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R765: Avoka, 31 Day St

01/03/2021

Dear Sir/Madam

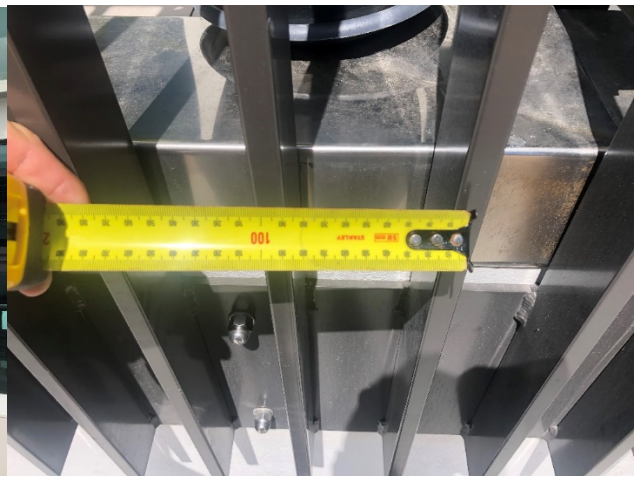
RE: S92 LUC60370146 Response

Materiality / design of ground level Day Street interface

• A greater level of detail is requested to understand both the design quality of the ground floor interface to Day Street and the degree to which the proposed metal railing achieves an appropriate balance between privacy and passive surveillance. In particular:

- Please provide a precedent image of the railing to the two ground floor units. It would be appreciated / is suggested that the northern elevation drawing is amended to add this image onto the drawing.

Railings at ground floor precedent with vertical fins at 100mm CRS: Westlight Apartments – 6 & 8 Wakumete Rd, Glen Eden, Auckland 0602



- Please confirm what is the general spacing between the metal fins of the railing. The desired outcome here is to provide only filtered views up from the pavement to the patios of the ground floor units while providing views out. This would suggest a narrower spacing for the fins of the railing.

Maximum spacing 100mm as shown in the precedent example.

- Please confirm what is the finish of the railing, e.g. powdercoated black. Given the ground floor positioning of the railings, this sort of higher quality finish is encouraged.

Railing color and finish to match joinery, which is powder coated Matt Ironsand. RGB 65 65 61.

- The ground floor elevation shows concrete blocks visible under the metal railing. It is recommended that, rather than a simple concrete block finish, the blocks are rendered to provide an appropriately high-quality finish. Please confirm if you agree with our specialist's recommendations and if so, please update the elevation to show this detail.

The block work for the ground floor units will be rendered with plaster

Glare/ reflectivity

• As per Standard H8.6.29 of the AUP (OP) and Condition c(v) of the building's original resource consent, the building's glazing/ cladding must have a reflectivity of more than 20% white light. Please provide further information on the proposed glazing/ cladding's reflectivity and how the proposal will meet this standard/ condition.

Refer to table below for reflectance values, note the white light is referred as "Specular Reflectance".

Selected Colours	Total Reflectance	Diffuse Reflectance	Specular Reflectance	Gloss Level (GU), 60°incident
9003059K-kg MATT CHAMPAGNE KINETIC	30	26	4	22
9007317K-kg METRO SILVER PEARL	49	44	5	72

Glazing – tint / appearance

• Full floor to ceiling glazing is proposed on large parts of the northern and southern elevations, which our specialist notes will be a highly visible part of the building. Please provide further information on the tint and colour of the proposed glazing.

With regard to the tint/ colour of glazing, our specialist notes that consideration might be given to the degree to which this filters direct views from the street (both, for example, from Day Street and the Hopetoun Street bridge) into the apartments. While appreciating that even untinted / completely clear glass has a degree of reflectivity that filters views into a building, consideration might be given to a degree of tint in order to ensure that apartment interiors are not 'fully on display' to the street.

