



**NALA STUDIO**  
ARCHITECTS

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RENOVATION, ADDITION & NEW BUILD

### - PROJECT B

HOME & INCOME

### - PROJECT C

RENOVATION & ADDITION



NALA STUDIO  
ARCHITECTS

# PROJECT A:

## PROJECT OVERVIEW:

The site is located in south Auckland with an existing 3 bedroom house and a granny flat in 1 building and a separate double garage. The client is an investor who lives outside of Auckland and whose instructions were clear, utilise as much of the existing structure to create a total of 3 new dwellings each to be rented out separately, as well as being able to subdivide them into 3 individual lots in the future.

Utilising the existing house footprint we proposed to separate the granny flat and the main house, creating a generous 1 bedroom unit which enjoys its own private outdoor space. We also proposed a new detached 3 bedroom house accessed via a private walkway with its own north-facing private garden.

Due to the client's brief, which was to create a sympathetic design to the existing house and neighbourhood the new house design draws on the existing houses around it for scale and material.

## SITE INFORMATION:

LOCATION: AUCKLAND - SOUTH  
SIZE: 815m2  
PLANNING ZONE: RESIDENTIAL - MIXED HOUSING SUBURBAN

## EXISTING STRUCTURES:

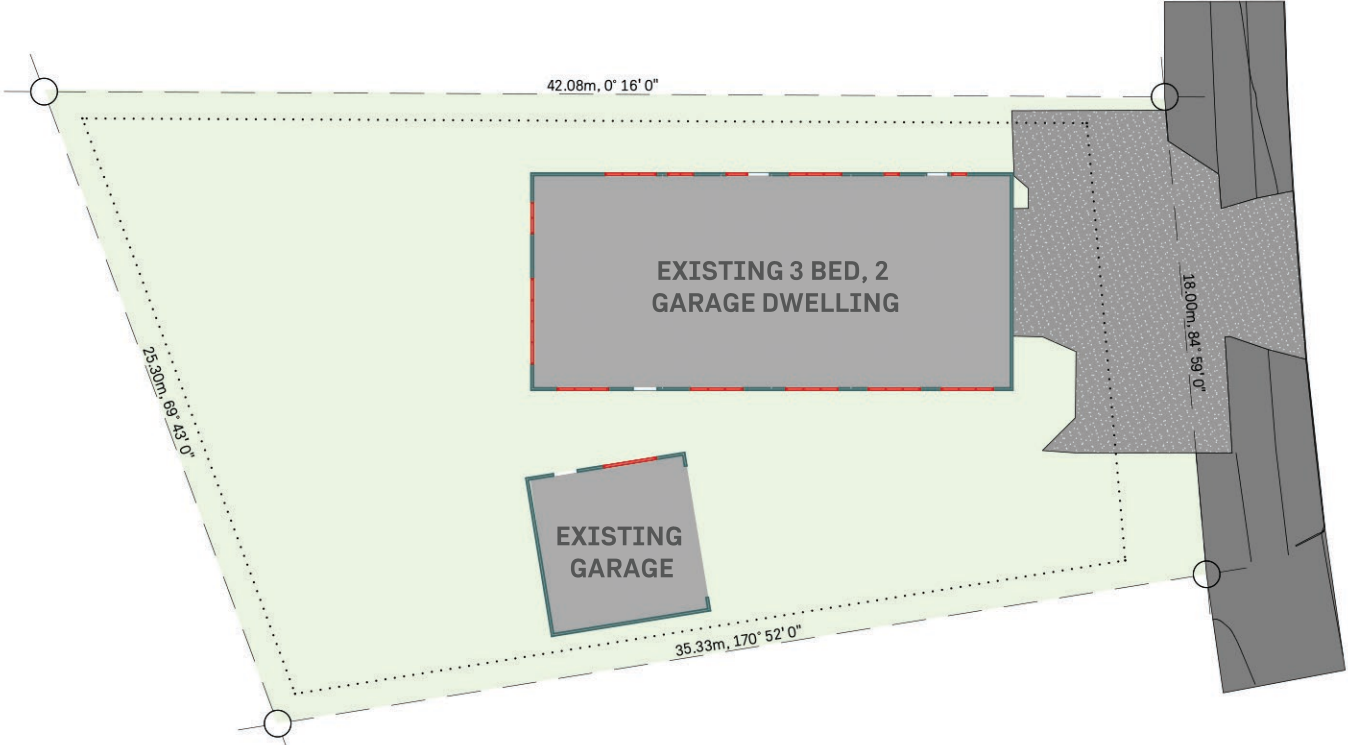
SINGLE STORY DETACHED 3 BEDROOM DWELLING, WITH A GRANNY FLAT & DETACHED DOUBLE GARAGE

