

TARGET AREAS:

- Entries
- Kitchens
- Living Rooms (Formal)
- Dining Rooms (Informal)
- Bathrooms
- W/Cs
- Laundries

Evaluate sight lines from living spaces to bathrooms.



Laundry in bathroom space is not an ideal location.

* 1 bed would not be typically used for a tangi

TAPU NOA PRINCIPLES | PLAN ANALYSIS OF RA/RC/RG

A PRINCIPLE/OUTCOME BASED APPROACH
(The National Maori Housing Strategy)



Doing things right, being in the right place at the right time.



Enabling the life force, an essence for revival and fulfilment to be sustained in wellbeing



Empowering whanau intergenerationally



Key mechanisms of engaging and building relationships



Self-determination of self-sufficiency through creating your own sense of belonging



Delivery services for Maori through a whakapapa lens

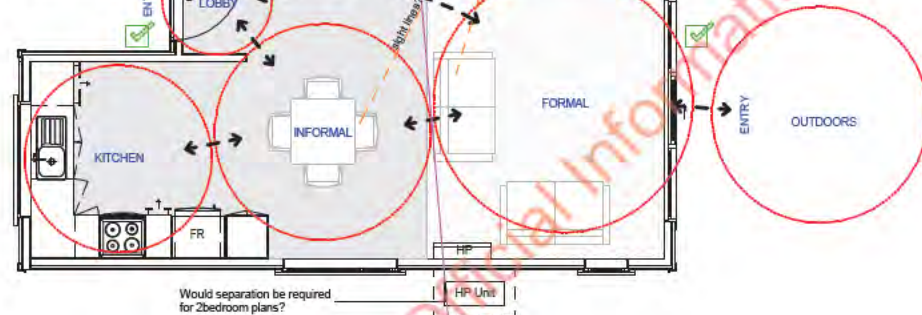
Would it be worth considering a more figurative design approach based on Maori principles - rather than approaching the buildings elements so literally? The outcomes from this could see architecture that is well designed and suitable for a diverse range of family dynamics/age groups and cultures.

Laundry in bathroom space is not an ideal location.

2bedrooms + require separate toilets.

Evaluate sight lines from living spaces to bathrooms.

Is the entry defined enough or too direct into the informal space?



Would separation be required for 2bedroom plans?

Is one combined toilet ok? For the houses with two or more toilets, it does not make sense spatially to have heaps of separate toilets.

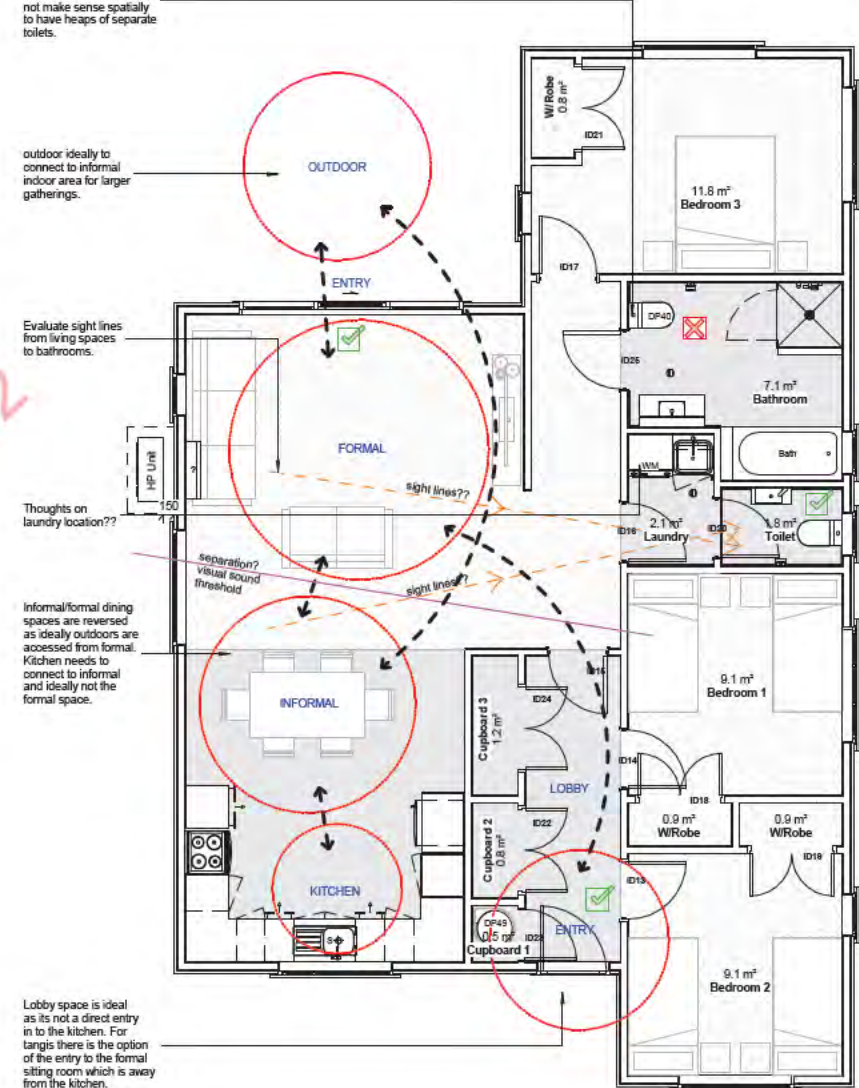
Outdoor ideally to connect to informal indoor area for larger gatherings.

