



DESIGN COMPETITION

cobblestone  
*park*

*urban archipelago*


*prepared by*  
wraight + associates ltd

*for*  
WELLINGTON CITY COUNCIL

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Cobblestone Park



# COBBLESTONE PARK – RE-ASSEMBLED

*Urban Archipelago in the Cuba Quarter*

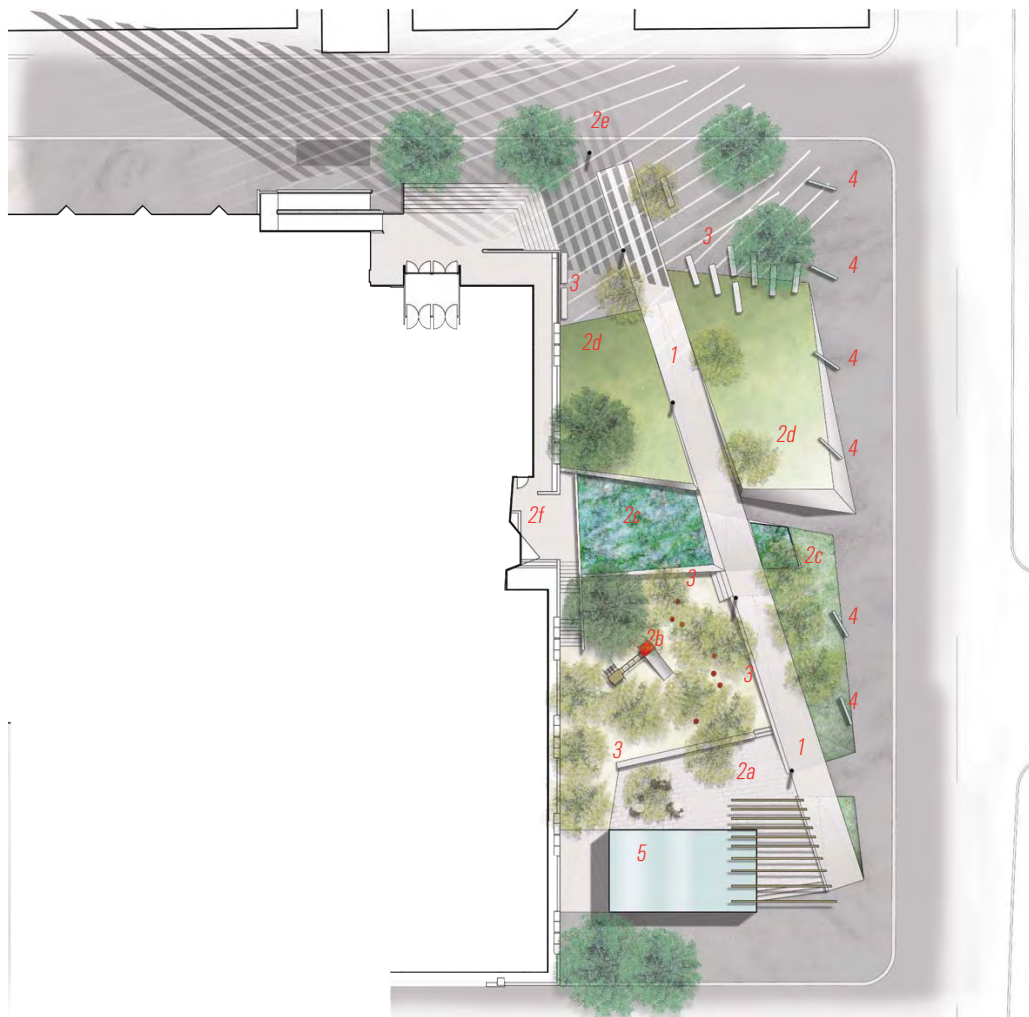
*Knuckle hinging design school to new and existing urban developments in Vivian Street, Dunlop Terrace, Knigges Avenue, Marion Street*