## BRIEF:

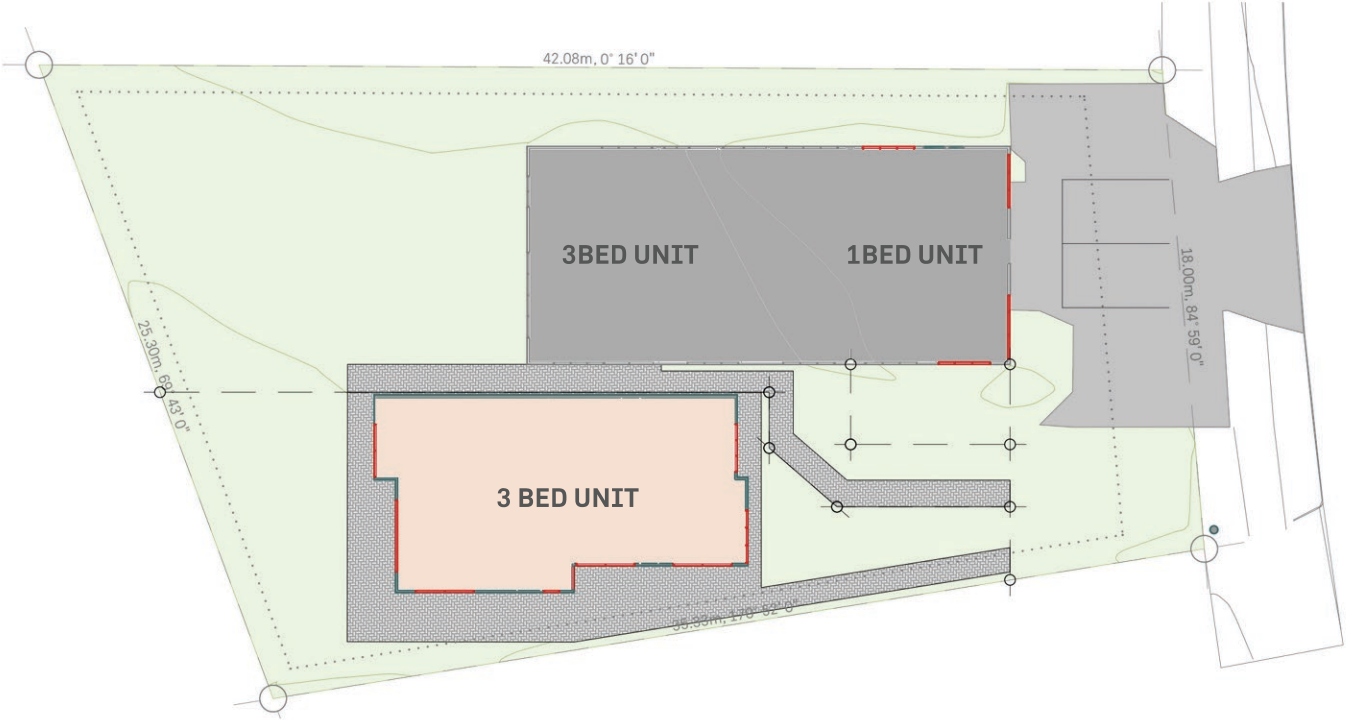
CREATE A TOTAL OF 3 NEW DWELLINGS WITH THE AIM TO RENT OUT ALL WITH POSSIBILITY TO SUBDIVIDE AT A LATER STAGE

