

NZI - Ventilated Facade Venetians



NZ Green Building Council's Greenstar NZ 5 star rating for Office Design

Architects: Jasmx

Location: Auckland, New Zealand

Client: IAG New Zealand

Building Owner: M6 Investments

Project Completed: 2009

Photography: Simon Devitt

Introduction

The NZI Centre is a commercial office building located in Auckland's CBD. It is an integrated design, with the architectural and interior/workplace elements both designed by Jasmx alongside one another, but with two different clients.

The NZI Centre is leading the way in New Zealand for the new generation of socially responsible developments that place the occupant environment at the centre of the design. While the focus has been internal, there has been a holistic attitude and a balance struck between the internal spaces and urban design issues.

Sustainability

Jasmx's brief was to design a building that would meet, as a minimum, the NZ Green Building Council's Greenstar NZ 5 star rating for Office Design.

Several strategies to achieve this rating were explored and the building reflects several initiatives that have never before been built locally.

At the core of every decision, the building was to be designed with Environmentally Sustainable Design (ESD) principles and with the aim of achieving NZ Green Building Council's Greenstar NZ 5 star rating for Office Design and a Green Star NZ 5 Star – Interiors 2009 Pilot Certified Rating,

The Australian company HORISO had contributed to achieving Greenstar Australian 5 star rating for Office Design with several buildings and were contracted to manufacture and install the ventilated facade venetians. The venetians were installed in the space between the outer facade and internal glass wall, where they serve to control the amount of solar energy that passes into and through this void. Sensors detect the sunlight conditions and the venetians will automatically raise, lower and tilt, to provide optimum interior working conditions.



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While more expensive to build than a traditional design, these facades provide significantly higher levels of environmental control and offer both long-term financial and sustainability advantages.

This innovative building demonstrates a commitment to the green initiatives within the New Zealand market. Internally it is light and airy, with the external building texture enriching the city and responding to the surrounding environment. The result is a finely tuned and engineered building that has been crafted to excel in design and performance.

Architectural Concept

The concept began as a unique response to the complex urban environment that surrounded the site. The challenge was to create an internal environment that captured the energy of the busy intersection within the city and provide diverse workplace in a quiet sanctuary for a single tenant.

The first step was the creation of a void that opened out towards the city and the mature trees on the opposite side of Market Place. This created an arc shaped floor plate along the Western side of the building. This basic form creates a number of benefits including efficient building floor plates, the placement of the building's primary transparent façade away from significant solar gain and embracing the outside environment as if with 'out stretched arms'.

The void between the arc floor plate and the façade – forms the atrium. This becomes a key element in the building.

Fitout Concept

'Organisation as living entity' was the main concept for the fitout. During briefing workshops the idea of the building being related to a greenhouse due to its largely glass façades was picked up. With this strongly established the fitout was then aligned to become the growing entity within. The language of the tree was translated into places within the building and was influential in organising the business. The roots or anchors of the company (training, shared cafes, public interaction) were located on the ground level. The vertical and horizontal circulation of the stair, lifts and walkways were described as the trunks and branches with nodes along the way for opportunities for bumping into people. And the foliage expressed the changing nature of the team's immediate working environment.

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