Evaluate sight lines from living spaces to bathrooms.

Thoughts on laundry location??

Informal/formal dining spaces are reversed as ideally outdoors are accessed from formal. Kitchen needs to connect to informal and ideally not the formal space.

Lobby space is ideal as its not a direct entry in to the kitchen. For tangis there is the option of the entry to the formal sitting room which is away from the kitchen.





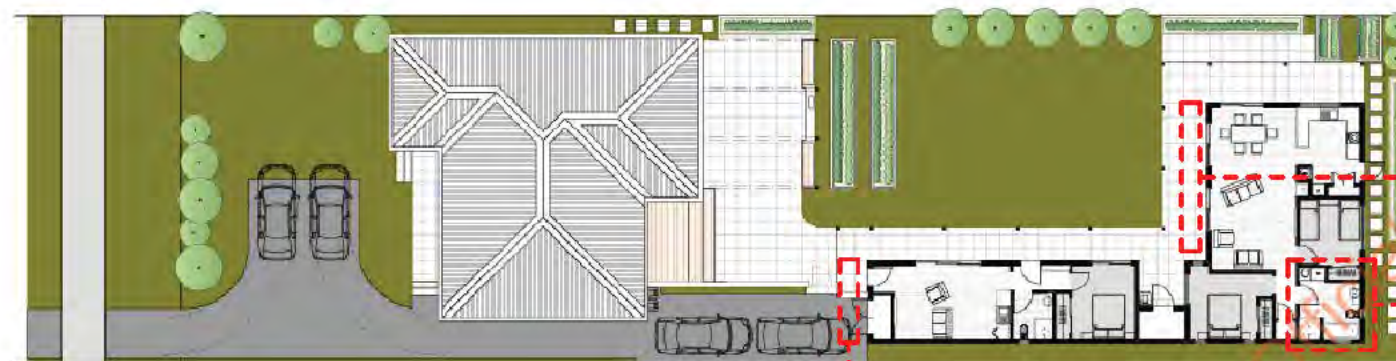
- Passive surveillance could be reduced with a bedroom facing toward the street?
- Defined entry is not easily identified from this building elevation. What are the ideals in terms of passive surveillance - are living rooms appropriate instead of kitchen windows?
- Toilet is combined with bathroom in a floorplan with more than 2 bedrooms.
- There is little engagement with the street from the elevation of this building.
- Is this a suitable entry straight into the living room? There is no formal lobby space.



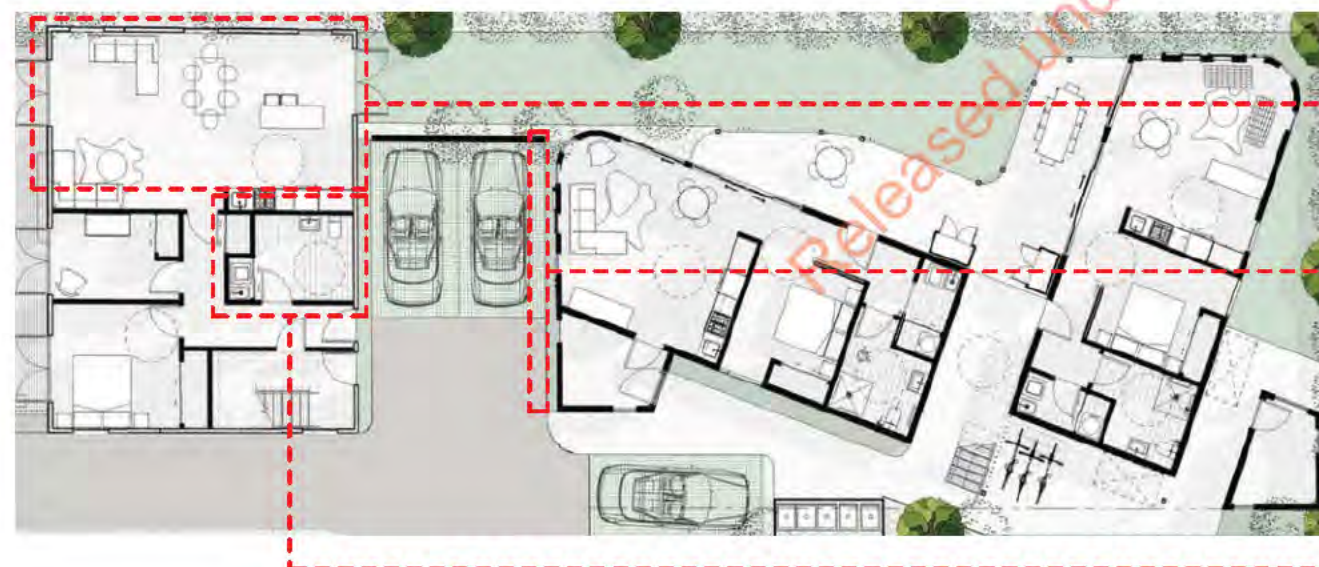
Combined W/C in bathroom - is this suitable for number of bedrooms?



