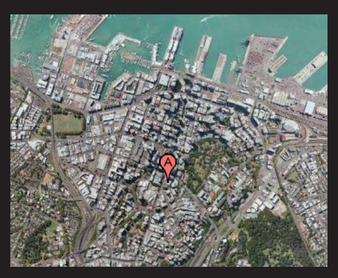
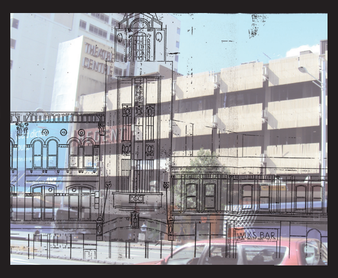
Main Entrance



Location in Auckland CBD, New Zealand



St James on Queen Street (existing)

St James on Lorne Street (existing)

Reuse & Case Studies

Design Guidelines

Principles
Combining Old and New Structures

- Modern form to not be competitive to the old one and to meet modern/flexible needs also in the future;
- Integrating old forms in a contemporary way and interpretation to create a connection between old and new (internal and external);
- Use of modern materials to not to be competitive to the old ones and to meet modern, environmental needs that can sustain in the future;
- For restoration purposes use appropriate materials to not destroy historic component.
- Old part needs special attention in terms of maintenance and restoration;
- New structure needs a lifetime which is according to the lifetime expectation of old part;
- Especially if heritage listed it needs to be a functionally neutral structure to be adaptive to any future uses.
- All modern services and technologies (i.e. pv, water collection ...) should be integrated in the new part of the building to service the old part and to assure that technologies do not destroy the old part.
- Exterior form of the new part should be matching with the existing surrounding buildings (i.e. height) in order to create a consistent urban environment, but at the same time it needs to be distinguishable as a new part of the environment.
- Respect the existing and its built heritage;
- New elements not in competition but as addition, as continuing story of the built heritage → Patchwork;
- Maybe reflecting the original use (acknowledge);
- Create a strong connection between the old and the new building and the old and the new uses

Design Guidelines

Principles
Creating Functionally Neutral Buildings

- Simple form, on a grid basis; at least the structural elements to be adaptable;
- Spacing of structural elements and height needs to be adaptable to different uses;
- possibility to extend the building vertically or horizontally;
- plan depth suitable for different target groups (>10m);
- Oversizing of the structure can be beneficial for future addition of floors, but has an economical impact at the outset.

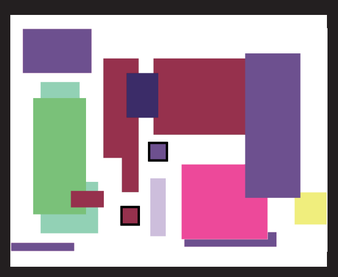
- Long lasting skeleton and structural elements (main structure);
- All fittings, services, interior walls and other components to be able to be removed after their actual lifetime is over;
- No compound materials;
- High quality façade, demountable/exchangeable.

- Easy accessible and exchangeable in order to match with their lifetime and to be 'up-to-date')
- no installations integrated in load-bearing structure;
- Possibility to add service ducts or shafts.

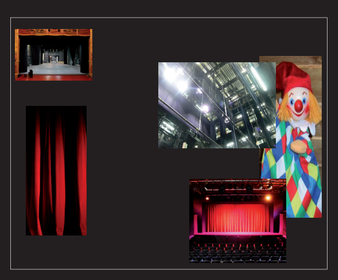
- possibility to adapt to future surroundings (i.e. flexible/exchangeable façade);
- Attractive to users 'a beloved building is a sustainable building'.

- Need to think about how long the building is going to be there;
- Best flexibility is given with large open spaces (i.e. St James and other theatres);
- 'keep it simple'.

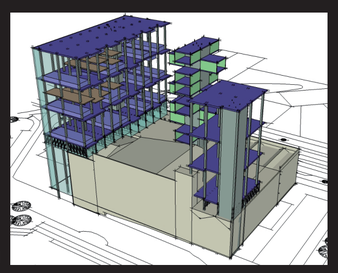
St James Patchwork (2011)



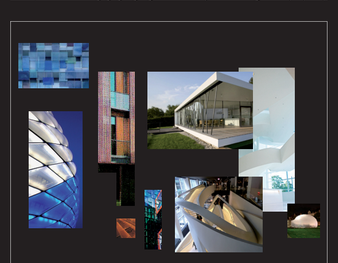
Influences



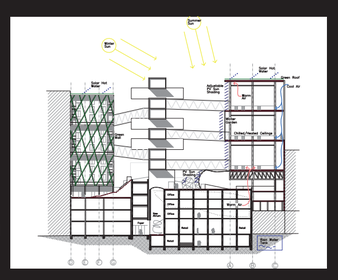
Structural System



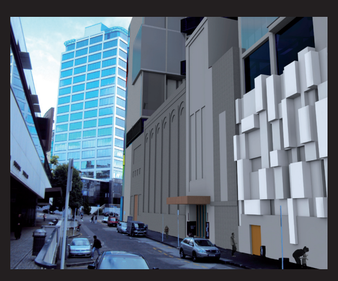
Materials & Form



Environmental Building Performance



St James on Lorne Street



Roof Garden

Reuse – The Lifecycle of Buildings in New Zealand

Research Project – Master Thesis

Claudia Ninas

UNITEC – HS Wismar

January 2011

„This concept of use shows the possibility of how to create additional functionally neutral structures to the existing Theatre Centre, while having a minimum of constructional impact on the existing structures.“

„It is obvious that the whole building needs some use as soon as possible in order to survive. The Theatre Centre is quite a 'Patchwork'. This is instantly recognizable in the pictures but also the years of construction and frequent alterations are an indication. With an additional building this 'Patchwork' should be allowed to continue to grow in order to show the continuing the history and development of the Theatre Centre.“

„Exclusive and individual inner city spaces are provided. Through different uses, a better utilisation of the potential of the buildings and their equipment is achieved. Versatile uses keep the building occupied almost around the clock.“

„The structure is functionally neutral; therefore no use in particular is defined. Moreover flexible spaces developed featuring different sizes and ceiling heights. This gives the opportunity to accommodate almost every kind use ...“

„Through the restoration and reuse of the existing buildings, but also through the integration of new buildings, technologies and uses, the building adds an essential dimension to the Entertainment Quarter in the heart of Auckland's CBD.“

The St James Patchwork

Reuse - The Lifecycle of Buildings in New Zealand

Research Project - Master Thesis | Claudia Ninas | UNITEC - HS Wismar | January 2011