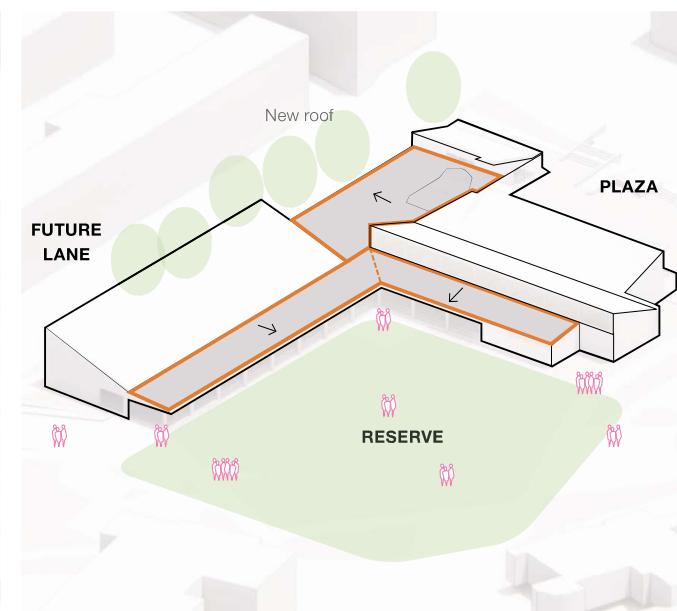
01 - Incision + Removal

- Remove lean-to structures to north east for addition and connection through.
- Replace (leaking) flat roof over back-of-house library areas



02 - New Massing

- Separated massing - connected objects
- Reciprocal roof form
- Orientate for south facing high-level glazing
- Permeable edge to reserve



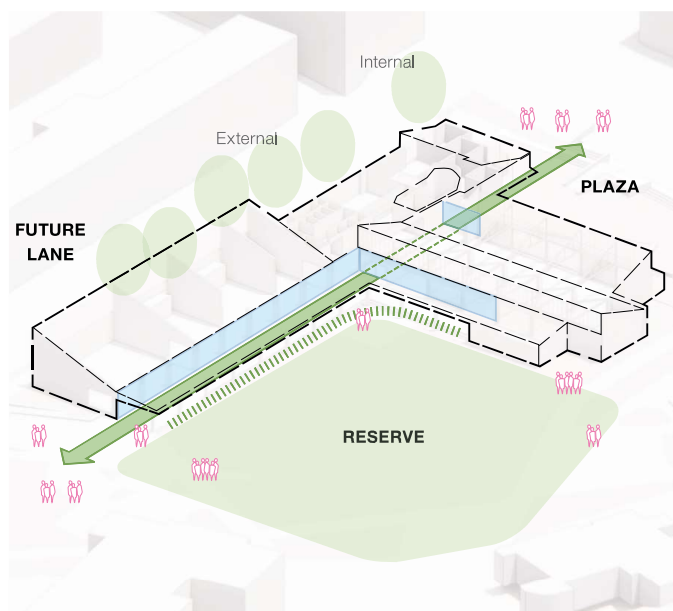
03 - Re-stitching - Connections and Shelter

- Reinststate flat roof to addition
- Continuous verandah to reserve

## 4.0 Design Response

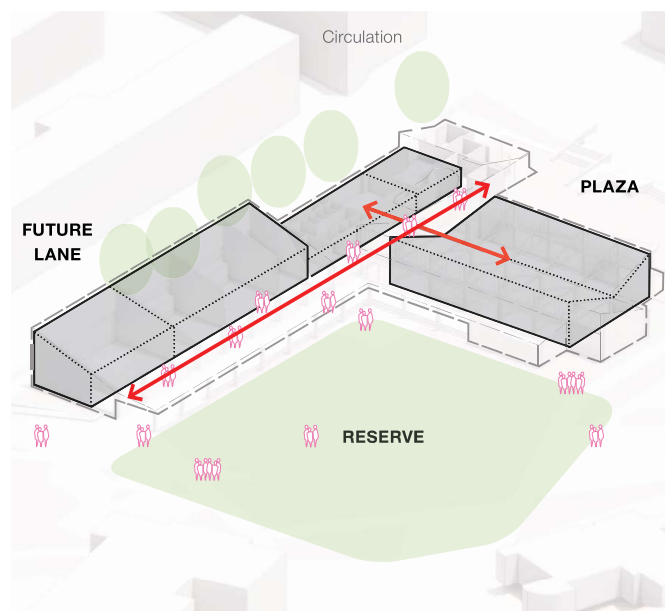
### 4.4 Massing + Form: Circulation + Programme

The expanded library and community programme will be organised around a central spine and flexible verandah space. Programmatic flexibility and connectivity is a key driver in the functional organisation.



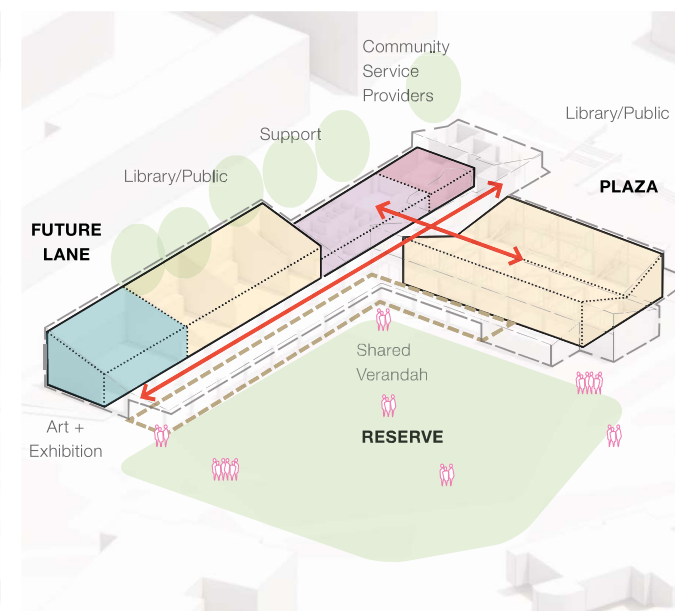
01 - Primary Visual Axis

- Maintain existing main entry to library, provide secondary entry from reserve
- Visually/ physically connect civic plaza & reserve
- Promote interconnection of open space & built form



02 - Circulation + Internal Volumes

- Separated massing - connected objects
- Legible circulation routes, with flexibility for different uses and events
- High volumes over library/ public spaces & art exhibition



03 - Programmatic Organisation

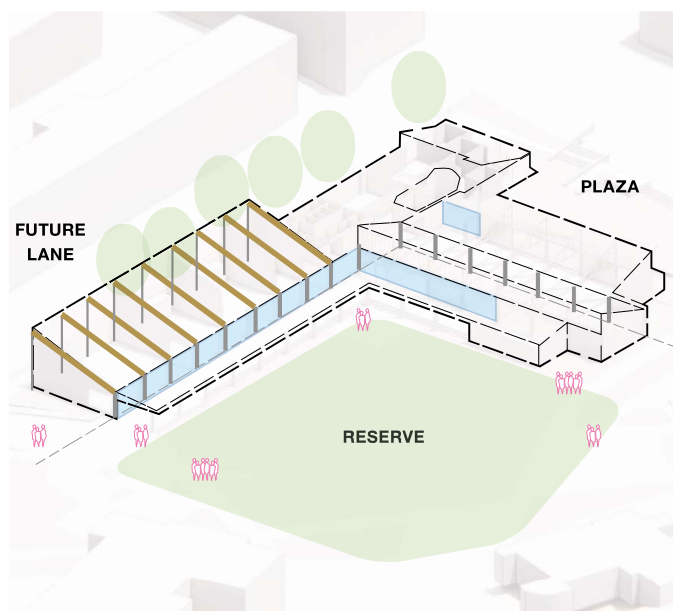
- Library/ public spaces adjacent support/ back of house space and amenities to be easily managed by library staff
- Shared entry/ waiting and circulation areas
- Opportunities for separate entry/ access out of hours



## 4.0 Design Response

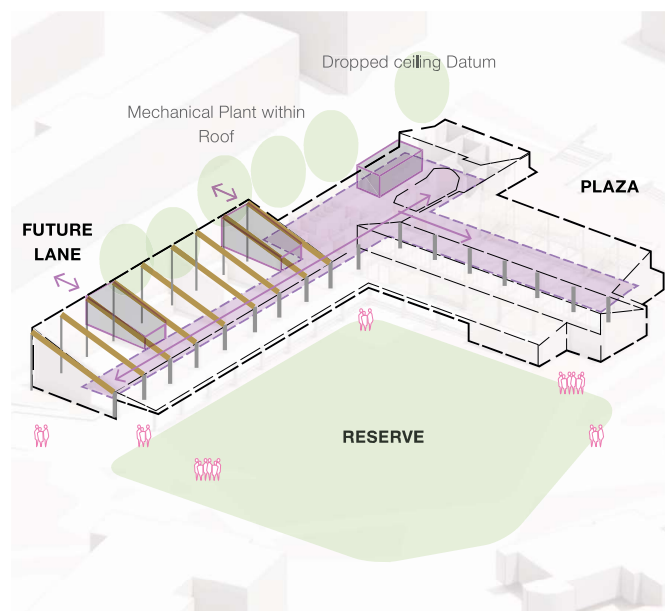
### 4.4 Massing + Form: Coordination + Building Systems

A composite concrete and glulam structural system forms the new addition superstructure. Plant areas are sleeved into this volume above ancillary spaces with a connective servicing trunk above a continuous ceiling datum:



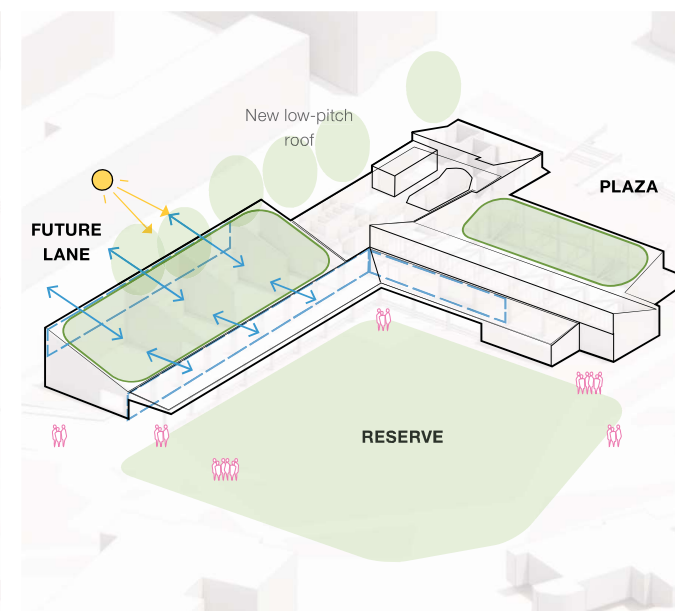
01 - New Building - Primary Structure

- Continuation of grid setout & concrete columns of existing library
- High volumes over public spaces
- Structural strategy provides for current flexibility (sliding partitions) and future adaptability (changing use)



02 - Plant + Servicing

- Central plant within new roof volume (or on low roof)
- Servicing trunk to lower side of portal and existing library space

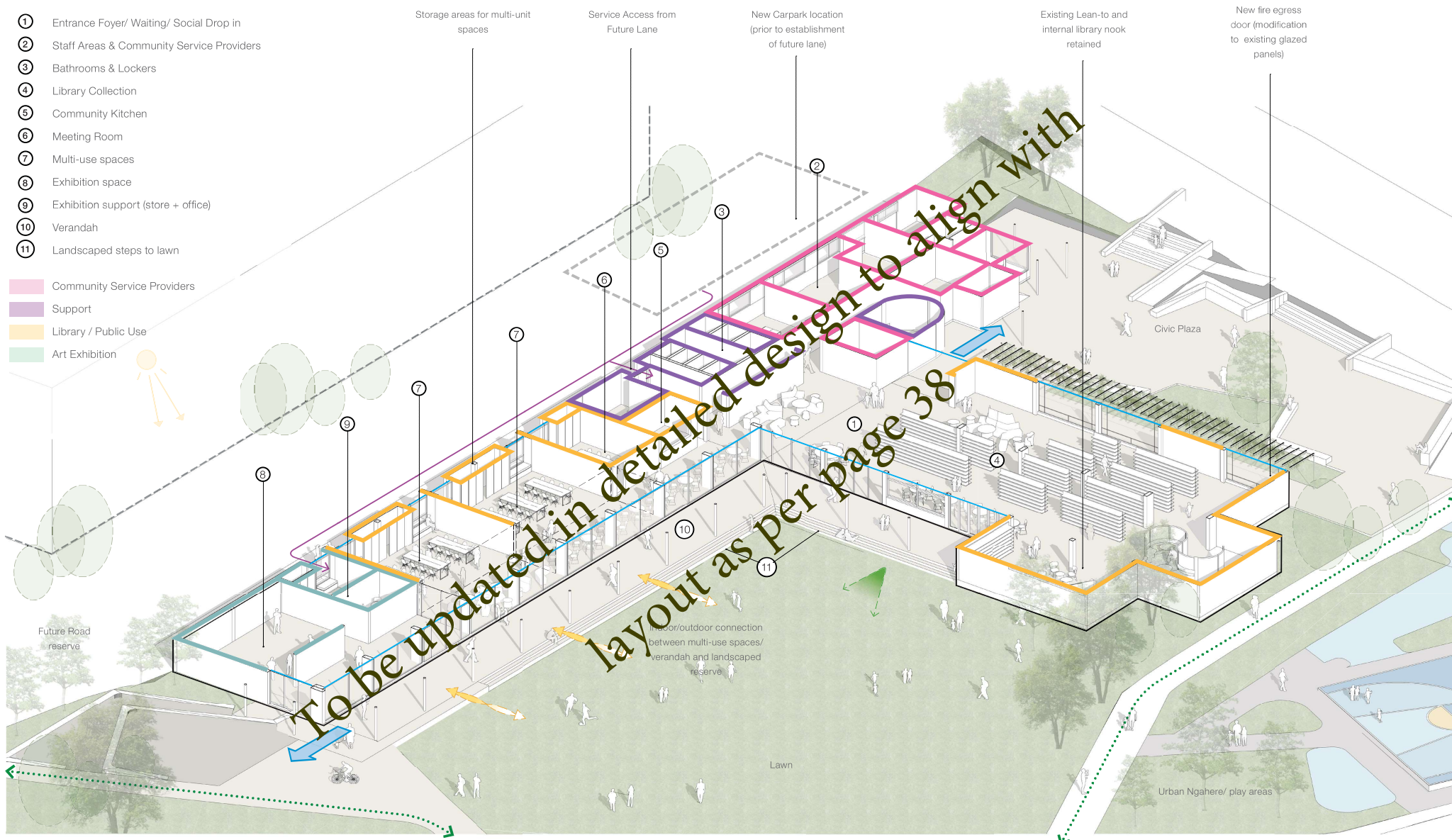


03 - Natural Ventilation Daylight + PV Opportunities

- High level (southern) glazing to new addition
- Cross ventilation to new addition. Reinststate natural ventilation of existing library.
- Opportunities for new roof PV's to proposed roof and existing roof

