

# Parliamentary Precinct Future Accommodate Strategy (FAS) Urban Design Assessment



Prepared for  
Parliamentary Services

By  
Graeme McIndoe



FNZIA, MA (Urban Design) BArch(Hons)  
Architect and Urban Designer  
Director

Chris McDonald



BBSoc, BArch, MArch, MCP, PhD  
Urban Designer  
Associate Director

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# 1 INTRODUCTION

## 1.1 Scope

This assessment applies to two new buildings and associated open spaces on the west side of the Parliamentary Precinct. The Museum Street Building (MUS) provides Members' office accommodation adjacent to Parliament House. The Ballantrae Place Building (BAL) consolidate security, services and vehicle access for the Precinct.

The site and its context have been reviewed along with application documents and a three-dimensional digital model prepared by Studio Pacific Architecture. The key urban design and architectural issues are addressed in the main body of this report. Full assessments have been made against relevant provisions with the *Central Area Urban Design Guide* (CAUDG) and the *Parliamentary Precinct Heritage Area* (PPHA). These assessments are tabulated in Appendices 1 and 2.

The proposal is fully described in the application drawings. For ease of reference, vignettes from the application are included in this report – sometimes with a diagrammatic overlay.

## 1.2 Context overview

The site incorporates three landmarks that jointly make up the parliamentary complex. Parliament House dates from 1918. However, only the central and northern portions of the original design were realised. This is flanked by the Parliamentary Library – to the north – and the Executive Wing or Beehive – to the south. On their eastern side, these buildings are experienced as a series of linked pavilions within the expansive open space that forms Parliament Grounds.

To the west, the three buildings present to the partially formed Museum Street and a large expanse of car parking. Beyond this, the Bowen State Building and the Charles Ferguson Building have recently been refurbished and extended. These provide spatial definition and a degree of activation to the western boundary of the Parliamentary Precinct. By default, this office complex – now known as Bowen Campus – has become the backdrop to the Beehive in views up Bowen Street (see Fig 1.10).

The Precinct's northern boundary is dominated by the Hill Street embankment. This has been partially terraced for car parking. Elsewhere, it is densely planted and provides a green backdrop to proposed buildings and open spaces.

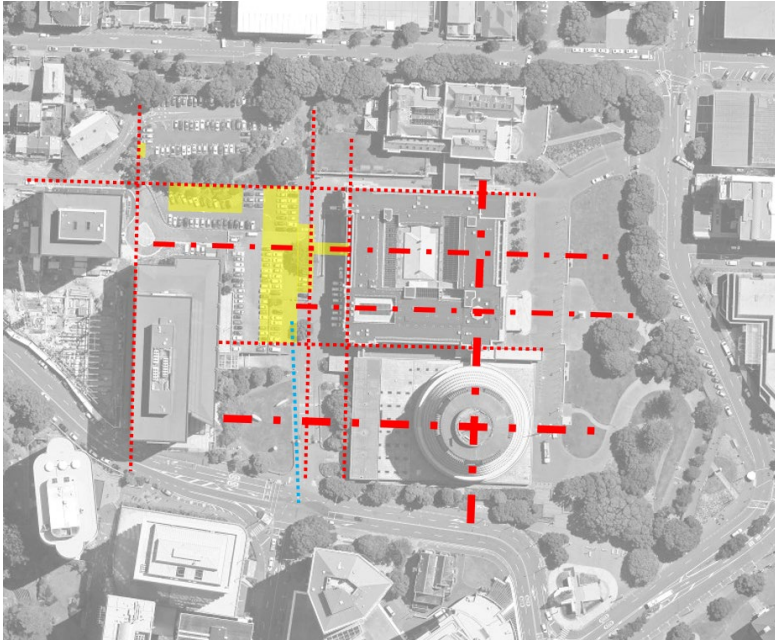


Figure 1.1 Existing buildings with axes and alignments (red) and locations of proposed buildings (yellow). The blue line is the current alignment of the southernmost part of Museum Street.

### *Spatial composition*

The parliamentary building complex is characterised by strong axial composition. This includes:

- The central east-west axis of the original design for Parliament House. This axis extends beyond the building, organising the front steps, Seddon statue and the first section of pathway leading to Molesworth Street.
- A second east-west axis which passes through the Beehive and its podium, and a third through the central façade of Parliament House.
- A north-south axis along the eastern wing of Parliament House. This locates the drum of the Beehive.

The resulting grid extends west across Museum Street (currently mis-aligned) to include buildings and open spaces within the Bowen Campus. Axes, grid lines and associated building frontages provide important cues for form and location on the western side of the Precinct (see Fig 1.1)

### *Characteristics*

The *Parliamentary Precinct Heritage Area (Central Area Urban Design Guide, Appendix 3: Heritage Areas)* identifies key contextual features for the project. These include:

- Distinctive relatively low scale
- Spaciousness
- Landscaping, planting and green areas around buildings
- High-quality design and materials
- Strong sense of cohesion
- Principally native planting including Pohutukawa

Despite the Precinct's forementioned characteristics, much of the area behind Parliament is of a distinctly inferior quality. Indeed, one of the few positive features in this setting is the

Sculpture Park. This currently provides visual and open space amenity at the junction of Museum Street and Bowen Street. Further north, areas within the immediate curtilage of Parliament House are poorly defined, utilitarian in character and strongly vehicle-oriented. These attributes can be seen in Figures 1.3-1.6.

#### *History of change and development*

The Parliamentary Precinct has evolved along with the functions of government and styles of architecture. Most generations have left some imprint on the site. Existing buildings have been altered or replaced. The most dramatic addition is the Beehive. Completed during the 1970s, this structure occupies the original site of Government House.

Even the local street pattern has been transformed. The Precinct once comprised two elevated sites separated by low-lying Sydney Street. This thoroughfare disappeared when a gully was filled to create a single building platform. Museum Street survives, although its current alignment differs from that shown in Thomas Ward's map circa 1892 (see Fig 1.2).

Recent history includes the removal of Broadcasting House from the corner of Museum Street and Bowen Street, thereby bringing the Beehive's podium into greater prominence. The site is now occupied by the Sculpture Park.

A secure Mail Screening Building was added to the podium near the edge of Museum Street (refer Fig. 1.4). Further alterations and additions have been made to the front of the Executive Wing, creating a more conspicuous main entrance and increasing accommodation for security.



Figure 1.2 Extract from Thomas Ward map circa 1892 (Source: Wellington Maps, extracted 11 June 2020).

### Views to the site

The principal views are from the east. These focus on the front of the parliamentary complex, which is seen within the broad expanse of Parliament Grounds. The significance of this perspective is recognised by District Plan viewshafts. There are three viewshafts, and all are from the east or south-east.



Figure 1.3 Existing open space dominated by carparking.



Figure 1.4 Existing Mail Screening Building (circa 2004) at the rear of the podium.



Figure 1.5 Existing Press Gallery viewed from across Bowen Street with vehicle entry in view.



Figure 1.6 Vehicle entry presentation to Museum Street.

More intimate views of the site are obtained from the south and west, i.e. from viewpoints within Bowen Street and The Terrace (see Fig 1.7-1.11). These views are not recognised in the *District Plan*, but they allow the Precinct to be perceived and enjoyed.



Figure 1.7 Looking south along The Terrace – the western facade of Parliament House framing the edge of Museum Street (not in view).



Figure 1.8 View from The Terrace with Parliament House featuring prominently along with the entry to Museum Street.



*Figure 1.9 View across Bowen Street showing the Beehive as a prominent element with the Sculpture Park (at left) in the foreground.*



*Figure 1.10 View up Bowen Street showing existing edge planting. The rear of the Beehive podium is framed by Turnbull House against the backdrop of Bowen Campus.*



*Figure 1.11 View north up Museum Street from the end of The Terrace, with sculpture park and informality of street width and alignment visible.*

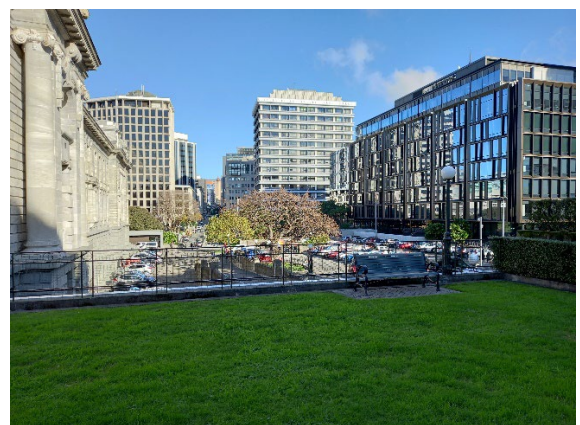


*Figure 1.12 View north with Museum Street oak tree to left, Parliament House to the right, with the existing complex arrangement of service access, parking and lanes between.*

The site extends west to Ballantrae Place and north towards Hill Street. These areas are currently service oriented and used primarily for vehicle access and parking.



*Figure 1.13 Museum Street looking south from behind Parliament House. Horizontal and vertical changes in the alignment of kerbs are evident.*



*Figure 1.14 View over the Museum Street building site from the Parliamentary Library Lawn. The space is defined by Parliament House on the left and the Bowen State Building on the right.*





*Figure 1.15 View from Bowen State Terrace to the north-east.*



*Figure 1.16 The north end of the Bowen State Building with pedestrian ramp to terrace, basement access ramp and adjacent surface parking.*



*Figure 1.17 View over the Upper Carpark from the path below Hill Street. When cars are present this area appears cluttered. When empty it appears barren and utilitarian.*



*Figure 1.18 View over existing carparking area towards the north end of Bowen State Building and the east facade of Charles Ferguson Tower.*



*Figure 1.19 View over existing carparking from the ramp to Bowen State Terrace.*



*Figure 1.20 View east towards Parliament House from Ballantrae Place, looking over existing carparking.*

## **2 UPDATED HERITAGE PRECINCT**

### **2.1 Reinterpretation of site and buildings**

The proposed development projects the Parliamentary Precinct into the 21<sup>st</sup> Century. Parliament House was first occupied in 1918. Around fifty years later, the site was transformed by the addition of the Beehive. Nearby government office blocks appeared at about the same time. Now, after another half century, an opportunity exists to update the Precinct once more, albeit in a more restrained and culturally responsive manner.

It is important to continue this process of transformation and reinterpretation because – unlike most heritage precincts – the story of New Zealand’s Parliament is still being written. Arguably, most of the Precinct’s history still lies ahead. The proposed development strikes a balance between connecting with the past (common axes, shared building lines, comparable datums and modules) and projecting forward into an aspirational future (modern aesthetic, state-of-the-art environmental design, inclusion of Te Ao Māori). This potential extends to contemporary landscape architecture and artwork.

The existing Precinct is predominantly of European design and character. The proposal offers an important opportunity to positively address this imbalance.

### **2.2 Stronger relationship with Parliament House**

The proposal strengthens the parliamentary complex by allowing additional MPs and Parliamentary functions to be housed within the Precinct. Importantly, the development provides up-to-date accommodation that is securely connected to Parliament House. In combination with Parliament House – home of the legislature – the enlarged complex provides a more legible expression of Parliament and government institutions. It confirms the Precinct as a place where major decisions about the nation are made and implemented.

### **2.3 Enhanced setting for heritage buildings**

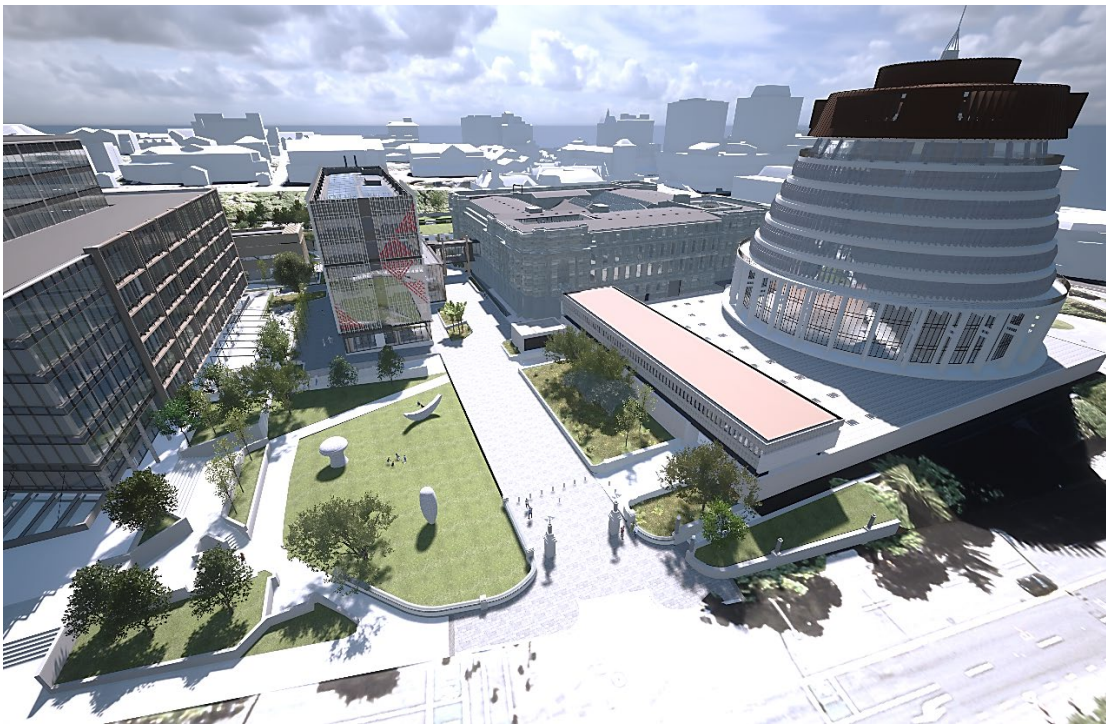
The proposal transforms an untidy and confusing area at the back of Parliament, creating a network of buildings and open spaces that are comparable in quality – though somewhat different in character – to established landscape on the eastern side of the Precinct.

MUS gives clearer definition to Museum Street. This building also helps to articulate a connection between the Parliamentary Precinct and Bowen Campus. As a near neighbour to Parliament House, MUS alters the context of a national landmark. A frontal view of Parliament’s west elevation is lost. However, the foreground of this view is

currently untidy and vehicle-oriented and the viewing location from this surface car park is not one of public significance. Oblique views to Parliament House from Bowen Street and The Terrace are largely retained and enhanced particularly by the landscape and pedestrian improvements proposed.

BAL is screened from existing parliamentary buildings by MUS and by vegetation on the Hill Street embankment. By consolidating vehicle access and servicing, BAL allows open spaces like Museum Street and the West Courtyard to become more amenity focused.

Altogether, the proposal enhances the setting of Parliament House, the Beehive and the Parliamentary Library. It brings clearer spatial definition and a more finished character to Museum Street and the open spaces that flank this thoroughfare. The development introduces contemporary high-quality architecture with envelopes and facades that are shaped by the regulating lines of existing parliamentary buildings. Furthermore, the development resolves the present ad hoc and unsatisfying relationship between the Parliamentary Precinct and Bowen Campus.



*Figure 2.1 Overview demonstrating composition of form and space including: retention of the Sculpture Park (foreground); refinement of Museum Street; and West Courtyard between the MUS and Bowen State Building.*

## 2.4 Conclusions

- MUS, BAL and associated open spaces continue a tradition of change and development within the Parliamentary Precinct.

