



## *Railside Avenue mixed use development*

Henderson

This mixed-use development is composed of a ground floor commercial space, first floor residential spaces, basement level carparking and a double height warehouse space at the back.

The ground floor is intended to be a showroom and has a glazed shopfront, which also allows for natural lighting. It also has office spaces and an access to the back warehouse and above apartments. The two apartments located on the first floor are about 90 square metres each, with two bedrooms and an open living/dining/kitchen area. One of its main features is the decked balcony fronting the street, which is about 60 square metres, particularly large for an apartment in the area.

The development answers not only the client's need but also the growing need for housing in the city. It also aims to improve the ambience of the commercial street and set an example for future commercial spaces in the area. As a mixed-use development, the structure never sits idle and is continuously used all throughout the day, working as a sustainable and 'living' building.

Located in Railside Avenue, a busy commuter corridor in Henderson, the development exhibits a challenge of being prominent and recognisable. To do this, the exterior of the ground floor commercial space was painted with a warm orange colour **Resene Daredevil** in **Resene Lumbersider**. To emphasise its commercial aspect, brightly painted structural elements (such as cross bracings) were exhibited along the glazed shopfront. Galvanised checker plates

were also ingeniously used throughout the building (on steps, stairs, etc) further accentuating the commercial area it sits on.

The exterior of the residential spaces was painted with a more toned-down hue of pastel green **Resene Innocence CoolColour**. The two colours highly complement each other, showing a balance of boldness and modesty, making the development stand out more from the rest. The timber pergola is finished in **Resene Woodsman** in **Resene Pitch Black**.

Sympathy to its context was shown through the development's height and materiality. As most of the surrounding buildings are only two or three storeys high, it retained a two storey height and maximised its built area through the basement carpark and access. When it comes to materiality, painted timber weatherboards were used as the main exterior cladding. The concrete base was coated with black concrete stain, giving it a sturdier look. Some exposed concrete areas, particularly those that are along the driveway, are painted with warm green **Resene Limerick** for easier visibility and a cheerful contrast. Steel was also used extensively. A hint of black and white **Resene Half Alabaster**, was used on steel supports, allowing for a complete backdrop and emphasising the steel more.

Cars are part of the local DNA, and the 'zing effect' of sports cars served as inspiration leading the project team to look for a red. The psychology of colour tells us that orange is viewed as providing value for money, another important factor in this area, so the concept of an orange red with zing was sought. Hence Resene

**Daredevil**, finished in **Resene Sun Defier** waterborne U.V. protective glaze to keep the colour looking fabulous.

The black concrete stain applied to pre-cast concrete keeps the industrial 'grubby' look and further underlines the vibrancy of the Resene Daredevil as it rises up from the dirt.

Inside the building and delineating areas in the carpark, Resene Limerick provides a cheerful contrast, offset with **Resene Half, Quarter and Double Ash** on the walls. Resene Half Alabaster borders the doors. The bathrooms are equally neutral. Hints of Resene Daredevil are brought inside, providing continuity, on finer structural supports and the rear stairwell's handrail.

The colour palette for the apartments above the showroom needed to be contemporary, practical and have wide appeal. The greenish-neutral **Resene Wheatfield** was chosen as a wall colour for the smart yet soft and comfortable mood it creates, with different strengths used on different walls to manipulate the visual impact of the long thin living area. **Resene Innocence** was chosen for its stormy grey blue, working well with the Resene Daredevil but not appearing too green and again sitting well in its setting. Wanting to bring some of the outside in, a lighter tint **Resene Half Innocence** is used as a splashback in the otherwise white kitchen, repeated in the apartment feature wall against a backdrop of Resene Half Alabaster. **Resene Emerge** also colours the apartment interior.







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