

# REVITALISING ISLINGTON WATERLOO BUSINESS PARK, ISLINGTON, CHRISTCHURCH

## 1:100 DETAIL PLAN

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1126016

### DESIGN INTENT

Islington central was originally the site of the old Islington meat works opening in 1869 when it closed the site was purchased by developers to then be transformed into Waterloo business park and industrial park that focuses on creating a work life balance by providing recreation space, events and a variety of food options. A majority of the old works still stands to this day and is planned to be renovated and repurposed to become the heart of activity within the park.

From this I have created an English park like landscape where people can live, work and play all within the one site. The central park landscape will act as an extension to the repurposed mixed-use hub of the old works. This site is designed to encourage the use of public transport and discourage individual vehicle use. The centre of the site is micro transport only allowing for walking, biking and scooters to be the main modes of transport. The whole site is designed to incorporate the ideas of connectivity, comfort and convenience.

When dividing up my site I used the idea of the old works being train station and the pathways the train tracks. This approach helped me create connectivity to the central hub across the landscape



Figure 1: Movement circulation pathways



Figure 2: Train station division approach

### VISION

My vision is to create a vibrant mixed-use precinct that brings those who work and live within Islington central and the Islington community together. Islington central will become an inspiring environment where work, recreation and leisure meet while encouraging people to create and live a stress-free work life.

### DESIGN GOAL

This project aims to create a mix-use precinct that is permeable to the surrounding Islington areas and that acts as a central hub for the community while encouraging a work life balance for those who work and or live in the areas.

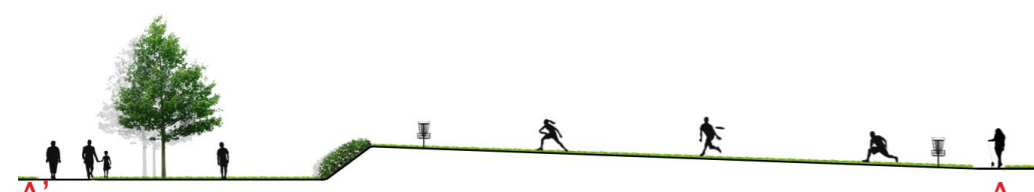
### SUB GOALS:

1. To create permeability between Islington central and the neighbouring rural and residential area.
2. To create a variety of facilities within the mix-use precinct that makes Islington central a destination.
3. To design Islington central so that it lives up to the "Work life balance" motto.



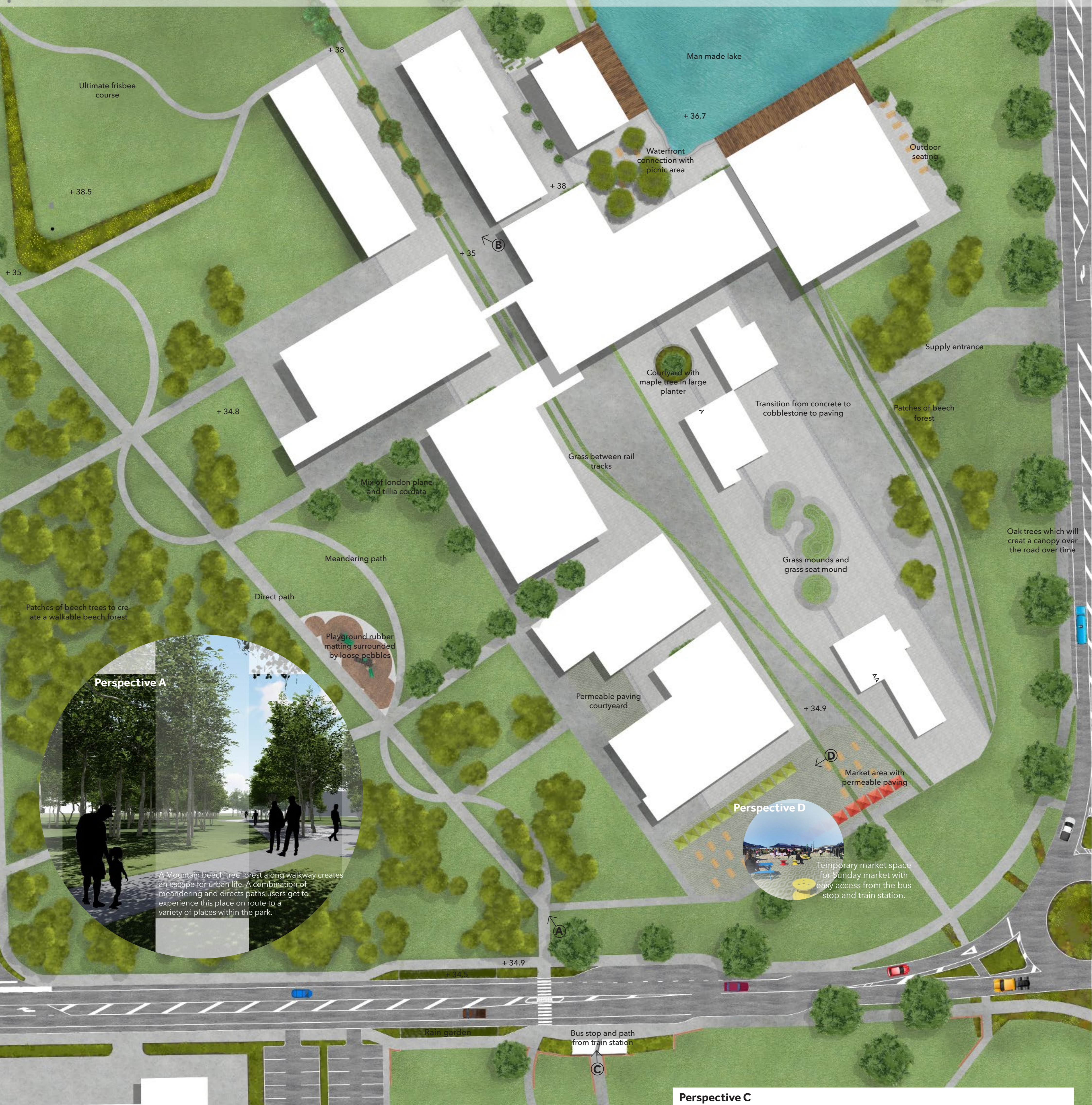
### PHASING OVER TIME:

Year One	Year Two	Year Three	Year Five	Year Ten
Planting	Plant maintenance			
Development of walkways				
Change road layout				
Develop new commercial lots	Sell and build commercial lots			
Begin works redevelopment			Finish works redeployment	
	Develop residential lots	Sell residential lots		
		Start build of indoor sports centre		
	Build Bus Hubs along Waterloo Road	Build bus hub on Islington Avenue		
				Build Train Station and begin running as part of a Christchurch public transport route



# REVITALISING ISLINGTON

WATERLOO BUSINESS PARK, ISLINGTON, CHRISTCHURCH  
1:500 INTERMEDIATE PLAN  
ANNA GAMBLE  
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## Design Intent

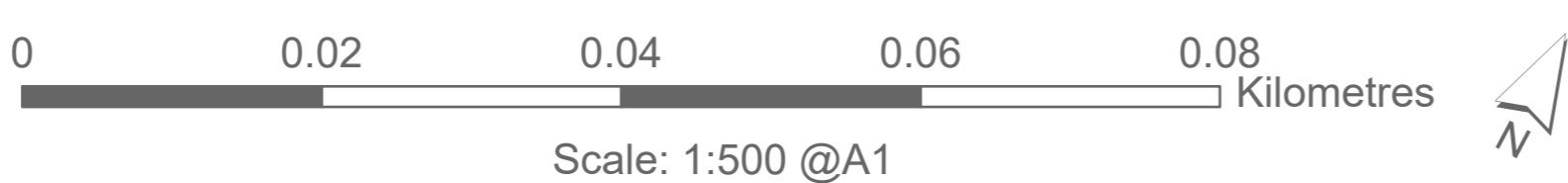
This site is the heart of Islington central as it centered by the repurposing of the works from the old Islington freezing works to a mixed-use precinct that includes retail, bars and restaurants, offices, apartments and function spaces. Surrounding the works is the beginning of the park landscape that extends through the park and into the neighboring residential and rural areas. The introduction of a mix use precinct to the Islington area will enrich the area and provide a range of commercial and recreational facilities that previously Islington lacked. This site is designed to encourage outside activity as holds aspects of shopping and business but intrigues exploration of the whole park. The works acts as the heart of that exploration as the surrounding park landscape connects to all corners of the park providing a range of direct routes and meandering paths.

The works have been designed to be a vehicle free zone like the park landscape surrounding it. There is strong directional movement from the roundabout and through the works following the grass railway that directs you through the site. These grass railway paths act as way finders that encourage movement through the site and provides a space to stop. Other elements such as the grass mounds and vertical living walls soften the very hard industrial site. The surrounding patches of beech forest which move across the site allows you to immerse yourself in the surrounding nature and remove yourself for the hustle and bustle of the urban environment.