- By housing a greater number of MPs and parliamentary functions, the proposal gives greater symbolic weight to the Precinct and Parliament House.
- The new buildings, landscape features and pedestrian centred spaces enhance the Precinct and the settings of heritage buildings. The development defers to its more important neighbours and provides a greater sense of closure and frontage to the rear of Parliament.
- MUS, BAL and associated open spaces provide opportunities for expressing Māori cultural values. More generally, there is an intention to address the existing Euro-centric appearance of the Precinct.

### 3 ARCHITECTURE AND URBAN DESIGN

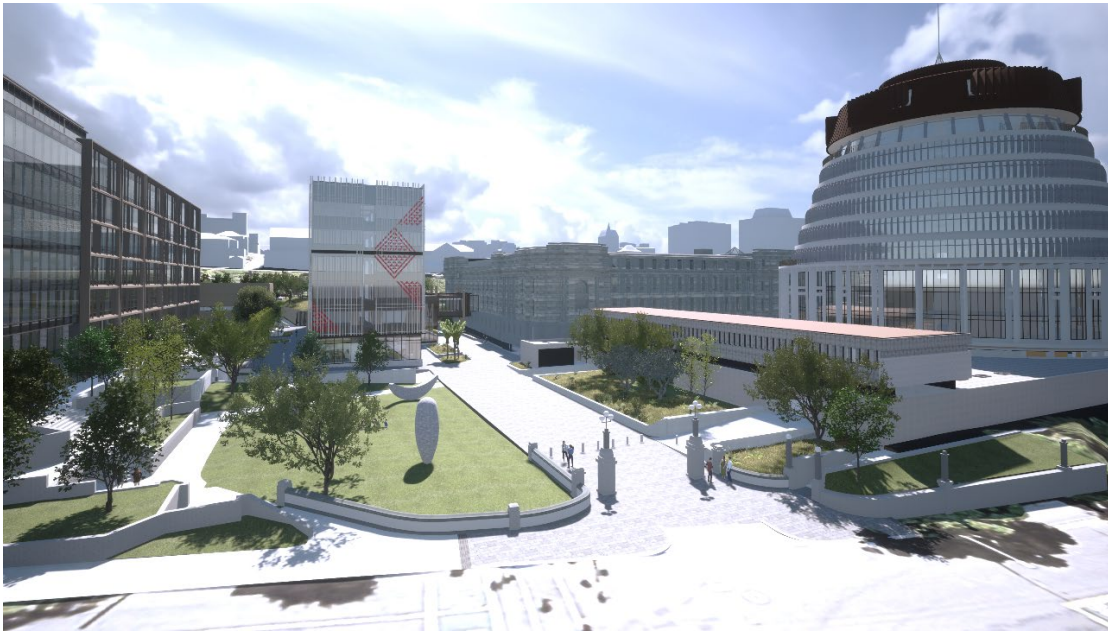


Figure 3.1 Defining view of the building complex and related open space as it presents to the street.

#### 3.1 Continuing a buildings-in-grounds tradition

One of the distinctive features of the Parliamentary Precinct is its buildings-in-grounds format. This detaches buildings from the street edge and allows them to be seen in-the-round typically within a park-like setting.

The proposal continues this tradition. The new buildings are read as detached but visually integrated forms. In this setting, formal relationships among free-standing buildings are more important than contributing to the frontages of surrounding city streets.

MUS hugs the edge of Museum Street. However, the building's other elevations address expansive open spaces.

BAL is smaller and more grounded than its neighbours, being embedded in the Hill Street embankment. Nevertheless, as perceived from surrounding public spaces, BAL reads as a pavilion – like other parliamentary buildings.

As a whole, the development adds definition to Museum Street and helps to create a park-like setting adjacent to this thoroughfare. In this way, Museum Street becomes fully integrated within the Parliamentary Precinct.

In its present state, the edge of Museum Street is defined by sections of rendered wall and a belt of Pohutukawa trees; these elements are typical of the perimeter of Parliament Grounds. In the proposed development, Pohutukawa are retained along Bowen Street, within the Sculpture Garden and within the lawn area adjacent to the Beehive podium.

Parts of the rendered wall are also removed. This allows an associated gateway to be relocated closer to Bowen Street, establishing greater continuity between the Sculpture Park and the Beehive podium lawn. The result is a simpler, more generous landscape at an increasingly important threshold to the Parliamentary Precinct and Bowen Campus.

### **3.2 Tidying up Parliament's 'back yard'**

The front (east) elevation of the parliamentary complex is one of the most recognisable architectural ensembles in New Zealand. However, the back of these buildings has a more ambiguous character. Some distinctive features carry around to the west elevation such as the granite cladding of the Beehive podium and the ornate marble façade of Parliament House. However, the context for these elements is starkly different from that in front.

Open spaces are poorly defined, vehicle-oriented and have more prosaic functions including unmistakable back-of-house accommodation such as a truck dock and a mail screening facility. From the south-west, the unfinished character of the Parliamentary Precinct is plainly evident.

MUS squares off Museum Street and gives it a more finished character. The same can be said of other spaces along the western side of the parliamentary complex. Together, the building and associated open spaces identify Museum Street and its environs as a secondary frontage rather than the ambiguous "front meets back" condition that presently occurs.

BAL occupies a discrete space on the western side of MUS. Smaller and less prominent than MUS, BAL has little impact beyond Ballantrae Place and the proposed West Courtyard. BAL squares off these areas and formalises the base of the Hill Street embankment. This establishes a secondary east-west alignment within adjacent landscape.

These improvements are timely, because recent investment in Bowen Campus has called attention to the anomalous conditions found in this part of the Precinct.

### **3.3 Complementing existing buildings**

Two main strategies are used to achieve a positive relationship between new and existing buildings:

- (i) Sympathetic siting, massing and geometry.
- (ii) Equivalent quality with compatible materials and details.

In combination, these strategies ensure a high degree of aesthetic coherence between MUS, BAL and their existing neighbours. The following paragraphs explain how these strategies have been applied to individual buildings.



Figure 3.2 Museum Street viewed from The Terrace, showing the effect of common building alignments, greater spatial definition and improved frontages.

### **Integration Strategy 1: Sympathetic siting, massing and geometry.**

#### *Introduction*

Parliament House and the Beehive have a grandeur that befits their role as the seat of government. Additionally, existing parliamentary buildings are seen in-the-round typically within medium and long-range views. In this physical context, it is important to have bold architectural features that are legible from distant vantage points. Therefore, if MUS and – to a lesser extent – BAL are to become successful members of this ensemble, their architectural features need to be prominently expressed. At the same time, these buildings need to avoid dominating their more important neighbours.

MUS and BAL achieve this balance by extending geometrical relationships that already exist within the parliamentary complex. The new architecture conforms to existing axes, building lines, façade modules and datums. Key height relationships between buildings are described in Figure 3.3. In the following paragraphs, these correspondences are described in detail for individual buildings.

Figure 3.3 Cross-sectional diagram (below)

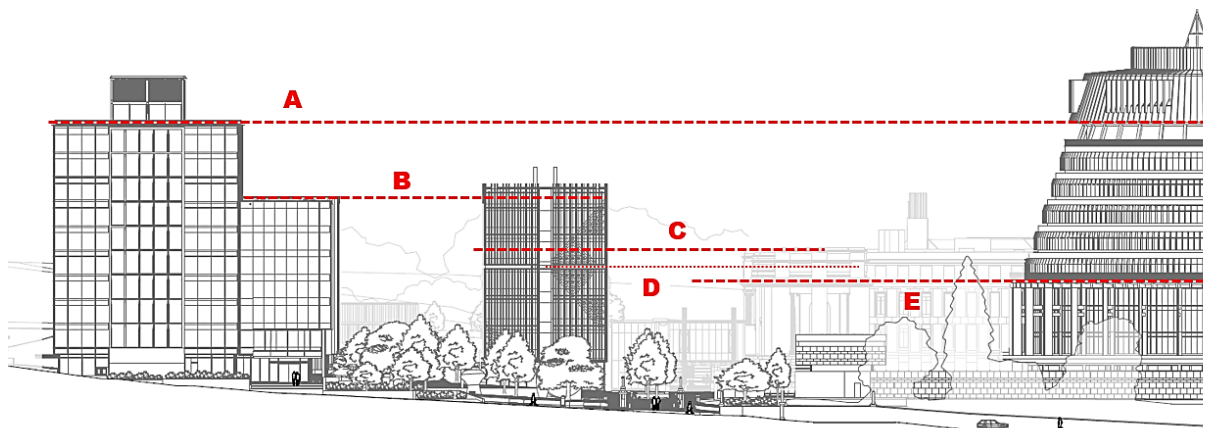
A = datum established by the top of Bowen State Building

B = relationship between MUS and the annexe to Bowen State Building (height approx. 27m)

C = line of the top of Parliament House

D = relationship between entablature of Parliament House and its 'registration' on the façade of MUS

E = datum established by cornice of Parliament House and drum of Beehive



*MUSEUM STREET BUILDING: siting, massing and geometry*

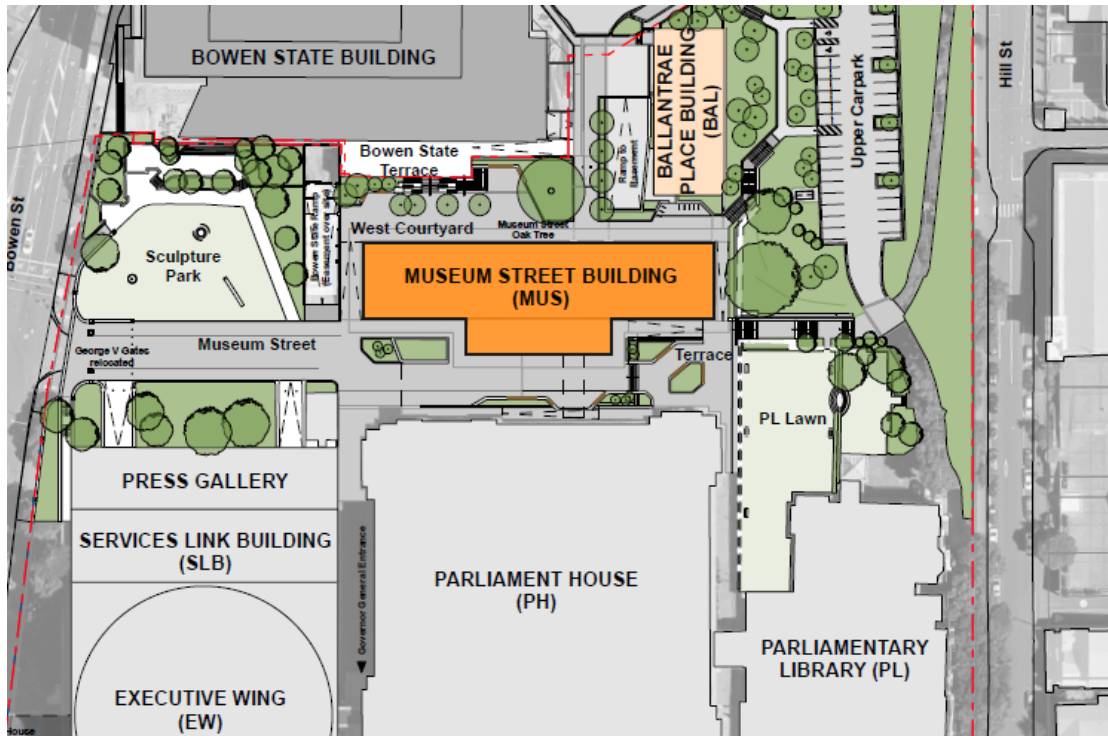


Figure 3.6 MUS location plan.

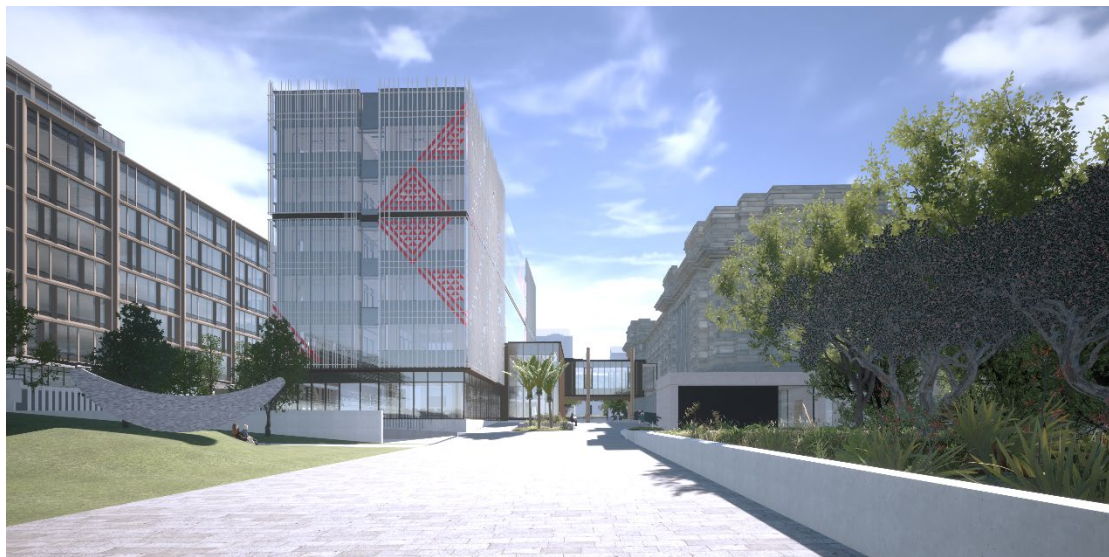


Figure 3.7 MUS viewed from the south along a re-aligned Museum Street.

*Location*

MUS occupies a site at the northern end of Museum Street directly opposite Parliament House. This location has several advantages. The building's long elevation helps to define the street edge, which is currently poorly marked. Siting MUS well to the north allows the Sculpture Park to be retained along with more expansive views into the Precinct from the intersection of Bowen Street and The Terrace.

Frontal views of Parliament's west elevation are lost. However, under present conditions, the vehicle-dominated character of the area suggests that these views are not considered significant. Furthermore, this part of the Precinct is provided with a 27m building height standard. This standard anticipates



that the west part of the Precinct is the preferred location for additional accommodation for Parliament.

More important sightlines occur along Museum Street and across the Sculpture Park. These oblique views are retained. They have their own appeal, complementing as they do the character of The Terrace and Bowen State Campus and contrasting with the expansive scene on the more familiar eastern side of Parliament House.

In this way, the proposal establishes a different perspective on the seat of Government. Distant views from Bowen Street and The Terrace are framed, and the ground plane is freed from clutter. Within the built-up cross section of Museum Street, an observer is brought into close proximity with Parliament House, and sightlines are directed upwards. From this vantage point, the vigorous articulation of the building's masonry is particularly powerful.

One further benefit of siting is the positive open space created between MUS and Bowen State Building. If MUS becomes wider or positioned further to the west, this area is squeezed and reduced to a movement corridor.

Finally, MUS plan dimensions are comparable with those of the west wing of Parliament House (see Fig. 1.1). This relationship is more evident because the two buildings sit squarely abreast.

Congruence is significant, because it helps to project the locations of existing parliamentary buildings across Museum Street. In other words, the Beehive podium, Parliament House and Parliamentary Library map successively onto the Sculpture Park, MUS and the Hill Street embankment. Any displacement of MUS to north or south disturbs this relationship.