# 4.0 Design Response

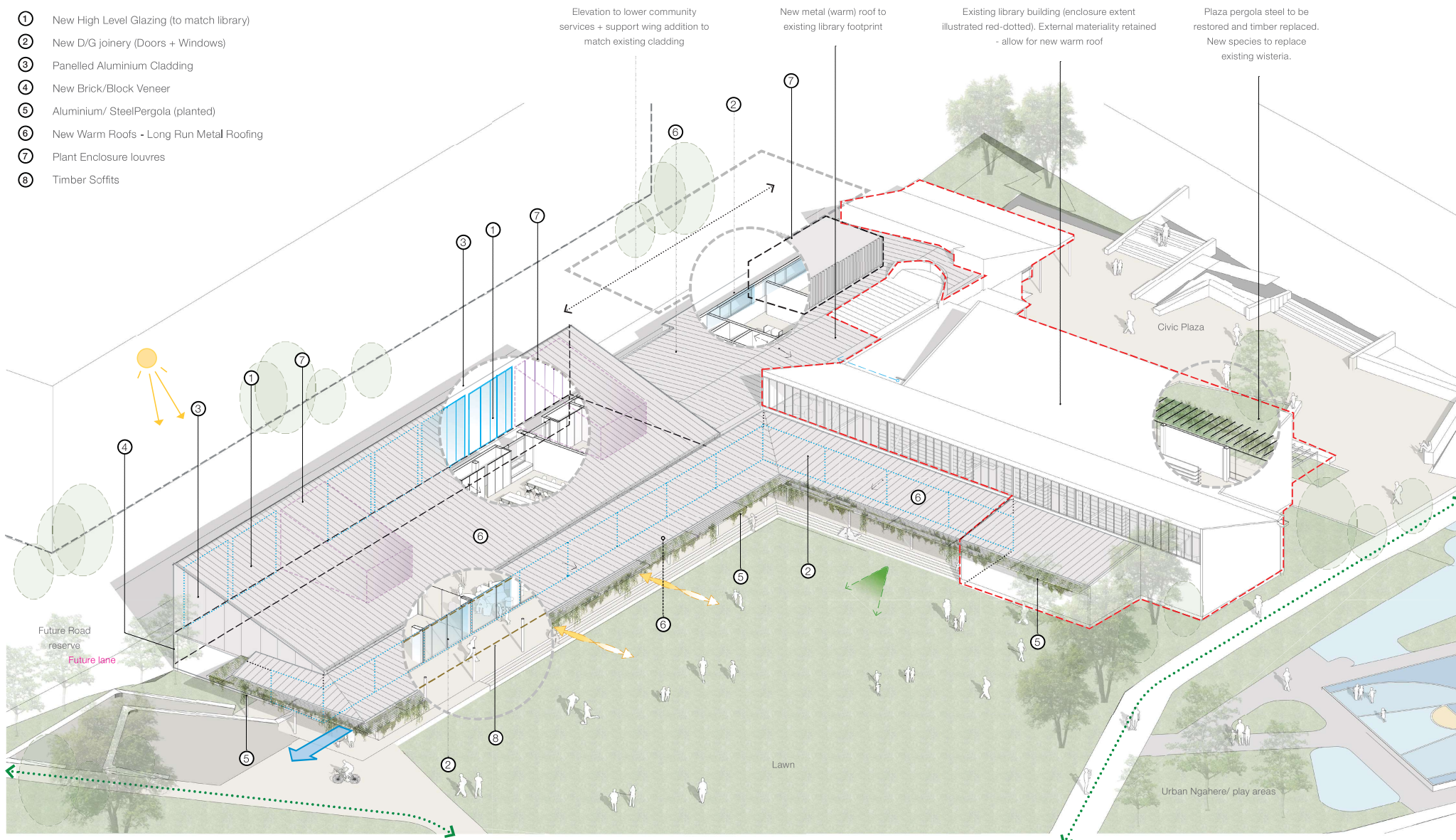
## 4.5 Functional Organisation



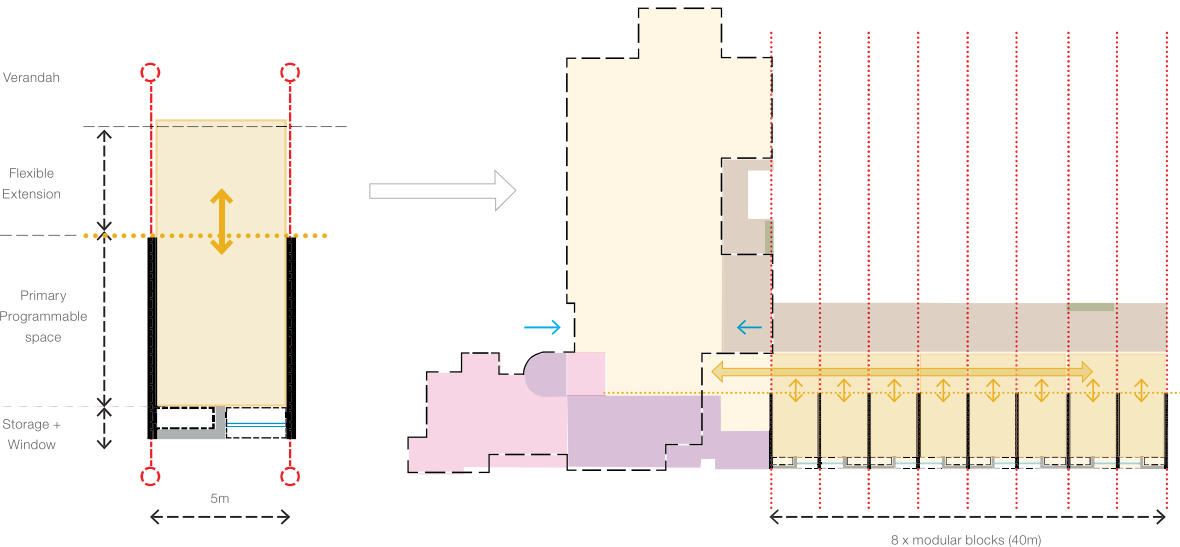


## 4.0 Design Response

### 4.6 Enclosure Systems + Materiality



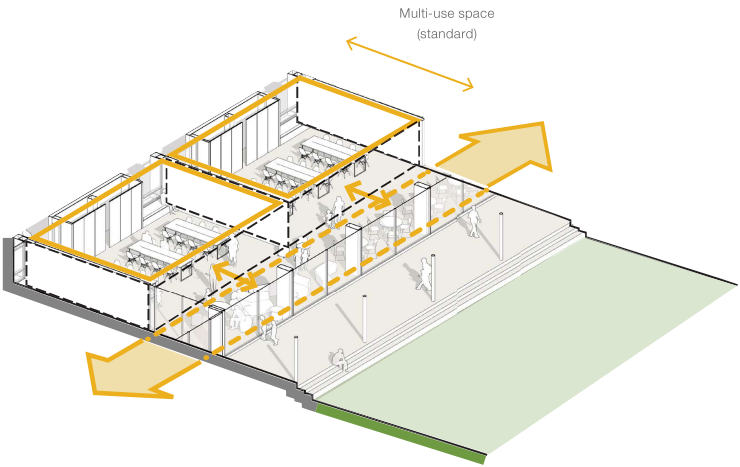
4.7 Flexibility + Adaptability



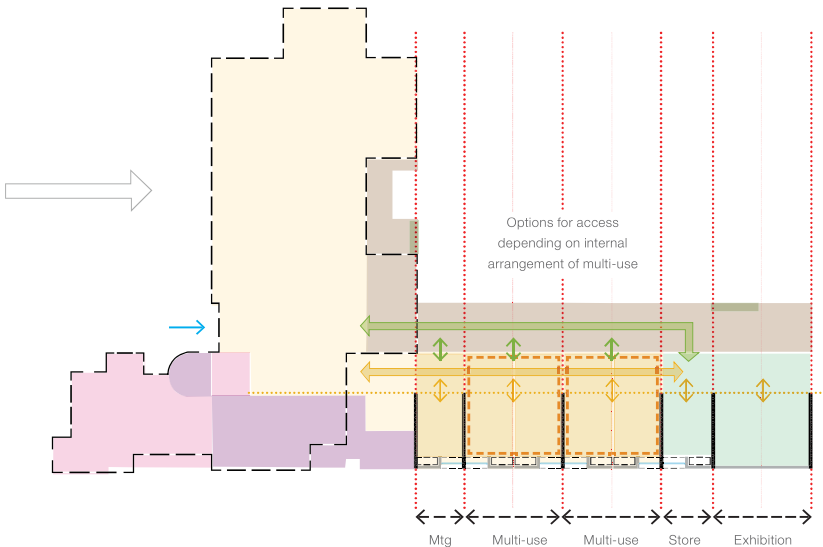
01 - 'Building Blocks'

03 - Modular Repetition

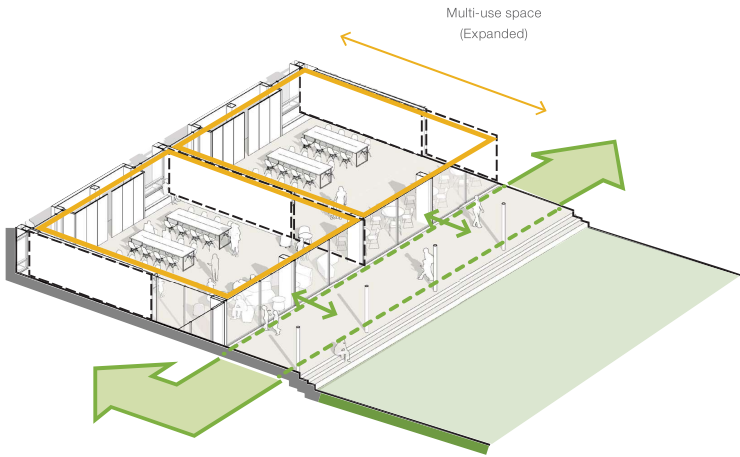
The new addition is designed around a flexible spatial module aligned to the structural grid. In the current arrangement there are two (2-bay) multi-use spaces offering versatility and adaptability for various activities. These spaces can be rearranged or expanded to accommodate events like meetings, workshops, holiday programmes, community provider sessions, yoga or cultural gatherings. With movable partitions, and adjustable layouts, the areas can transform to suit different needs. Whether hosting small group discussions or larger-scale events, these spaces promote inclusivity, efficiency, and sustainability, serving as dynamic hubs for social interaction, learning, and recreation within the community. The flexible space also serves as circulation. When occupied and partitioned, access to the other spaces and exhibition area is via the covered verandah.



04 - 'Flexible Mode' Example 01



03 - Current Arrangement



05 - 'Flexible Mode' Example 02

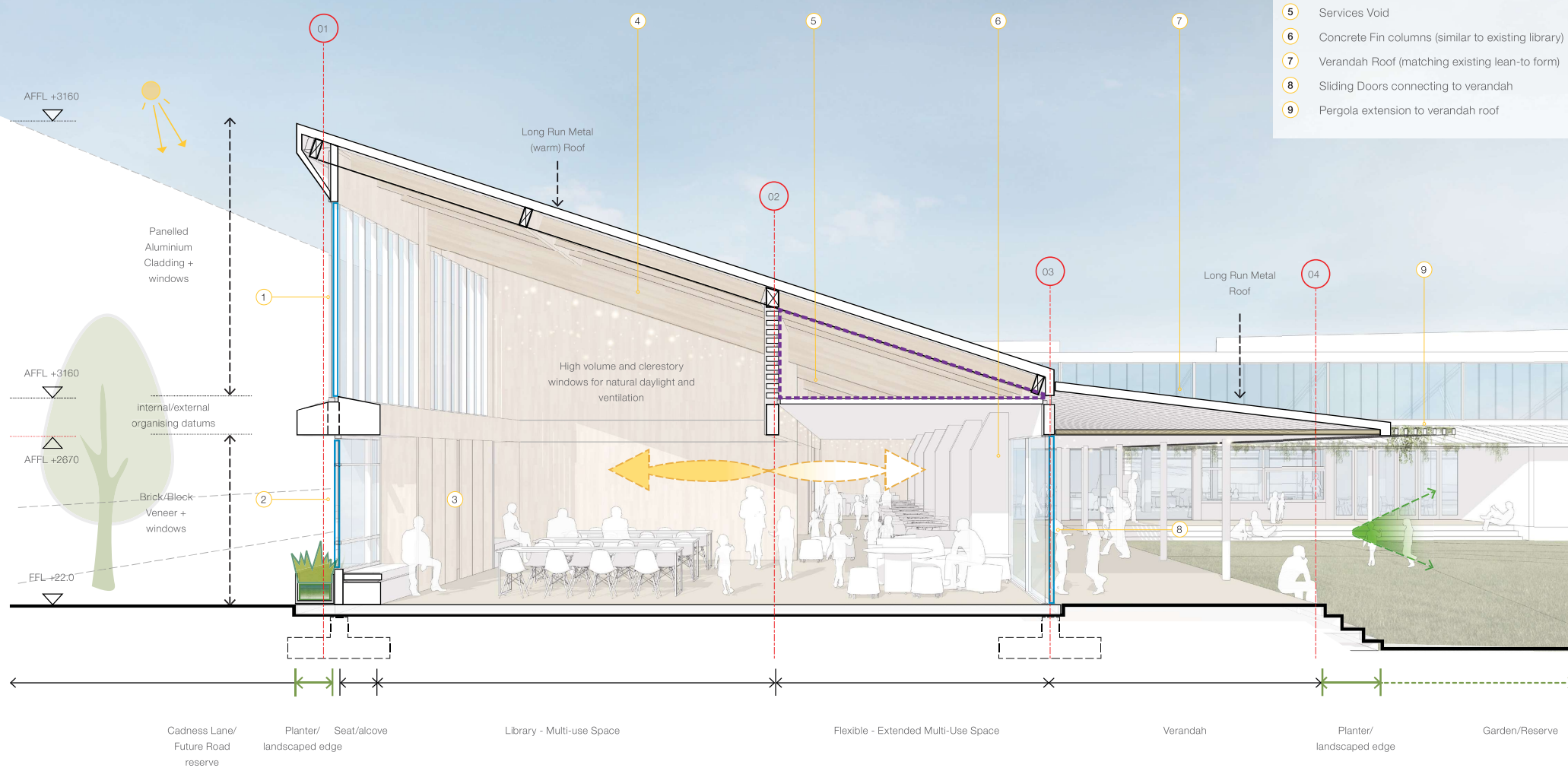


## 4.0 Design Response

### 4.7 Flexibility + Adaptability: Multi-Use Spaces

The typical multi-use space takes advantage of a high ceiling volume, clerestory daylighting (with ventilation) and the ability to expand into the flexible circulation area. Storage is organised

against the south facade. Low level windows allow a connection to the future lane. These rooms can support a variety of community activities.



# 4.0 Design Response

## 4.7 Flexibility + Adaptability: Interior

Architecturally, the new addition builds on the language of the existing Northcote Library architecture. Primary timber beams (in this case glulam) form the volume and connect to the clerestory. Sliding partitions allow for flexibility and expansion into the circulation area. A continuous 'head'

datum organises the various internal ceiling levels and visual connections. The verandah and landscaped steps ease the transition to the Puāwai/ Cadness Reverse beyond.

Sliding partitions expand primary programmatic spaces:

Flexible zones provide functional capabilities and serve as circulation routes:

The covered verandah provides breakout room, shade and shelter (and ancillary circulation). The posts express the internal structural grid:

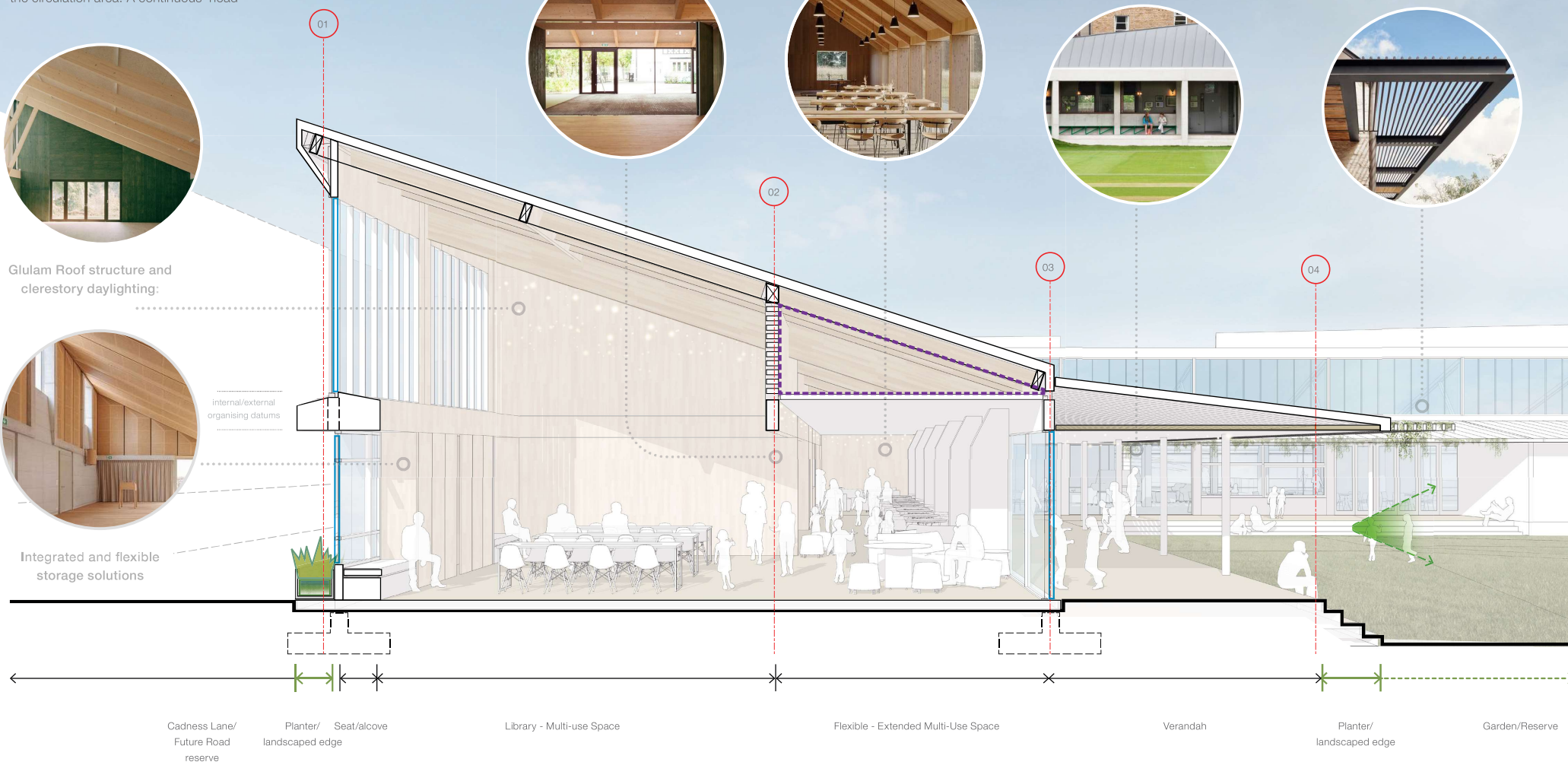
The planted pergola (and landscaped steps beneath) provide a 'feathered' landscaped edge to Puāwai/ Cadness Reserve:



Glulam Roof structure and clerestory daylighting:



Integrated and flexible storage solutions





# 4.0 Design Response

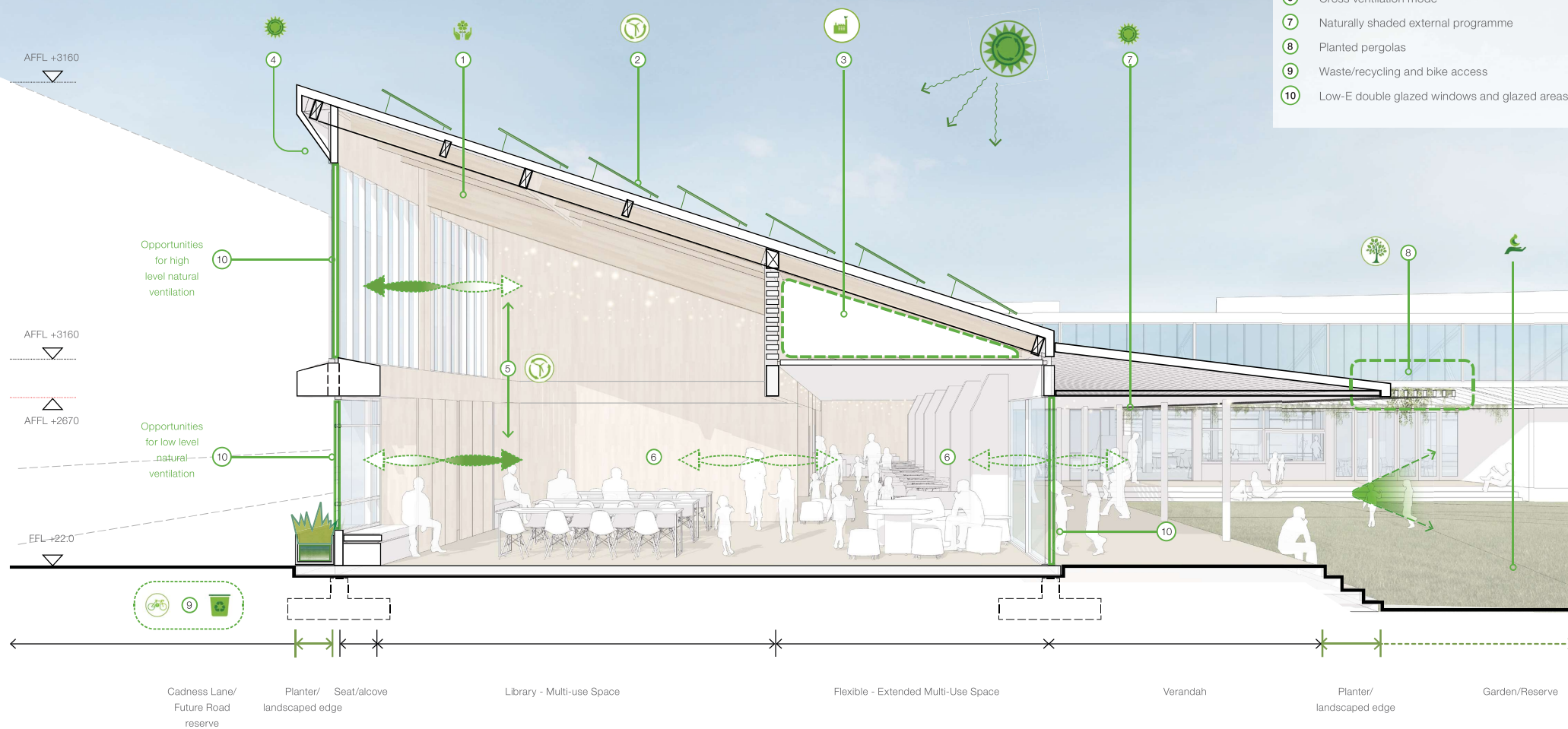
## 4.8 Sustainability Principles

A number of environmental principles have underpinned the design of the building: The opportunity for photovoltaic (PV) roof cells maximizes renewable energy generation, reducing reliance on traditional power sources. Low-energy mechanical aspirations (in addition to

natural ventilation) minimises environmental impact by optimizing energy consumption. Utilising recycled and locally sourced materials for construction could further reduce the carbon footprint aligning with the community's values and aspirations - a composite structural system integrating

glulam and mass timber solutions forms the new addition. Additionally, pursuing Green Star certification ensures the project meets rigorous sustainability standards, promoting resource efficiency, indoor environmental quality, and community well-being.

- ① Mass timber glulam roof system
- ② Opportunity for PV panels to roof
- ③ Energy saving MEP strategy
- ④ Overhangs to elevation (glare/thermal control)
- ⑤ Single-sided natural ventilation options
- ⑥ Cross ventilation mode
- ⑦ Naturally shaded external programme
- ⑧ Planted pergolas
- ⑨ Waste/recycling and bike access
- ⑩ Low-E double glazed windows and glazed areas



# 4.0 Design Response

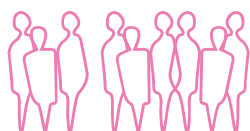
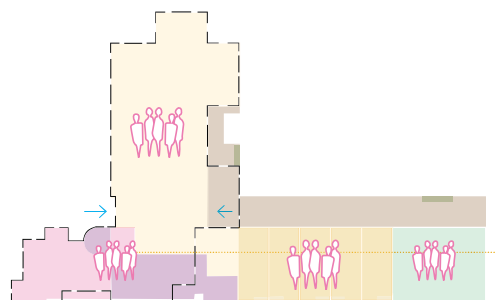
## 4.9 Further Development: Next design Stages

Strategic decision making in the next design stage may offer a number of efficiencies re: coordination, cost and buildability:



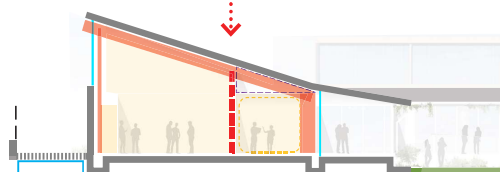
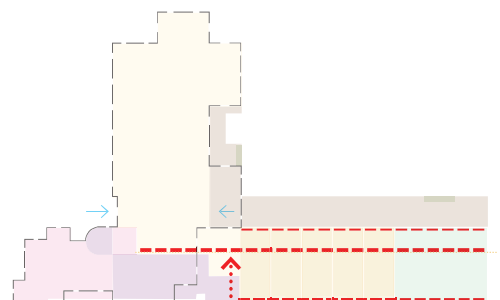
### 1. Occupancy Assumptions

The current MEP, fire and programmatic areas are based around conservative occupancy estimations. Further discussion on the use of the building may revise these estimates and inform efficiencies re: MEP (mechanical design), room areas, allowances for Staff EoT facilities, sizes of waste stores etc.



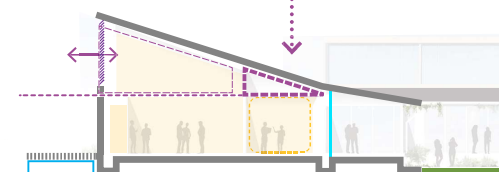
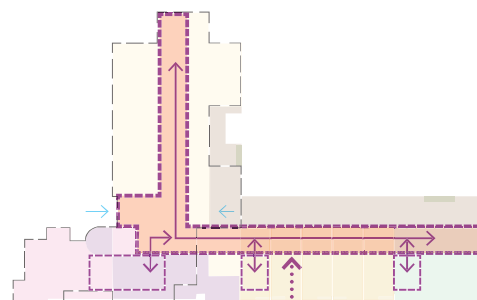
### 2. Structural Efficiencies v Flexibility Aspirations

Flexibility and adaptability has guided the current programmatic arrangement. The plan currently minimises columns in areas of flexible programme. The addition of secondary posts and/or further consideration of a composite steel frame may: reduce deep beam sizes (easing MEP tolerances), reduce overall roof build-up, ease deflection complexities over the multi-use spaces.



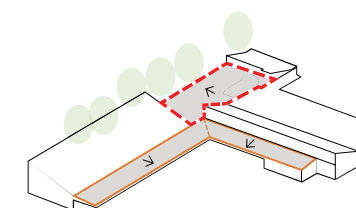
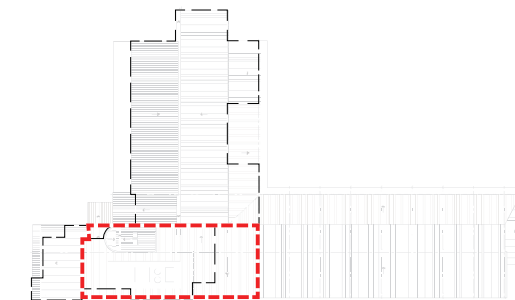
### 2. MEP Efficiencies v Internal Ceilings (+ occupancies)

The mechanical strategy is largely governed by the occupancy assumptions. Efficiencies may be made if the occupancy numbers decrease. In addition the provision of FCU's to the existing library is offered (and illustrated in the MEP package) as an option. Reduction in the mechanical plant (or consolidation all in one area externally) would also reduce the footprints of the current roof plant volumes.



### Stitching Old + New - Heritage Considerations

Stitching the new building to the existing library is subject to further discussion re: scope of roof replacement, diversion of stormwater items etc. The cross sections (in the architectural appendix) illustrate strategic options for further discussion; both allowing for a new 5 degree pitch metal run roof. The extent of replacement of the library roofs is also subject to further discussion.





# 5.0 Perspectives

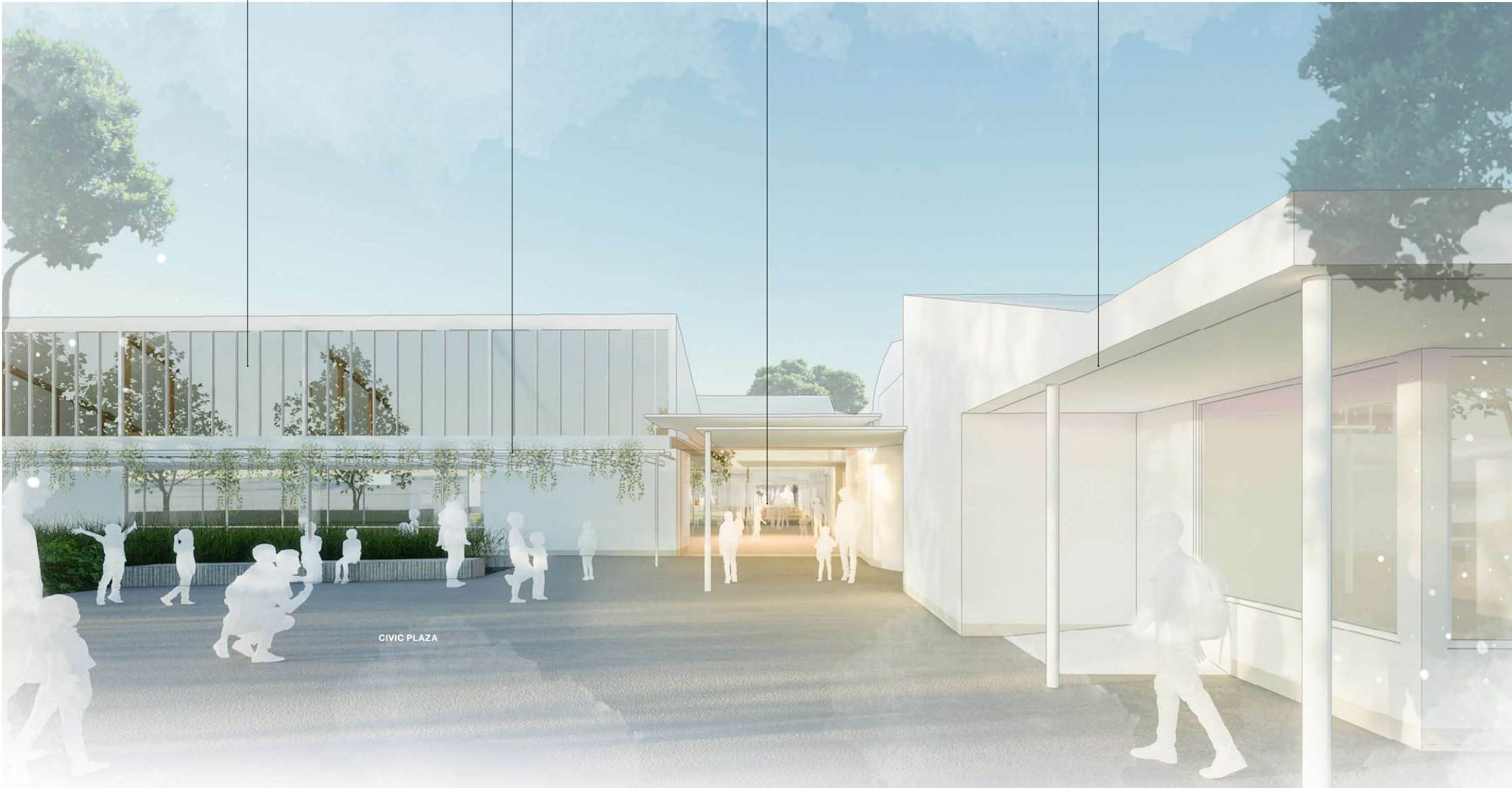
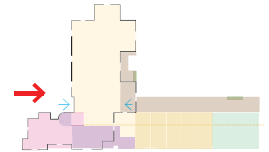
## View from Civic Plaza

Existing Library enclosure +  
fenestration retained

Plaza pergola steel to be  
restored and timber replaced.  
New species to replace  
existing wisteria.

Viewshaft through to spine circulation and  
reserve beyond

Existing Annex - Community  
Service Providers



# 5.0 Perspectives

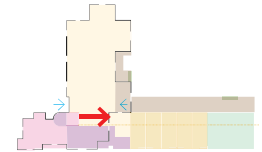
## Interior View

Existing Library enclosure, structure  
+ fenestration retained

Connection to new verandah  
beyond

Proportional replication of  
existing library columns

Connective ceiling datum  
(approx 3160mm above FFL)



COMMUNITY  
KITCHEN

FLEXIBLE MULTI-  
USE / CIRCULATION  
SPACE

ENTRY / WAITING/  
FOYER SPACE



# 5.0 Perspectives

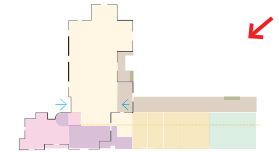
## View from Lane (Future Condition)





# 5.0 Perspectives

## View from Puāwai / Cadness Reserve



Panelised aluminium cladding  
to upper volume

Roof pitch to match existing - long run metal  
system or similar. Opportunity for PV's.