For improved performance for the eastern / southern elevation we normally recommend Low E (clear) while for northern / western we would recommend a tinted glass (to avoid overheating). In this case the curtain wall area is the sensitive elevation due to its high window to wall ratio. The northern curtain wall is the one towards the highway and would benefit from a tinted glass (against overheating and privacy) – southern curtain wall would normally be more clear glass or clear glass with Low E , for privacy recommended curtains.
Refer to tables below for glass selections and tint colours with characteristics.

玻璃产品 Glass Products		反射颜色 Reflective Color	可见光 Light characteristics			太阳热能 Energy characteristics				U-值	
			透光率 Trans.(%)	反光率 Reflective		热直透率 Trans.(%)	热反射率 Refl.(%)	遮阳系数 Shading Coefficient	得热系数 (S.H.G.C)	(W/㎡·K Winter)	(W/㎡·K Summer)
				外 Out (%)	内 In (%)						
			L.T	L.R	L.R	D.E.T	E.R	S.C	SHGC	Air	Air
GL1-1	5mm EG Glass+12AS+5mm Clear Glass	Dark Grey	38	8	12	41	8	0.56	0.48	2.75	2.81
GL1-2	5mm CG Glass+12AS+5mm Clear Glass	Light Grey	55	11	13	50	9	0.66	0.57	2.72	2.79
GL2-1	6mm EG Glass+12AS+6mm Clear Glass	Dark Grey	40	7	12	38	7	0.56	0.49	2.72	2.76
GL2-2	6mm CG Glass+12AS+6mm Clear Glass	Light Grey	57	10	13	48	8	0.66	0.57	2.69	2.74

Glass Products		Reflective Colour	Light Characteristics			Energy Characteristics				U-Value	
Glass Code/Zone	Glass Description		Transmision	Reflectance		Transmision	Reflectance	Shading Coefficient	Solar Heat Gain Coefficient	Winter	Summer
				(Out)	(In)						
			LT (%)	LR_{OUT} (%)	LR_{IN} (%)	DET (%)	ER_{IN} (%)	SC	SHGC	Air (W/m^2K)	Air (W/m^2K)
GT1	6mm SNDTN-C79 #2 +12AS+6CT	Clear	71	12	11	36	28	0.48	0.41	1.65	1.59

Cross-ventilation

• Our urban designer notes that Council has an interest in the extent to which the design of dwellings achieves cross-ventilation. This is of particular interest in this application due to the proposal to enclose balconies. The application is unclear on to what extent ventilation (normally achieved by opening windows) is provided for in each apartment, in particular – the north facing apartments. These are likely to receive a large amount of solar gain due to the proposed floor to ceiling glazing and could become extremely hot if appropriate ventilation (e.g. opening windows) are not provided. A standard approach to this matter might be tinted glass (refer to the glazing query above on this) and openable 'balcony' windows.
The north elevation has 'arrows' suggesting that some glazing for the now enclosed balconies opens. Arrows, however, are not shown for all apartments. Please confirm the approach to cross-ventilation

Please find attached revised sheets:
RC20-02
RC20-04
RC20-05
RC20-06

Heritage matters

• Please clarify what the proposed colour scheme of the lift overrun will be.

Cladding colour chosen is to be "Matt ironsand" to be recessive to the environment.

• Please provide a montage/ realistic views of the proposed development from Karangahape Road, when viewed from the angles provided in Page 10 of Annexure 3.

Refer to renderings attached.

Noise matters

The drawing plans (as per below) show that sliding doors may be provided on northern and southern elevations - if this is the case, the acoustic report has not assessed the effectiveness of sliding doors in noise attenuation. Please provide an additional assessment to show how the sliding doors will achieve the required noise reduction, particularly at 63Hz and 125 Hz.

• Our specialist notes that concrete repair is proposed as part of the construction works, which may involve grinding/drilling/cutting of concrete; and these concrete works would generate very high level of noise. Construction noise also has not been assessed in the noise report.
Please provide a noise assessment against the construction noise/ vibration standards (E25.6.28 and E25.6.30). Please also provide a mitigation plan if any high noise activities are to be carried out.

Yours faithfully,

Quintin Yallup
For Morrison Architects