## Perspective B



Tussock and Lancewood planting in between grass railway line strips that extend out to the park and ultimate frisbee course and into the repurposed old freezing works. This planting breakers up an otherwise wide gray walkway and creates a texture break and allows for a transition from concrete to paving on either side.



Cross section 1:300 - Grass mounds



## Perspective C



This bus stop is the arrival and leaving point for many visiting Islington central this design is meant to stand out and be memorable. For visitors arriving by train this will act as the gateway to the park. Planted with a mix of New Zealand native flaxes, tussocks, carexes and hebes this vibrant design should not be one to forget.

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## Design Intent

People are drawn to water especially kiwis whether its hearing it, seeing it, playing in it or walking next to it water has a way of bringing people together. This site acts as the center of connection to water. Situated amongst the repropsoed old freezing works buildings which are now retail, hospitality, offices and apartment buildings this site is now a junction point for foot traffic that occurs between buildings and that gather at the water's edge.

With waterfront views from a variety of vantage points. Apartments and offices located on the higher stories and retail and hospitality on the ground levels. This site acts as a gathering point where people can meet and relax while satisfying there need to be near water.

Features like that curved platform steps down to the water's edge allow for direct access to the lake while also acting as seating and a place to sit and take in your surroundings. Jetty style decks allow you to walk above the water and also adds to the material pallet that breaks up the grey of the site. Cobblestone detail amongst the paving is designed to direct movement through the site and stop the edge effect. Use of vertical living walls and tree planters soften that space vertically while not being to overpowering as the site is surrounded by a park landscape. The picnic style gathering place provides seating for people to stop for a while and relax, do work, take their lunch break or catch up with friends. The picnic tables can also be moved to provide a space for pop up events such as outdoor exhibitions or performances.