Continuation of existing roof geometries in verandah  
proportions



Brickwork/block veneer

slim proportion posts

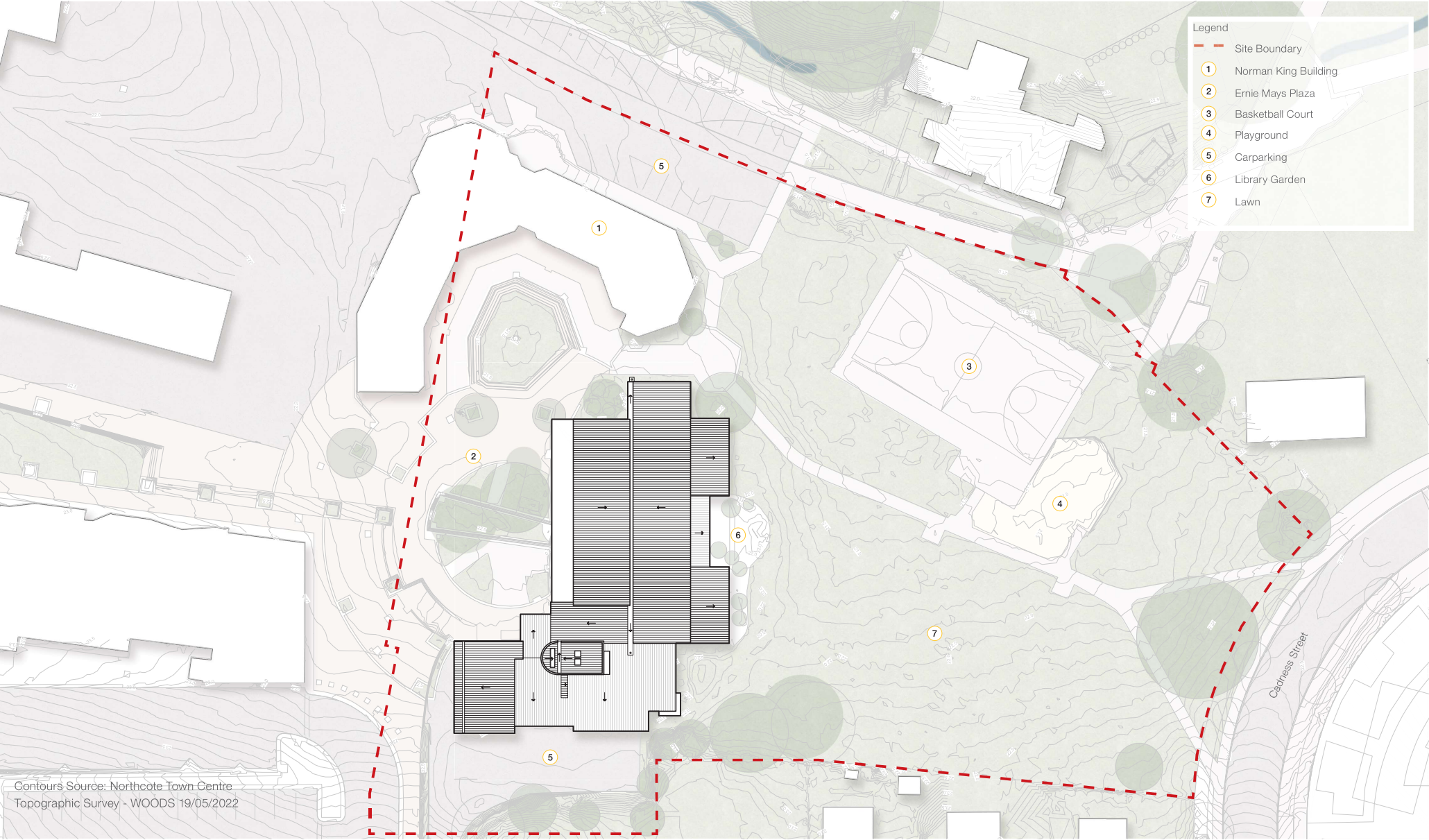
PUĀWAI / CADNESS  
RESERVE



# Drawing List:

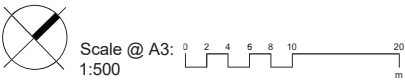
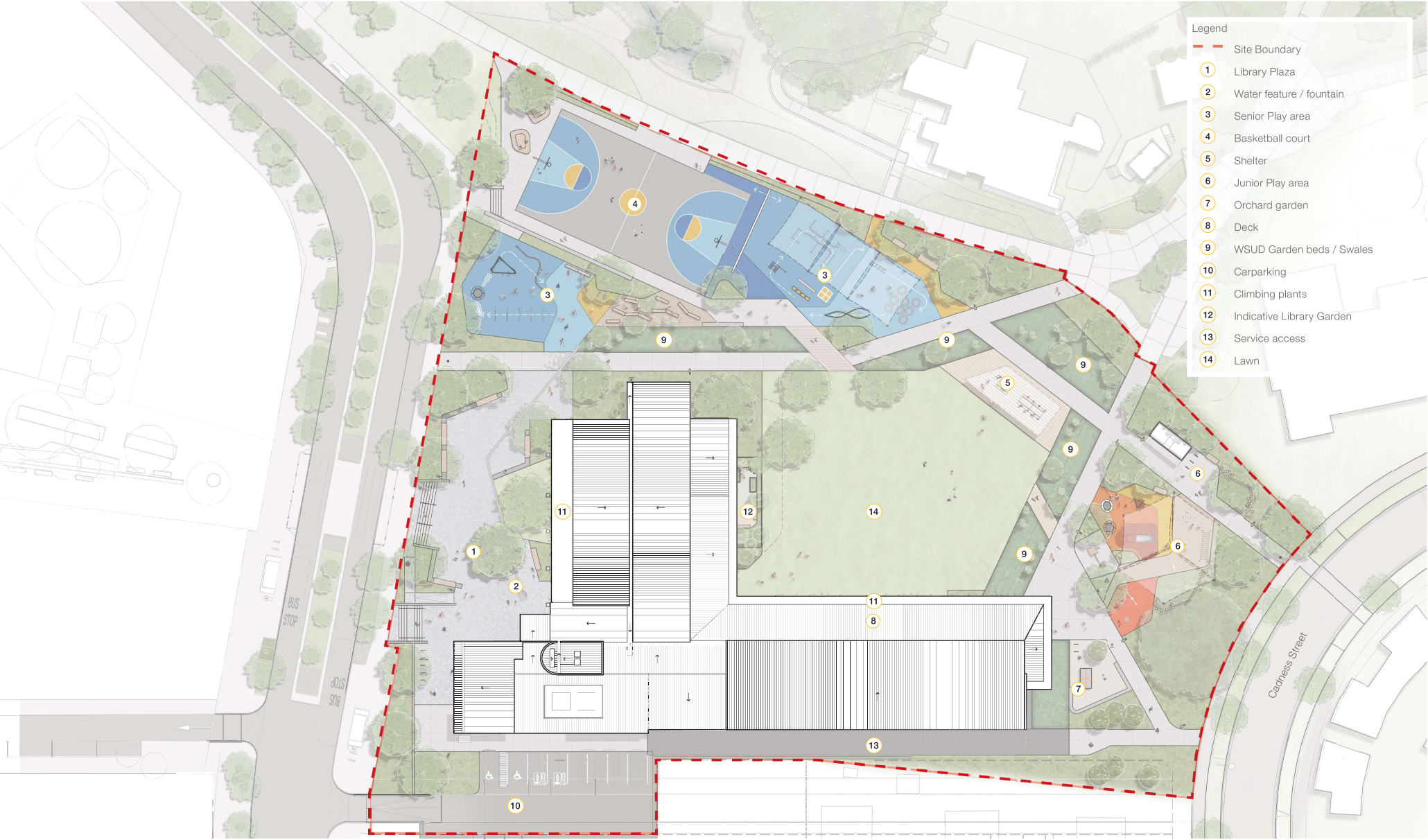
DWG No.	Title	Scale @A3
SK 0-20	Existing Site Plan	1:500
SK 0-31	Proposed Site Plan	1:500
SK 1-00	Existing Floor Plan	1:250
SK 1-01	Proposed Floor Plan	1:250
SK 1-01A	Proposed Ceiling Plan	1:250
SK 1-11	Proposed Roof Plan	1:250
SK 2-01	Existing Section AA	1:200
SK 2-01B	Proposed Section AA	1:200
SK 2-04	Existing Section DD	1:100
SK 2-04B	Proposed Section DD - Opt 1	1:100
SK 2-04A	Proposed Section DD - Opt 2	1:100
SK 2-05	Proposed Section EE	1:100
SK 2-06	Proposed Section FF	1:100
SK 2-07	Proposed Section GG	1:100
SK 3-01	Existing Elevation - North	1:250
SK 3-01A	Proposed Elevation - North	1:250
SK 3-02	Existing Elevation - West	1:250
SK 3-02A	Proposed Elevation - West	1:250
SK 3-03	Existing Elevation - South	1:250
SK 3-03A	Proposed Elevation - South	1:250
SK 3-04	Existing Elevation - East	1:250
SK 3-04A	Proposed Elevation - East	1:250
SK 10-00	Area Schedule	1:250

Existing Site Plan

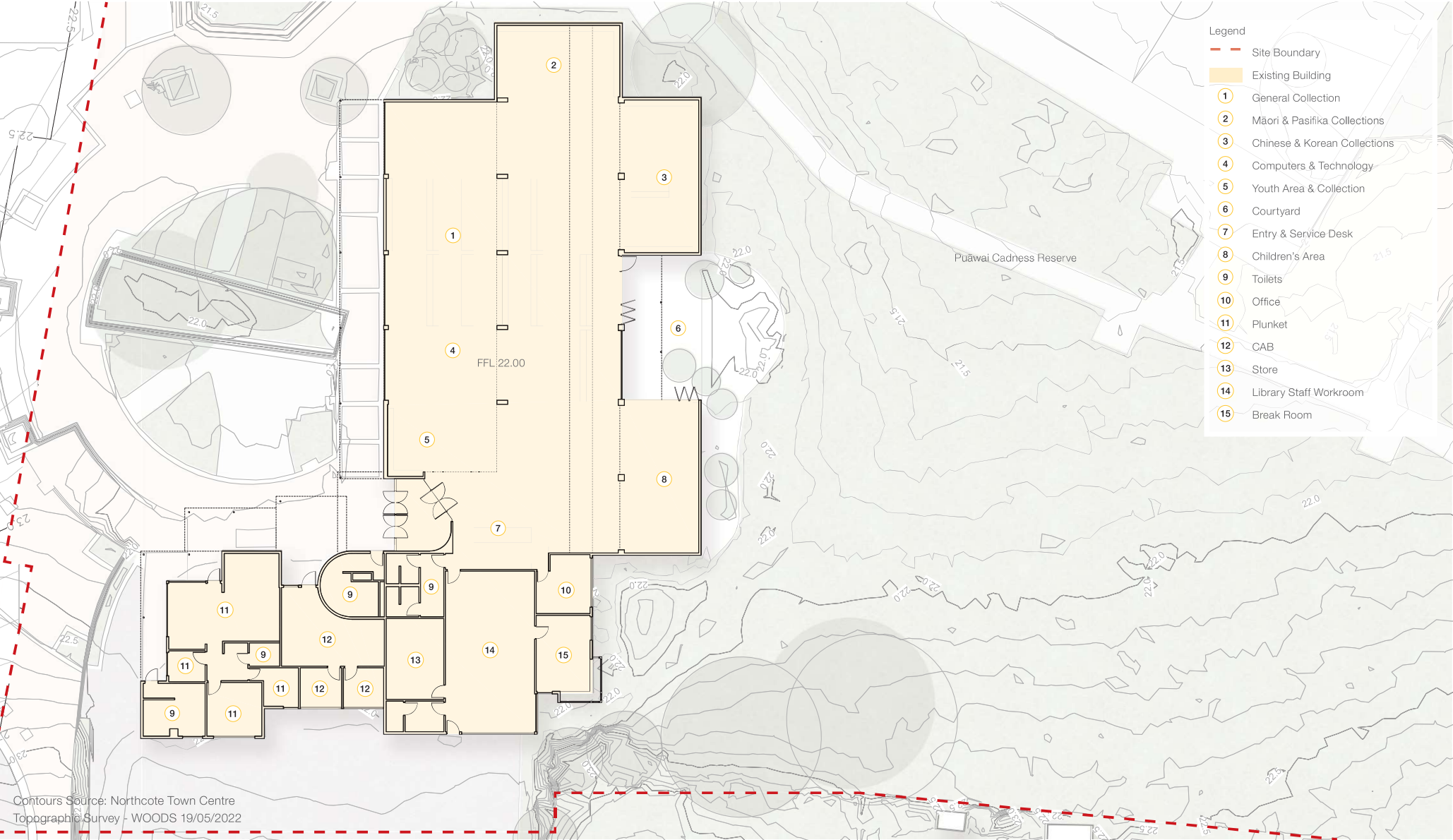




# Proposed Site Plan

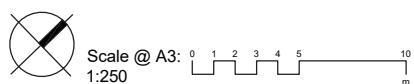
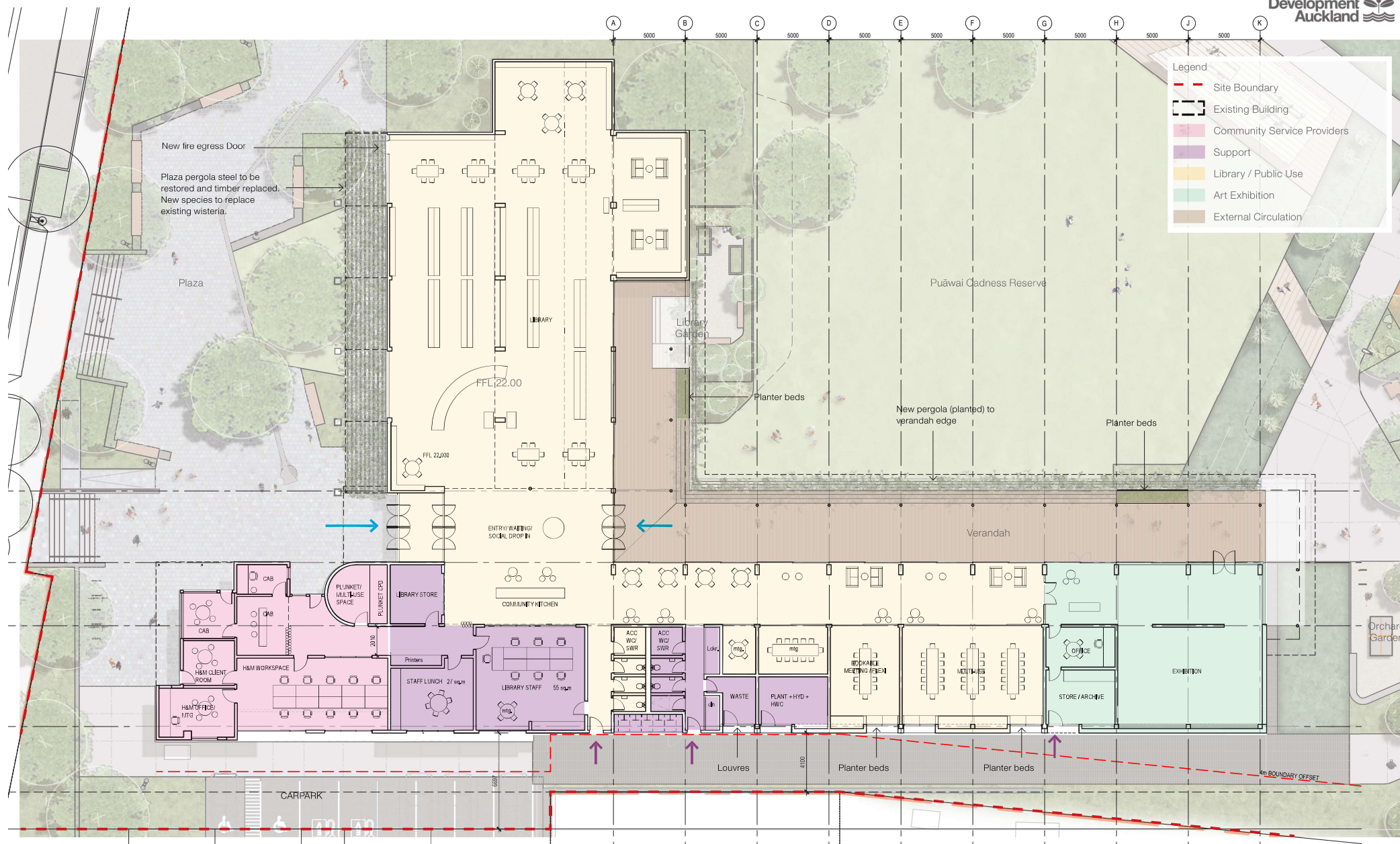


