



Architectural specifier:

Woodhams Meikle Zhan Architects
www.wmza.co.nz

Building contractor:

Watts & Hughes Construction
www.whconstruction.co.nz

Client: Todd Properties Albany Ltd

Colour selection:

Woodhams Meikle Zhan Architects
www.wmza.co.nz in conjunction
 with various tenants

Painting contractor: TBS Fleming Ltd

Photographer: Bradley Wynn

Other key contributor:

Adam Reynolds, Capella Holdings Ltd



Albany mixed use development

Auckland

This Albany mixed used development consists of four distinct parts within a steep sloping site bounded by four roads in Albany, Auckland. There are 22 tenancies consisting of six restaurants, food and wine outlets, a daycare centre, gym, hairdresser, offices, showroom and automotive outlet. These buildings are connected by an internal roading and footpath system with generous widths and landscaping features. Each block has been designed to suit the different tenancy requirements in terms of branding and corporate colours where required.

The development has a number of different floor levels over the site, which although initially challenging from a planning point of view, has provided the opportunity to create a variety of outdoor spaces related to the tenancies. A limited palette of exterior cladding materials was chosen to avoid the typical 'bulk retail' response with the use of strong geometric shapes and framed colours to give the buildings diversity across the site.

The materials generally consist of painted precast concrete PC panels, exposed aggregate PC panels with a clear finish, patterned PC panels with a clear finish, painted vertical timber branding and painted exposed structural steel.

Having done a number of retail developments the design team recognised the requirements of retail tenants in terms of their corporate colours and signage that can 'overpower' the buildings. Hence in particular with Blocks A and C, which are precast panel buildings, they introduced bands of exposed aggregate panels to 'frame' the various tenants'

colour requirements. Block A has **Resene Napa** and **Firestone Red**. On Block B this has led to a chequerboard colour effect using **Resene Belladonna**, **Resene Wild Thing** and **Resene Whizz Bang**, which houses a daycare centre, having a 'toybox' like aesthetic where the various colours interlock with the exposed aggregate panels. Block B also features **Resene Uracryl 402** in **Resene Foundry** on exposed structural steel and **Resene Uracryl 404 UV stabilised clear** on exterior PC panels.

Blocks B and C are connected by the daycare outdoor area, which have two 'green walls' to the PC panels. In time the green wall will be covered with creepers to add further colour and texture contrast.

Block C has weatherboard patterned PC panels in a clear finish with the **Resene Aquapel** water repellent system used to highlight the concrete finish.

Block D consists of restaurants with a large amount of painted vertical timber hoarding. A warmer textured feel was achieved with the use of **Resene Dynamite** on most of the boards, complemented by **Resene Irish Coffee** and **Resene Uracryl 402** in **Resene All Black** on structural steel.

The structural steel elements throughout all four buildings have a dark grey painted finish to provide a further common thread along with the exposed aggregate panels throughout the four buildings.

The aim has been to create a varied and vibrant development that will be patronised throughout the day and evening. Colour, texture and form have been key tools in achieving this.