## PROPSOAL:

- 1 X NEW 1 BEDROOM UNIT
- 1 X EXISTING 3 BEDROOM UNIT
- 1 X NEW 3 BEDROOM DETACHED DWELLING



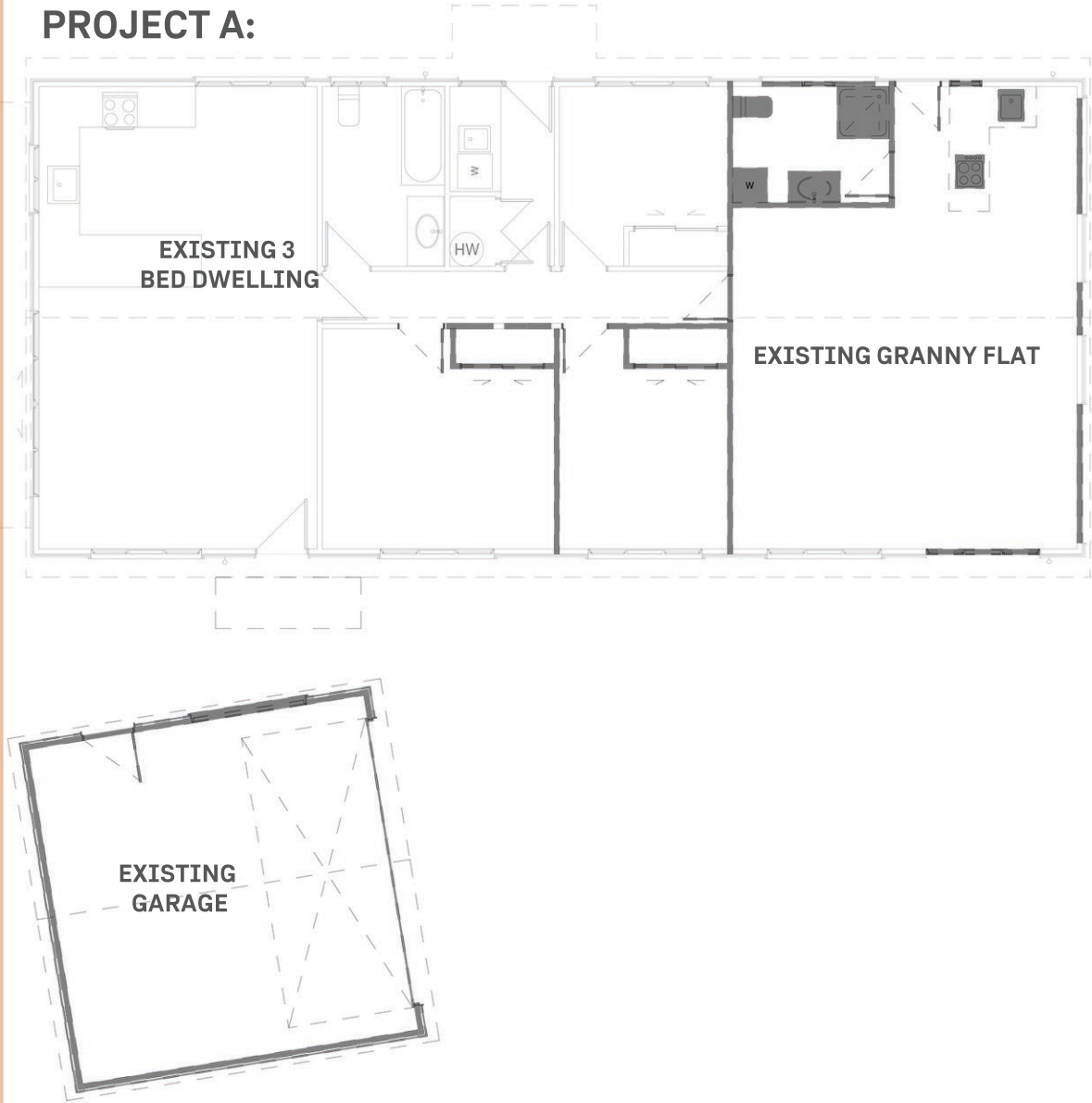
EXISTING SITE PLAN



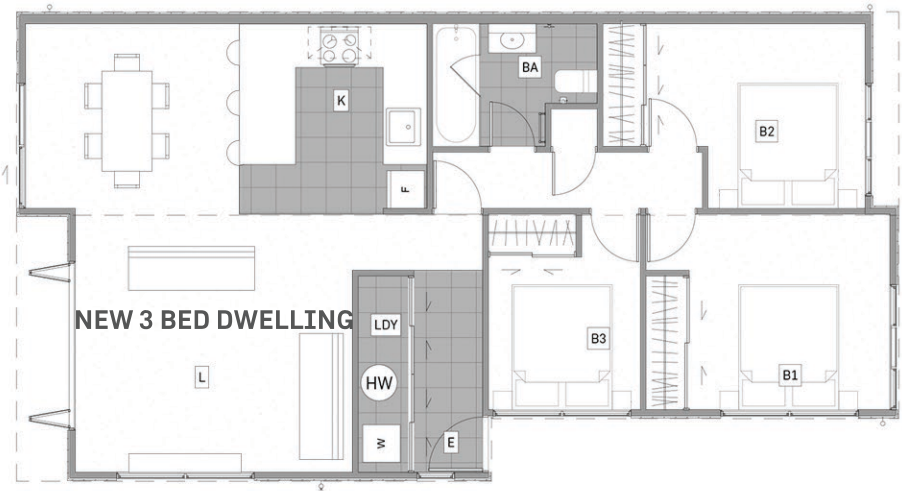
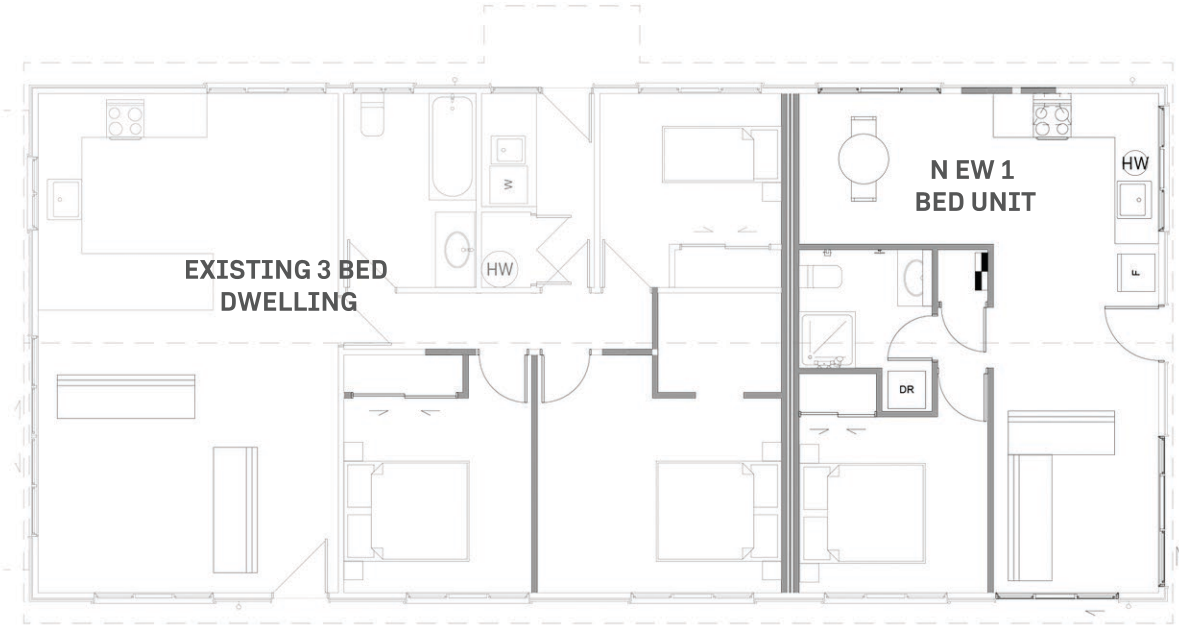
PROPOSED SITE PLAN