## Perspective A

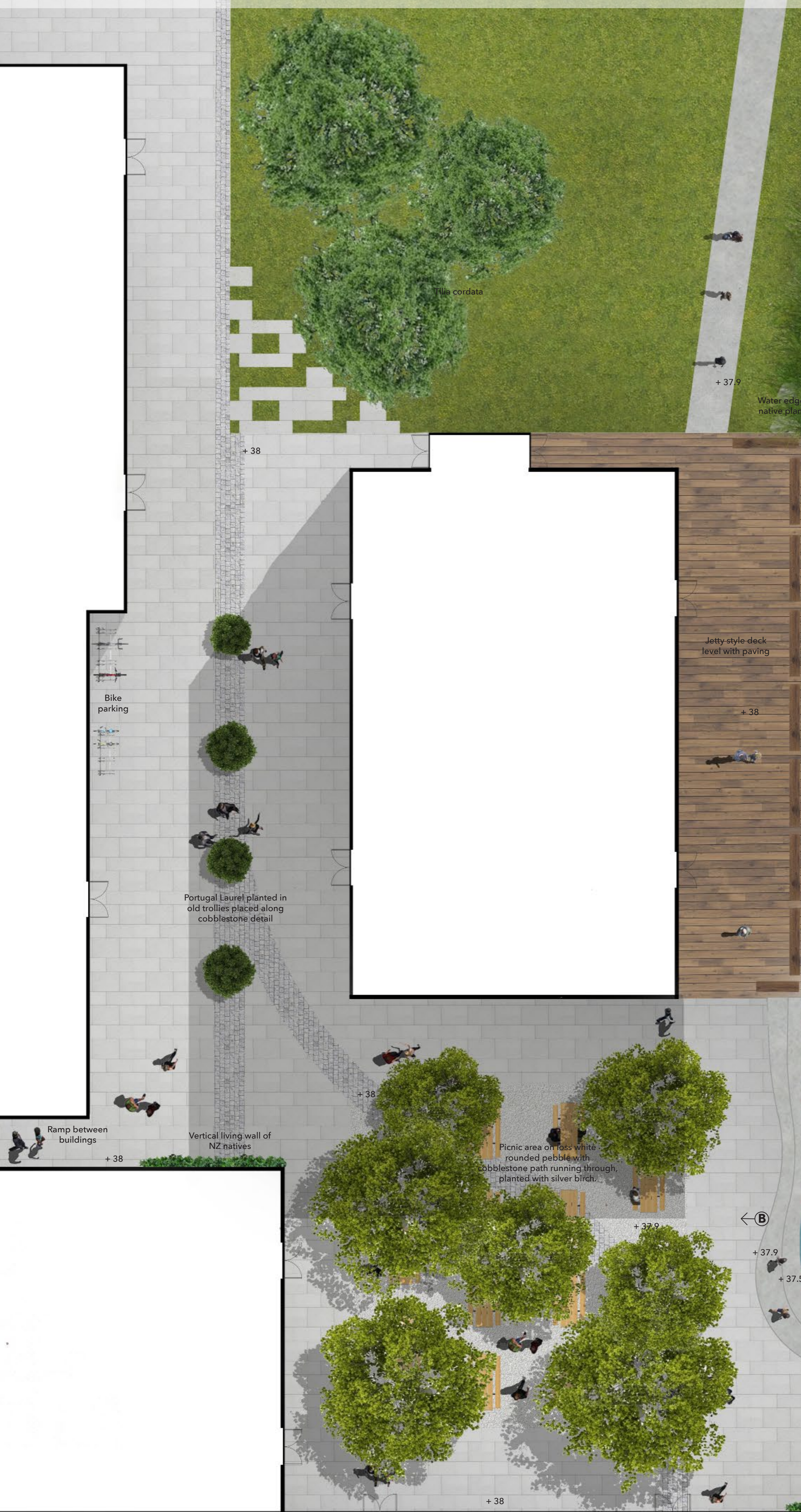


This area is a connection point to the water and acts as a junction for a variety of peoples movement and use of the park from families, shoppers and people out walking their dog the introduction of water encourages people to that site.

## Perspective B



Picnic break space under the silver birch trees. Deciduous trees are used to breakup the large amount of grey in the space and provide shade in the summer months. The combination of surface types including paving, loose stone and cobblestone are designed to encourage movement through the site and not just around the edge.



Bike parking

Portugal Laurel planted in old trollies placed along cobblestone detail

Tilia cordata

Water edge NZ native planting

Jetty style deck level with paving

Vertical living wall of NZ natives

Picnic area on loss white rounded pebble with cobblestone path running through, planted with silver birch.

Curved platform steps rise 40cm run 80cm-1m

Vertical living wall of NZ natives

Cross section 1:300 - Walking between buildings

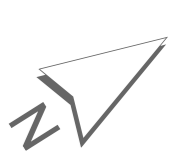


Cross section 1:300 - Water connection



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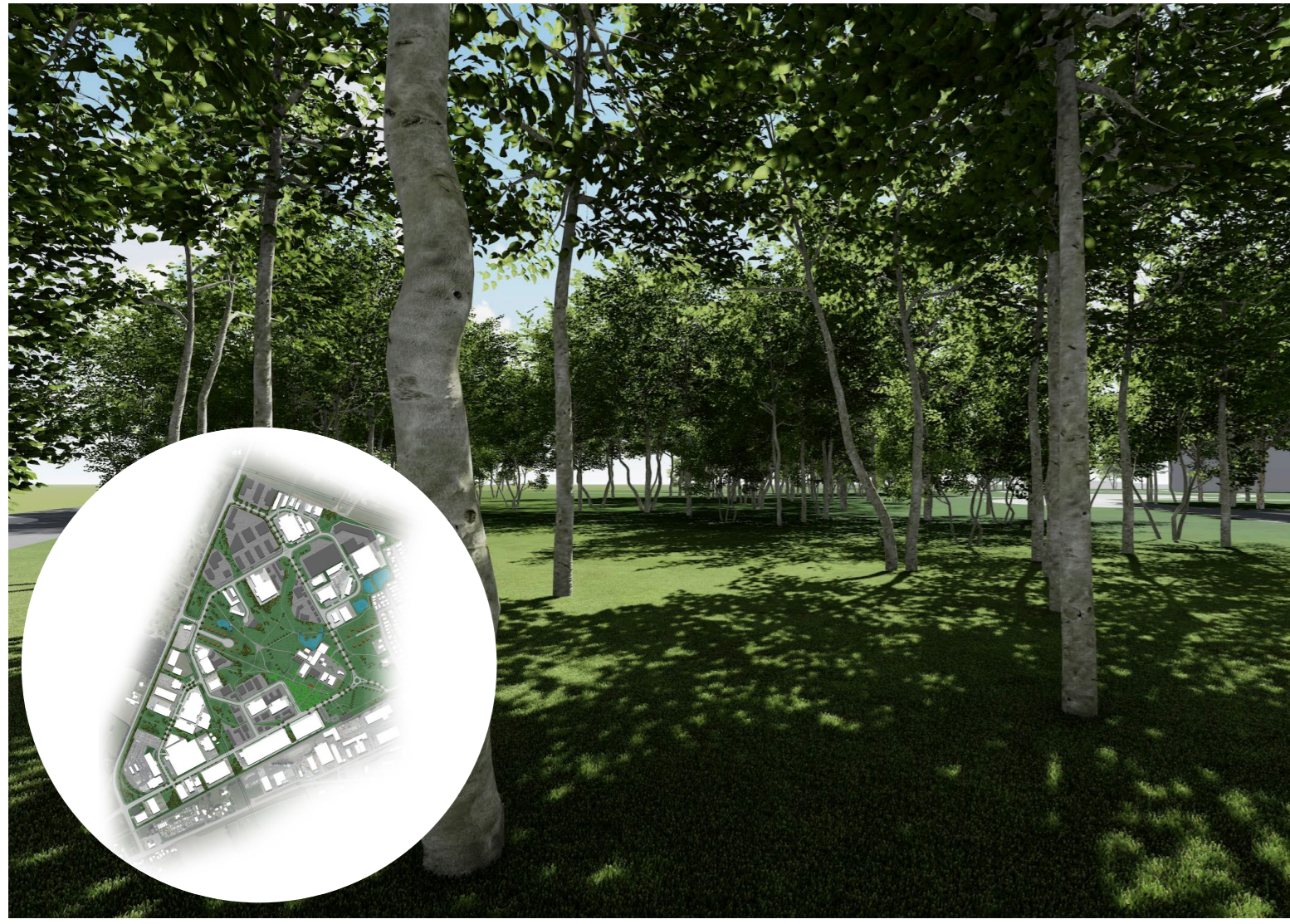
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## Beech Forest Planting Strategy