*Knitted into existing urban fabric and augmenting city park/open space network*

*Flexible space with clear connections that allow for easy and intuitive navigation of the pocket park*

## *Park Elements*

1. The Spine
2. The Terraces:
  - a) Café Terrace/ cycle parking
  - b) Kowhai Grove/ PlayTerrace
  - c) Garden Terrace
  - d) Lawn Terrace
  - e) Dunlop Terrace
  - f) Design School Terrace
3. Sitting Walls/ Seats with recessed lighting
4. Light boxes / Display Cases
5. Cafe/ Exhibition Kiosk



COBBLESTONE PARK PLAN  
not to scale

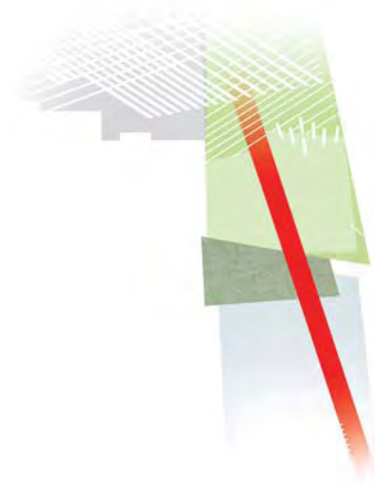
## THE PARK

Cobblestone Park embodies great potential to contribute to Wellington City's matrix of inner urban pocket parks and open spaces. The existing park fabric and structure have, for some time, struggled to adequately meet the needs of a contemporary community that includes Victoria University Architecture and Design School inhabitants, a growing residential population and a broader group of visitors/ frequenters drawn to the revitalised upper Cuba Street area. This proposal re-composes the physical structure of the park to afford flexible, useable and stimulating space that caters to a broad range of contemporary users and age groups whilst addressing the site's physical condition. The site presents several key physical challenges, the foremost of those being:

- proximity to main urban arterial route, Vivian Street;
- a considerable longitudinal slope, approximately 2m drop from the north-west corner (Design School Entry Stair) of the site to the south-east corner (Vivian Street-Knigges Avenue intersection); and
- addressing safety issues in layout and planting while assessing existing trees that are suitable for retention/ relocation.

In formulating this proposal we have carefully considered the site's physical condition, relationship to surrounding urban developments/ infrastructure and the park's relevance to present and future stakeholders.

Cobblestone Park forms an important urban knuckle that hinges Victoria University's Design School into the Cuba Quarter area defined by Vivian Street, Dunlop Terrace, Knigges Avenue and Marion Street. In addition the park is a valuable component of Wellington City's open space network. The park is a vital green space for the densely populated Upper Cuba Street sector, however, its current configuration and aging infrastructure compromise park usability, safety and allure. In response, this proposal defines a new model for the site, an Urban Archipelago, a series of urban 'islands' each offering a distinct experience catering to a range of community needs. The ensemble of urban islands (park terraces) is bound together within a framework of re-defined pedestrian circulation.



COBBLESTONE PARK CONCEPT DIAGRAM  
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## PROGRAMME

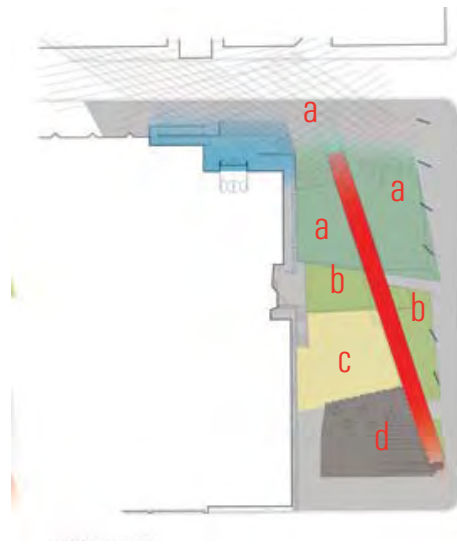
Programmatically the park is categorised into four non-exclusive broad zones

- a) Design School Entry Spill Out and Lawn (Dunlop Terrace and Lawn Terrace)
- b) Environmental Infrastructure/Gardens (Garden Terrace)
- c) Play/ Kowhai Grove Terrace
- d) Café/ Exhibition Terrace.