PROJECT A  
RENOVATION, ADDITION & NEW BUILD  
TOTAL 3 DWELLINGS

**PROJECT A:**



**EXISTING FLOOR PLAN**



**PROPOSED FLOOR PLAN**





PROJECT B:

PROJECT OVERVIEW:

The client approached us after purchasing this villa in a central Auckland suburb wanting to rennovate the existing house on level 1 to create an open plan living with private outdoor area and an ensuite in the master bedroom. The site falls away to the rear meaning the house is a single story at the front and 2 story at the rear. The client also wanted to make the most of the ground floor space currently used as a rumpus area with its own private access via external steps and a private garden. With the site being in the special character overlay zone a Resource Consent was required. This was obtained before the Building Consent was applied.

SITE INFORMATION:

LOCATION: AUCKLAND - CENTRAL  
SIZE: 442m2  
PLANNING ZONE: RESIDENTIAL - SINGLE HOUSE ZONE  
SPECIAL CHARACTER OVELAY ZONE

EXISTING STRUCTURES:

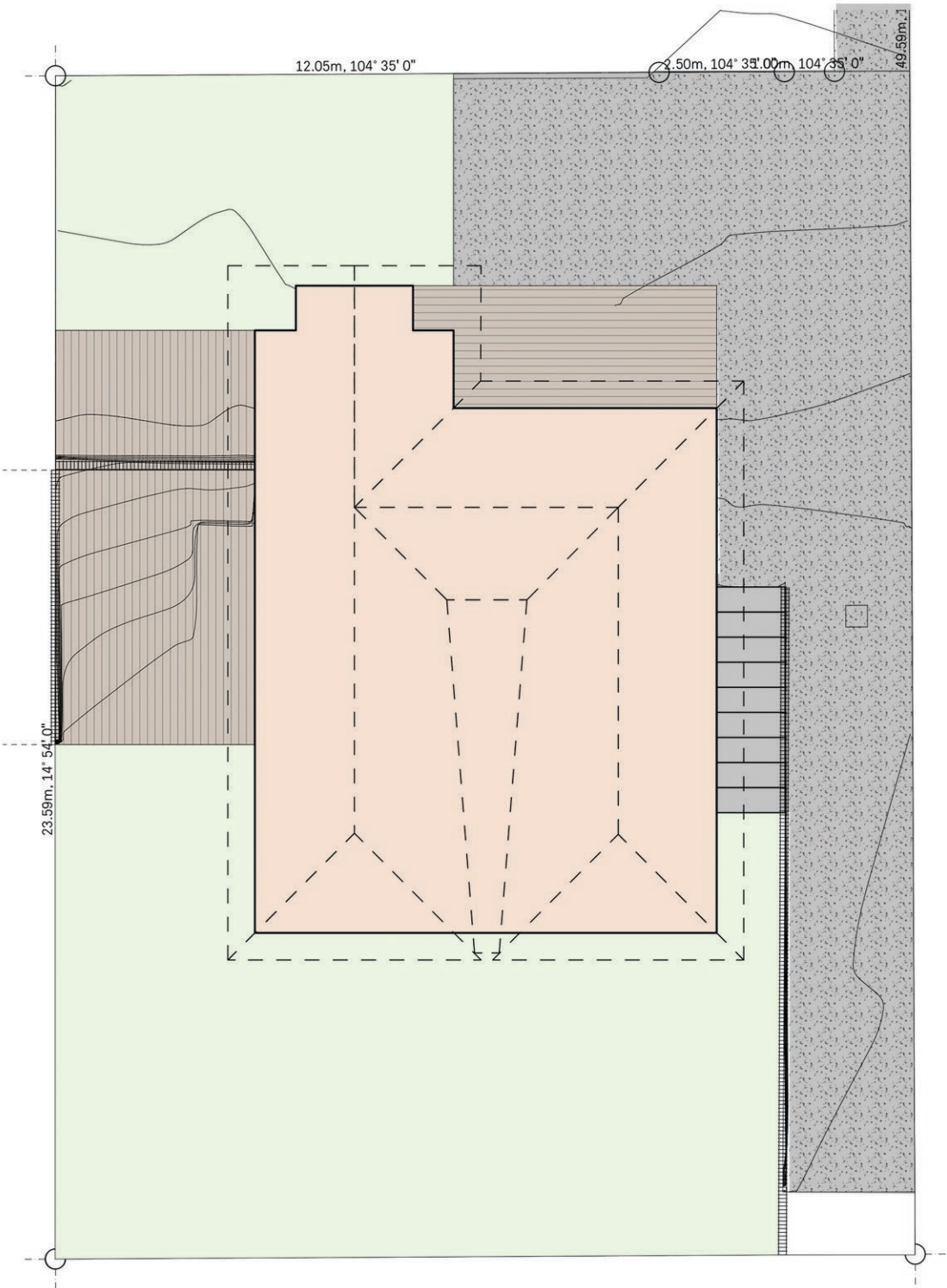
SINGLE STORY DETACHED 3 BEDROOM DWELLING, WITH A RUMPUS AREA BELOW

BRIEF:

RUMPUS AREA TO ADD A NEW 2 BEDROOM DWELLING, AND RENOVATE EXISTING HOUSE FOR THE FAMILY

PROPSOAL:

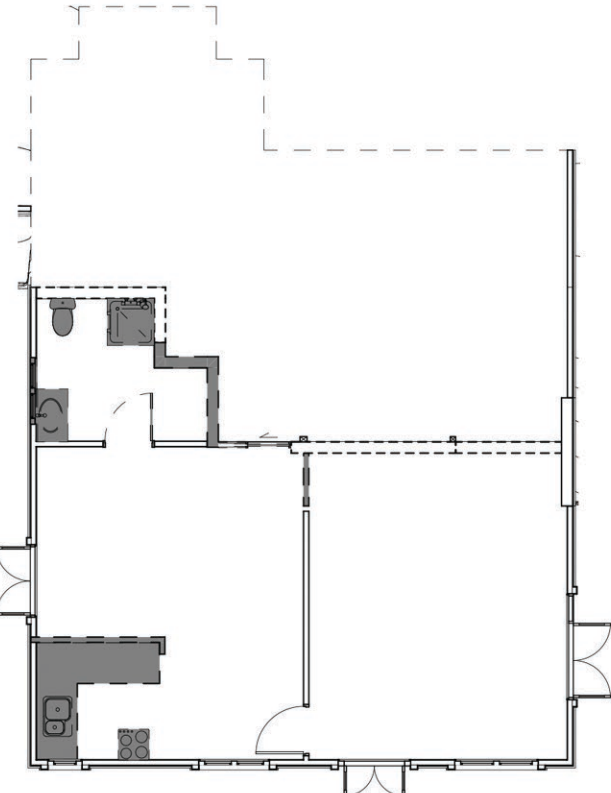
1 X NEW 2 BEDROOM UNIT  
1 X EXISTING 4 BEDROOM UNIT



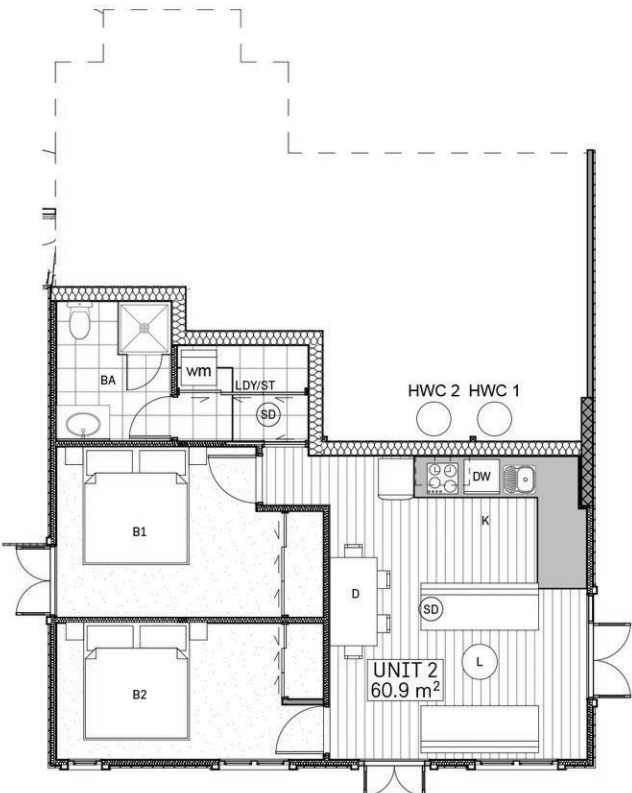
SITE PLAN



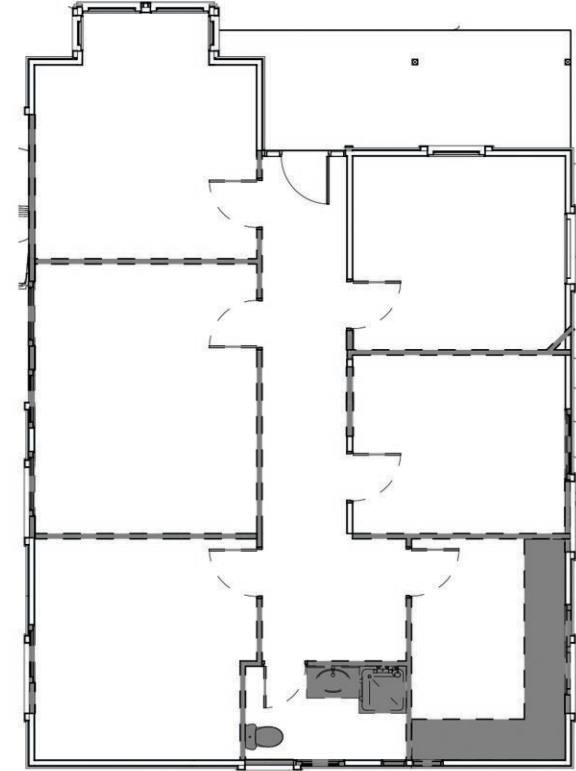
PROJECT B:



EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR



EXISTING LEVEL 1



PROPOSED LEVEL 1



# PROJECT C:

## PROJECT OVERVIEW:

The client came to us with a proposition to make the most of their rental property. The current 5 bedroom, 2 story house is built in the middle of the site and with the site sloping away to the rear of the site the client did not want to demolish the existing house and build new to add value. Our solution was to create 2 new units on the ground floor of the house and increasing the number of bedrooms of the level 1 of the hosue to create a 4 bedroom unit. All dwellings are designed to have their own private entrances and outdoor living spaces to ensure maximum rental return.