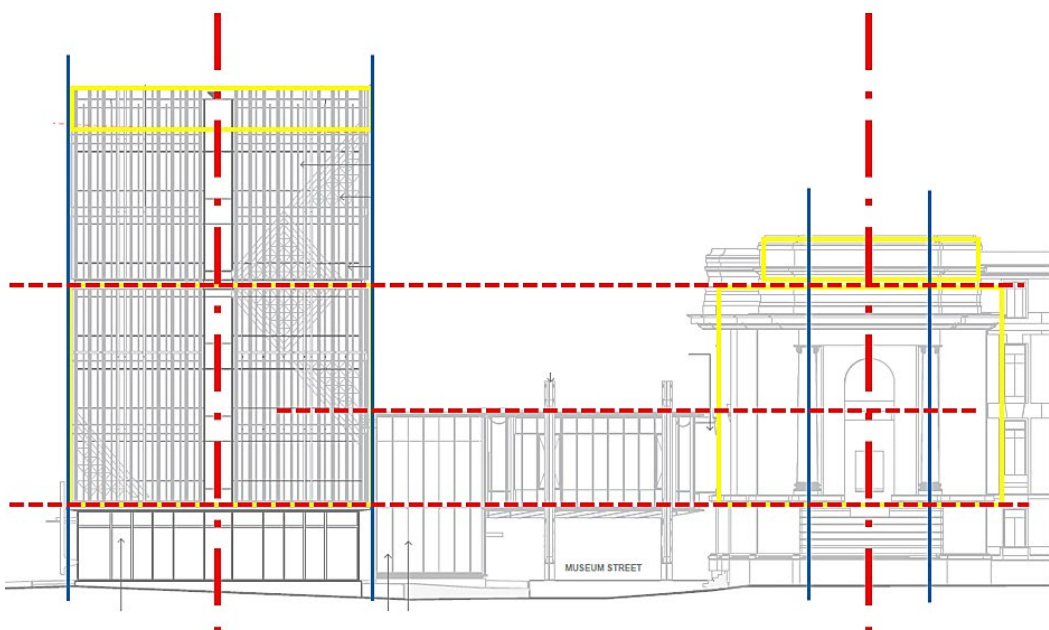


Figure 3.8 Regulating lines on the south elevation of MUS.

### *Height and massing*

With six above-ground floors plus a parapet, MUS rises slightly above the site's 27m building height standard. As the ground slopes gently to the south, the parapet of MUS projects 2m above the 27m limit at the south end of the building and rises to 26.8m at the north end. The new building rises approximately 8.5m above the parapet of Parliament House and sits 9.5m below neighbouring Bowen State Building (now 'Defence House'). The height comparison cross section drawing illustrates that MUS provides an appropriate building height transition (see Fig. 3.3).

MUS's south elevation features prominently in views from Bowen Street and The Terrace. Appropriately, this elevation has strongly vertical proportions, emphasising height in views from Bowen Street and The Terrace. These vertical proportions create a distinct counterpoint to horizontality of Parliament Buildings. Presently, the drum of the Beehive is the only emphatically vertical element within the parliamentary complex.

Bowen Campus provides a close context of much taller office towers. MUS's location on the western side of Museum Street means this new parliamentary building has an appropriate formal and spatial relationship to this adjoining office complex. In height and length, MUS matches the eastern extension to Bowen State Building.

### *Additional shading of Parliament House*

Sunlight on a heavily modelled façade such as that of Parliament House will accentuate its detail due to the interplay of light and shade. Nevertheless, Parliament House does not depend on direct sunlight for its architectural expression. Its three-dimensional form and detail continue to be legible even in diffuse light. The main front façade of the building is shaded in the afternoon, and likewise its west façade is shaded in the morning. Owing to its orientation and its proximity to the Beehive, the south façade of Parliament House receives limited sun. It does so only during warmer months at the beginning and end of the day. So, under current conditions, the amount of direct sunlight falling on Parliament House varies considerably over time. This variation does not unduly compromise a reading of the building's architecture.

MUS can be expected to cast mid-to-late afternoon shade onto the west facade of Parliament House. Following the above reasoning, the additional shade is likely to have a very limited effect on the perceived legibility of form and detail. This effect is also mitigated by the following:

- The orientation and openness of the 21m wide Museum Street to the west mean that midday and early afternoon sun will continue to reach the west façade of Parliament House. This is the time when people are most likely to be out and about in Bowen Street and Museum Street.

- Later, sun will reach the north-west corner of Parliament House and the proposed Museum Street Terrace.
- Late afternoon sun can be problematic within workspaces because it reduces the visibility of computer screens and projected images. From a purely functional perspective, the loss of late afternoon sun can have some positive effects.

The District Plan envisages 27m high buildings west of Museum Street. Buildings of this stature cast afternoon shade onto Museum Street and the parliamentary complex. By providing this height standard without further restrictions, the District Plan appears to accept these effects.

#### *Link Bridge and Entry Structure*

MUS's Link Bridge and projecting Entry Structure appear as secondary volumes with their own distinctive architectural treatment (see section 3.5). The bridge meets Parliament House at first-floor level mid-way along that building's west wing. Symmetrical placement lends importance to the aerial connection and registers positively with the layout of openings on the façade of Parliament House. MUS's main entrance is located directly beneath the bridge. So, the latter element also serves as a canopy and a wayfinding aid (see section 3.5).

For an observer in Museum Street, the bridge intervenes with an unobstructed view of Parliament's west elevation. However, the older building's architectural character remains clearly evident to a viewer when approaching from dominant viewpoints to the south i.e. from Bowen Street and The Terrace.



*Figure 3.9 View north along Museum Street*

#### *Rooftop plant*

The Link Bridge and Entry Structure provide the only secondary volumes in the MUS composition. The building's roof is hidden by a low parapet, which is accentuated by a continuation of the external screen or 'cloak' (see also *Integration Strategy 2* below). Plant is housed in the basement or on Level 5. So, there are no rooftop projections to interrupt the building's simple profile.

### *Façade Expression*

An aluminium tube-based screen wraps around the building over a relatively simple curtain wall façade. From a practical perspective, this arrangement contributes to environmental control within the building. In visual and aesthetic terms, the layered construction is an important source of architectural expression.

The screen's diamond-shaped motif directly references diagonal structural timber bracing within the building. At the same time, the lattice suggests a cloak, and the decorative treatment invokes patterns found in tukutuku panels.

The sense of woven fabric is clearly evident at the top of the building where the screen's vertical rods project above the parapet. The detail also blurs MUS's silhouette, reinforcing the slightly out-of-focus effect of the layered façade. So, in another example of 'double coding', the lattice invokes both the dematerialised character of some contemporary architecture and the traditional decorative arts of Te Ao Māori.

With connotations of warp and weft, the screen operates metaphorically as a protective cloak. This element has been drawn tightly around three sides of the building but leaves the centre of the Museum Street elevation exposed. Along with the Entry Structure and Link Bridge, the gap in the screen gives a frontal quality to the eastern façade.

A cultural reading of the lattice and the diamond motif is supported by a decorative ceramic frit on the glazing itself. Its primary module is a triangle, which corresponds to the criss-crossed diagonal and orthogonal lines of the internal structure and the outer screen.

The fritted pattern is encountered at different scales. Close at hand, each of its modules divides into an assembly of chevrons and smaller triangles. This is how the pattern is experienced by building occupants i.e., as an intricate culturally-derived motif that is framed by floor, ceiling and diagonal timber bracing. In addition to supporting a cultural narrative, the congruence between decoration and structure emphasises that the diagonal braces are intrinsic to the architectural composition.

At a macro scale, triangular modules combine to inscribe broad diagonal bands across the east and west elevations. Smaller groupings enlarge the diamond motif and carry this shape around the corners of the primary building volume.

The resulting 'super graphic' helps to divide these surfaces into a series of mid-sized visual units, which mediate between the building's overall form and the individual diamond motif. So, as well as supporting cultural narratives, the ceramic frit contributes to a nested hierarchy of shapes, which helps to give a personable scale to the building's unitary primary volume.

Although MUS's architectural vocabulary is contemporary rather than classical, the array of small, medium and large modules is comparable with the hierarchical composition of Parliament House.

Along with 'double coding' of the lattice, the differently scaled modules add richness and sophistication to the façade. As a result, this aesthetic treatment elevates MUS's appearance well above what is conventionally expected of an office building.

In addition to being visually integrated, the proposed patination is suitably refined and coherent. Aesthetic refinement is critical because it reflects MUS's status as a significant structure in the Parliamentary Precinct. Its relative calmness of expression is suitable given the hierarchy of buildings in the Precinct and its role as a secondary building with a support function.

***BALLANTRAE PLACE BUILDING: siting, massing and geometry***

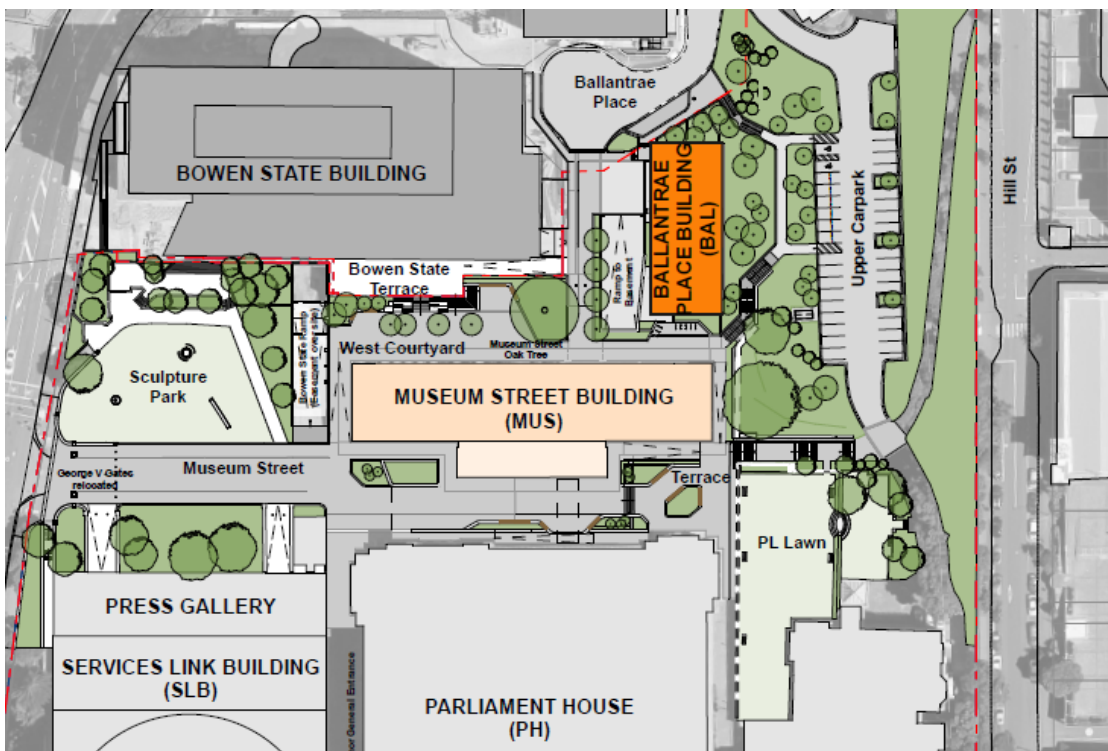


Figure 3.10 BAL location plan



Figure 3.11 BAL viewed from Ballantrae Place

Compared with its near neighbours – Bowen State Building and MUS – BAL is an emphatically horizontal, ground-hugging form. Indeed, it is cut into the toe of the Hill Street embankment. As befits a utilitarian structure, BAL’s basic form is extremely simple. It consists of a rectangular primary volume, which rests on a solid plinth and is accompanied by an elevated secondary volume containing rooftop plant.

The building conforms to the planning grid that organises Bowen Campus and the parliamentary complex. The common alignment helps to create unified open spaces and a coherent urban scene.

BAL’s form is not just a utilitarian response to function. The simplicity of the architecture also gives an appropriate degree of gravitas to a “background” building that must nevertheless “hold its own” in the company of much larger structures.

Articulated as three stacked elements, BAL has a visual relationship with the base-middle-top composition of several neighbouring buildings.

***Integration Strategy 2: Equivalent quality with compatible materials and details.***

*Introduction*

MUS and – to a lesser extent – BAL join a nationally significant ensemble of buildings that identify the Parliamentary Precinct Heritage Area. Membership of the group demands high-quality materials and details as well as a high degree of visual coherence.

The proposal delivers cohesion, quality and a balanced combination of assertiveness and deference. In the case of MUS, designs achieve this through a contemporary blend of classical order, modernist minimalism and Māori decorative motifs. This aesthetic approach achieves a sympathetic relationship between new and old without reproducing traditional architectural elements or details. Importantly, this design strategy is applied consistently across all aspects of MUS from massing to detailed design.

In this unique location, there is less need for intricate ground-level detail and active sheltering edges: attributes normally required of street frontages on central city buildings. Although footpaths cross the site, the new buildings do not have conventional street frontages. For security reasons, access to MUS is restricted apart from a pedestrian connection through the building’s ground floor.

At the same time, given the extent of surrounding open space, architectural character should be plainly recognisable in mid- and long-range views. In this context, proposed structures can express gravitas by being composed of a relatively small number of generously-scaled features.

As far as possible, these visual modules should be commensurate with intermediate-scale elements on Parliament House. Symmetrically arranged, sympathetic modules combine to match the formal composition and consciously inflated dimensions of existing parliamentary buildings.

Although materials, details and architectural genres vary, the parliamentary complex is unified by simple formal relationships and a consistently high quality. Location-specific guidelines for the Parliamentary Precinct Heritage Area identify this cohesiveness as an important contributor to Precinct character.

References to Te Ao Māori feature prominently. The architecture's cultural content includes MUS's ceramic frit pattern, tubular lattice screens and the four pou supporting the Link Bridge. MUS's entrances, circulation areas and ground-floor public space provide further opportunity for cultural expression as the design develops.

On BAL, the cultural references are more muted, as befits a secondary structure with a prosaic function. Nevertheless, at the corners of the building, metal fins echo the triangular motif that features so prominently on MUS's elevations.

Landscaped open spaces continue the cultural narrative by introducing a range of indigenous plant species.

Design coherence is an important source of quality. In the proposal, coherence is demonstrated with calm, formal compositions as well as facade designs that respectfully acknowledge and complement neighbouring buildings. Quality is also evident in the elegant resolution of secondary forms and details. This includes the use of high-quality materials that are critical to the success of such simple building forms.

*MUSEUM STREET BUILDING: Quality*



*Figure 3.12 MUS building façade viewed from the north end of Museum Street*

### *Tubular lattice with diagonal motif*

MUS's size and proximity to Parliament House demand careful treatment of the building's exterior. Façade articulation is achieved by a collection of vertical metal tubes which project forward of the glazing in two planes. The assembly creates a strong texture and a slight blurring of the building's prismatic form.

However, the principal source of pattern is the interruption of some vertical tubes to create strong diagonals across MUS's east and west elevations. The diagonals support a cultural narrative and provide an external expression of structural bracing inside the building. Although these lines read primarily as voids, they are reinforced by an array of triangular frames, which separate and support the two layers of vertical rods.

While structure is one source for MUS's distinctive motif, the diamond pattern also invokes decorative conventions found in tāniko and tukutuku. References to weaving enable the lattice of rods to be read as a korowai. This reading is reinforced by a triangular motif within a decorative ceramic frit on the underlying glazing (see also *Integration Strategy 1* above).