The mountain beech (*Fuscopora cliffortioides*) forest on the edge of the Works is located at the heart of the park and is an area where many of the parks visitors will pass through. Once established this will be a place where users can immerse themselves within nature and block out the built environment that surrounds them.

This is a design that will take time therefore an instant effect isn't achievable. Mountain beech take 30 years to reach their mature form of a height of 12m. Therefore, planting will need to be done in stages of patches to create the desired effect. From there nature can take control and self-seeding can determine the final design of the space.



**STAGE ONE**

Starting by planting small clusters of juvenile mountain beech with mulch to deter people from walking through them.



**STAGE TWO**

Once the first lot of planted beech have become well established (1-2 year) begin expanding the patch by planting new juvenile beech trees around the edge.



**STAGE THREE**

Mature beech will start to self-seed allowing new juvenile plants to grow around the edges expanding the patches.

## Masterplan Scale Planting Strategy

### Dense New Zealand Native

Many NZ natives have dense forms making them great for providing shelter and filling in spaces that otherwise would be unused. With a green landscape this large patch of dense NZ native is a great option for these areas. Plants like the Cabbage tree, Griselinia and Pittosporum produce nectar and fruit that attracts bird and bees giving these areas a purpose.



### Low New Zealand Native

Low NZ native planting will be used in areas where an unobstructed view is desired. This planting will be used on a mix of mounded and flat areas. This design is predominantly grasses and rounded form plants that will move with the wind creating a visual effect.



### Exotic Park Trees

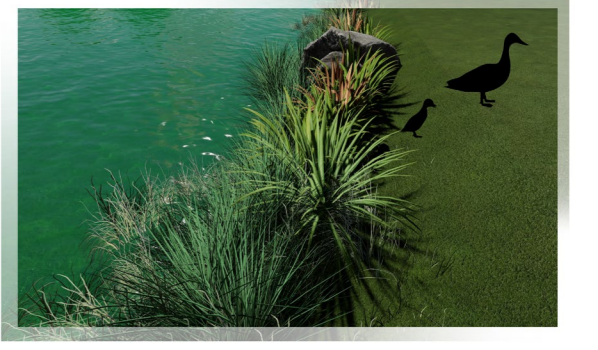
Large exotic deciduous trees create a great canopy effect and provide inviting places to sit in summer and loose their leaves in winter allowing for light into otherwise cold spaces.

Canopy effects over sections of roading creates an memorable experience for those driving through the site.



### Waters Edge Planting

Planting around the waters edge helps to filter contaminants and encourages wildlife with and around the edge. The height of the planting doesn't impact the views of the water but also pushes people who want to access the lake to use dedicated access points.



## Intermediate Scale Planting Features

### Living Walls

There isn't a lot of opportunity for planting within the Works site at a ground level. To take a break from the extensive horizontal planting found throughout the park landscapes vertical living walls are used to soften and rejuvenate the hard concrete landscape of the Works.