Although each zone is characterised by distinct qualities of form and material, each space is designed to encourage interaction and overlap between the various programmes and stakeholders. The zones describe the core function based on relationship and proximity to existing urban developments, however, each zone is inherently flexible and can support multiple uses and mixed programmes.



PLAN  
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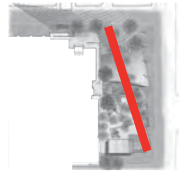


PROGRAMME DIAGRAM  
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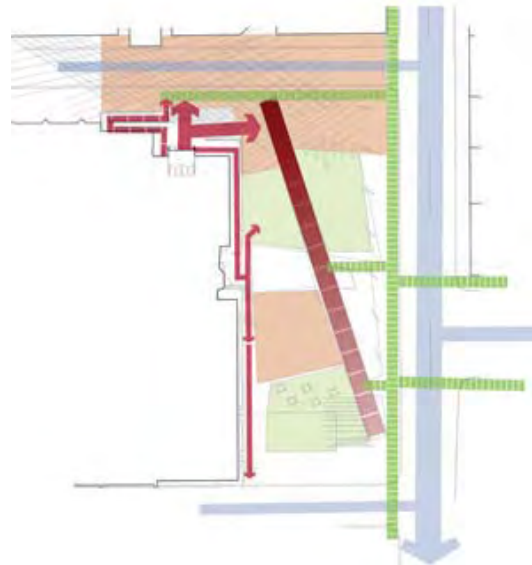
## THE SPINE - Circulation

This proposal comprises a reconfiguration of space to facilitate the dovetailing of various stakeholder requirements whilst knitting the park into its broader urban context.

A newly defined diagonal Spine traverses the park proper from the Knigges Avenue – Vivian Street intersection through to the re-composed Design School Entry stair, forming the primary cross site connection



PLAN  
not to scale



CIRCULATION DIAGRAM  
not to scale

to the Design School and the recently refurbished Hotel Wellington development. The highly visible Spine element intergrates a series of ramps and rests that respond to natural desire lines and site topography whilst facilitating access to new terrace spaces that form the body of the park. The Spine element provides the primary structural basis from which the park composition emanates, it is the 'definer' of boundary, the cleaver of space, and the arterial conduit. Secondary routes intersect the Spine defining the interface between adjacent terrace spaces and facilitating pedestrian movements from both sides of Marion Street. The proposed pedestrian circulation network presents highly legible routes into, out of and around the site that offer a greater range of experience and encourage intuitive exploration of the site. This matrix of connectivity, the Spine and secondary routes, facilitates the park's spatial organisation. Each end of the Spine supports a threshold element signifying transition from public street environment into public park environment. In the south-east a pergola structure delineates transition into the site, a rhythm of vertical elements through which one is gradually removed further and further from the street environment into the passive sun-catching, seating zone of the Café/ Exhibition Terrace. The northern end of the Spine is conversely defined by a rhythm of overlapping super-graphics covering the ground plane. This assertive composition of colliding and skewed parallel lines playfully and cost effectively embellishes both road and pedestrian paths – signifying the shared nature of this zone, whilst denoting access to both the Design School and Hotel Wellington's internal public lane. The disabled parking spot currently accommodated on Dunlop Terrace adjacent the Design School Entry Stair is relocated further along Dunlop Terrace adjacent and parallel to the existing access ramp. Knigges Avenue accommodates parallel parking and additional cycle racks are incorporated into the widened pedestrian zone with retained existing trees