### *Base, middle and top.*

All vertical tubes start at Level 1, and most project above the parapet as a "frayed" edge. This arrangement creates a traditional base, middle and top composition with parallels to the neoclassical architecture of Parliament House. Because MUS's ground floor is unembellished, there is greater visual connection between inside and outside.

### *Horizontal datum*

All the tubes are interrupted just below Level 4. This creates a horizontal datum mid-way up the building: a location that is comparable with that of the entablature on Parliament House (see Figs. 3.8 & 3.12 -3.14). So, despite MUS's greater height, the new building is commensurate with its neighbour.

The horizontal continues across the north and south elevations. So, the datum reads clearly in three dimensions on the building's corners (see Fig. 3.14). On each face of the building, the horizontal band is fully integrated with the glazing's decorative motif and the diagonal grid of the tubular lattice.

### *Vertical datums*

MUS also contains two vertical datums. The tubular lattice extends across the entire west elevation and wraps both ends of the building. However, on the Museum Street facade, the lattice leaves four central bays exposed.

Here, the unadorned curtain wall denotes the location of the lift lobby and allows floor levels and structural frame to read more clearly. This treatment produces a tripartite division of MUS's east elevation with strong verticals at gridlines 4 and 8.



*Figure 3.13*  
*Detail of lattice with diamond motif and horizontal datum at Level 4.*



The composition loosely matches the architectural syntax of Parliament House, which also divides into central and lateral components.

*Highly figured but unifying facade*

In combination, curtain wall and lattice produce a façade that is just as strongly figured as the east elevation of Bowen State Building (now 'Defence House'). On this neighbouring structure, surface articulation is created by projecting frames.

The source of MUS's pattern is more unconventional but no less three dimensional. It relies on a negative detail, with the principal lines of composition defined by the gaps between tubes.

As an enveloping surface, the tubular lattice contributes to the unity and simplicity of the architecture. This particularly evident at north end of Level 5, where the lattice masks the presence of plant room louvres.

From the perspective of architectural aesthetics, the whole composition is well-resolved. However, as the design progresses, careful attention will need to be given to the details of jointing and fixing.

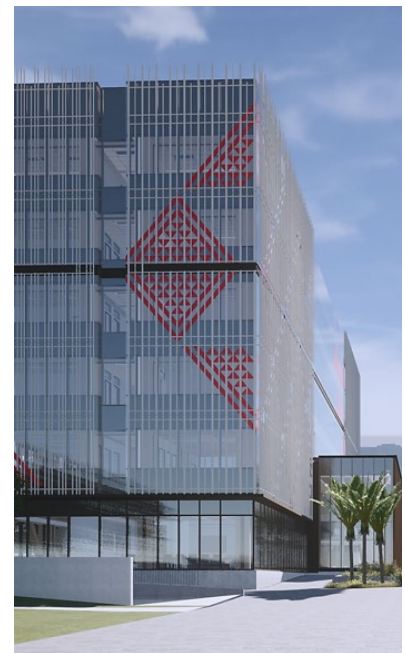


Figure 3.14  
Façade articulation at south-east corner with Level 4 horizontal datum.

BALLANTRAE PLACE BUILDING: Quality

BAL's architectural vocabulary is drawn from industrial buildings. However, the utilitarian components are deployed skilfully with careful attention to proportions and detailing. This combination of simplicity and sophistication enables BAL to express its prosaic function without detracting from the quality of neighbouring buildings and open spaces.



Figure 3.15 Ballantrae Place Building.

Two above-ground levels read as a single lightweight box set on a solid plinth. This re-scaling of the building's exterior gives BAL additional stature, allowing it to "hold its own" in a context of large buildings and expansive open spaces.

Rooftop plant is enclosed by a slatted metal screen. This creates a unified secondary volume or penthouse, which sits flush with the primary form but measures approximately 60% of the building's length.

The vertical slats are folded, offset and fixed in two planes so as to resemble cladding on the lower elevation. However, the enclosure's appearance varies with the position of an observer. Viewed frontally, the screen appears solid. Viewed from an angle, the screen's open construction becomes apparent. As a result, the base-middle-top sequence is accompanied by an increase in texture and complexity at the top of the building.

BAL's primary volume has a panellised metal cladding system. The metal is folded and jointed to produce a 'pleated' surface with alternating 'major' and 'minor' vertical bands. This pattern is accentuated by reflected light. The cladding profile is also emphasised at parapet level, where the metal panels are truncated by a horizontal plate.

BAL's seemingly monolithic plinth provides a robust interface with surrounding pathways. It also articulates a notional separation between above-ground and below-ground structure on a building that is cut into its site.

The size, shape and treatment of openings refer to different activities within the building. With its inflated dimensions and deep recess, the door to the loading dock suggests the operation of large vehicles within a double-height space. Conversely, horizontal glazing on the same elevation advertises human occupation. The loading dock door confirms the asymmetry of the south elevation. As a negative volume, it complements the additive form of the penthouse. As a result, BAL's most visible façade appears balanced and well proportioned.

The openings create secondary horizontal datums, which pass around the building as rebated joints in the panellised cladding. Allied with the base-middle-top composition, these lines add further visual interest and accentuate BAL's horizontal proportions.

BAL's roof is visible from elevated viewpoints on Hill Street and from the upper levels of surrounding buildings. For this reason, it is important that rooftop plant is tidily arranged and wrapped in a unifying screen. This treatment "architecturalises" the rooftop equipment and allows it to be fully integrated within the formal composition.

### **3.4 Relating to the wider neighbourhood context**

#### *Building height*

The existing urban context includes mixed-height buildings, which are typically either tall modern structures (10 or more levels) or lower heritage buildings (2-3 levels).

Parliament House belongs to the latter group. It is joined by other low-rise structures: the Parliamentary Library, within Parliament Grounds; Turnbull House, immediately across Bowen Street; Old Government Building, on Lambton Quay; and the Supreme Court, further east on the corner of Lambton Quay and Whitmore Street. To the south, St Andrews on the Terrace and the two-storey townhouse at 22 the Terrace continue the diminutive scale of heritage architecture.

With six above-ground floors, MUS is conspicuously lower than adjacent office blocks. These include Bowen State Building (10 floors) and Charles Ferguson Building (15 floors). Similarly scaled structures occur elsewhere along Bowen Street. MUS is also conspicuously lower than the tower of the Beehive (see Fig. 3.3). Accordingly, MUS might be characterised as a medium-rise building with a broad context that contains generally taller structures.

MUS occupies a location where the District Plan anticipates 27m high buildings. Approximating this height, MUS is some 8.5m taller than Parliament House. Nevertheless, a satisfactory scale relationship exists, because the two buildings possess common datums and commensurate visual modules.

BAL is a low-rise building. Its two above-ground floors and rooftop plant enclosure are well short of the permitted maximum height. Furthermore, BAL is significantly smaller in stature than neighbouring buildings.

#### *Spatial definition*

Along with Parliament House, MUS anchors the northern end of Museum Street. MUS also produces better edge definition on this thoroughfare. For most of its length, Museum Street is 21m wide. This dimension reduces to approximately 14.5m, where MUS's two-storey Entry Structure projects into the thoroughfare. These street widths – and corresponding cross sections – are appropriate for the setting and produce a comfortable level of spatial definition.



Figure 3.16 South-east aerial view showing the buildings in context.

The new building also defines a positive open space along its western flank. Identified as the West Courtyard, this space provides an important interface between the Parliamentary Precinct and Bowen Campus. With its east-west orientation, BAL helps to enclose the West Courtyard and brings a built edge to the base of the Hill Street embankment. The building's elongated form adds legibility to the path linking Ballantrae Place and Museum Street.

### Views

The definitive view of the Beehive is from the east, where the landmark presides over its surroundings and appears to amplify the brow of Parliament Hill (see Section 5.3 Viewshaft Assessment). The Beehive is also viewed from the west along Bowen Street. Seen from this direction, the building's drum is partially concealed by trees and the Press Gallery.

The proposed buildings are not visible from this vantage point. Nevertheless, the Bowen Street view is significant because it encompasses other important public buildings notably Parliament House, Wellington Railway Station, Old Government Buildings and – after a short interval – the Cenotaph, Turnbull House and the Supreme Court. This is a rare moment when Wellington foregrounds its capital city identity (see Fig. 3.17).



Figure 3.17 Left: Existing view east on Bowen Street showing the Railway Station and Old Government Buildings in distance (source: Google Street View). Right: Equivalent view following development.

The Museum Street Building is some distance from major city streets and consequently has less impact on views. Earlier comments on MUS's location (see section 3.3) address the retention of a broad viewshed at the intersection of Bowen Street and The Terrace. These comments also describe changes to how people experience the west elevation of Parliament House. Specifically, the loss of frontal views is offset by improvements to oblique views. BAL has no appreciable effect on views of the parliamentary complex.

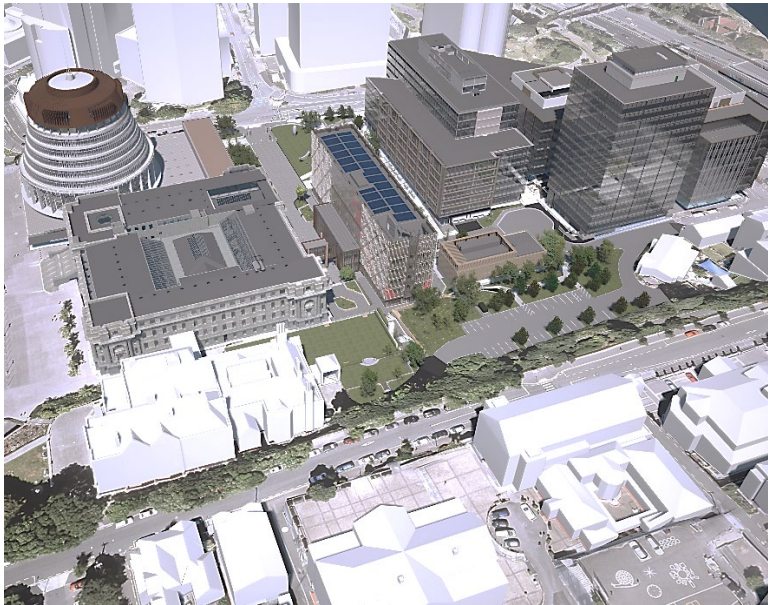


Figure 3.18 MUS in context, viewed from the north-east.

### 3.5 Link Bridge and Entry Structure

Bridge connections are a feature of the existing parliamentary complex. Two concrete and glass structures extend from the south side of Parliament House to the Executive Wing. These include a two-level bridge – feeding directly into the Beehive’s drum – and a single-level bridge, which serves the Press Gallery. A longer single-level bridge links the northern end of Parliament House to the Parliamentary Library.

While all three bridges share the same post-modern styling – a legacy of refurbishment in the 1990s – their form and dimensions are different.

The new Link Bridge joins MUS’s projecting Entry Structure to create an approachable, human-scaled destination at the northern end of Museum Street. Both elements have simple, prismatic forms, and both are embellished with vertical fins that create a textured surface in oblique views.

However, when viewed frontally, the Link Bridge and the Entry Structure are conspicuously transparent. They appear visually contiguous with MUS’s open ground floor and – to a lesser extent – with the lattice-free central bays of the upper east elevation. All these areas are associated with guest access or internal circulation. So, the Link Bridge and Entry Structure assist legibility by signalling an arrival point to persons approaching from Bowen Street and The Terrace.

The impression of a gateway is enhanced by the four pou that support the Link Bridge. Like other culturally derived overlays, these elements are distinctly contemporary. The pou’s characteristic profile is also referenced in the design of a canopy over MUS’s West Entrance. The recurrence of this entrance motif adds further coherence to the building’s architectural vocabulary.



Figure 3.19 Existing link bridge, viewed from the west.



*Figure 3.20 Link Bridge viewed from the south.*

Although Link Bridge and Entry Structure provide a more satisfactory termination to Museum Street sightlines, this improvement must be weighed against reduced visibility of the Parliament House.

An alternative aesthetic approach would be to employ the architectural vocabulary used on the existing bridges. However, as already noted, the existing bridges are distinct in other respects; most notably size and location. Furthermore, their heavy faux masonry and post-modern style does not integrate well – either with the authentic classical architecture of Parliament House or with the lightweight contemporary construction of MUS. For these reasons, the proposed approach is appropriate. It utilises new architectural vocabularies, which integrate stylistically with all host buildings.

### **3.6 Conclusions**

- MUS and BAL exhibit design coherence within a restrained formal composition.
- In MIN's case, facade articulation complements the architecture of Parliament House. Both new buildings are well resolved in terms of secondary forms and details.
- Compositional coherence is achieved through a contemporary blend of classical order, modernist minimalism and Māori decorative motifs.
- MUS integrates successfully into the parliamentary complex because it conforms to the axes, building lines, datums and modules that organise Parliament House.
- Respectful relationships between new and existing buildings are strengthened by common proportions and comparably high-quality materials. This is a more effective strategy than attempting to reproduce traditional architectural elements.

- MUS anchors the northern end of Museum Street and forms a positive space on its western flank.
- BAL is a sophisticated rendition of an industrial architectural vocabulary. This expresses a prosaic function without detracting from a high-quality setting.
- The Link Bridge integrates aesthetically and architecturally with Parliament House and MUS.
- During the afternoon, MUS shades parts of the west façade of Parliament House. However, visually robust neo-classical architecture ensures that the older building is clearly legible without direct sunlight.
- Some exposure to afternoon sun remains. This occurs mainly in the middle of the day when adjacent open spaces are heavily used. As a result, the rear façade of Parliament House is not compromised by increased afternoon shading.
- In terms of height, MUS introduces a transitional volume between Parliament House and the Bowen Campus.

## 4 OPEN SPACE AND LANDSCAPE DESIGN

### 4.1 Open space structure and landscape character

#### *Introduction*

The Parliamentary Precinct has a unique spatial structure and character. As with architectural design, coherent landscape relationships within Parliament Grounds are more important than relationships with the wider urban context.

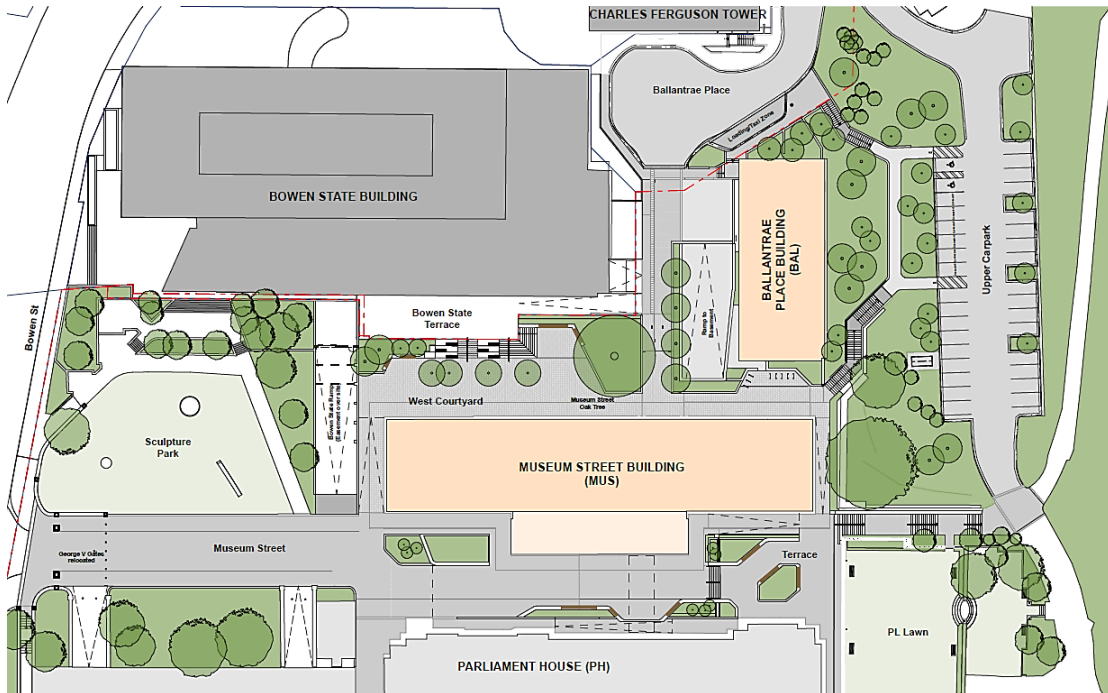


Figure 4.1 Landscape plan.