New Zealand natives have a great ability to grow in all sorts of places with little soil, therefore there are many species that will thrive in this landscape as long as water is provided. Plants with pops of colour and that droop or hang with a variety of textures create beautiful feature walls that will bring new life to the old buildings.

Repurposing the piping that lines the walls of many of the Works buildings as planters that will soften building faces and create unique features.



### Sculptural Planters

Planters are used to repurpose and enhance elements and materials that highlight the character of the site.

The use of old structures such as bins and materials like corten steel act as reminders of the past but in a colorful and inviting way when paired with vibrant planting as these elements are considered unattractive on their own.

Feature trees are enhanced by bright underplanting that draws the eye of those passing by. Planters edges can also act as seating to create versatility within the space.



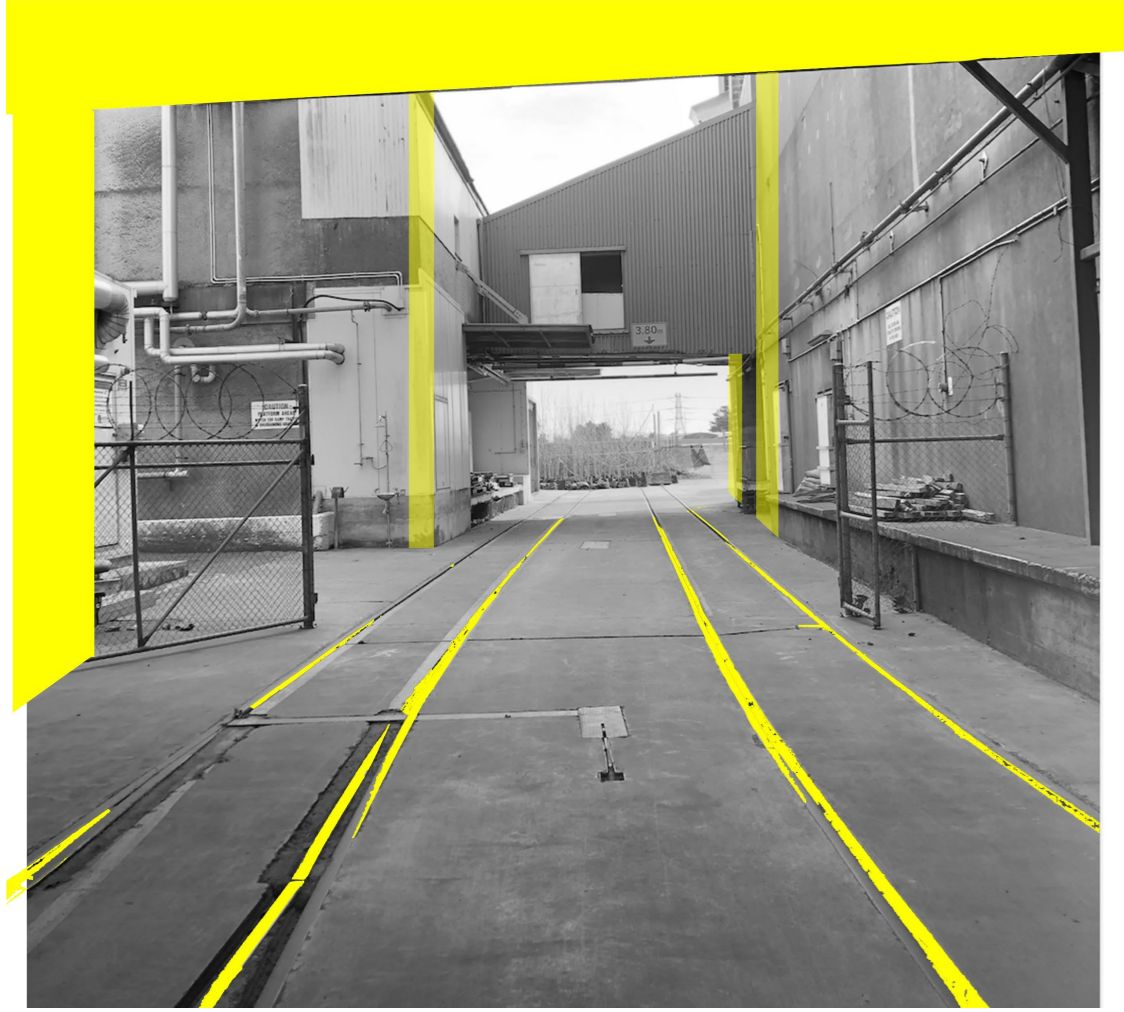
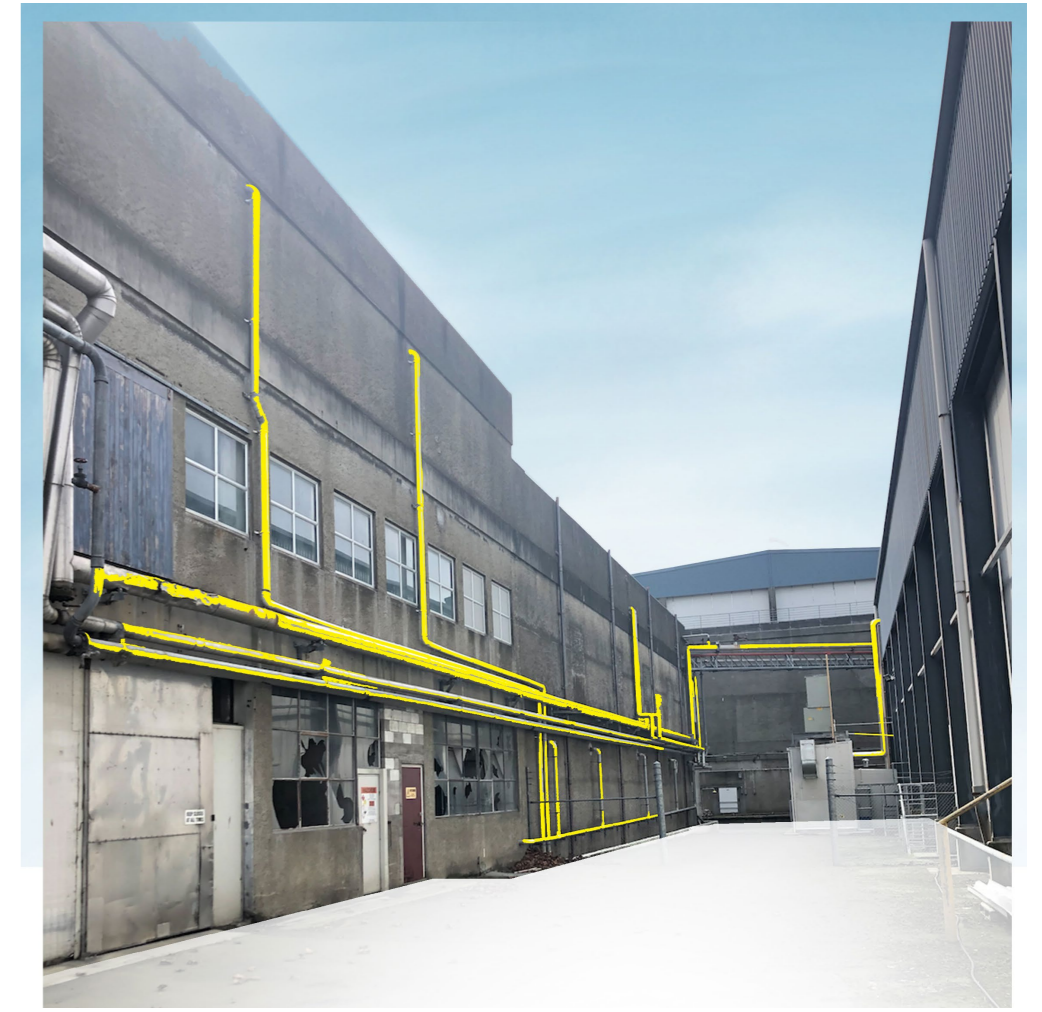
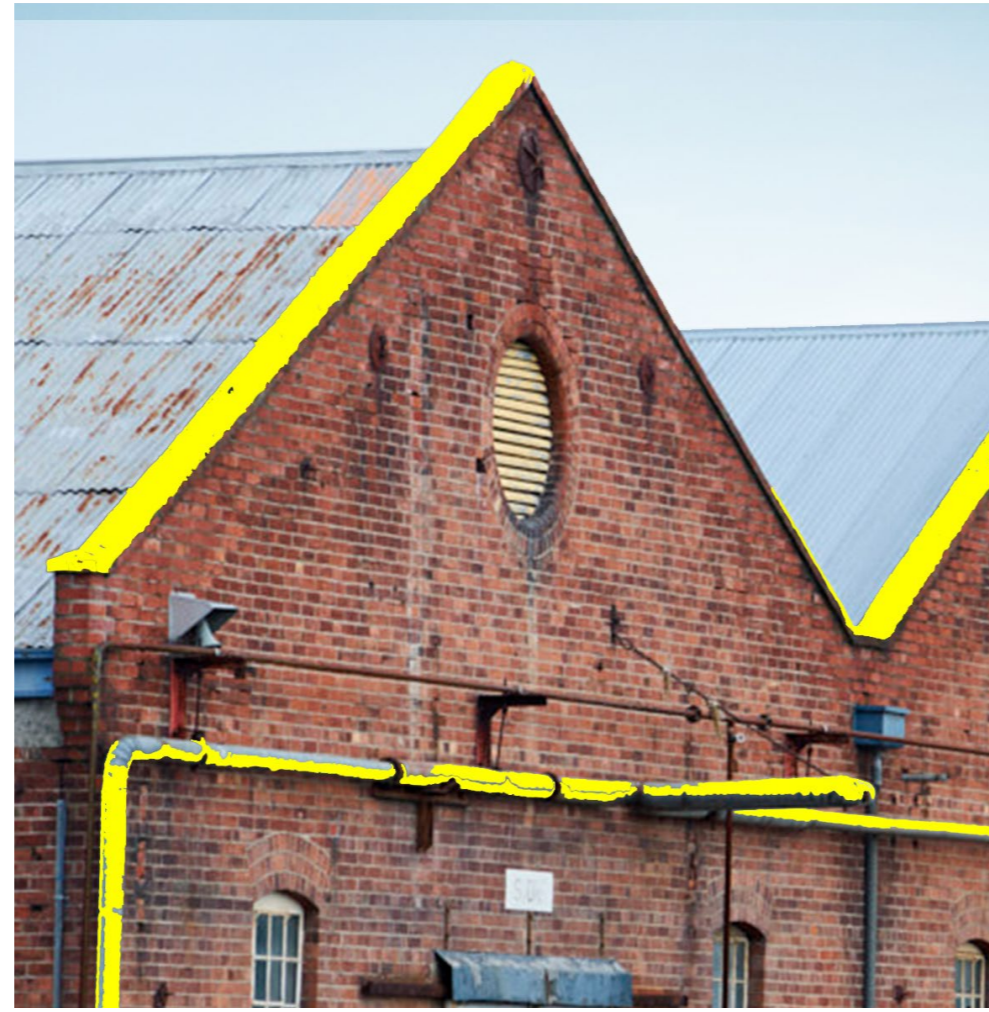
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## Forms as inspiration