## THE TERRACES

The site is considerably sloped in two directions, the greatest fall occurs along the long axis of the site from the north-west to the south-east, a shallower slope falls away from the Design School façade across to the Vivian Street boundary. Harnessing the site's natural topography and using elevation to augment spatial form is central to the structure of this proposal. A series of terraces, or urban islands, cascade from the north west corner of the site toward the Knigges Avenue boundary, each terrace has a distinct character derived of its physical form, materiality and core program. Although each is different in character and quality, each terrace employs a number of materials that are threaded throughout the entire proposal. Terraces are interlinked via the Spine and a number of smaller openings between adjacent terraces. The number of terraces has been carefully considered to generate good size usable spaces, with each terrace being no more than 0.5 – 1.0m higher or lower than those adjacent it. Where appropriate and possible the change in level between terraces has been exploited to provide long linear seating walls, offering an opportunity to physically sit in one terrace yet psychologically occupy/ participate in another.

### Café/Exhibition Space Terrace

The south-east corner of the site described by the intersection of Knigges Avenue, Vivian Street and adjacent multi-storey residential development, in its current manifestation suffers from a lack of physical definition. It seems that the park seeps or ebbs away at this boundary, a result of Knigges Avenue's 'dead-endedness', low quality finishes and the proximity/quality of the adjacent residential development. In response this proposal endeavours to anchor this corner of the park providing a consolidated Knigges Avenue boundary whilst mediating between the vertical dominance of the Knigges Ave multi-storey residences and the horizontality of the park. A small transparent kiosk or pod building is proposed to form the visual mediation between park and adjacent residential buildings. The small kiosk is designed as a flexible shelter appropriate for use as both café and exhibition space. Sleeved into the site perpendicular to the Design School Building the kiosk structure 'holds' the park's south-east corner opening out to a sheltered and slightly elevated paved terrace to the north suitable for outdoor seating. The Café Terrace is easily accessed and seen from Knigges Avenue, Vivian Street, Marion Street and the Park's Spine, additionally the terrace affords clear views into terraces upslope. The terrace's northern wall retains the adjacent Kowhai Grove/ Play Terrace and forms a long linear seat element augmenting moveable furniture associated with the Kiosk.



The cafe / exhibition structure currently sits outside of the project budget, it is anticipated the the structure itself forms the basis of a design school exhibition project.... a biennial event to exhibit the schools design investigations. The cafe component need not be a permanent fixture, Fuel Cart or similar would be ideal for the space.

### Kowhai Grove/ Play Terrace

This gravel paved surface forms the park's central zone. Fringed by the Spine on one side and the Design School on the other it is a sheltered generously proportioned terrace that offers respite from the activity on Vivian Street. This terrace is designed to sustain active and passive recreation at once, both a tree covered seating zone and children's play environment. Accommodating a small selection of playground equipment and WCC furniture components it is anticipated that this terrace will be populated by a wide range of users of various ages, abilities and backgrounds from carers with children, university inhabitants, casual visitors passing by, through to the local work force looking for a pleasant lunch spot. Existing viable Kowhai trees will be retained where possible, along with a single existing Pohutukawa, to provide continued shelter to



the Design School's glass frontage and to effect an immediate landscape structure. Other Kowhais will be relocated if viable or supplementary nursery grown trees will be used to complete the grove. The ground plane is conceived as a simple level mat intermittently punctuated by tree trunks, play equipment and a scattering of seating.

#### The Garden Terrace

Offering visual amenity and ability to reuse site generated storm-water, the Garden Terrace comprises the Raised Rain Garden adjacent the Design School and Sunken Rain garden on the far side of the Spine. These elements are designed to harvest and filter storm-water before it either enters the mains storm-water system or is allowed to permeate into the ground. Elevated above the adjacent Kowhai Terrace, the Raised Rain Garden is positioned to siphon off roof water run off from the Design School. It is visually accessible from a number of key on and off site locations including the Lawn Terrace and reconfigured Design School Terrace, the Design School Atrium, the Spine, the Kowhai Grove, Vivian Street and the Marion Street intersection and reinforces the 'green' ribbon that threads through the park's centre and along the Vivian Street margin. The alignment of both raised and sunken gardens re-iterates access to Marion Street. The Sunken Rain Garden is set into the Vivian Street native planting feature, providing overflow facility for the Raised Rain Garden as well as harvesting localised runoff from adjacent paved surfaces. The plants populating these garden beds will render them highly visible and provide a marked textural quality that is distinct from any other planted elements within the park or adjacent streetscape environment.