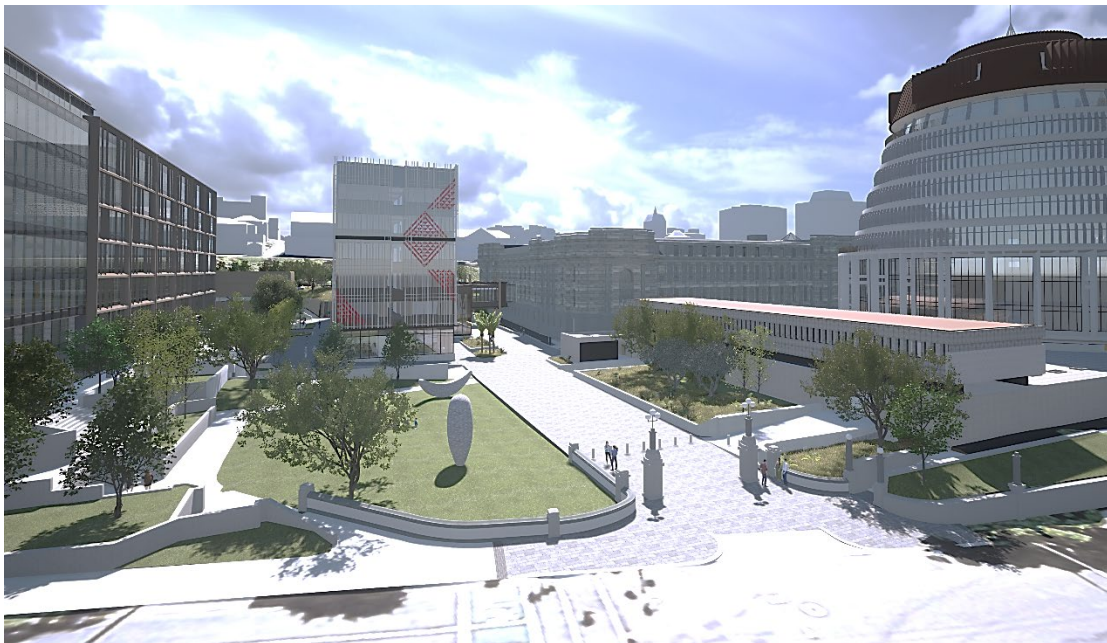


Figure 4.2 View of proposed landscape and open space at Bowen Street. The landscape treatment creates a welcoming frontage that addresses Bowen Street and The Terrace. The open space also reinforces a recognised Parliamentary Precinct characteristic, i.e. pavilion buildings set in expansive grounds.





*Figure 4.3 View north along the West Courtyard, showing a strongly defined, high quality urban space between Bowen State Building and MUS. Open towards Hill Street and sunny during the middle of the day, this space offers through routes and opportunities for pedestrians to linger.*

#### *Formal buildings, informal landscape*

Since the 1920s, the Parliamentary Precinct has been characterised by formal buildings and informal landscape. The proposal continues this relationship.

MUS has a rectangular form that shares organising axes with Parliament House. However, much of the associated landscape is deliberately informal. Museum Street has a simple linear trajectory, but tree positions along this route are conspicuously asymmetrical.

Although Museum Street becomes more regular, the Sculpture Park remains overtly organic, and this informality is reflected in planting on the eastern side of Museum Street. Even the rigorously delineated West Courtyard has biases that operate in both east-west and north-south directions.

#### *Orthogonal layout*

The orthogonal layout of MUS and BAL is consistent with both Parliament Buildings and the Bowen Campus. Indeed, this common alignment is a key strategy for integrating the two building complexes. Currently, Museum Street is slightly skewed. The proposal regularises this thoroughfare and incorporates it within the gridded plan (see Fig. 1.1). This produces greater visual coherence and a series of simple legible open spaces.

Within the wider context, Parliament Grounds, the Sculpture Park and the Hill Street embankment create a deep perimeter landscape, where planting is informal and acts a foil to the regularity of the architecture.

At the centre of the subject site, hard surfaces predominate, and the landscape is more regular. This befits spaces that are

*Text from Appendix 3 of the Central Area Urban Design Guide, relating to the Parliamentary Precinct Heritage Area:*

#### *Open space and landscaping*

One of the special features of the precinct is the extent of open space around the buildings. The high proportion of open space to built area and the relatively low scale of the buildings imparts a special character to the precinct, reinforced by the great quantity of mature trees and plantings. This use of the land enhances the status of both the buildings and the area as a whole and effectively sets the area apart from the intensive commercial development on Lambton Quay and beyond...

However, particular aspects are not of a quality fully commensurate with the significance of the buildings, including some of the more recent hard landscaping, while the driveway to the car-park under the Parliamentary Library is a particularly discordant feature.

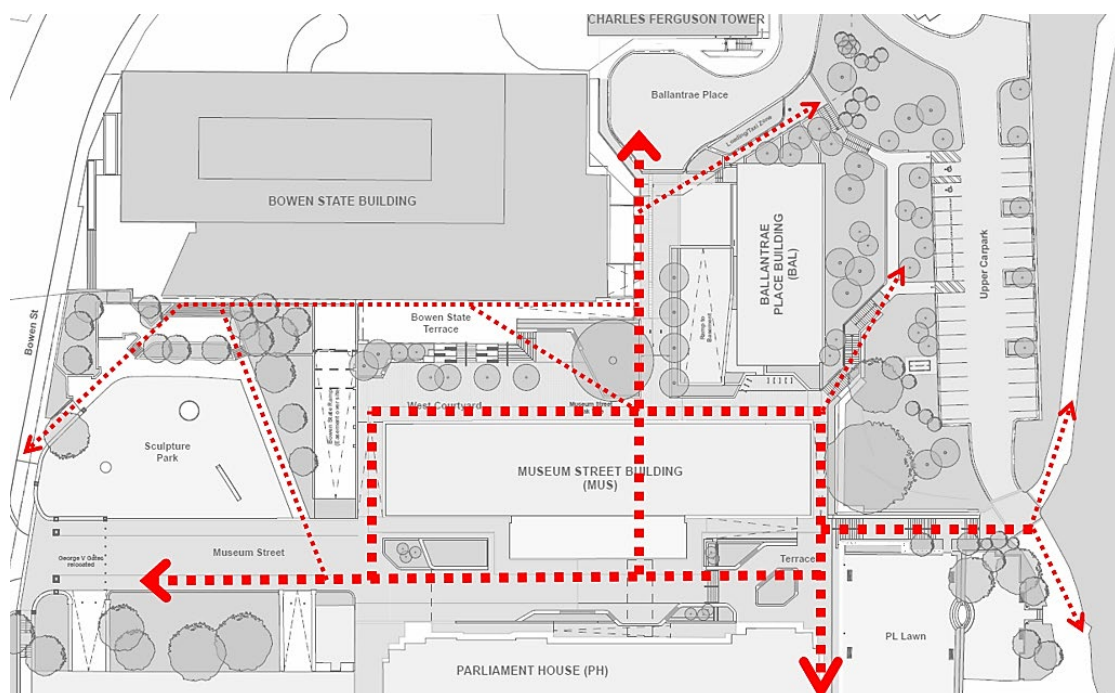
At the rear of the buildings – the lesser elevation – are reconstructed boundary walls, fences and gates to Museum Street and a picket fence along Hill Street.

tightly framed and removed from major street edges or emblematic views. The West Courtyard is the prime example of this type of space.

#### *Circulation and connectivity*

With its direct north-south trajectory, Museum Street provides a circulation spine for the site. The street corridor becomes more clearly delineated with the introduction of continuous paving, obvious sightlines and a strong built edge along much of the western frontage.

Three east-west pathways link Museum Street with Bowen Campus. Routes flank the north and south ends of MUS. A third pathway passes through this building and connects directly with Ballantrae Place. The design also retains an existing connection within the Sculpture Park.



*Figure 4.4 Circulation diagram showing primary pedestrian routes and secondary connections to Hill Street and Bowen Campus.*

All these routes are exclusively or predominantly for pedestrian use. This is made possible by concentrating vehicle access on Ballantrae Place, in the north-west corner of the site. From here, underground connections provide vehicle access to individual buildings within the parliamentary complex.

The proposal retains two ramps that provide vehicle access to the basement of the Beehive podium. On the opposite side of Museum Street, another existing ramp provides access to the basement of Bowen State Building. All three ramps are located within the southern portion of Museum Street, where the street cross-section is wider and subtle delineation of a pedestrian zone occurs. So, although this length of the shared surface is more accommodating towards vehicles, there is little prospect of vehicle-pedestrian conflict.

Smaller pedestrian routes complete the circulation system. A flight of steps links Museum Street to Hill Street by way of the Upper Carpark, which can also be accessed by several minor paths. Within the Sculpture Park, two diagonal paths converge at the entrance to Bowen State Building. A further route connects MUS with Bowen State Building across the West Courtyard.

The overall result is a legible, permeable path network that encourages walking, offers choice and conforms to good CPTED practice.

### *Museum Street*



*Figure 4.5 Museum Street looking south towards The Terrace.*

Museum Street is formalised and given a more street-like character. Buildings and landscape create a clearer channel of space, which becomes fully aligned with the local planning grid. Importantly, the ground plane is more unified. Level changes are simplified, and visual clutter is removed. This results in improved sightlines; a greater sense of publicness; and a stronger invitation for through-travel.

Streetscape responds to changing site conditions on either side of Museum Street. The junction with Bowen Street is marked by relocated heritage gates and existing heritage walls. These elements continue a landscape signature found along Lambton Quay and Molesworth Street (see also Section 3.1).

Inside the gates, Museum Street traverses a broad green open space comprising the existing Sculpture Park and the reconfigured lawn adjacent to the Beehive podium. Here, the street's simple paving treatment indicates shared use along with the primacy of vegetation and public art. However, paving joints and drainage channels suggest pathways on either side of the street.

Further north, Museum Street's cross section alters dramatically. The thoroughfare is enclosed by the massive west façade of Parliament House and the east elevation of MUS. The sense of compression is increased by a narrowing of the carriageway and a slight elevation in the ground plane.

The paving treatment is very simple: appropriately so, given the high degree of articulation that occurs within the masonry cladding on Parliament House. In combination, these surfaces create quite an austere space. However, this severity is moderated by blocks of vegetation and the more personable scale of the Link Bridge and Entry Structure.

Foliage at MUS's south-east corner anticipates planting in the West Courtyard – potentially visible through ground-floor glazing. Equally, the middle section of Museum Street can be read as an extension of the courtyard's hard landscape.

The final section of Museum Street is the raised Terrace, which begins an ascent to the Parliamentary Library Lawn, the Upper Carpark and Hill Street. Square in plan and visually contained on all sides, the Terrace is more centred than the previous section of Museum Street. Complementing this geometry are three polygonal raised planters, which give the space a greener, more informal character – akin to the Hill Street embankment.



*Figure 4.6 Raised terrace at the end of Museum Street with ramp at left and steps beyond leading up towards Hill Street.*

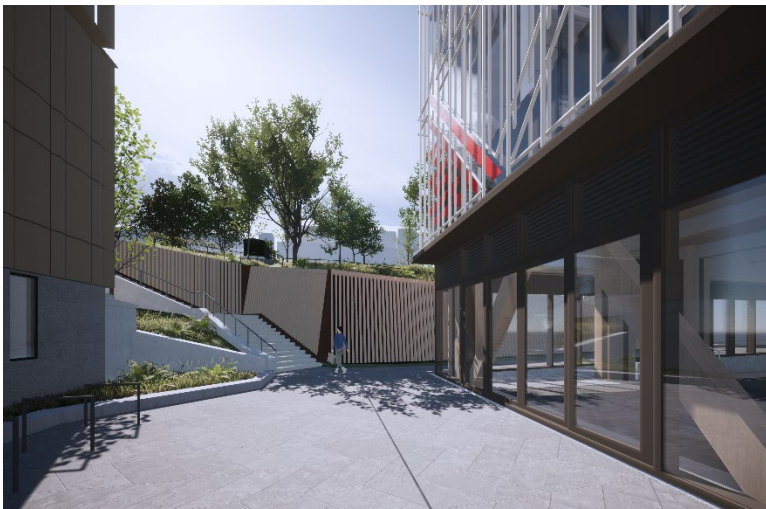
The Museum Street Terrace marks the confluence of several minor pathways. Associated desire lines help to determine the size and position of the raised planters. The space also offers a degree of seclusion, owing to its peripheral location beyond the reach of major circulation routes.

In this respect, the Museum Street Terrace has a similar landscape character to that of the Parliamentary Library Lawn. The area would be further enhanced if the Lawn undercroft is converted to a café or similar retail premises. Altogether, the Terrace provides a satisfying but necessarily low-key termination to Museum Street.

As noted, changes in level help to articulate shifts in streetscape character. These thresholds neatly accommodate the gradient on Museum Street and the different ground-floor datums of existing parliamentary buildings.

An existing vehicle ramp is a less desirable feature. This links the basement of Bowen State Building to Museum Street and hence Bowen Street. Because it serves a small number of car parks, conflict with pedestrians will be correspondingly small. However, the ramp displaces foot traffic to east and west and therefore reduces north-south connectivity.

Another limitation is the absence of a direct east-west route between Museum Street and Ballantrae Place when MUS is closed to the public. However, suitable alternative routes are available north and south of the building.



*Figure 4.7 View of pedestrian route to the north of MUS, showing glazing at the base of MUS and a choice of routes at the mid-point; either up the stairs to the Upper Carpark or around the corner to Museum Street.*

#### *Sculpture Park and West Courtyard*



*Figure 4.8 West Courtyard and link to Bowen State building terrace.*

The term “campus” suggests an integrally-planned extended site where buildings and open spaces are equally important. Typically, an arrangement of pathways, courts and soft landscape substitutes for a conventional street network. By this definition, Precinct Properties’ Bowen Street complex is a campus in name only. Office blocks are tightly packed, and – within the site – the principal organising device is a single north-south lane, which links front-of-house Bowen Street with back-of-house Ballantrae Place.

In this context, the proposal augments Bowen Campus by adding a series of soft and hard open spaces, which form a seam of landscape between the two sites.

The first of these spaces is the existing Sculpture Park (see Fig. 4.2) which remains relatively unchanged. It continues the distinctive buildings-in-grounds character of the parliamentary complex. The park also provides a direct sightline between Bowen State Building (Defence House) and the Beehive. More generally, this open space contributes to a view-shed at the intersection of Bowen Street and The Terrace. Here, the visual catchment includes the Reserve Bank and The Treasury as well as the parliamentary complex.