## SITE INFORMATION:

LOCATION: AUCKLAND - CENTRAL  
SIZE: 529m2  
PLANNING ZONE: RESIDENTIAL - SINGLE HOUSE ZONE

## EXISTING STRUCTURES:

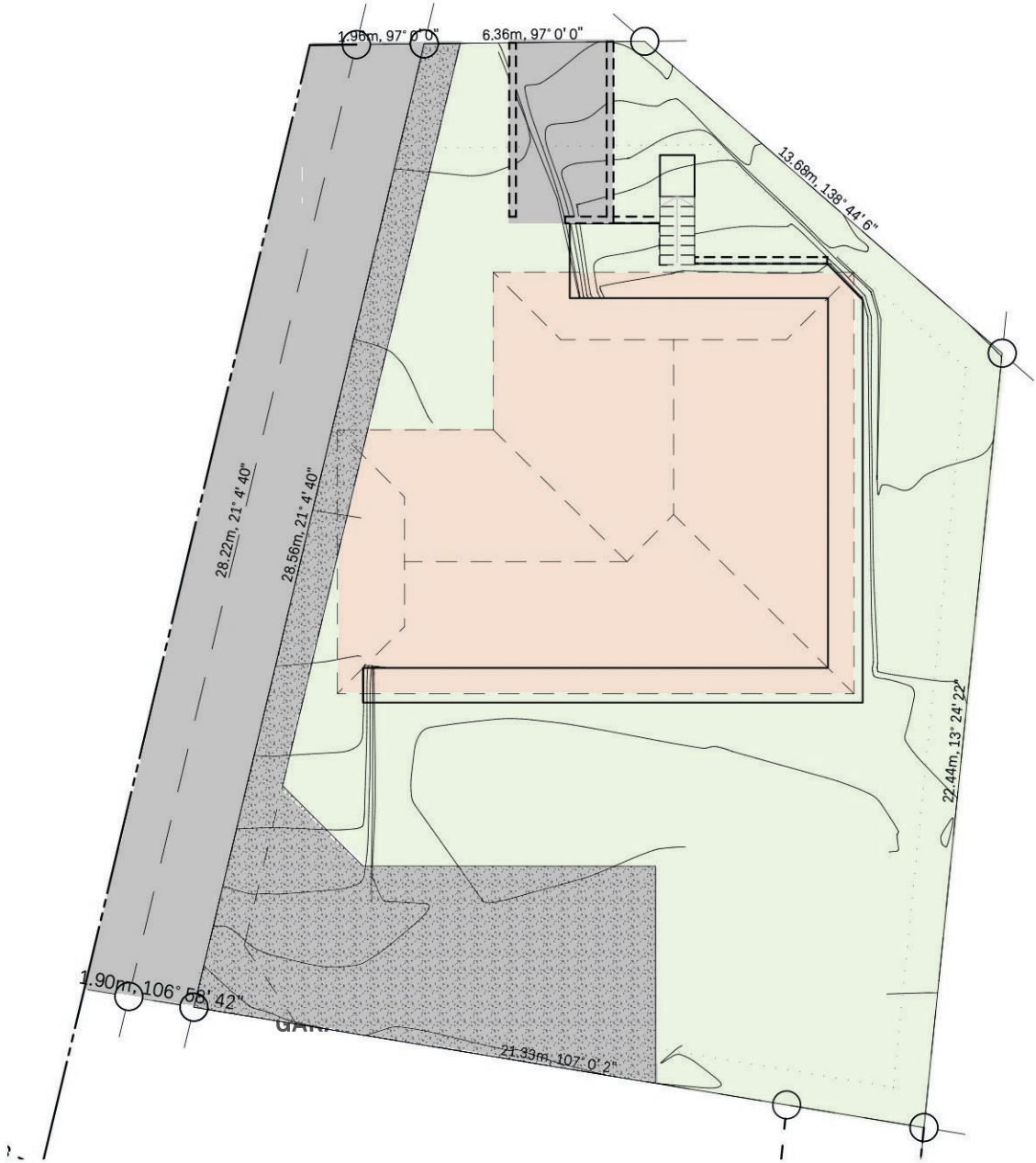
SINGLE STORY DETACHED 5 BEDROOM DWELLING, 2 STORY HOUSE