Combined W/C in bathroom - is this suitable being one bedroom on this floor?



- No clearly defined entry from front face of building. Clarify what is deemed suitable for CPTED principles.
- Combined W/C and laundry in bathroom - is this suitable for number of bedrooms? No separated 'clean zone' for laundry.
- There is little engagement with the street from the elevation of this building.



- Combined K/D/L - outdoor area accessed off of kitchen. Clarify how this is suitable for tangi proceedings and how the formal/informal spaces work with the kitchen.
- No clearly defined entry from front face of building or pathside of building. Clarify what is deemed suitable for CPTED principles.
- Combined W/C and laundry in bathroom - is this suitable for number of bedrooms? No separated 'clean zone' for laundry.

Design Comments/Queries:

Sight Lines:

* All exemplar plans manage the issue of lines of sight

Functional Relationships:

* The plans do not demonstrate in living spaces, areas that are able to be closed off for formal proceedings.
* Lots of examples show combined W/Cs + laundries in bathrooms.

Urban Design Relationships:

* There are potential urban design issues with how the street and jowls are addressed.
* The spatial requirements of these plans differ to what is expected from KO standard plans and design library requirements.

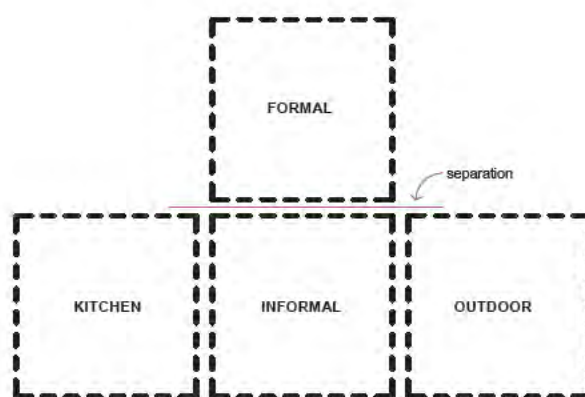
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Evaluate sight lines from living space to bathrooms.