These townscape features underscore the importance of the Sculpture Park. Consequently, they provide a compelling argument for locating new parliamentary buildings further north.

The second space is predominantly hard-paved. Known as the West Courtyard, this is framed by Bowen State Building and MUS (see Fig. 4.3). The more modest BAL with its backdrop of vegetation encloses the north end of this space. To the south, the space is open and connects visually with the Sculpture Park, Bowen Street and The Terrace.

Within the courtyard, planting is tightly grouped and focuses on a single large specimen tree: an historic oak relocated from the edge of Museum Street. The relatively restrained landscape treatment means this tree is unchallenged as the space’s centrepiece.

The ground floor of Bowen State Building houses a café and bar. Opening onto an east-facing terrace, these premises bring an active frontage to the West Courtyard. A retail presence here is important, because security and functional programme preclude publicly relevant accommodation within the base of MUS.

The terrace is approximately 1.3m higher than the remainder of the open space. Steps and bleachers exploit this change in level, offering informal seating and a diagonal line of travel across the courtyard.

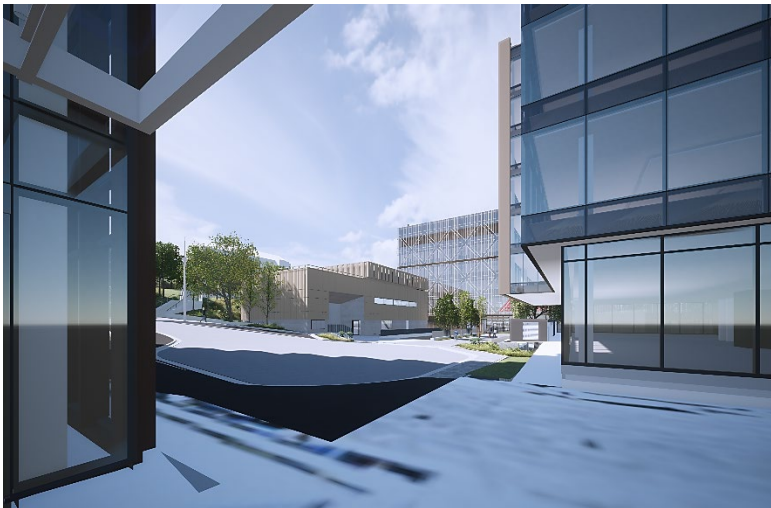
Despite being narrow and flanked by tall buildings, a strong north-south orientation produces good midday sun.

Wind effects are beyond the scope of this report. However, elevated wind speeds have been identified in the report by WSP Ltd. Any mitigation of this condition – using trees or constructed shelters and the like – will need to address CPTED issues and avoid crowding the relocated heritage oak. The wind mitigation strategy should also avoid splitting the courtyard longitudinally into discrete spaces.

The West Courtyard is an attractive space to move through. Wind permitting, it is likely to be a pleasant place to occupy for extended periods. The courtyard is a particularly attractive destination during the middle of the day, when the area is in full sun.

#### *Ballantrae Place*

Ballantrae Place occupies the north-west corner of the site. It too is an existing space. However, under the proposed changes, it becomes more regular and loses its strictly back-of-house character.



*Figure 4.9 View north-east from Ballantrae Place towards BAL.*



*Figure 4.10 View east from Ballantrae Place towards MUS's entry.*

At the end of Ballantrae Place, the turning area is squared off and incorporated into the local planning grid. At this point, the carriageway connects with a shared surface, which acts as the site's western entrance and main east-west link.

This junction marks the threshold of the Precinct landscape. The transition is expressed by changes in geometry, scale, planting and paving.

As the Precinct's principal vehicle entrance and drop-off point, Ballantrae Place is less pedestrian-focused than other spaces. Nevertheless, dedicated footpaths are upgraded and extended, and the new layout provides greater legibility as well as additional routes of travel.

In reality, most vehicles proceed no further along Ballantrae Place than BAL's loading dock and associated basement ramp. These two facilities create a broad hard-paved apron along BAL's southern frontage.

This area exceeds that of the adjacent east-west link. However, there is no risk of visual dominance. The ramp soon drops below eye level, and much of the apron is screened by planting and a slatted steel railing. From the West Courtyard, the vehicle accessway reads as a landscaped foreground to BAL.

BAL lies along the toe of the Hill Street embankment. Here, the gradient already prevents direct north-south movement. Rather than blocking travel, BAL improves local connectivity. Stepped pathways are constructed at either end of the building. These access Hill Street by way of the Upper Carpark. One is a new route, and the other upgrades an existing link.

BAL's relationship to the ground is unique. Whereas other buildings in the parliamentary complex occupy level platforms, BAL is embedded into the Hill Street embankment.

Construction is likely to disturb existing vegetation, including several large Pohutukawa. These trees are significant because they screen the Upper Carpark and contribute to a verdant backdrop along the Precinct's northern boundary. Ideally, all large trees would be retained in situ or moved to another location on the embankment.

## **4.2 Elements, materials and details**

### *Relocated gates*

The proposal relocates the existing Museum Street gates closer to Bowen Street. This allows the Sculpture Park and the Beehive podium lawn to be perceived as a single space. In their new position, the gates are more visible and create an unmistakable threshold to the Parliamentary Precinct (see also Section 3.1).



### *Ramps and service entries*

Vehicle entrances and associated ramps are retained on Museum Street adjacent to the Beehive podium. The projecting Mail Screening Room also remains. However, some vehicle movement is relocated to the new inwards and outwards goods facility on Ballantrae Place. This is a relatively inconspicuous peripheral area, where service vehicles have little impact on character and amenity.

### *Planting*

On Bowen Street, existing Pohutukawa are retained along with established planting within the Sculpture Park and the Beehive podium lawn. Pohutukawa are part of a wider edge condition for Parliament Grounds. The trees also mediate between the Beehive's monolithic podium and the street edge (see also Section 3.1).

Most existing trees are retained on the Hill Street embankment. Here, they contribute to a leafy backdrop along the Precinct's northern boundary. Within the core of the site, planting is used more sparingly. Rather than defining space, foliage provides shade and acts as a foil to buildings and hard landscape.

A heritage oak is moved from the edge of Museum Street to the West Courtyard, where it is seen to advantage and provides a focal point for the plaza (see also Section 4.1 *West Courtyard*). The oak occupies a generous open space with good northern sun. These site features suggest continued health and longevity.

With the exception of the oak, native species are proposed. This is appropriate in a location of national significance. Indicated plant material promises to deliver suitable visual texture, variation and interest.

Preliminary landscape design suggests that planting maintains pedestrian sightlines and precludes opportunities for concealment or entrapment. Vegetation also allows access for maintenance: well-maintained open space contributes to public safety.

### *Beehive Podium Lawn*



*Figure 4.11 Beehive Podium Lawn reads as an extension of the Sculpture Park.*

Adjacent to the Beehive podium, an existing area of lawn is reconfigured to accommodate a slight re-alignment of Museum Street. For security reasons, the lawn is separated from Museum Street by a new wall, which discourages public access. However, the wall is low enough to maintain sightlines and a sense of visual continuity between the lawn and the Sculpture Park. Limiting public access has little effect on amenity, because a large expanse of grass is freely available on the western side of Museum Street.



Figure 4.12 Informal seating at the Museum Street Terrace.

#### *Walls*

Preliminary landscape design includes a series of low walls that are suitable for informal seating (see also *Beehive Podium Lawn* above). Typically associated with raised planting, the walls are generally well located for sun, shade and foot traffic. Heritage walls are retained or reconstructed at the intersection of Bowen Street and Museum Street (see also Section 3.1). If the development proceeds, all these elements will be subject to detailed design.

#### *Paving*

Natural stone paving is the dominant paving material. Where necessary, delineation is achieved with flush stone banding and textured stone setts. This treatment differs from that within Parliament Grounds, where precast concrete pavers are laid in a herringbone bond. Proposed materials and details have more in common with the Cenotaph and its environs. The distinct vocabulary helps to differentiate the more business-like western Precinct from ceremonial space to the east.



Figure 4.13 View of the West Courtyard from the north with the relocated heritage oak tree in view.

### 4.3 Conclusions

- Formal building layouts are combined with informal planting. This continues a long-standing practice within Parliament Grounds.
- The proposal conforms to an orthogonal planning grid, which is common to Parliament Precinct and Bowen Campus.
- Connectivity and path legibility improve within the western side of the Parliamentary Precinct.
- Museum Street is realigned, formalised given greater spatial definition.
- The treatment of Museum Street varies in response to changing conditions on either side of the thoroughfare.
- The West Courtyard is a well-defined open space, which provides the main interface between the Parliamentary Precinct and Bowen Campus. The removal of surface car parking is highly beneficial from an urban design perspective.
- Ballantrae Place retains a vehicle orientation but loses its current back-of-house character.
- Heritage landscape features are retained or relocated.
- Proposed planting favours native species and continues established patterns.
- Paving helps to give the western Precinct a distinct landscape identity with a business-like character.

## 5 DISTRICT PLAN ASSESSMENT OVERVIEW

### 5.1 Central Area Urban Design Guide

The design guide assessment is recorded in full in Appendix 1. In summary, the proposal satisfies the requirements of the design guide in an exemplary way:

- A high level of design coherence is critical given the architectural, heritage and cultural value of the Parliamentary Precinct. Coherence has been achieved with this proposal.
- MUS, BAL and associated open spaces respect their unique context. Most notably, they do so by referencing the compositional logic of existing buildings within the parliamentary complex.
- MUS gives clearer spatial definition and a more finished character to Museum Street.
- Building height, bulk and form achieve a positive relationship with adjoining buildings and open spaces.
- MUS presents carefully made frontages to Museum Street and the new West Courtyard. High-quality architecture and improved spatial definition dispel the current back-of-house condition.
- Roofs are recessive features on MUS and BAL.
- Visual modules are expressed three-dimensionally through the layering of structure, glazing (with decorative ceramic frit) and external tubular lattice. Units of composition vary in size and sometimes shape. All are well-proportioned and come together in sophisticated arrangements.
- Façade articulation delivers an appropriate level of visual interest. At the same time, the combination of simple architectural volumes and bold repetitive modules relates positively to more grandly-scaled neighbours.
- Materials and detailing are resolutely contemporary in style. High-quality architecture helps the new structures to integrate with heritage buildings from several eras.

### 5.2 Parliamentary Precinct Heritage Area

*Parliamentary Precinct Heritage Area* provides location-specific objectives and guidelines for the entirety of the Parliamentary Precinct. These include repeating the building height standards for the Precinct which are in Central Area standard 13.6.3.1.

Objective 1.1 states that existing heritage buildings are retained and conserved. Guideline 1.1 proscribes any external alteration of a heritage building except to remove non-contributing fabric.

MUS results in some loss of heritage fabric and/or modification to existing elevations. Specifically, the Link Bridge requires modification of a window on Parliament House.

However, the development also helps to achieve other heritage objectives and guidelines. Specifically, the proposal:

- Enhances Museum Street as a formed space and a popular pedestrian access route (Guideline 1.3);
- Maintains pedestrian access between Hill Street and Bowen Street (Guideline 1.3);
- Generally maintains sight lines to, from and around the site and associated open spaces (Guideline 1.4); and,
- Updates security facilities and consolidates these in a low-impact location (Guideline 1.8).

Most significantly, the development conforms to the expectation that new buildings are located at the rear of Parliament Buildings, the Executive Wing and the Parliamentary Library (Guideline 1.2).

The parliamentary complex's landmark eastern frontage is unaffected by the development. Likewise, the "dignified open spaces" along Molesworth Street remain unchanged (Objective 1.2). There is a significant alteration to the settings of parliamentary buildings on the western side of the Precinct. However, present conditions here are poor. Specifically, the development introduces a coherent spatial structure to this area along with a collection of high-quality buildings and open spaces.

The *Parliamentary Precinct Heritage Area* Table of Heights identifies appropriate building heights within the Precinct. 15m high buildings are appropriate between Parliament Buildings and Museum Street.

27m high buildings are appropriate west of Museum Street because this area is "*further removed from the Parliamentary Buildings*" and has "*no established pattern of built form*". In the latter context, a 27m high building provides "*a transition from the Parliamentary Buildings [to] taller office buildings*" within the Bowen Campus.

At a little over 27m at its southern end and just under 27m at its northern end, MUS generally meets District Plan expectations for building height west of Museum Street.

This height is very similar to that of the recently constructed annexe on the eastern side of Bowen State Building. For an observer at ground level, MUS and the annexe will appear more or less the same height.

### 5.3 Viewshaft assessment

Three Central Area Viewshafts are directed towards the Beehive or pass over parts of the Parliamentary Precinct. In two of these (Vs1 and Vs3), MUS is completely obscured by the Beehive, Parliament House and other foreground buildings such as the Old Government Building. [The viewpoint for Vs 1 is located at the corner of Bunny and Featherston Streets. The viewpoint for Vs3 is located at the intersection of Waterloo Quay and Bunny Street.]

MUS is visible in Vs4a, which has its viewpoint at the corner of Whitmore Street and Featherston Street. BAL is not visible in any of the protected viewshafts.

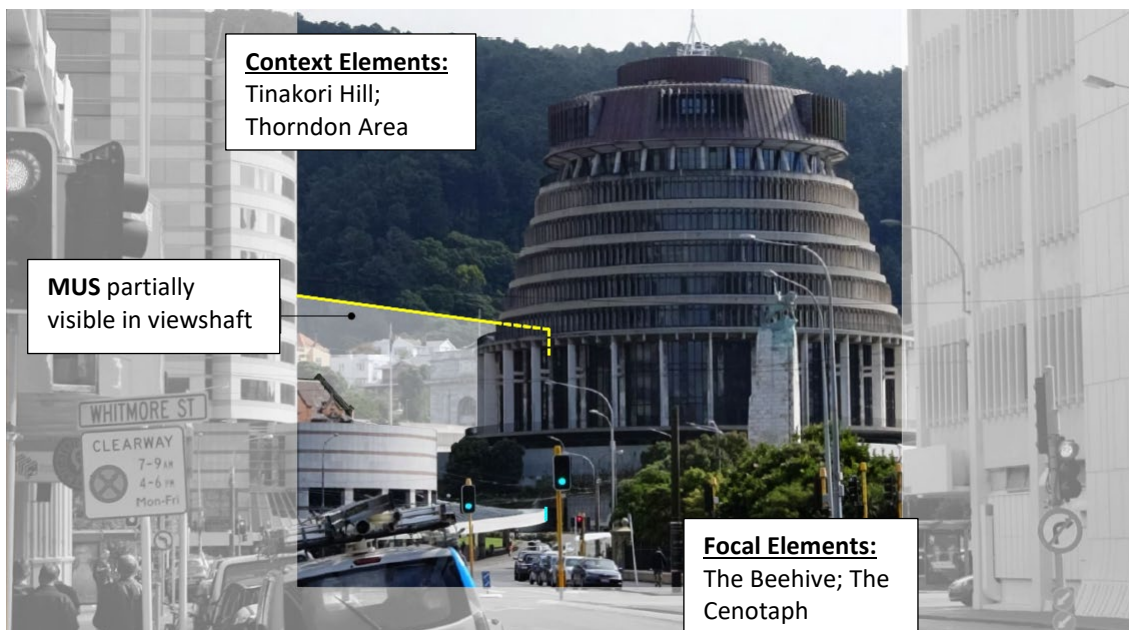


Figure 5.1 Viewshaft 4a with profile of MUS indicated.

