

Project: Bupa Napier

Ref: 1763

Architect's Design Statement

Date: 16/10/2017

Location: 25 Ulyatt Road, Napier

1. Background

Bupa are one of New Zealand's major providers of accommodation and care for older people, and propose building a new retirement village and care home on this site located on the southwest fringe of Napier City.

2. Brief

The required accommodation follows a proven model used elsewhere and includes:

- 99 Villas – in a range of typologies but mainly 2 bedroom semi-detached.
- 19 Apartments – mainly 2 bedrooms
- 49 care beds – with varying typology ranging from basic rooms to premium rooms – (2 x size). These are modular where possible and include allowance for Dementia residents on the ground floor
- Residents garaging - 1 for each apartment
- Shared carriageways suitable for Pedestrians/Mobility scooters/vehicles/bicycles
- A permeable site with easy access for pedestrians and mobility scooters
- Communal facilities suitably sized to support the whole village including:
 - o Café
 - o Dining Room
 - o Lounge area
 - o Activity spaces
- Support facilities including:
 - o Reception
 - o Offices
 - o Kitchen
 - o Laundry
 - o Plant
 - o Transformer
 - o Rubbish
 - o Staff Parking
 - o Bike Racks

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Site

The site at 25 Ulyatt Road was selected for its proximity to existing residential use and local shops while being of sufficient size to accommodate the proposed village.

We note that it is difficult to locate urban / peri urban land in the region in large enough blocks for this kind of development.

This site has good attributes for a retirement village with:

- Proximity to residential area in Bill Hercock Street/Harold Holt Ave
- Good access to/from the Napier/Hastings expressway from Jervoistown and Kennedy Road
- Good access to Napier CBD via Kennedy Road
- Flat Contour
- The site is already fully serviced
- Adjacent to stormwater reserve and cycle track

3. Design Response

Our Design ideas align closely with the Bupa Village model and show a site layout that responds to the local suburban pattern of development with:

3.1. Site Aspects

- There are 2 entries/exits to distribute traffic – spread along Ulyatt Road. These have separate vehicle and pedestrian routes where the volume will be higher
- Shared carriageways are used within the remainder of the site where volume will be lower
- Single storey Villas for independent living making up the majority of the development (detailed design yet to be finalised but form/layout generally as shown)
- Communal spaces and activities are located in the larger central buildings
- We have minimised impact of larger buildings by locating them at the centre of the site
- Residential single storey dwellings front the perimeter of the site
- A perimeter pool type fence provides security
- Fully Landscaped gardens and grounds
- There are separate Garages for apartments and integrated garaging for Villas with visitor parking in front of garages
- A maintenance shed and residents' workshop is located in the north east corner of the site
- All service areas are screened

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3.2. Main Buildings

- The two main buildings are the Apartment Block and the Care Home. These are adjoining with shared communal facilities. Key elements of the design include:
 - o The bulk of larger buildings broken up with the use of part recessed/part extended balconies and articulation of the façade with differing materiality/colour to demonstrate residential scale
 - o A low-rise roof further limits visual impact
- The Care Home is 2 storeys in a “double donut” plan layout that provides views to outside from both corridors and care rooms, an efficient operating model for our client and secure courtyards overlooked from communal lounge and dining spaces which are centrally located on the ground floor.
- The Apartments are 3 storeys with communal areas on the ground floor opening to gardens
 - o On the second floor the two buildings are separated, the connection being at ground floor with a covered linkway on the first floor
 - o Above the communal areas are 19 apartments. The building form is arranged to provide outlook and views from each apartment. There are no south facing apartments.
 - o All apartments have private outdoor space on balconies which are semi recessed for solar control.
 - o There is a separate refuse area/transformer & separate trade entry
 - o A Porte cochere provides cover and ambulance access at the main entry and easy access from visitor parking.

4. Summary

We think the proposed development of this Retirement Village is well located and responds appropriately to its peri urban context. The site layout and building configuration are designed to align with the adjacent suburban form and grain. The acknowledged additional height is in the centre of the site in the apartment building only and has minimal effect outside the site boundaries.

The overall impact of the proposed work will be to provide a much needed amenity in an empathetic and appropriate manner.



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