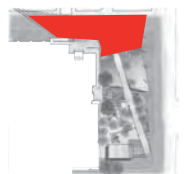
#### Lawn Terrace

Dissected by the linear march of the Spine, the Lawn Terrace is defined by two tilted retained lawn surfaces, positioned and angled to take advantage of a northern aspect and site topography. The lawns are retained by reposed and raked concrete walls affording physical separation from the street level. Lawn geometry and orientation consolidates the Design School's main entry and relationship to the broader urban context of Vivian and Cuba Streets. The lawn is flexible open space suitable for a mixed range of users that will increase the community's current options for easily accessed 'soft' sit-able space in a densely populated urban quarter.



#### Dunlop Terrace

The lawn feeds into the hard paved entry plaza associated with the Design School, as well as providing casual lunch-time/ outdoor learning space the terraces can accommodate spill out from small community/ university events where both pedestrian areas and Dunlop Terrace have been co-opted to support the main functions of the park. Integrated into the larger lawn adjacent Vivian Street a series of permanent seating elements stitch the lawn into its urban setting. The seats form a filtering interface between hard and soft surface finishes, further define the boundary between thoroughfare and passive space, anchor the north-west corner of the park into its urban setting and provide a supplementary seating option for both community and university populations.



#### The Design School Terrace - reconfigured.

Revitalisation of the park area generates impetus to adjust and rationalise the Design School's existing fire stair egress and external terrace located adjacent the Atrium feature glazing. The existing switch back stair compromises site safety, it contains hidden pockets that although accessible from park level are not visible from some angles. Although outside the park budget this proposal advocates the realignment of stairs to facilitate a more visible route to the School's external terrace and widening of the terrace adjacent the fire egress doors to increase useable spill out space at the terrace level.



#### VEGETATION



A preliminary analysis of existing vegetation has been undertaken to assess type, condition, arrangement, and value each contributes to the park on the whole. The site supports a number of exotics and natives of varying sizes. Many of the trees are in poor health or have a negative affect on the overall park experience. To this end we propose a strategy to retain selective trees that contribute an overall positive affect and provide good vertical structure that supports the new park composition. In particular we advise the removal of all dense shrubs and under planting that obscure views into and out of the site, promoting filtered views through trunks and vertical structures thereby improving visitor safety around the clock.

Along the Park's Vivian Street boundary a tract of low ground covers (between 0.3-0.9m tall) extends from the rain gardens of the Garden Terrace, wrapping around the Park interior providing separation from the trafficked arterial. Trees are positioned to provide summer shade as well as access and spatial definition.



*PLAN  
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*TREE STRUCTURE FOR PARK  
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## INTEGRATED URBAN ART

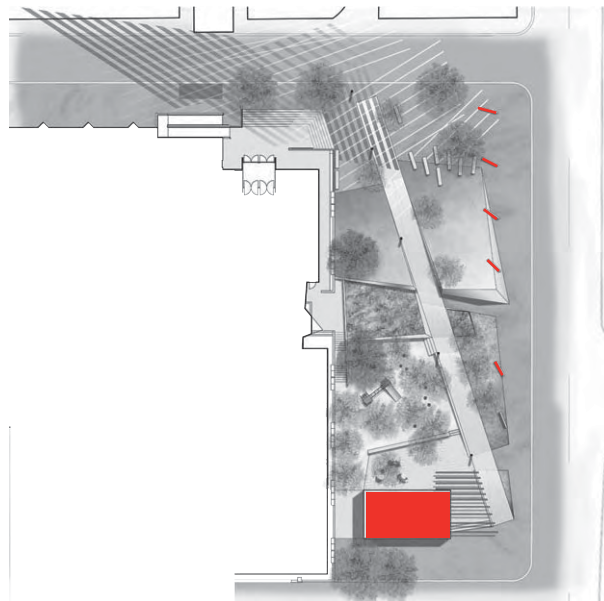
A 'fanned' series of exhibition cabinets or display cases form a translucent filtered vertical edge along the park's Vivian Street boundary. Working in conjunction with the café/ exhibition kiosk these cases represent opportunities for either permanent or temporary exhibitions potentially curated by either community groups and/or the University. At a conceptual level the cases appear as broken shards or escapees from the larger café/ exhibition kiosk, tantalising passers-by with perhaps a 'sneak-peak' of a larger or more consolidated exhibition in the near by kiosk or Design School Atrium space.