#### Viewshaft 4a

Focal elements are identified as the Beehive and the Cenotaph. MUS is located behind these features. Therefore, the proposed building has no effect on these focal elements (see Fig. 5.1). Identified context elements are Tinakori Hill and the Thorndon residential area:

- Tinakori Hill provides the primary backdrop to the Beehive. MUS obscures a small area of vegetation at the base of this feature. The top of the Beehive's drum is seen against MUS's planar east elevation rather than the present amalgam of Parliament House, Thorndon housing and hillside vegetation. The Beehive's tower remains

silhouetted against Tinakori Hill's treed slopes, which continue to serve as a backdrop to the focal element.

- Currently, four buildings are partly visible in the Thorndon residential area. These will be obscured by MUS. However, the District Plan anticipates that the Thorndon residential area will disappear from Vs 4a given the 27m height standard that applies to the area west of Museum Street.

As the primary element of context, Tinakori Hill remains almost fully in view and continues to function as a backdrop for focal elements. Therefore MUS has no appreciable effect on Central Area Viewshafts.

BAL is not visible in Vs 4a or any other protected viewshaft.

#### 5.4 Conclusions

The development satisfies *Parliamentary Precinct Heritage Area* guidelines and meets the objectives of the *Central Area Urban Design Guide*.

- Modification of an opening in Parliament House means that the MUS bridge does not meet an objective and associated guidelines within the *Parliamentary Precinct Heritage Area*. Specifically, these seek the retention or conservation of heritage fabric. However, when the guidelines are considered as a whole, the proposal complies to an acceptable level.
- MUS is visible within viewshaft Vs 4a: one of several protected viewshafts over the Parliamentary Precinct. The visibility of focal elements is unaltered. MUS fully obscures views of one 'context element', namely the Thorndon residential area. However, this effect is less than minor because the District Plan contains a building height standard of 27m west of Museum Street. Any building of this stature will obscure the four structures that signal the Thorndon residential area. Meanwhile, Tinakori Hill remains prominent and continues to serve as Vs 4a's primary context element.

## 6 CONCLUSIONS

Following the two overarching conclusions, this section aggregates the conclusions from individual sections of this report.

### *Overarching conclusions*

1. MUS and BAL are well-scaled, well-proportioned and of an appropriately high quality. Together with the associated pedestrian-centred landscaped, the two buildings are a fitting extension to one of New Zealand's most significant architectural ensembles.
2. The proposal achieves positive urban design outcomes and has an acceptable level of consistency with the Central Area Urban Design Guide and the Parliamentary Precinct Heritage Area Design Guide.

### *Updated heritage precinct*

3. MUS, BAL and associated open spaces continue a tradition of change and development within the Precinct.
4. By accommodating additional MPs and parliamentary functions within the Precinct, the development gives greater symbolic weight to Parliament House, the Executive Wing and the Parliamentary Library.
5. MUS, BAL and associated open spaces contribute to an enhanced setting for heritage buildings; new buildings defer to their more important neighbours and transform the back of the parliamentary complex into a secondary frontage.

### *Architecture and urban design*

6. MUS possesses design coherence: elegant formal composition, sophisticated facade articulation and highly resolved details that complement existing buildings within the parliamentary complex.
7. Compositional coherence is achieved through a contemporary blend of classical order, modernist minimalism and Māori decorative motifs.
8. MUS is successfully integrated because it conforms to axes, building lines, datums, proportions and modules that organise Parliament House.
9. MUS employs high-quality contemporary materials and details rather than reproductions of traditional architectural elements: this approach strengthens relationships with existing buildings.
10. With carefully positioned volumes and precisely articulated facades, MUS brings spatial definition and positive



frontages to Museum Street and the whole western side of the Precinct.

11. Siting MUS at the northern end of Museum Street – abreast of Parliament House – preserves a broad viewshed at the intersection of Bowen Street and The Terrace and also forms a positive space between MUS and Bowen State Building.
12. The new Link Bridge and Entry Structure are treated as secondary volumes with a distinct architectural character. Embellished with vertical fins and supporting pou, the two volumes signal MUS's entrance and provide a visible human-scale destination at the end of Museum Street.
13. BAL is a sophisticated rendition of an industrial architectural vocabulary. This expresses a prosaic function without detracting from a high-quality setting.

#### *Open space and landscape design*

14. Formal building layouts are combined with informal planting. This continues a long-standing practice within Parliament Grounds.
15. The proposal conforms to an orthogonal planning grid, which is common to the Precinct and Bowen Campus.
16. Connectivity and path legibility improve within the western side of the Precinct.
17. Museum Street is enhanced with realignment, formalisation and greater spatial definition.
18. The Sculpture Park has a strong spatial relationship with a reconfigured Beehive podium lawn. Perceived as a single space, Sculpture Park and lawn create a generous garden setting at the Precinct's increasingly important Bowen Street entrance.
19. Along with the Sculpture Park, the West Courtyard provides an attractive fully-resolved interface between the Precinct and Bowen Campus.

#### *District plan assessment*

20. MUS, BAL and associated open spaces satisfy the guidelines and meet the objectives of the Central Area Urban Design Guide.
21. The Link Bridge requires modification of an existing window in Parliament House. These changes are contrary to a PPHA objective and associated guidelines.
22. MUS is visible within Vs 4a: one of three protected viewshafts over the Parliamentary Precinct. MUS does not alter views of identified focal elements. However, MUS

obscures an identified context element (see below).  
Remaining context elements provide an effective backdrop.

23. The Thorndon residential area is the affected context element within Vs 4a. MUS's obstruction of this element is no more than would occur if buildings beyond Museum Street are constructed to the permitted maximum height of 27m.

## APPENDIX 1: CENTRAL AREA URBAN DESIGN GUIDE ASSESSMENT

1 Design Coherence		
<b>O1.1</b>	To ensure each design solution is coherently designed, demonstrates design integrity, and integrates all relevant design criteria in the best possible way.	The proposal respects and extends the geometrical relationship between Parliament House and the Beehive.
<b>G1.1</b>	<p><i>Internal consistency and integration</i></p> <p>Demonstrate in the design and composition of any building an overall coherence that integrates the various design guide requirements.</p>	MUS and BAL are highly coherent architectural compositions, which employ two main strategies to achieve positive relationships with existing buildings: (i) sympathetic siting, massing and geometry, and (ii) equivalent quality with compatible materials and details.
2 Relationship to Context		
<b>O2.1</b>	To recognise the unique qualities and sense of place of every urban setting and respond to and enhance these with new development.	The proposal respects the character of existing parliamentary buildings by maintaining their dominance and conforming to their regulating lines. The development also delivers a high-quality landscaped setting.
<b>O2.2</b>	To maintain or enhance the quality of the settings of individual heritage buildings, including those in heritage areas.	The proposal enhances the setting of Parliament House and the Beehive by giving clearer spatial definition and a more finished character to open space on Museum Street.
<b>G2.1</b>	<p><i>Consistency or contrast</i></p> <p>Maintain consistency with defining and valued neighbourhood patterns. Contrasts should be created only if the development is significant on a district or city-wide scale and/or accommodates a unique or publicly significant function.</p>	The proposal reinforces the local planning grid and maintains consistency with the compositional logic of Parliament House and the Beehive.
<b>G2.2</b>	<p><i>Positive precedents</i></p> <p>Refer to positive rather than negative precedents.</p>	<i>Not applicable</i>
<b>G2.3</b>	<p><i>Achieving consistency</i></p> <p>Consider ways of complementing the existing built context, including:</p> <ul style="list-style-type: none"> <li>compositional relationship or similarity in [various elements]</li> <li>dimensional relationship, or similarity [of various elements]</li> </ul>	<p>Consistency within existing buildings is achieved by:</p> <ul style="list-style-type: none"> <li>Sympathetic siting, massing and geometry;</li> <li>Comparable quality with compatible materials and details.</li> </ul> <p>In combination, these strategies ensure a high degree of aesthetic coherence.</p>
<b>G2.4</b>	<p><i>Developing an authentic sense of place</i></p> <p>Express the local sense of place with new development.</p>	The proposal conforms to building lines, datums, axes and modules that organise Parliament House. It is also distinguished by a high level of architectural design quality. The proposal gives clearer spatial definition and a more finished character to the open space on Museum Street. MUS allows additional MPs and Parliamentary functions to be housed within the Parliamentary Precinct.

<b>3 Siting, Height, Bulk and Form</b>		
<b>03.1</b>	To complement existing patterns of alignment, and achieve a positive scale relationship with adjoining buildings and public spaces.	The proposal conforms to building lines, datums, axes and modules that organise Parliament House. These regulating lines ensure that the overall MUS's volume is commensurate with its neighbour's primary elements of architectural composition.
<b>03.2</b>	To respect the setting of heritage items and identified heritage areas.	The proposal modifies an opening in the west elevation of Parliament House. MUS prevents frontal views of the west elevation of Parliament House. The Museum Street bridge link obscures parts of this elevation in oblique views. However, the proposal improves other aspects of the setting. MUS frames a more coherent space adjacent to existing parliamentary buildings.
<b>03.3</b>	To create coherent patterns of building that contribute to the amenity of neighbouring public spaces.	The proposal gives clearer spatial definition, a more pronounced frontage and a more finished character to Museum Street and associated open spaces. MUS helps to establish an interface with Bowen Campus.
<b>03.4</b>	To ensure that reasonable levels of ventilation, daylight and outlook are maintained in a building's habitable spaces should development on adjacent sites be built to the maximum standard.	Museum Street and the West Courtyard guarantee good light and outlook to MUS. BAL's office space faces south onto an extension of Ballantrae Place. Although the Sculpture Park and the Upper Carpark are possible development sites, both these spaces are some distance away from MUS and BAL.
<b>03.5</b>	To enhance the informal pedestrian network within the Central Area, by encouraging the retention and enhancement of existing pedestrian thoroughfares, and promoting the creation of new thoroughfares where they would enhance walkability and permeability for pedestrians.	The proposal introduces new pathways and formalises existing ones. These create a legible network with a choice of routes available at most locations. Most connections are predominantly or exclusively for pedestrians.
<b>G3.1</b>	<b><i>Street edge definition and building alignment</i></b> Site and align building forms to reinforce the local street grid and the local system of public open spaces, with common alignment and construction generally to the street edge.	The proposal continues the distinctive buildings-in-grounds format of the Parliamentary Precinct. In this setting, geometrical relationships among free-standing buildings are more important than alignment with a street edge. At the same time, MUS gives clearer spatial definition, a more pronounced frontage and a more finished character to Museum Street and adjoining open spaces. These enhancements are important because Museum Street and environs are more of a focal point following development of the Bowen Campus.
<b>G3.2</b>	Align buildings with the block pattern typical of the surroundings where there are no other buildings on the block.	<i>Not applicable (see G3.1)</i>
<b>G3.3</b>	Maintain the general continuity of massing and street frontage alignment at bends and corners.	MUS anchors the northern end of Museum Street. BAL squares off Ballantrae Place and the West

<b>G3.4</b>	Maintain general consistency of building height at the street edge.	Courtyard. BAL also helps to articulate the extension of Ballantrae Place as a key east-west pathway. MUS is taller than Parliament House, but the two buildings are separated by Museum Street. MUS's facades contain a horizontal line at same height as Parliament's cornice. This line helps to establish compatible scale. MUS also establishes a height transition between Parliament House and much taller buildings within the Bowen Campus.
<b>G3.5</b>	Ensure new buildings do not dominate lower adjacent public spaces and neighbouring buildings by moderating their height at and close to the street edge. This will achieve a scale transition between the higher and lower buildings/spaces.	Although MUS is 8.5m taller than Parliament House, the two buildings are separated by Museum Street. Moreover, they are joined by a lower-level Entrance Structure, which houses a ground-floor vestibule and bridge link. This element introduces human scale. MUS is just 1m taller than the annexe of Bowen State Building, meaning that the two structures appear almost identical in stature. MUS is 9.5m lower than the primary form of Bowen State Building.
<b>G3.6</b>	Provide a generous ground-to-first-floor height.	MUS has a public or semi-public street frontage. Its ground-to-first-floor height is appropriately generous at approximately 5.2m. BAL has no street frontage.
<b>G3.7</b>	Reduce the proportion of site area covered by parts of buildings that are significantly higher than existing surrounding buildings.	Most of the western Parliamentary Precinct remains open space. Of the three new buildings, MUS is the only structure that is taller than Parliament House. MUS occupies a relatively small footprint within the Precinct.
<b>G3.8</b>	<b><i>Building bulk</i></b> Mitigate the visual impact of building bulk, where a building is large relative to its neighbours and to other nearby buildings.	MUS has a traditional base-middle-top composition as well as a tripartite lateral division of its east elevation. A horizontal datum at Level 4 relates to the entablature of Parliament House. As well as reinforcing a relationship to context, the datum helps to subdivide MUS's volume into smaller modules. MUS is cloaked with a lattice of layered tubes, which introduce an array of diagonal modules to the long elevations. This adds depth and interest to the façade and assists in mitigating visual bulk.
<b>G3.9</b>	<b><i>Natural light, outlook and ventilation</i></b> To maintain acceptable natural light, outlook and ventilation for residential and other habitable spaces, provide on-site setbacks from side and/or rear boundaries (or atria and lightwells) so that the development is not reliant on the openness of adjacent sites to achieve acceptable levels of natural light. Position windows as required.	Parliament Precinct's buildings-in-grounds format means that all buildings have access to natural light and ventilation. MUS and BAL are free-standing structures set well back from their neighbours. Consequently, new and existing buildings have excellent outlook and daylight.
<b>G3.10</b>	<b><i>Positive open space</i></b> Locate any publicly accessible open space on site so that it complements other spaces within the street system, and positively shape and define it with edges of buildings	The proposal upgrades Museum Street and introduces a network of high-quality publicly accessible open spaces to the western side of the Parliamentary Precinct. The paved West Courtyard forms a positive interface between the Precinct and

or large scale landscape elements. Where intended for recreational use, ensure it is orientated to receive sun and shelter that attracts and supports occupation. This is particularly important during the times when it is in greatest demand.

Bowen Campus. This space is open to the north for midday sun. BAL helps to define a new east-west pathway between Ballantrae Place and Museum Street.

**G3.11** *Wind effects on public space*  
Deal with wind effects within the site boundaries and in a way that does not compromise the coherence and compositional integrity of the building.

Wind effects have not been assessed. If elevated wind speeds occur in the West Courtyard, mitigation – using trees or constructed shelters – will need to avoid crowding the heritage oak or splitting the courtyard longitudinally.

**G3.12** *Pedestrian block permeability*  
To maintain and enhance existing pedestrian thoroughfares through a site, or consider the creation of a new public thoroughfare as part of the site redevelopment where a thoroughfare would enhance walkability and permeability for pedestrians.

The proposal introduces new pathways and formalises existing ones. These create a legible network with a choice of routes available at most locations. Most connections are predominantly or exclusively for pedestrians.

**4 Edge Treatment**

**O4.1** To create building edge conditions that support pedestrian activity and enhance the visual interest, legibility, safety and comfort of streets and other public spaces.

The ground-floor of MUS is almost fully glazed. This building’s vestibule and bridge link provide a sculptural human-scale element at the street edge. MUS’s ground floor contains a generously scaled entrance and lobby along with a public link to the West Courtyard and Ballantrae Place.

**G4.1** *Building fronts*  
Orientate building frontages, including windows and the main public entrance, to the street. Buildings that have more than one significant street edge should provide secondary entrances and frontages on each edge.