## BRIEF:

CONVERT EXISTING HOUSE TO CREATE A TOTAL OF 3 UNITS USING THE EXISTING FOOTPRINT

## PROPSOAL:

1 X NEW 1 BEDROOM UNIT  
1 X NEW 2 BEDROOM UNIT  
1 X NEW 4 BEDROOM UNIT

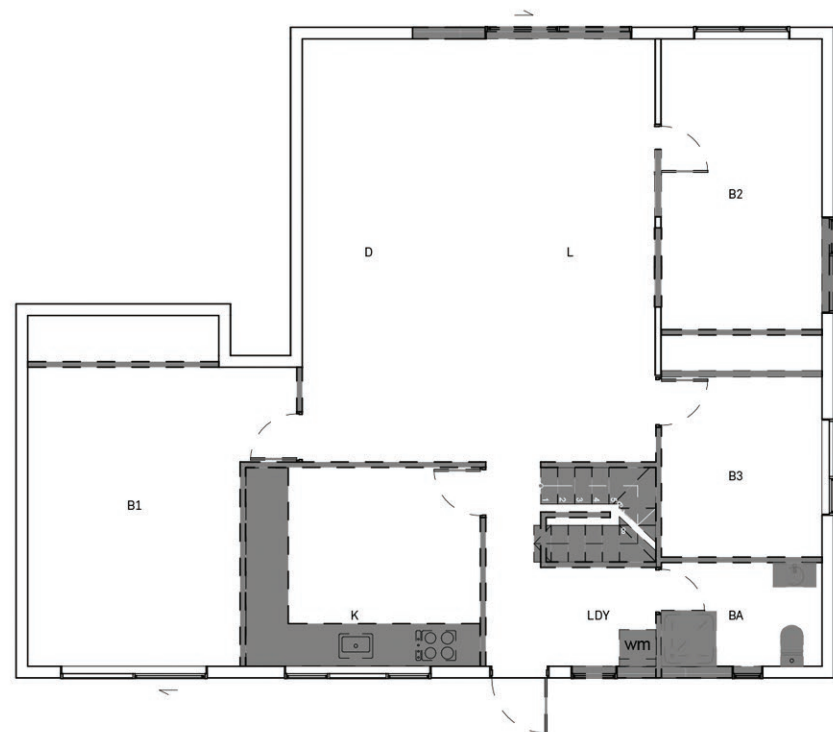


SITE PLAN