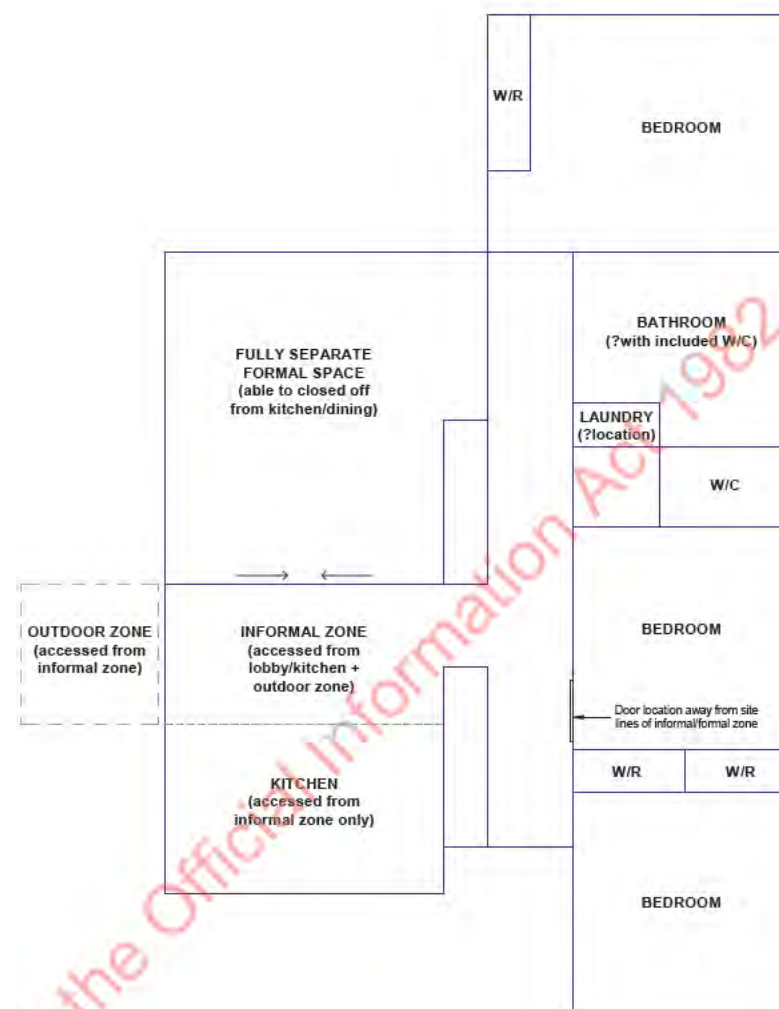
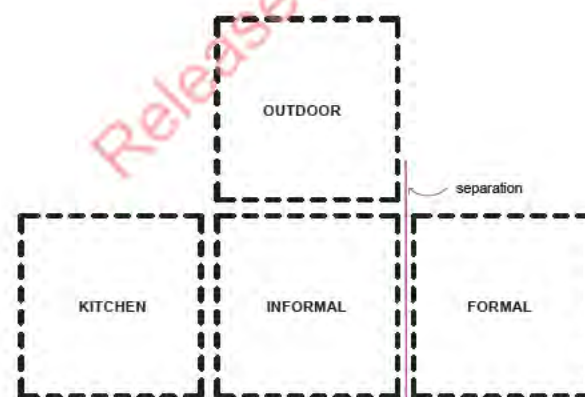
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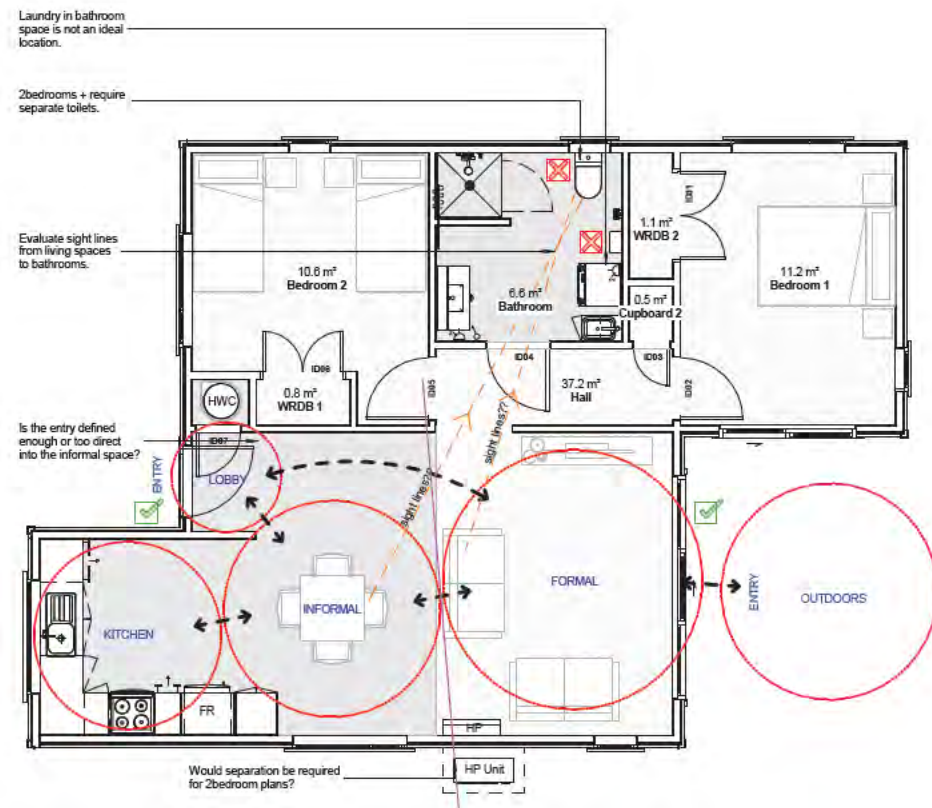
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LIVING SPACES DIAGRAMATIC LAYOUTS