# Existing Floor Plan

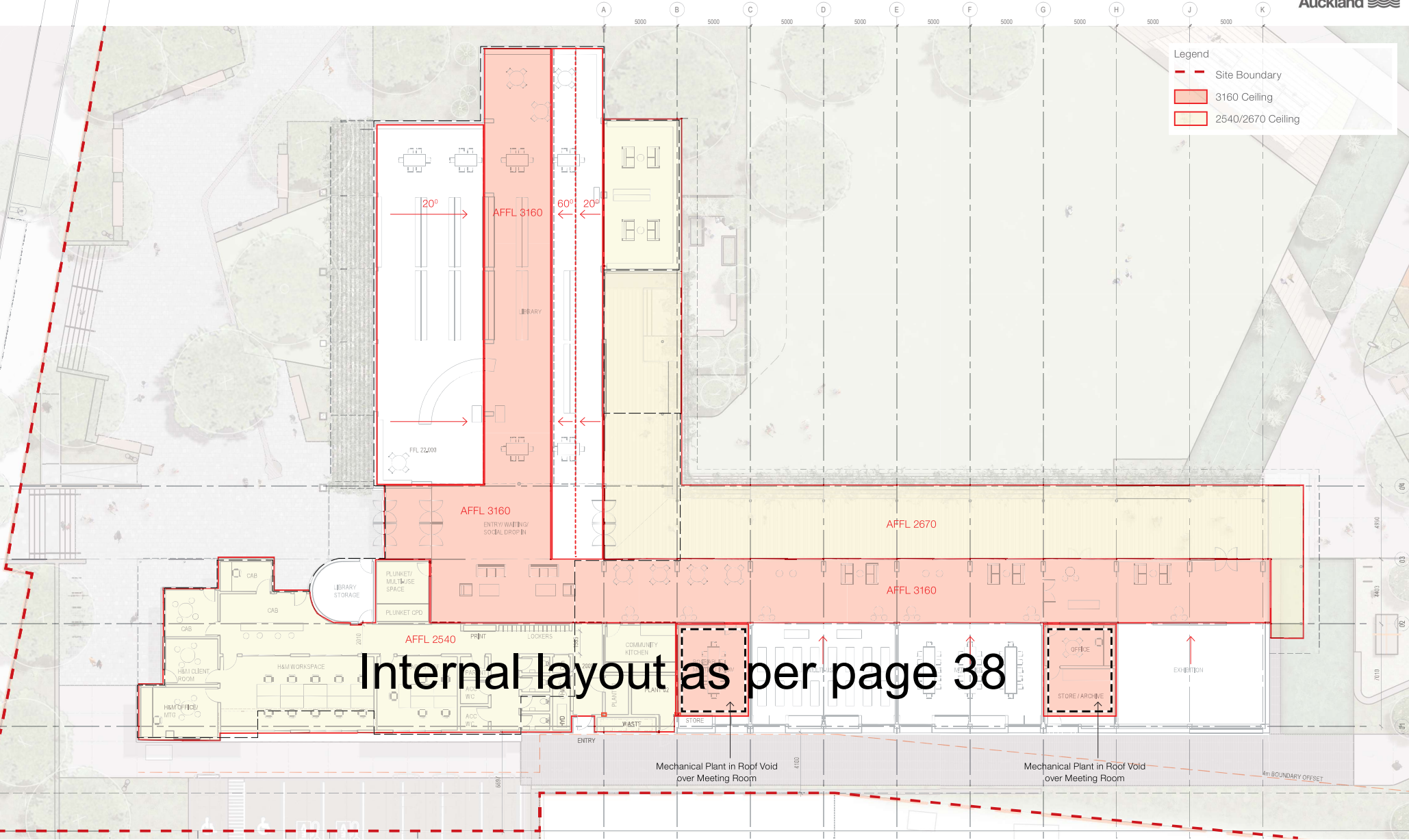




## Proposed Floor Plan

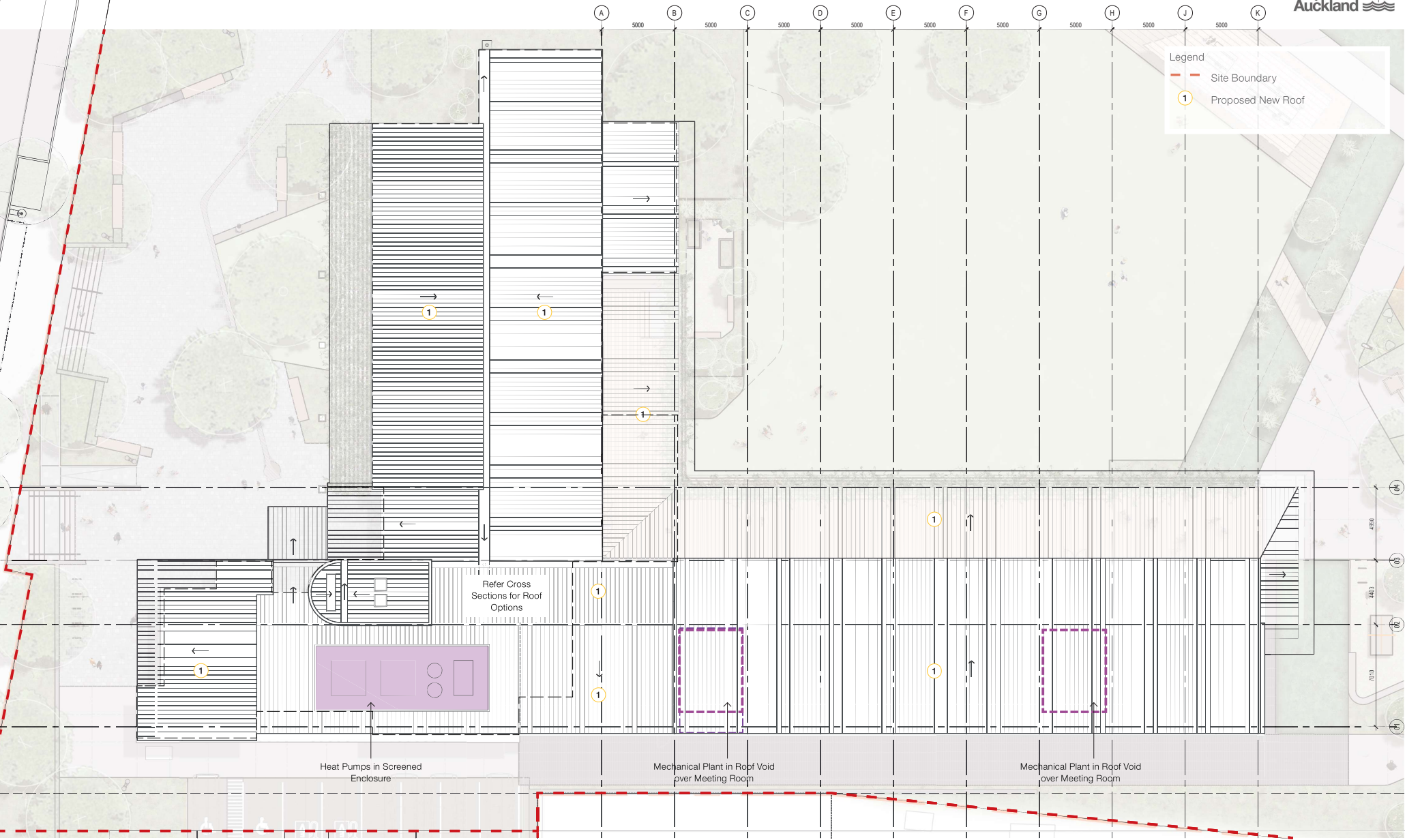


Proposed Ceiling Plan





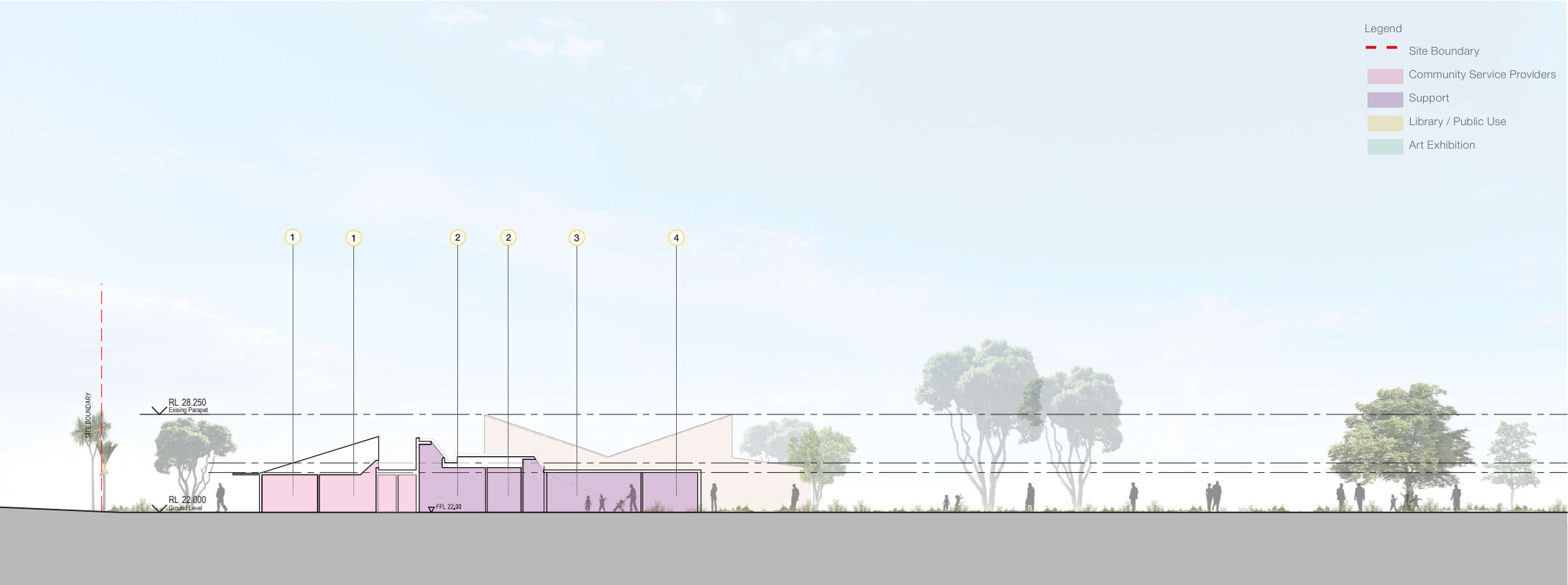
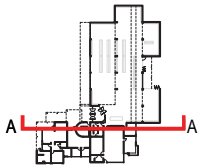
# Proposed Roof Plan



# Section AA - Existing

Legend:

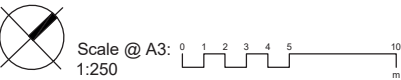
- 1 Plunket / CAB
- 2 Toilets
- 3 Library Staff Workroom
- 4 Library Office



- Legend
- Site Boundary
  - Community Service Providers
  - Support
  - Library / Public Use
  - Art Exhibition

← Plaza \* Existing Annex \* Existing Library Beyond \* Existing Lawn →

Note assumed RL's per: Northcote Town  
Centre Topographic Survey - WOODS  
19/05/2022

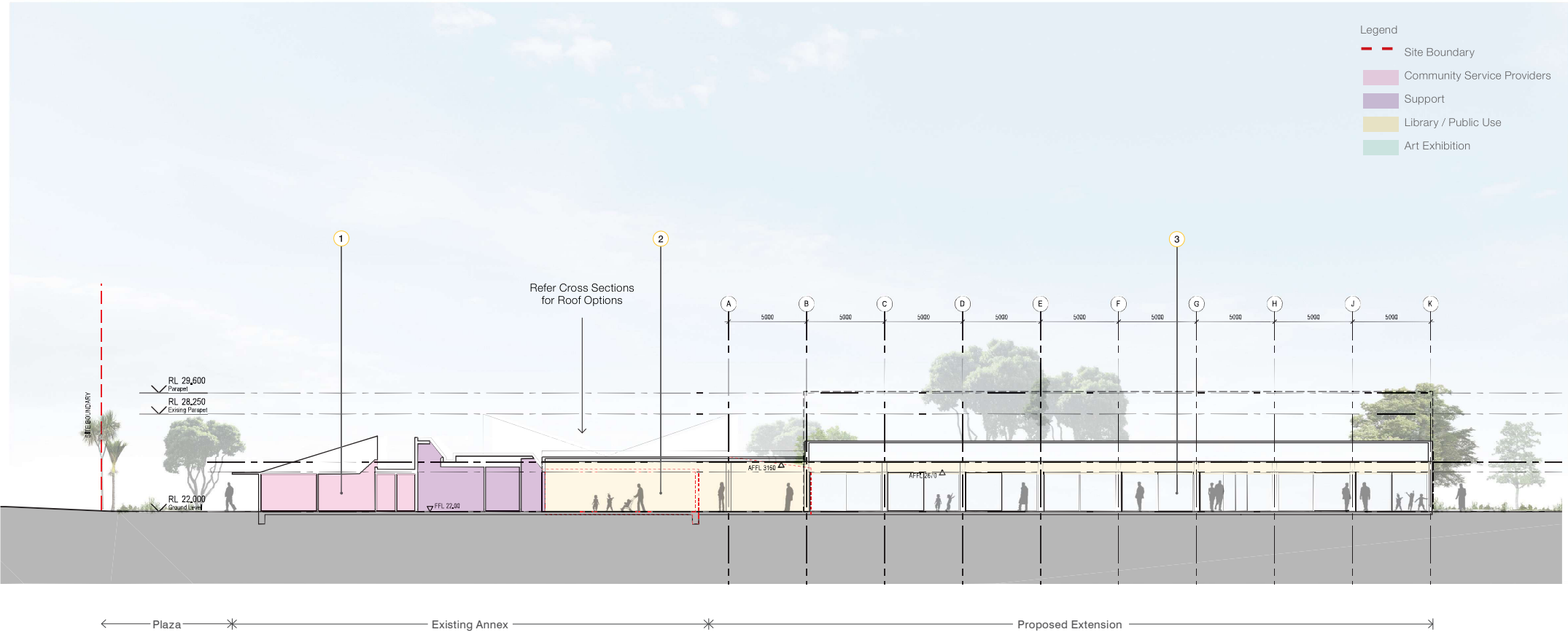
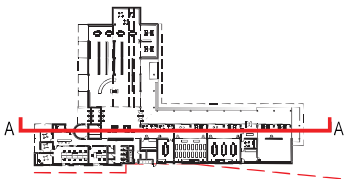




# Section AA - Proposed

Legend:

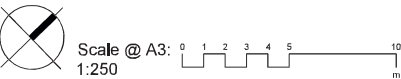
- 1 Community Service Providers
- 2 Entry Waiting Social Drop-in
- 3 Circulation



Legend

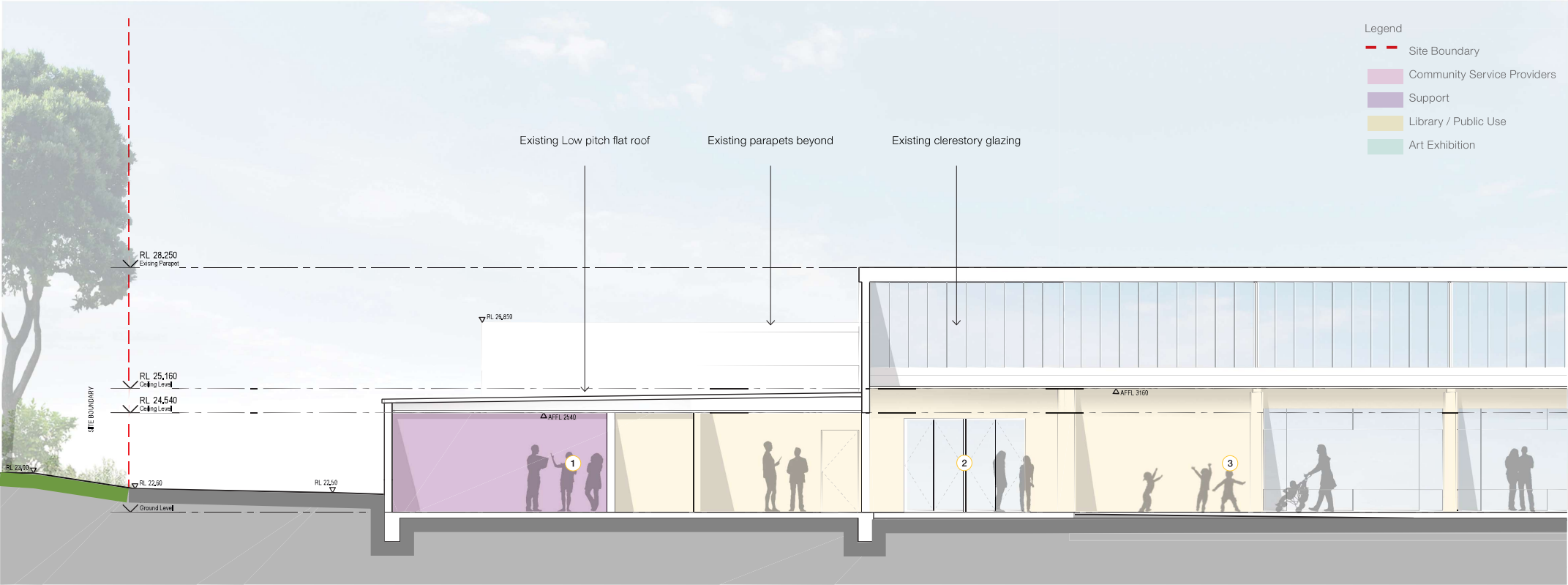
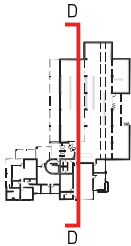
- Site Boundary
- Community Service Providers
- Support
- Library / Public Use
- Art Exhibition

