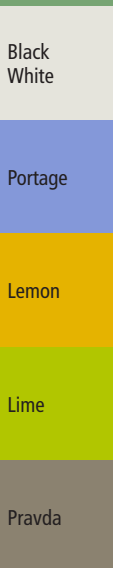


Vogel Centre

Thorndon



This Centre was developed as an office block by Capital Properties NZ Limited for an integrated office environment for over 2500 civil servants in the heart of the Government Centre in Wellington. The project revitalises an iconic but tired existing 1960s government office building along with two new office buildings. The buildings are composed on the site to create an integrated campus organised around a dynamic central covered atrium.

The existing building had been offices for a long period of time and any new work needed to provide a refresh for the entire complex. As the tenanted spaces would have their own individual interior finishes colours were kept to a minimum. Colour was then added to public and back of house spaces, such that they complemented the building exterior and proposed fitouts. Stairwells were painted specific colours for orientation and the colours in the atrium, although of a relatively small proportion, were painted to add to the lightness of the space.

The project colour palette included Resene Black White, Resene Portage, Resene Lemon, Resene Lime and Resene Pravda

and painted using a team of Resene paint finishes - Resene SpaceCote Low Sheen waterborne enamel, Resene Zylone Sheen waterborne low sheen, Resene Lustacryl semi-gloss waterborne enamel and Resene Ceiling Paint.

Surrounded by three streets, and covering half a city block, the design required careful consideration to meet the criteria required for modern workplace design. This included:

1. Matching the existing building's low floor to floor height of the existing building (11 feet or 3.35m) while maintaining a good ceiling height.
2. Good access to natural lighting throughout.
3. Views across the building from one side to the other (however a tenant has put translucent film on these windows).
4. Extending the existing Vogel tower by 900mm externally to significantly increase the flexibility and efficiency of the workstation layout.

Construction commenced prior to the Green Star rating being instigated, however mid way through the client wisely sought Green Star and received a 4 star rating.

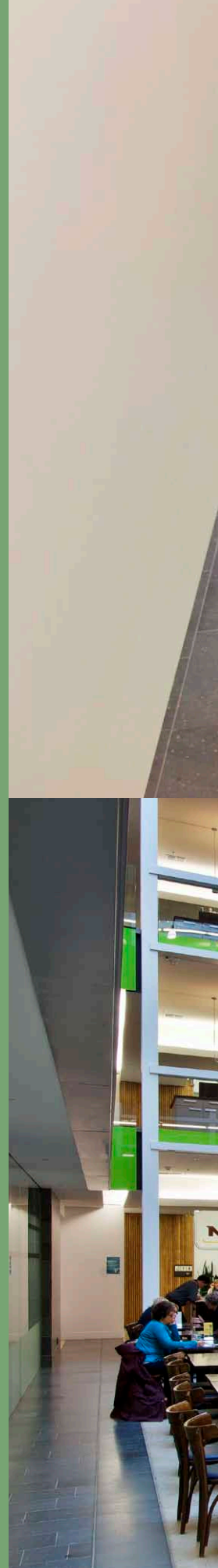
Guided by budget the atrium presented some interesting challenges. Key design responses were:

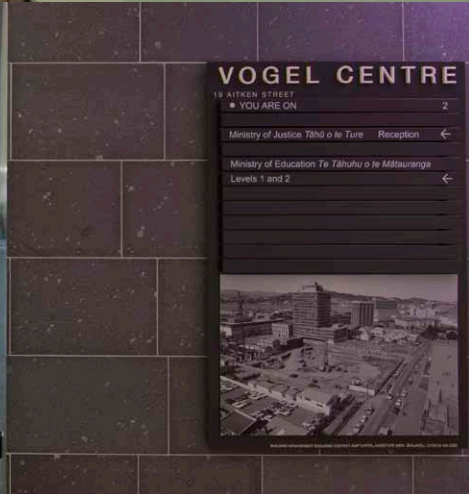
1. Negotiation with suppliers on an economic tile size to enable stone to be substituted for ceramic tile.
2. Designing structural steel to be a finished material.
3. Maximising the ceiling space to edge of atrium.
4. Minimising glass with visual texture of framing and balustrade mesh.

Urban design initiatives include:

1. Providing a public space in the middle of the building (atrium) including public access through the building from Aitken Street to Kate Sheppard Place.
2. Active edges to the perimeter, including hiding the carpark behind the retail premises on Mulgrave Street.
3. Combined service access minimising street presence.
4. Creating a visually textured street frontage where possible (Kate Sheppard Place and Mulgrave Street).







Architectural Specifier: CCM Architects www.ccm.co.nz
Building Contractor: Mainzeal Construction www.mainzeal.com
Acoustic Engineer: Marshall Day Acoustics
Client: Capital Properties New Zealand Ltd
Fire Engineers: Beca Carter Hollings and Ferner
Painting Contractor: Paint NZ, Kensingtons & Associates, Brasel Decorators
Principal Consultants: CCM Architects
Project Managers: Mallard Cook Ltd
Resource Consent: CCM Architects in association with Herriot and Melhuish
Structural Engineers: Aurecon
Traffic Engineering: Traffic Design Group
Photographer: Paul McCredie