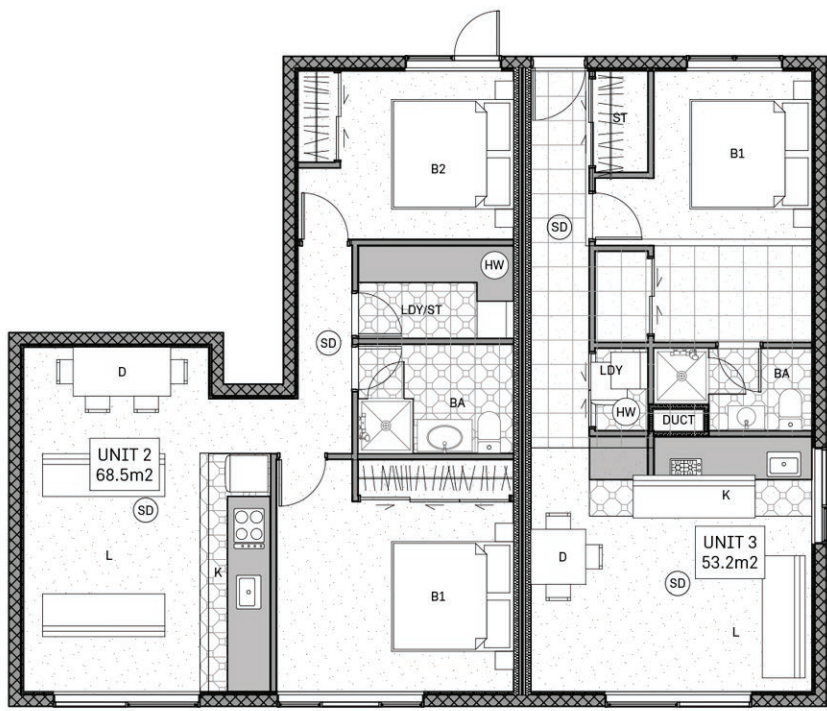




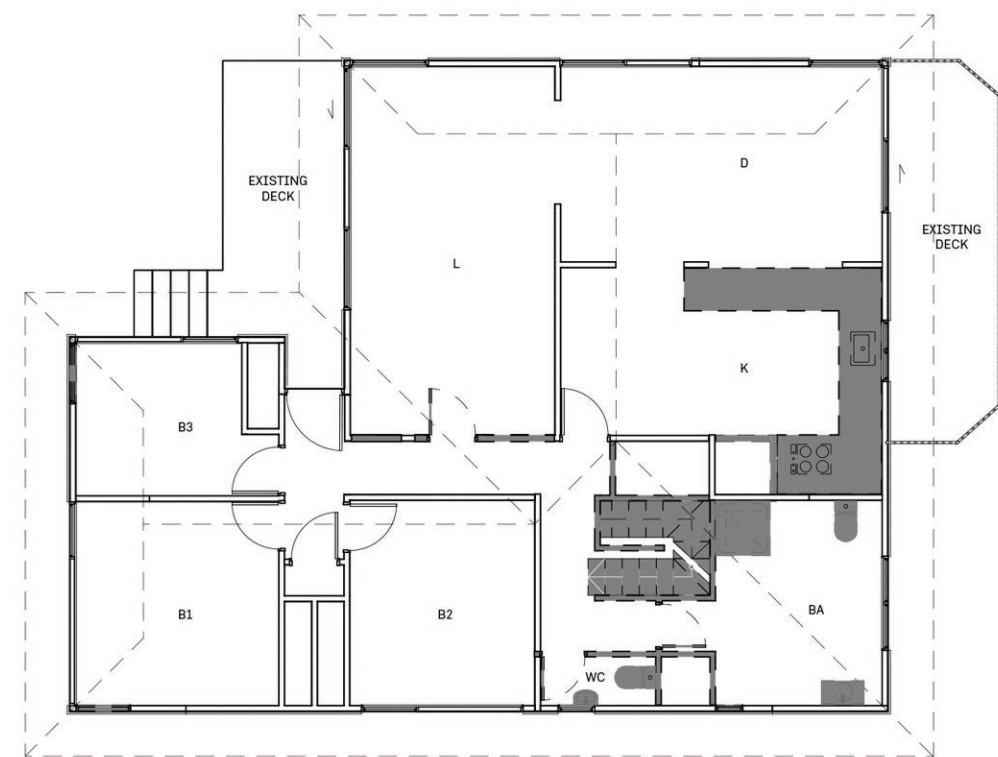
PROJECT C:



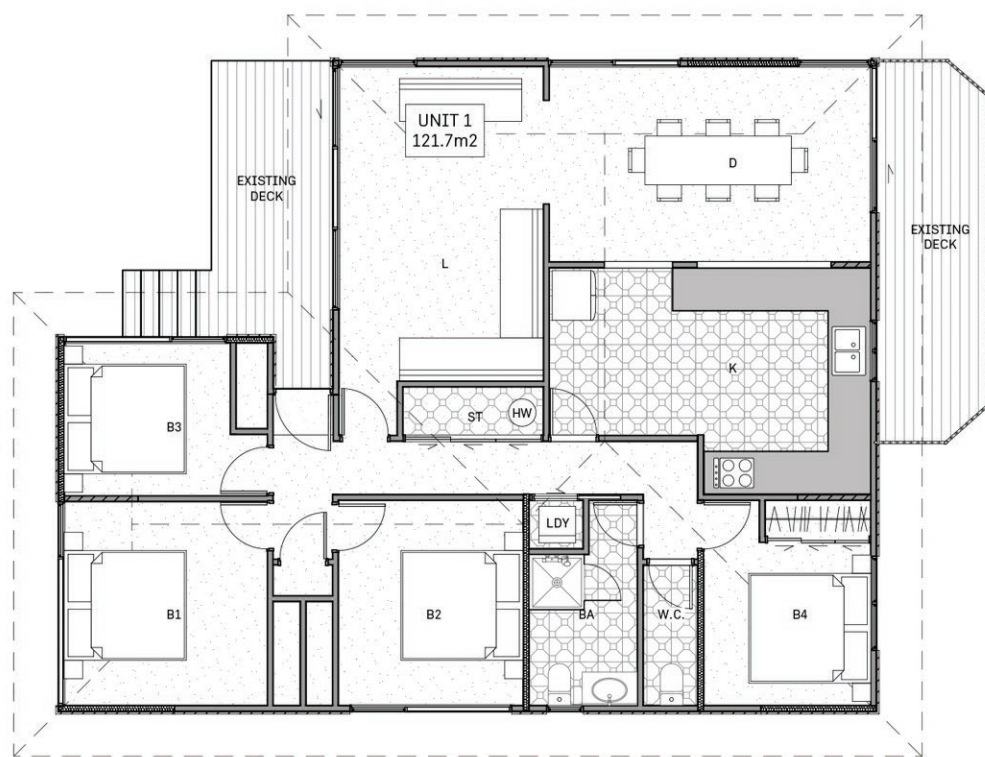
EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR



EXISTING LEVEL 1



PROPOSED LEVEL 1