Note assumed RL's per: Northcote Town  
Centre Topographic Survey - WOODS  
19/05/2022

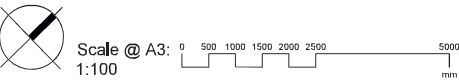


# Section DD - Existing

- Legend:
- 1 Library Staff Workroom
  - 2 Entry
  - 3 Library Collection



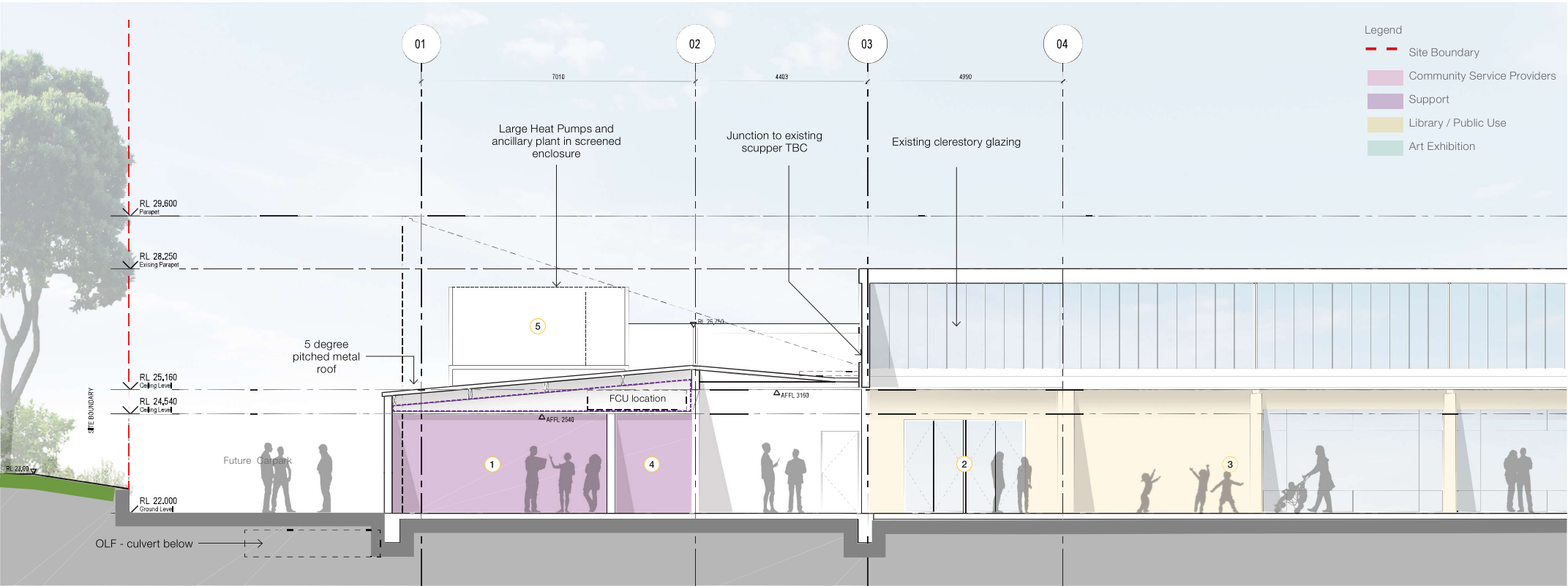
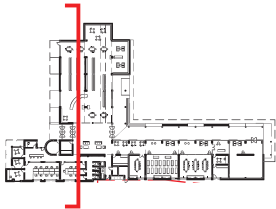
Note assumed RL's per: Northcote Town  
Centre Topographic Survey - WOODS  
19/05/2022



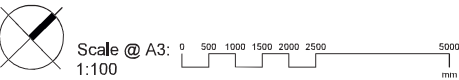


# Section DD - Proposed Roof (Option 1)

- Legend:
- 1 New Library Staff Workroom
  - 2 Entry
  - 3 Library Collection
  - 4 Circulation
  - 5 Screened Plant Enclosure (external)



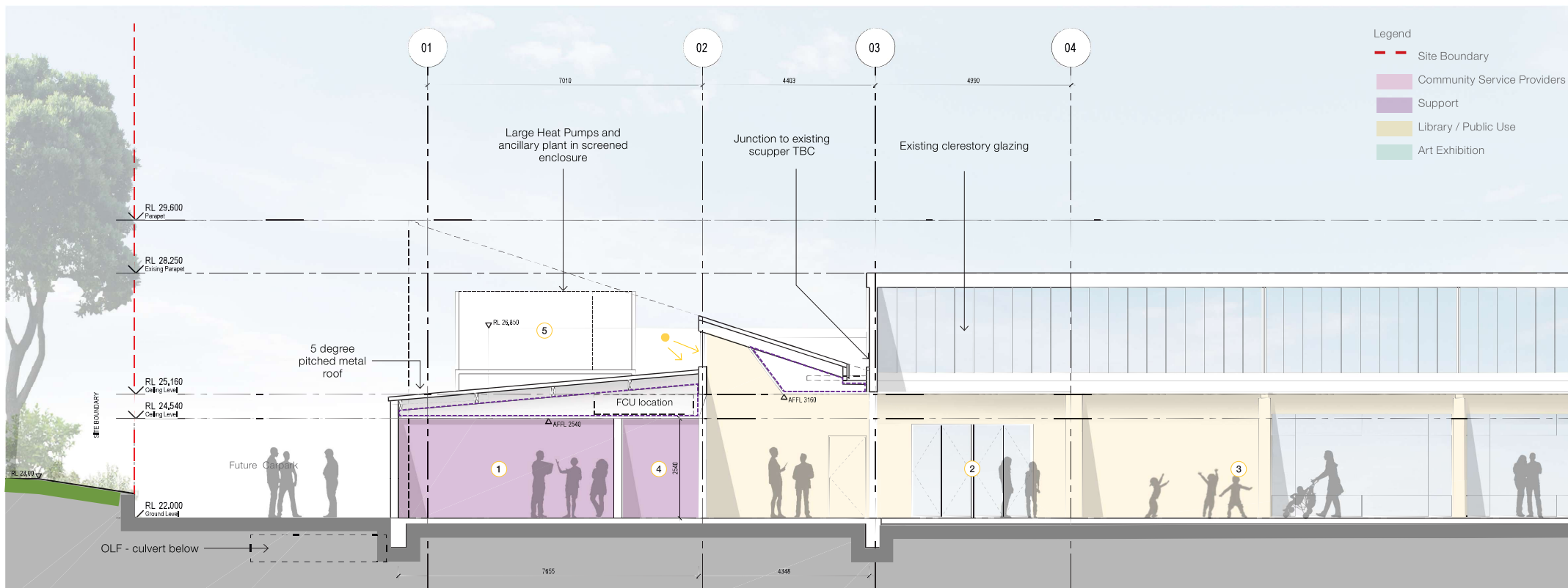
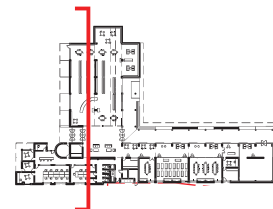
Note assumed RL's per: Northcote Town  
Centre Topographic Survey - WOODS  
19/05/2022



## Section DD - Proposed Roof (Option 2)

Legend:

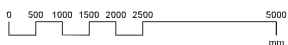
- 1 New Library Staff Workroom
- 2 Entry
- 3 Library Collection
- 4 Circulation
- 5 Screened Plant Enclosure (external)



Note assumed RL's per: Northcote Town  
Centre Topographic Survey - WOODS  
19/05/2022



Scale @ A3:  
1:100

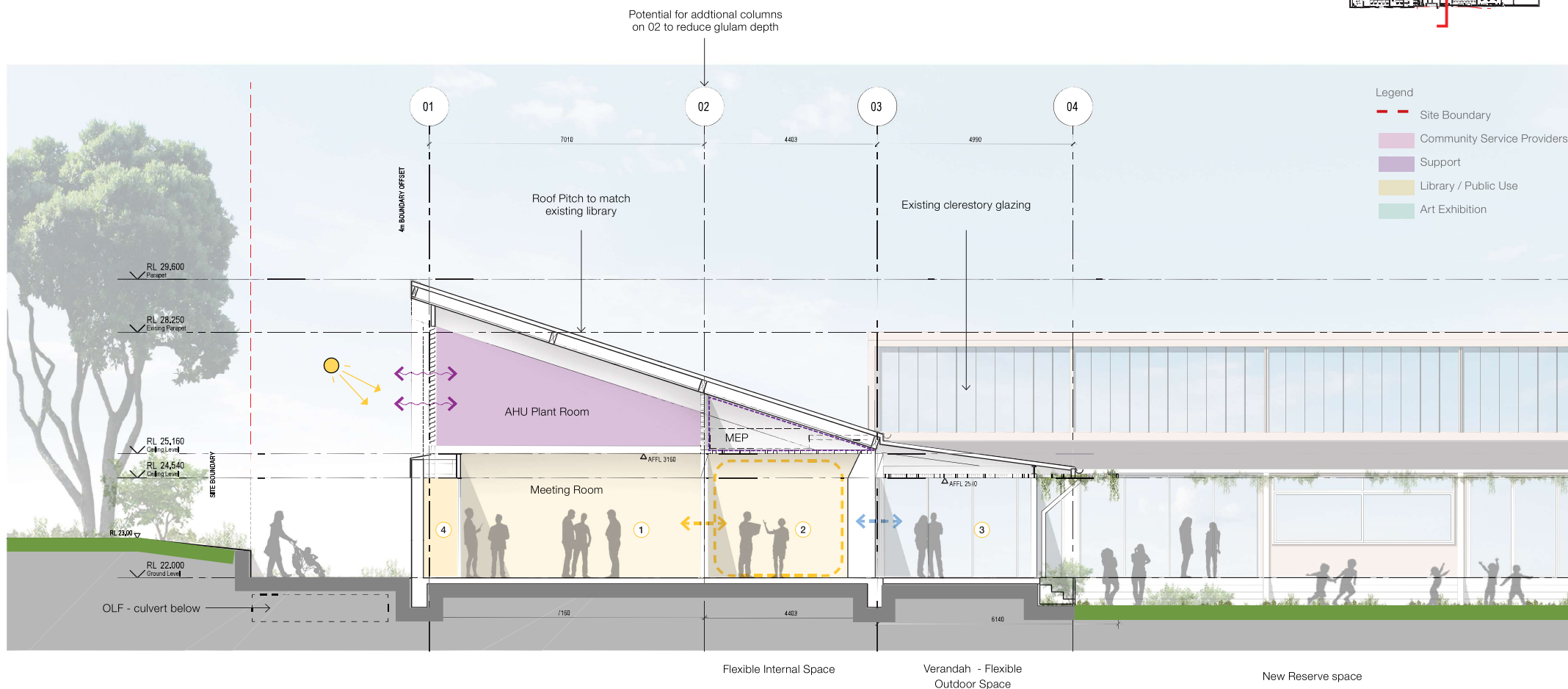
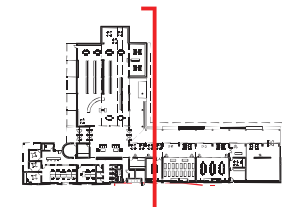




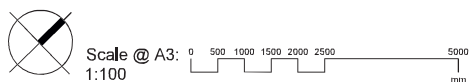
## Section EE - Proposed

Legend:

- 1 Bookable Meeting Room
- 2 Circulation
- 3 Verandah
- 4 Store



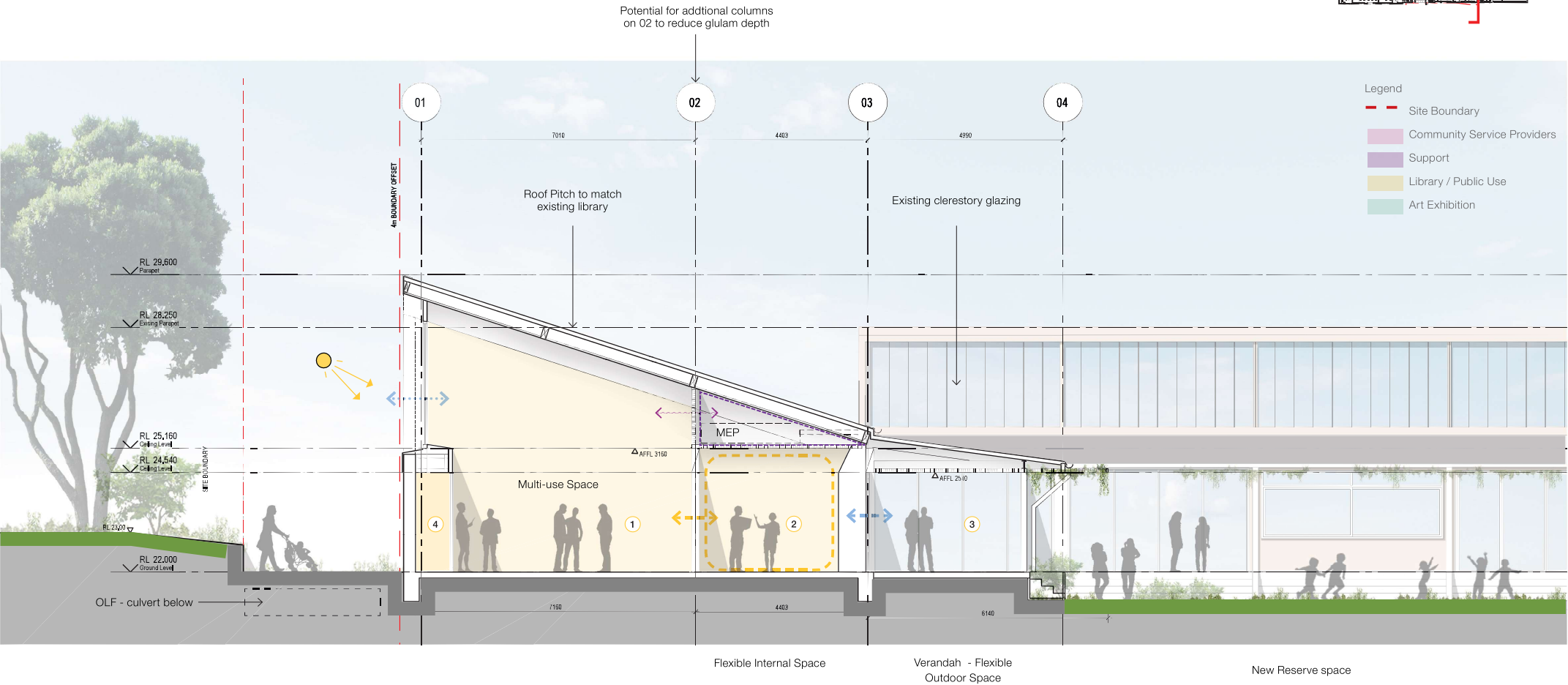
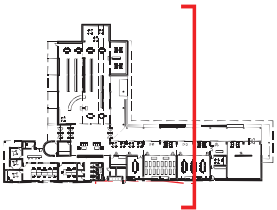
Note assumed RL's per: Northcote Town  
Centre Topographic Survey - WOODS  
19/05/2022



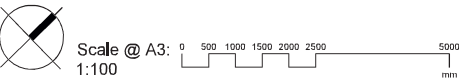
# Section FF - Proposed

Legend:

- 1 Multi-Use Space
- 2 Circulation
- 3 Verandah
- 4 Store



Note assumed RL's per: Northcote Town  
Centre Topographic Survey - WOODS  
19/05/2022