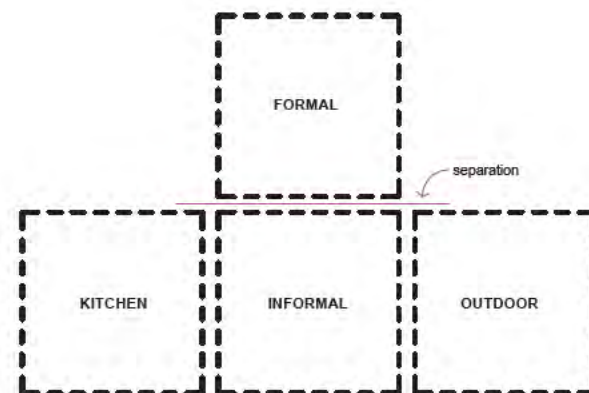
TYPOLOGY | EXISTING RC PLAN



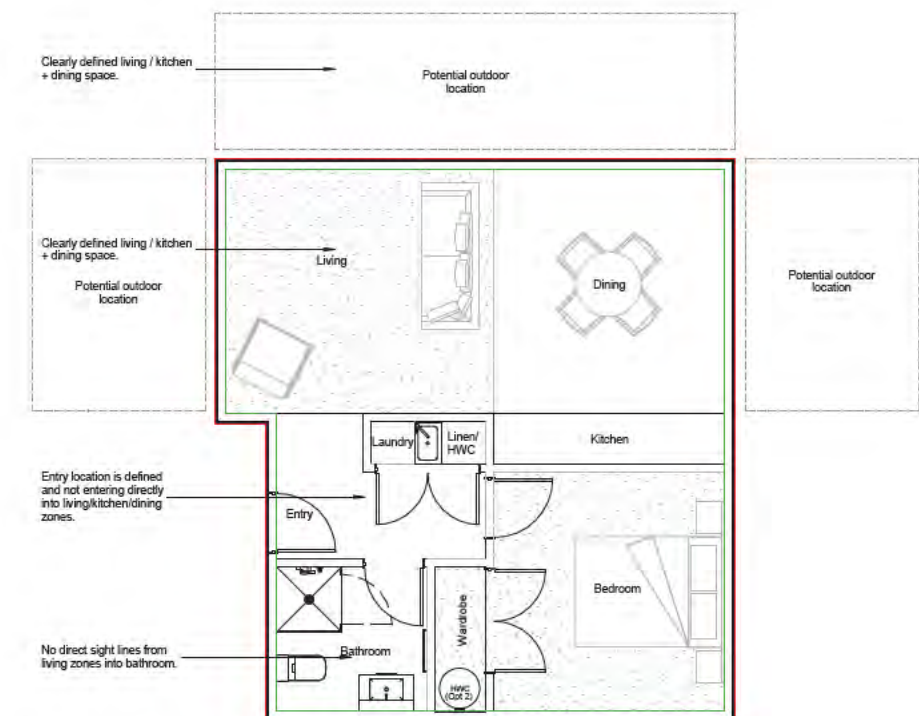
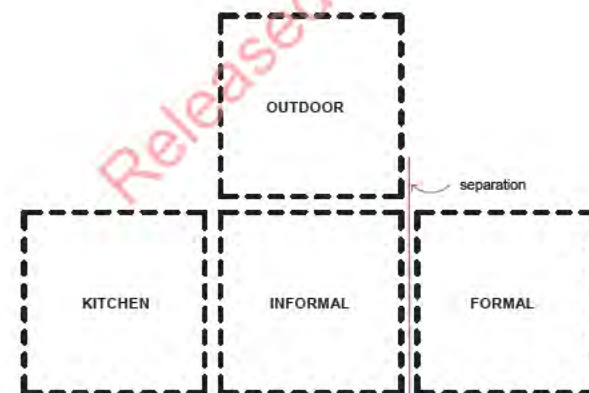
TYPOLOGY | EXISTING RA PLAN

DESIGN CONSIDERATIONS FOR SMALL FOOTPRINTS (1/2 bed)

- making a closed off formal area could have negative architectural outcomes to such a small footprint
- ie. make the houses feel smaller
- increase shading (less natural light throughout - creating darker spaces)
- Creating defined shut-off formal/informal spaces will decrease overall usability of the buildings with small footprints.
- Current floorplans allow for integrated living structure that can accommodate a group of people of comfortably within a efficient floor space. This allows for a more open space that helps to prevent the buildings feeling too small.



LIVING SPACES DIAGRAMATIC LAYOUTS



HIERARCHY PLAN | CONCEPT 4