The park site and related building developments have a chequered history, there is much to draw on in terms of the site's cultural and natural heritage. Traces and expressions of the past could be incorporated into the built landscape elements of the site, into walls for example. It is expected that these elements would not fit within the current budget but could be investigated if further funding was made available.

In relation to larger permanent sculptural pieces the proposed spaces integrate a level of flexibility that with due consideration could accommodate select pieces of public art.

## STREET EDGE

Vivian Street footpath is widened and a tessellated edge sweeps pedestrian flows into the park. Raised walls, plants and the light boxes filter the traffic noise and movement while encouraging views into and out of the park.



*URBAN ART POTENTIAL*



## LIGHTING

Lighting is proposed that is both design and cost effective. Light poles along the Spine reinforce the safe circulation path holding multiple down lights. Low level strip lights recessed into the base of walls lift the terraces to appear to float at night.

## IMPLEMENTATION

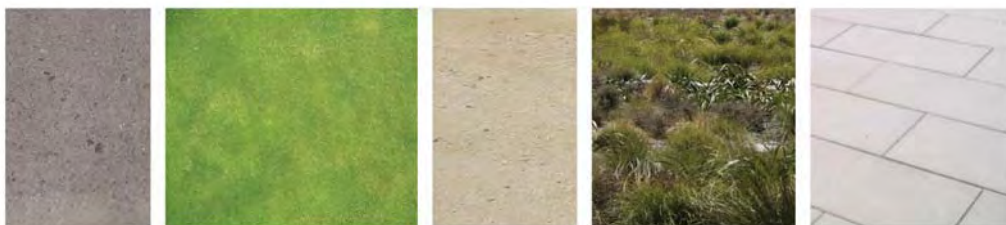


*FEATURE LIGHTING*

We understand the construction budget for the park space is currently defined as approximately \$885,000, as a result we have selected a modest material palette comprising cost effective elements that can be employed in stimulating and appealing compositions using common building techniques and practices. We recognise that certain elements such as the cafe/ exhibit kiosk, any alterations to the VUW building interface

and additional urban art currently sit outside of the specified budget and propose that these elements could be funded through partnerships and programmes with other parties such as Victoria University, Community Groups and private enterprise.

Wraight + Associates Ltd propose that our fee for the works will be based on a percentage of the Capital Works Budget for the project. Based on the budget of \$885,000 we propose a fee of 10.5% of the Capital Works Budget for Landscape Architectural services, excluding all secondary consultants. We propose that this fee would be confirmed once both budget and scope of works have been finalised.



*MATERIAL PALETTE*

## CONTACT

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## DESIGN TEAM

Wraight + Associates Ltd propose to lead the Design Team should this proposal be successful. As Principal Consultants we would anticipate that secondary consultants would then be appointed in consultation with Wellington City Council as Client once both the budget and scope of works has been finalised. We propose that secondary consultants would include Electrical Engineering, Structural and Civil Engineering, Quantity Surveyor and Registered Surveyor.

## DECLARATION

I declare the design information both written and drawn contained within this proposal is the work of Wraight + Associates team of landscape architects under my leadership.

signed

Megan Wraight, B1.arch (Hons) NZILA Registered  
Director Wraight + Associates Limited

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