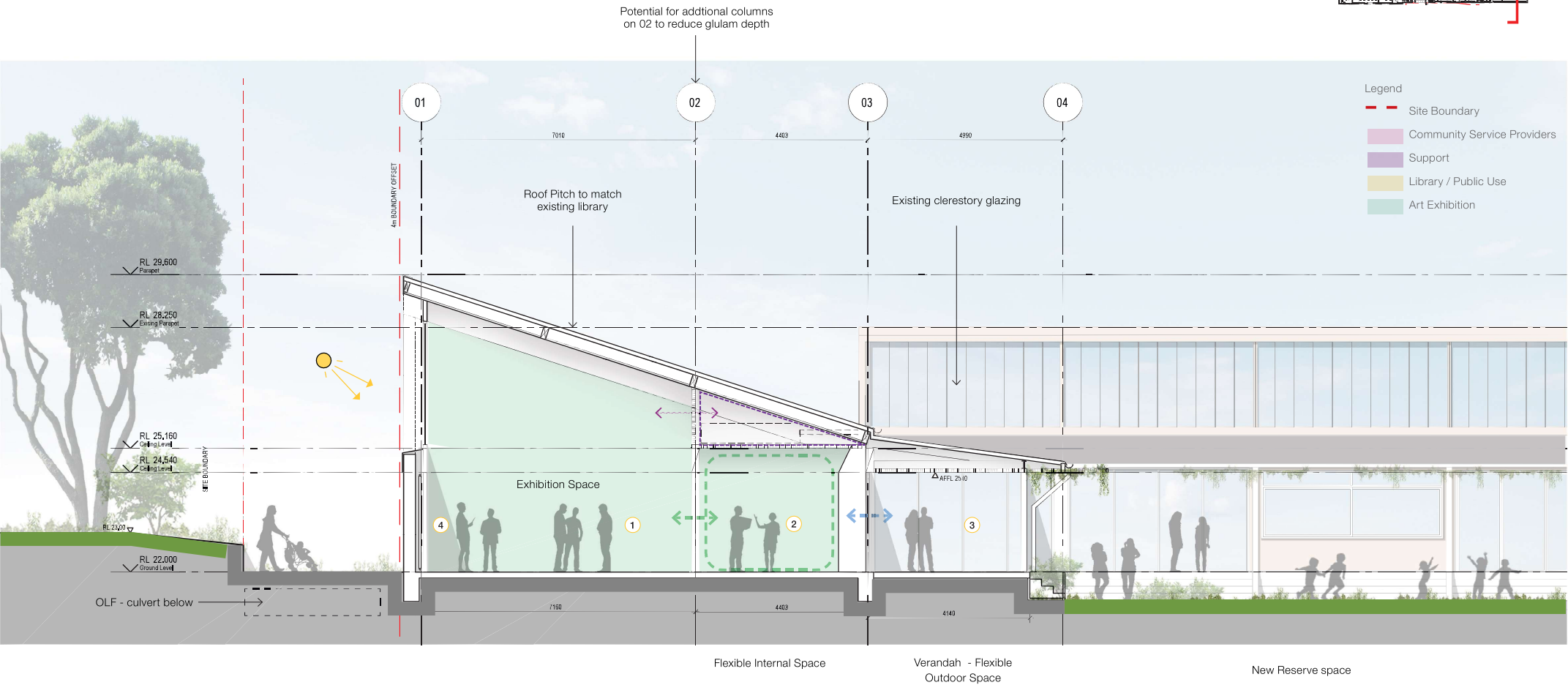
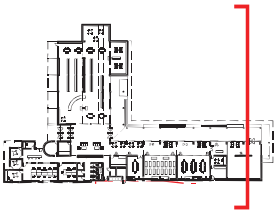




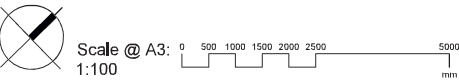
# Section GG - Proposed

Legend:

- 01 Exhibition Space
- 02 Circulation
- 03 Verandah
- 04 Exhibition Walls



Note assumed RL's per: Northcote Town  
Centre Topographic Survey - WOODS  
19/05/2022



# North Elevation - Existing

External Materiality (Existing +Proposed)\_

- 1

Panelised Aluminium Cladding
- 2

Blockwork/brickwork Cladding (vener)
- 3

Glazing (Windows/doors/clerestory)
- 4

New Metal roofing (Warm Roof)
- 5

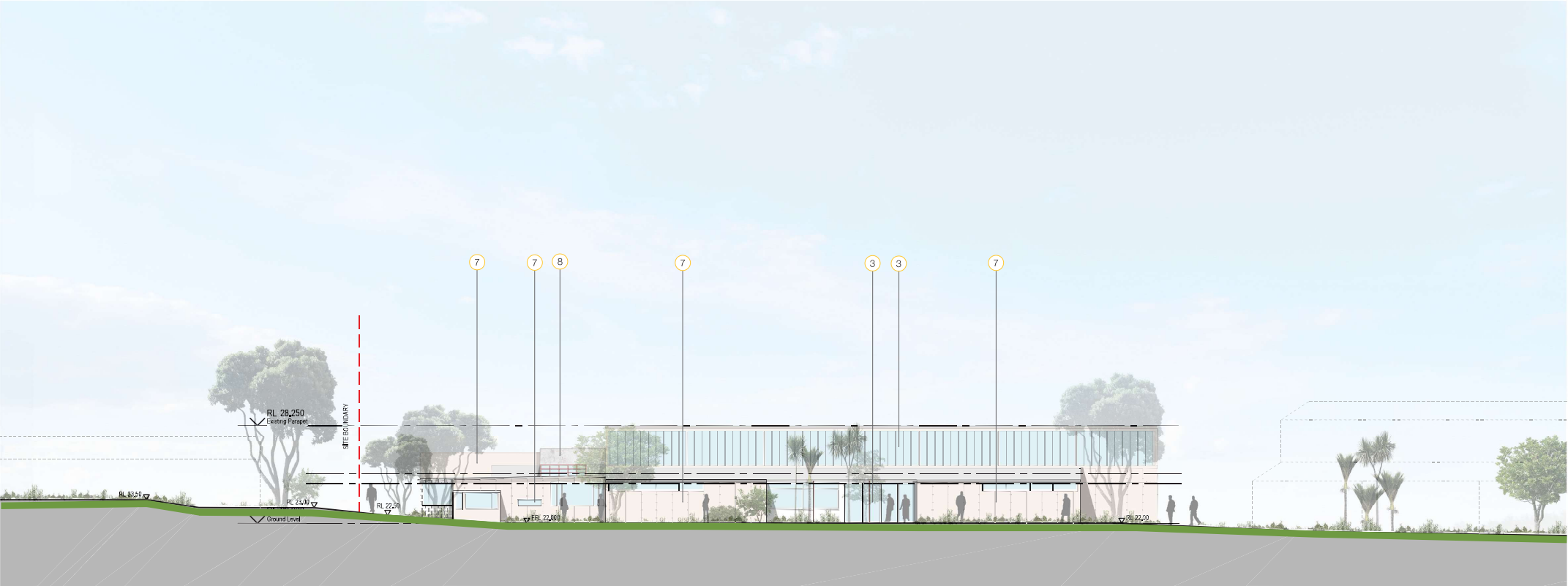
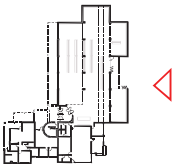
New Metal Roofing (verandah)
- 6

Super Six Roof (Original)
- 7

Fibro Cladding
- 8

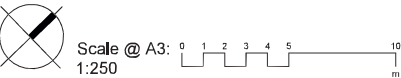
Concrete (cast in situ)
- 9

Aluminium Plant louvres



Existing Annex      Existing Library

Note assumed RL's per: Northcote Town  
Centre Topographic Survey - WOODS  
19/05/2022

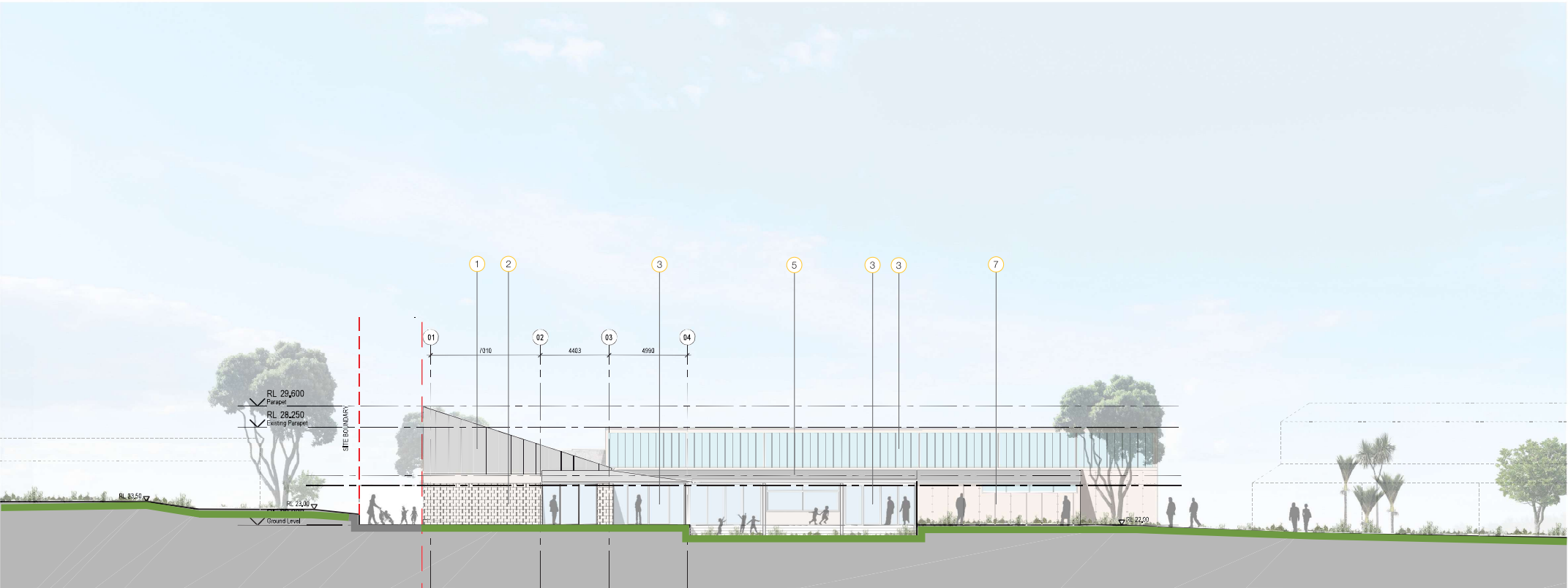
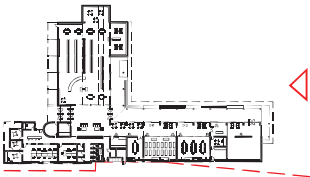




# North Elevation - Proposed

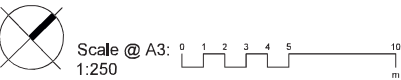
## External Materiality (Existing + Proposed)

- |  |                                |
|--|--------------------------------|
| 1 Panelised Aluminium Cladding         | 5 New Metal Roofing (verandah) |
| 2 Blockwork/brickwork Cladding (vener) | 6 Super Six Roof (Original)    |
| 3 Glazing (Windows/doors/clerestory)   | 7 Fibro Cladding               |
| 4 New Metal roofing (Warm Roof)        | 8 Concrete (cast in situ)      |
|  | 9 Aluminium Plant louvres      |



← Proposed Extension \* Existing Library →

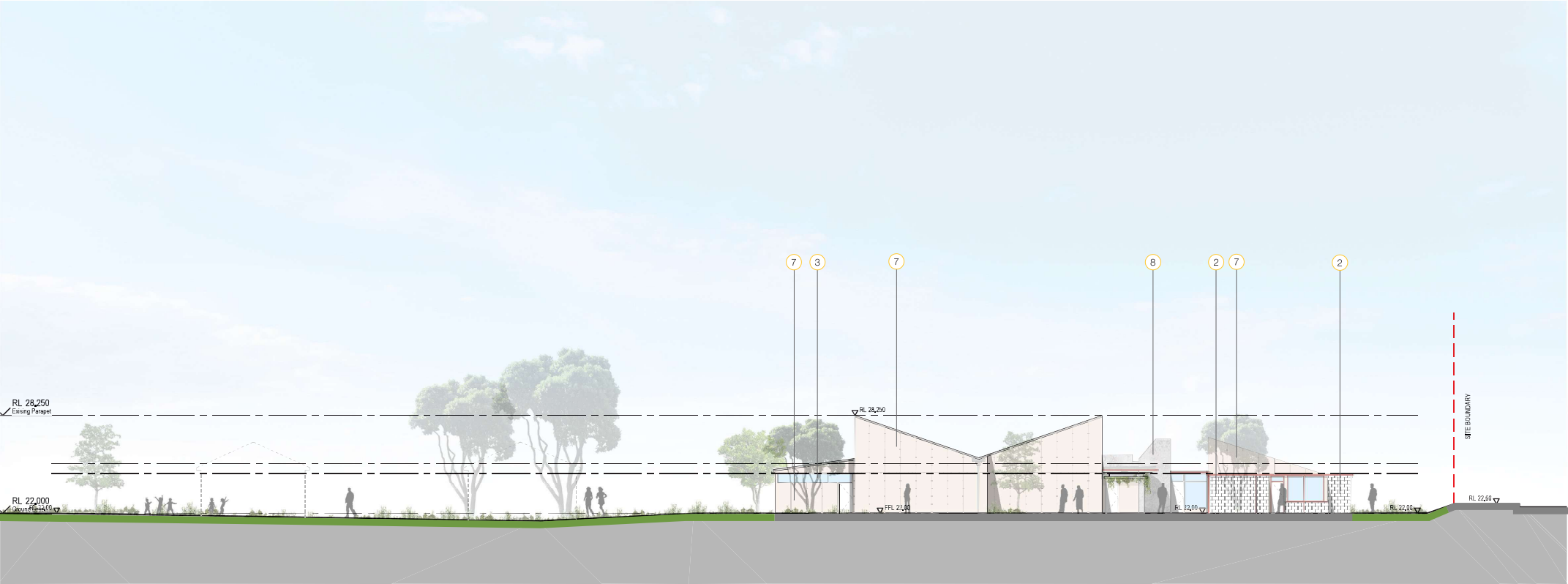
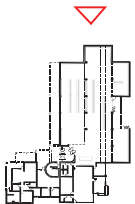
Note assumed RL's per: Northcote Town  
Centre Topographic Survey - WOODS  
19/05/2022



# West Elevation - Existing

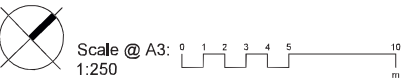
## External Materiality (Existing +Proposed)\_

- |   |                                       |   |                              |
|---|---------------------------------------|---|------------------------------|
| 1 | Panelised Aluminium Cladding          | 5 | New Metal Roofing (verandah) |
| 2 | Blockwork/brickwork Cladding (veneer) | 6 | Super Six Roof (Original)    |
| 3 | Glazing (Windows/doors/clerestory)    | 7 | Fibro Cladding               |
| 4 | New Metal roofing (Warm Roof)         | 8 | Concrete (cast in situ)      |
|   |                                       | 9 | Aluminium Plant louvres      |



Existing Library Existing Annex

Note assumed RL's per: Northcote Town  
Centre Topographic Survey - WOODS  
19/05/2022

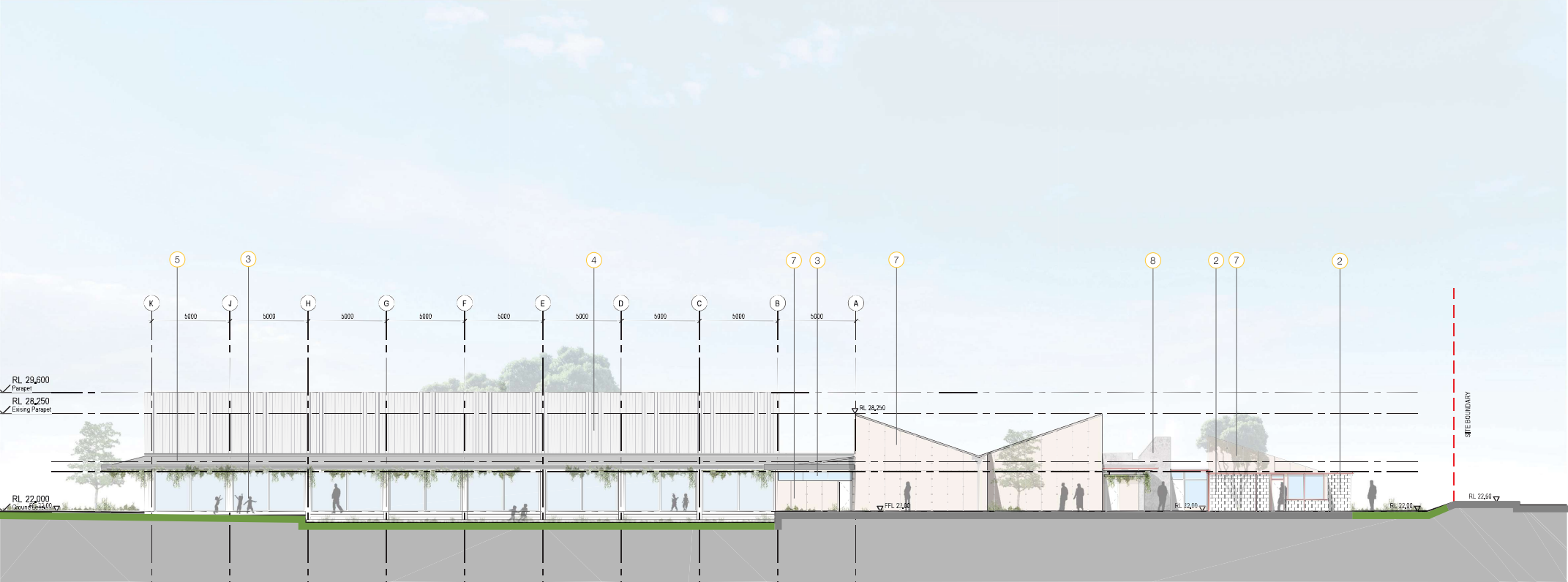
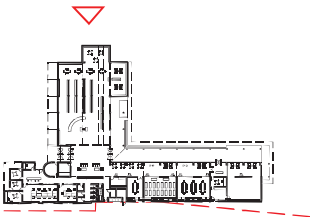