MUS faces Museum Street. The new building helps to transform the current back-of-house area into a second frontage. To the extent that security permits, windows and entrances are oriented to the street. Most ground-floor accommodation is inhabited. The Beehive podium is approximately 12m from the edge of Museum Street. The landscaped setback is consistent with the buildings-in-grounds format of the Parliamentary Precinct.

**G4.2** Use lighting within shopfronts to create an attractive effect after dark, and also to contribute spill lighting to the footpath.

*Not applicable*

**G4.3** *Active edges*  
Place publicly-relevant activity in view at the public edges of buildings.

Refer O4.1

**G4.4** Provide opening such as windows and entrances over a proportion of the ground floor frontage that is consistent with the type of street (or other public open space) it adjoins, and with the importance of these adjoining spaces as pedestrian routes.

Refer O4.1

**G4.5** Articulate or eliminate wall surfaces that are featureless or plain.

MUS has a traditional base-middle-top composition as well as a tripartite lateral division of its east elevation. A horizontal datum at Level 4 relates to the height of

the entablature of Parliament House. MUS is cloaked with a lattice of layered tubes, which add depth and interest to the facade. Diagonals within the lattice introduce an array of diamond-shaped modules to MUS's long elevations.

BAL is a sophisticated rendition of an industrial architectural vocabulary. Two above-ground levels read as a single lightweight box set on a solid plinth. The addition of a smaller penthouse volume establishes a base-middle-top composition.

**G4.6** Integrate servicing and car parking functions in a way that does not compromise the quality of the street edge, nor the status of the main entry to the building.

Additional car parking is confined to a basement. Deliveries are centralised in a low-impact location on Ballantrae Place. This is an optimal location, and it allows the remainder of the site to be strongly pedestrian oriented.

**G4.7** Provide space at the main entrance for loading and unloading when an on-site loading area is not available or practicable.

Servicing is centralised in a low-impact location on Ballantrae Place.

**G4.8** *Shelter and building entrance enhancement*  
Develop transitional spaces and/or features between the public street and building interiors. These should signal the location of entrances, enhance the sense of arrival and provide shelter.

MUS's Entry Structure (vestibule and link bridge) provides a sculptural human-scale element at the street edge. This feature indicates the location of the building entrance in long-range views along Museum Street. The vestibule and bridge provide opportunities for art installations and other cultural references. Such treatments can further enhance the status and quality of the Entry Structure.

## **5 Facade Composition and Building Tops**

**O5.1** To ensure that façade and building top design is coherently resolved.

MUS is successfully resolved as coherent formal composition. The building reads as simple rectangular prism. Its roof is suppressed, and roof-top plant is either absence or concealed. Façade composition is restrained and complements the simple primary form.

BAL's simple prismatic form comprises base, middle and top. 3D detail and texture increase with each successive layer. Modular cladding and carefully judged overall proportions help to create an integrated architectural composition.

**O5.2** To ensure that additions and alterations to heritage buildings maintain the heritage values of those buildings, their setting and any associated heritage area.

The proposal modifies an opening in the west elevation of Parliament House. MUS prevents frontal views of the west elevation of Parliament House. The Museum Street bridge link obscures parts of this elevation in oblique views. However, the proposal improves other aspects of the setting. MUS frames a more coherent space adjacent to existing parliamentary buildings.

<b>O5.3</b>	To facilitate multiple and changing building uses, except where such change adversely affects the heritage values of heritage buildings or areas.	MUS, BAL and associated landscape update the parliamentary complex by providing secure, fit-for-purpose office space for additional MPs and Parliamentary functions. The proposal also introduces a contemporary cultural expression to the Parliamentary Precinct. Periodic reinterpretation of the Precinct is valuable because the history of New Zealand's Parliament is still being made. The proposed design strikes a balance between continuity with the past and connection with present and future New Zealand.
<b>G5.1</b>	<b>Relation to neighbouring buildings</b> Where there is an established pattern of vertical and/or horizontal subdivision in neighbouring buildings along the street, relate the facades of new buildings to that pattern.	MUS conforms to building lines, datums, axes and modules that organise Parliament House. This achieves a complementary compositional relationship and a high degree of visual integration.
<b>G5.2</b>	Generally avoid reproducing the appearance of existing frontages on new buildings.	Respectful relationships between new and existing buildings are achieved by using common proportions and comparably high-quality materials. This is a more effective strategy than attempting to reproduce traditional architectural elements.
<b>G5.3</b>	<b>Additions and modifications to existing buildings</b> Establish a coherent compositional relationship with the existing structure, three-dimensional forms and facades when adding to or modifying existing buildings.	The proposal modifies an opening in the west elevation of Parliament House. The bridge exhibits a contemporary architectural vocabulary, which integrates stylistically with both MUS and Parliament House.
<b>G5.4</b>	<b>Shopfronts</b> Relate shopfronts to the composition of the building, paying particular attention to the alignment of columns and other vertical elements.	<i>Not applicable</i>
<b>G5.5</b>	Ensure new shopfronts for new buildings that adjoin heritage buildings or heritage areas are compatible with existing significant heritage shopfronts.	<i>Not applicable</i>
<b>G5.6</b>	Retain and conserve significant heritage shopfronts on heritage buildings.	<i>Not applicable</i>
<b>G5.7</b>	<b>Building tops and roofscape</b> Integrate the tops of buildings, including plant and services, as explicit and coherent parts of the overall composition.	On MUS and BAL, roofs are suppressed, and roof-top plant is either absent or concealed. Where roof-top plant is visible, the size and location of elements relate to the composition of the host building.
<b>G5.8</b>	Place particular emphasis on the design and appearance of building tops which are prominent in views across the city.	Roofs are suppressed on MUS and BAL. The buildings' simple low-key silhouettes are appropriate given the proximity of landmark structures.



<b>G5.9</b>	Avoid degrading the value of heritage area skylines by changing the parapets and roofs of heritage buildings, or adding to buildings within or immediately adjacent to heritage areas.	The proposal modifies an opening in the west elevation of Parliament House. MUS prevents frontal views of the west elevation of Parliament House. The Museum Street bridge link obscures parts of this elevation in oblique views. However, MUS frames a more coherent space adjacent to existing parliamentary buildings.
<b>G5.10</b>	Modulate the scale of, and create visual interest in, the roofs of large floor-plate low-rise buildings that are viewed from elevated sites or are otherwise prominent.	MUS's roof is quite slender and is occupied by an array of photovoltaic panels.  BAL's roof also supports photo-voltaic panels. For observers at ground level, these are concealed by a low parapet. For observers at elevated vantage points, the grid of panels is seen to match the building's prismatic form. The greater part of BAL's roof is occupied by a penthouse structure, which partially conceals plant. Proportions and materials ensure this secondary volume is fully a integrated part of the architecture. Specifically, the penthouse contributes to BAL's base-middle-top composition.
<b>G5.11</b>	<b>Human scale</b> Give a sense of human scale at the publicly occupied edges of buildings.	The ground-floor of MUS is almost fully glazed allowing views of inhabited spaces within the building. MUS's vestibule and bridge link provide a sculptural human-scale element at the street edge. MUS's ground floor contains a generous but human-scaled entrance and lobby.
<b>G5.12</b>	<b>Flexibility and adaptability</b> Develop facade imagery that is not exclusively associated with a single type of use, or which could be readily adapted for a number of different activities.	<i>Not applicable.</i>  The proposal is part of a special-purpose complex of national significance, with no intention that there be any change of use. Therefore, façade design to facilitate change of use is not relevant.

## 6 Materials and Detail

<b>O6.1</b>	To achieve qualities of visual interest and physical robustness consistent with demands arising from the building's location in the central city.	As befits its location at the seat of government, MUS exhibits gravitas and unusual quality while avoiding upstaging its more important neighbour. MUS achieves this balance with a combination of ordered classical geometry and simple modern materials.  MUS exhibits a small number of generously scaled architectural features, which are rigorously organised according to a geometrical logic. These elements and relationships match the simple composition and consciously inflated dimensions of existing parliamentary buildings.
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		<p>BAL's architectural vocabulary is drawn from industrial buildings. However, the utilitarian components are deployed skilfully with careful attention to proportions and detailing. This combination of simplicity and sophistication enables BAL to express its prosaic function without detracting from the quality of neighbouring buildings and open spaces.</p>
<b>O6.2</b>	To respect and conserve original heritage fabric.	The proposal modifies an opening in the west elevation of Parliament House.
<b>G6.1</b>	<p><b>Compositional coherence</b> Ensure the quality of materials and detailing is consistent with the compositional theme of the building.</p>	<p>MUS achieves compositional coherence with a contemporary blend of classical order and modernist minimalism along with a limited palette of high-quality materials.</p> <p>MUS's façade articulation is achieved by a collection of vertical metal tubes which project forward of the glazing in two separate planes. The tubes create a strong texture and a deliberate blurring of the building's prismatic form.</p> <p>Gaps in the lattice produce an array of diamond-shaped modules on the long elevations. These are keyed to the location of floor slabs and bracing, so the lattice provides an external expression of the building's internal structural frame.</p> <p>BAL's architectural vocabulary is drawn from industrial buildings. The relatively utilitarian components are deployed skilfully with careful attention to proportions and detailing.</p>
<b>G6.2</b>	Reinstate missing architectural details on heritage buildings where possible.	<i>Not applicable</i>
<b>G6.3</b>	<p><b>Visual interest</b> Ensure richness of detail is provided in public areas and other parts of buildings that are experienced by the public at close range and for extended periods of time.</p>	<p>The ground-floor of MUS is almost fully glazed allowing views of inhabited spaces within the building. MUS's vestibule and bridge link provide a sculptural human-scale element at the street edge. MUS's ground floor contains a generous but human-scaled entrance and lobby.</p> <p>BAL is a service facility with limited public access. Nevertheless, the building has considerable architectural and visual interest. In part, this derives from carefully calibrated changes in scale and texture on the building's base, middle and top. Visual interest is also enhanced by the asymmetrical composition of penthouse and openings.</p> <p>BAL's doors and windows conform to a module set by panelised cladding. At the same time, the size, shape</p>

and treatment of openings refer to different activities within the building.

**G6.4** Use three dimensional detail to give visual richness, depth and relief to facades.

MUS is a secondary element within the Parliamentary complex. As such, its architecture is calm, elegant and somewhat subdued. At the same time, some of the new building's features need to be prominent enough to be legible in medium and long-range views. The proposal achieves a balance of these two qualities.

MUS's façade articulation is achieved by a collection of vertical metal tubes which project forward of the glazing in two separate planes. The tubes create a strong texture and a slight blurring of the building's prismatic form. However, the principal source of pattern is the interruption of some tubes to create a set of diagonals across the east and west elevations. Although these lines read primarily as voids, they are reinforced by triangular and diamond-shaped frames lying between the two layers of rods.

BAL's cladding is sleeker and more seamless as befits a service facility with an industrial aesthetic. Two above-ground levels read as a single lightweight box set on a solid plinth. Texture increases with each successive layer in the building's three-part composition.

**G6.5** *Physical robustness*  
Use physically robust, readily maintained materials and details in areas that are prone to damage or vandalism.

MUS is built with high quality materials and details that will stand the test of time. Constant security monitoring will also reduce the risk of malicious damage to buildings and associated landscape.

BAL has a solid plinth that provides a robust interface with surrounding pathways.

**G6.6** *Facade transparency*  
Use glazing systems that maintain visual connections between public spaces and building interiors.

The ground-floor of MUS is almost fully glazed allowing views of inhabited spaces within the building. Activity on MUS's upper levels is partially visible, especially in the middle of the east elevation where the glass curtain wall is fully exposed.

A suitable level of visual connection and transparency is achieved with the glazing of the two upper levels of the pavilion form fronting to Museum Street.

**APPENDIX 2:  
PARLIAMENTARY PRECINCT HERITAGE AREA ASSESSMENT**



*Parliamentary Precinct  
Heritage Area*

**Objectives**

**(PP)  
O1.1** To ensure that the Parliamentary Precinct Heritage Area’s buildings and structures are retained and conserved.

The proposal does not meet this objective. MUS’s bridge link across Museum Street modifies an opening in the west elevation of Parliament House. However, MUS is visually integrated with adjacent heritage buildings. Several means are used to achieve this:

- Simple rectangular forms and elegant façades that conform to regulating lines on Parliament House;
- Contemporary materials and details that match the quality of those on existing buildings; and,
- Introducing coherent attractive spaces on the western side of the parliamentary buildings.

**(PP)  
O1.2** To ensure that the dignified open spaces at the front of Parliament buildings are retained and enhanced.

*Not applicable*

**(PP)  
O1.3** To ensure that there is minimal impact on the immediate setting of the area by buildings and structures on adjacent land.

*Not applicable*

**(PP)** To ensure continuity of public access to the formal forecourt area in front of Parliament buildings. *Not applicable*

**Guidelines**

**(PP)** No heritage building should be altered externally, except to reinstate lost features or remove non-contributing fabric. There should be no interruption of original rooflines, parapet lines and elevations in this area. The proposal does not follow this guideline. Modifications occur on the west elevation of Parliament House, where a centrally placed window is altered to receive a new bridge link.

**(PP)** Locate any new buildings in Parliament Grounds at the rear of Parliament Buildings, the Beehive and the Parliamentary Library. The development largely complies with this guideline. New buildings are located at the rear of Parliament House and the Parliamentary Library.

**(PP)** Maintain Museum Street as a formed space between the existing buildings and any new buildings; and maintain the pedestrian access between Hill St and Bowen Street. The proposal aligns Museum Street with the local planning grid, upgrades streetscape and provides the thoroughfare with stronger built edge.

The proposal enhances pedestrian access between Bowen Street and Hill Street: existing paths are improved; new routes are created; and vehicles are removed from much of the area. The path network as a whole becomes more legible and offers a higher level of amenity for users.

**(PP)** General sight lines to, from and around the area and the associated open spaces and wherever possible enhanced. The proposal preserves the large viewshed at the intersection of Bowen Street and The Terrace. Although frontal views of Parliament’s west elevation are lost, this is anticipated by the 27m building height standard west of Parliament House. Important sightlines are retained along Museum Street and across the Sculpture Park. These oblique views complement the expansive scene on the more familiar eastern side of Parliament House.

For an observer in Museum Street, the MUS bridge link prevents a full view of Parliament’s west elevation. However, the older building’s architectural character remains clearly evident.

**(PP)** Assess any proposed new buildings on immediately adjacent land to ensure they will not have adverse effects on the wider setting of the area. *Not applicable*

**(PP)** Encourage the removal of visually and aesthetically discordant features, e.g. underground car-parking entries. The proposal retains three vehicle ramps that provide access to the basements of the Beehive podium and Bowen State Building. New service access is located in a low-impact location that also provides vehicle access to underground parking.

**(PP)** Any proposed changes to the general layout of Parliament Grounds on the Molesworth *Not applicable*

Street elevation, should be undertaken to enhance the existing values of the area.

**(PP)**  
**G1.8** Any necessary security measures should take into account traditional public access and views both to and from the front of Parliament.

The proposal includes an inwards and outwards goods facility in a low-impact location.

**(PP)**  
**G1.9** Consider the possibility of uncovering archaeological material when any earthworks or subsurface investigation are planned.

This possibility is to be addressed by a condition of consent.

**(PP)**  
**G1.10** Enhance views of all the elevations of the Cenotaph, including keeping large vegetation clear of the structure.

As the proposal is located at the northern and western portion of the Parliamentary Precinct, it has no impact on views of the Cenotaph.