# West Elevation - Proposed

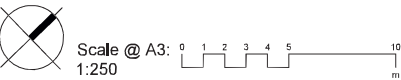
## External Materiality (Existing +Proposed)\_

- |  |                                |
|--|--------------------------------|
| 1 Panelised Aluminium Cladding         | 5 New Metal Roofing (verandah) |
| 2 Blockwork/brickwork Cladding (vener) | 6 Super Six Roof (Original)    |
| 3 Glazing (Windows/doors/clerestory)   | 7 Fibro Cladding               |
| 4 New Metal roofing (Warm Roof)        | 8 Concrete (cast in situ)      |
|  | 9 Aluminium Plant louvres      |



← Proposed Extension \* Existing Library \* Existing Annex →

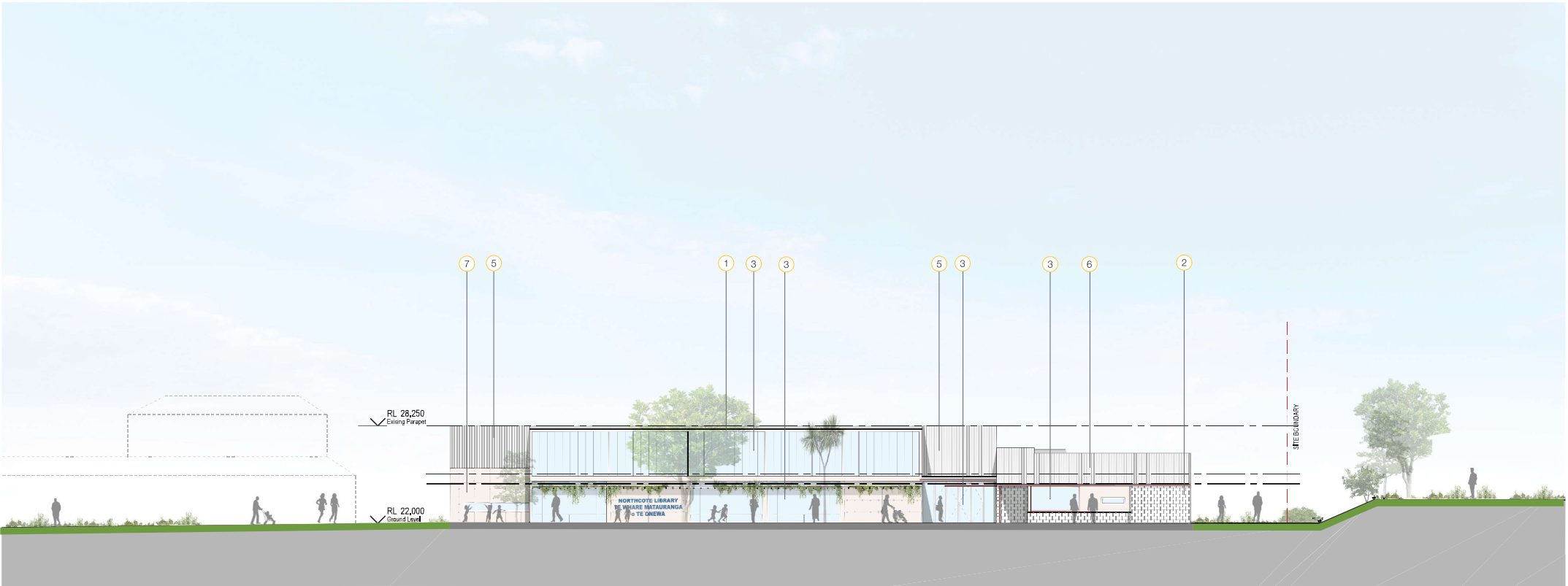
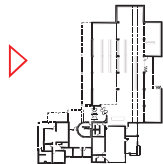
Note assumed RL's per: Northcote Town  
Centre Topographic Survey - WOODS  
19/05/2022



# South Elevation - Existing

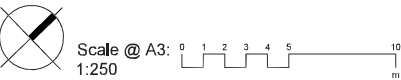
## External Materiality (Existing +Proposed)\_

- 1 Panelised Aluminium Cladding
- 2 Blockwork/brickwork Cladding (veneer)
- 3 Glazing (Windows/doors/clerestory)
- 4 New Metal roofing (Warm Roof)
- 5 New Metal Roofing (verandah)
- 6 Super Six Roof (Original)
- 7 Fibro Cladding
- 8 Concrete (cast in situ)
- 9 Aluminium Plant louvres



Existing Library Existing Annex

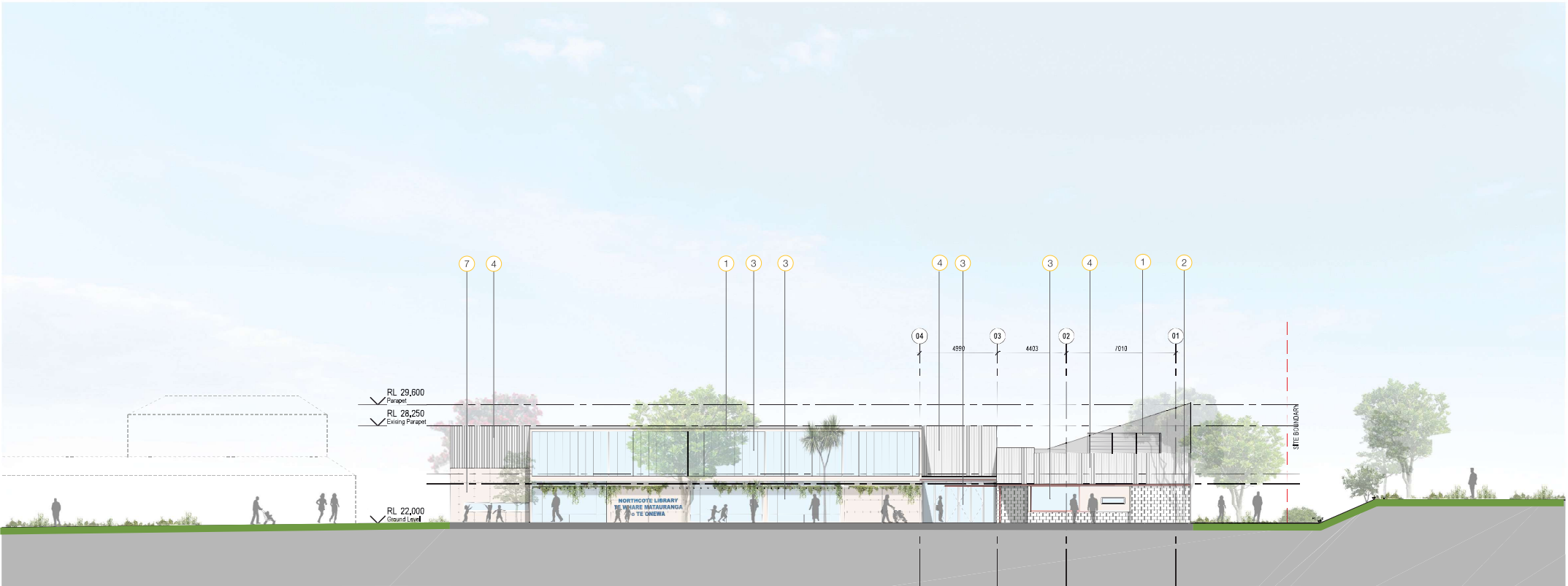
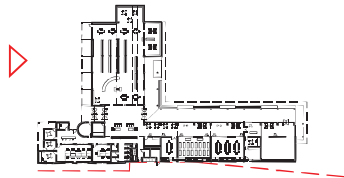
Note assumed RL's per: Northcote Town  
Centre Topographic Survey - WOODS  
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# South Elevation - Proposed

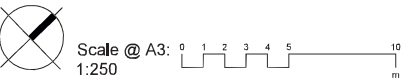
External Materiality (Existing +Proposed)\_

- 1 Panelised Aluminium Cladding
- 2 Blockwork/brickwork Cladding (veneer)
- 3 Glazing (Windows/doors/clerestory)
- 4 New Metal roofing (Warm Roof)
- 5 New Metal Roofing (verandah)
- 6 Super Six Roof (Original)
- 7 Fibro Cladding
- 8 Concrete (cast in situ)
- 9 Aluminium Plant louvres



Existing Library Existing Annex Proposed Extension Beyond

Note assumed RL's per: Northcote Town  
Centre Topographic Survey - WOODS  
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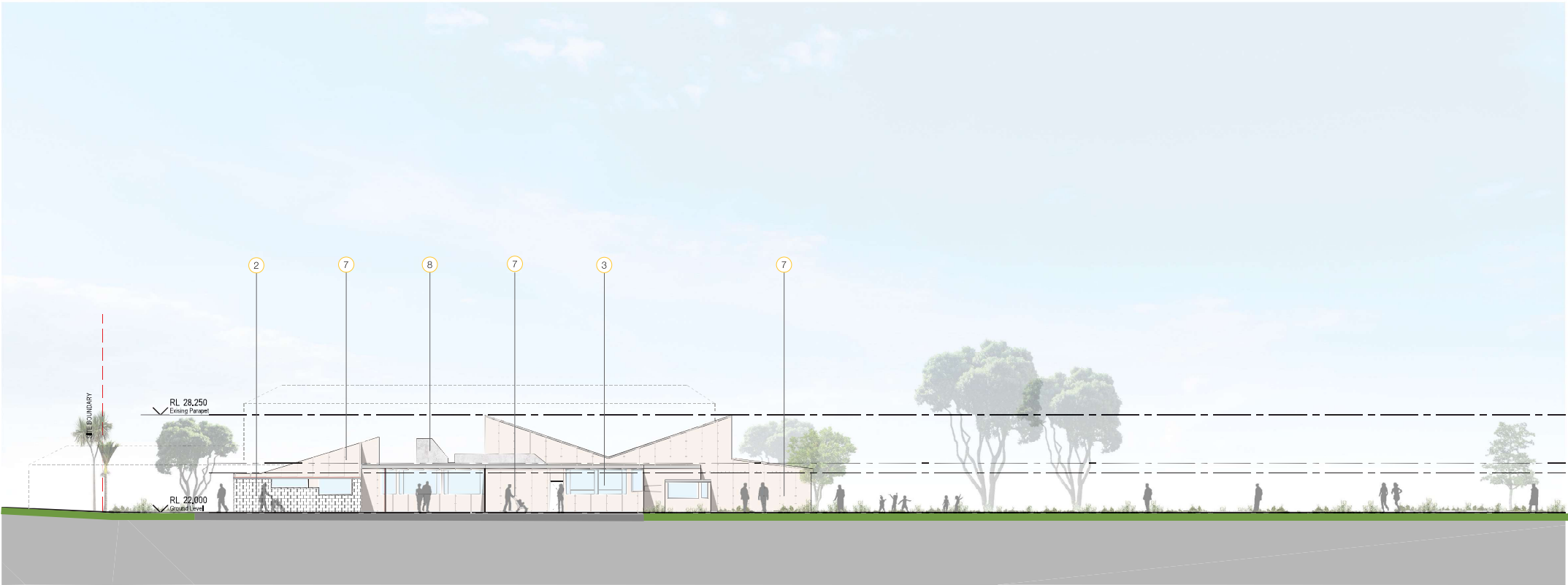




# East Elevation - Existing

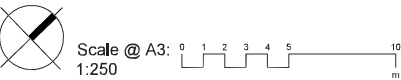
## External Materiality (Existing +Proposed)\_

- |   |                                      |   |                              |
|---|--------------------------------------|---|------------------------------|
| 1 | Panelised Aluminium Cladding         | 5 | New Metal Roofing (verandah) |
| 2 | Blockwork/brickwork Cladding (vener) | 6 | Super Six Roof (Original)    |
| 3 | Glazing (Windows/doors/clerestory)   | 7 | Fibro Cladding               |
| 4 | New Metal roofing (Warm Roof)        | 8 | Concrete (cast in situ)      |
|   |                                      | 9 | Aluminium Plant louvres      |



← Existing Annex ————— ✱ Existing Library ✱ →

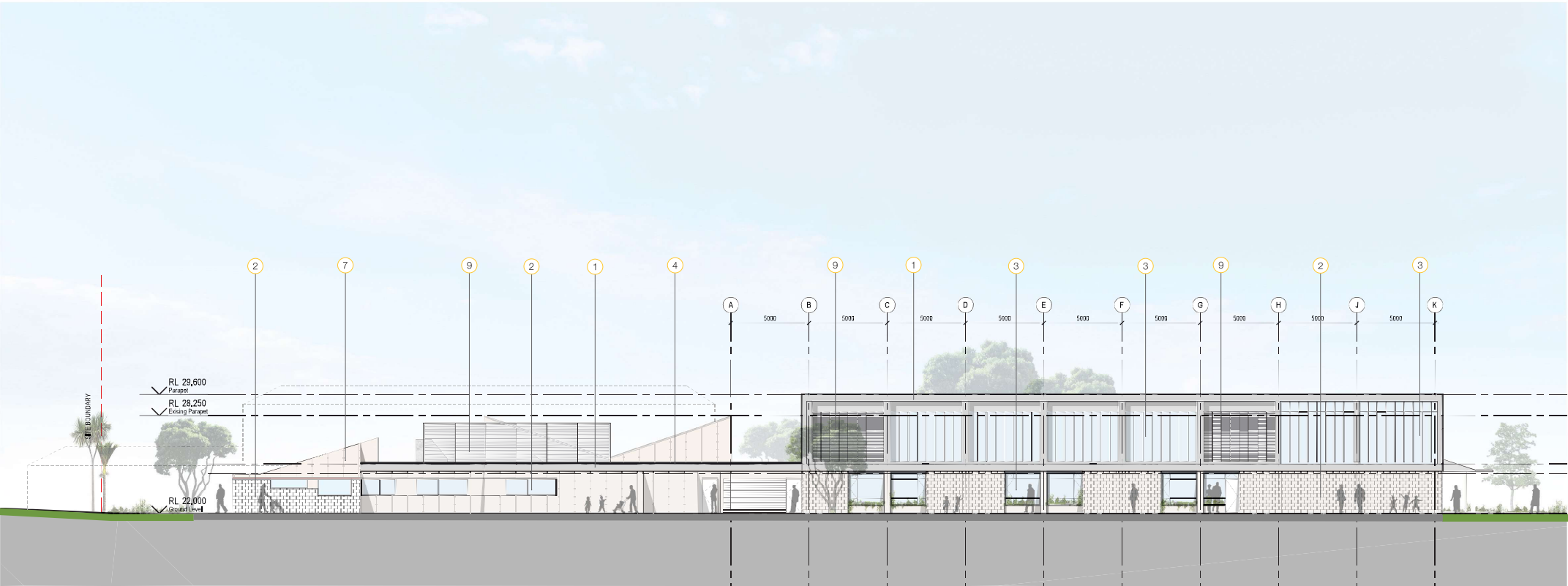
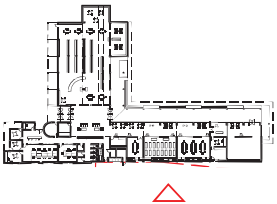
Note assumed RL's per: Northcote Town  
Centre Topographic Survey - WOODS  
19/05/2022



# East Elevation - Proposed

## External Materiality (Existing +Proposed)\_

- |  |                                |
|--|--------------------------------|
| 1 Panelised Aluminium Cladding         | 5 New Metal Roofing (verandah) |
| 2 Blockwork/brickwork Cladding (vener) | 6 Super Six Roof (Original)    |
| 3 Glazing (Windows/doors/clerestory)   | 7 Fibro Cladding               |
| 4 New Metal roofing (Warm Roof)        | 8 Concrete (cast in situ)      |
|  | 9 Aluminium Plant louvres      |



Existing Annex \* Proposed Extension

Note assumed RL's per: Northcote Town  
Centre Topographic Survey - WOODS  
19/05/2022