The historical site of the old Islington freezing works consists of many geometrical shapes along with strong vertical and horizontal lines. These strong forms are then broken up by an array of subtle curved elements that soften that space. Elements such as the piping that runs parallel with the buildings or the way the rail line curves around the buildings.

These are the forms that are found throughout the site. The design of this site has embraced those strong lines and shapes but has been broken up by the introduction of curved features such as wayfinding paths, waters edge steps and pathways and access points throughout the site. The whole parks dispersal of green space is taken from the concept of water moving from one point out across a landscape.



## Materials Palette

**Use:** Market and courtyard Surface  
**Finish:** Paving with grass

**Relation to site:** The historically concrete site can be broken up and softened by the introduction of permeable paving this breaks up the surface and allows for more natural filtration for run off from the site while still being usable all year round.



**Use:** Way finding path  
**Finish:** Natural stone

**Relation to site:** As an alternative to concrete cobblestone is uses a movement aid through the site while also acting as a surface detail.



**Use:** Walkway surface and steps  
**Finish:** Shallow textured

**Relation to site:** Concrete has been extensively used throughout the site historically but with the reduced use of concrete in this design and the combination of different surface textures. This reduction aims to make the sites will feel less vast and encourage more use of the in between spaces between buildings. The design retains the concrete feel to preserve the industrial past of the site. design retains the concrete feel to preserve the industrial past of the site.



**Use:** Walkway surface  
**Finish:** Natural stone finish

**Relation to site:** Use of paving breaks up the previously vase concrete surfacing that connected the buildings together.



**Use:** Picnic area surface

**Relation to site:** he use of stone chip creates as change in texture. Its loose placement allows for it to move and there to be more interaction with the surface.



**Use:** Hardwood Decking  
**Finish:** Weathered

**Relation to site:** Wood is a natural material that will help soften the feel of the site and add a change in colour and texture. The use of timber fits the industrial character of the site.



**Use:** Edging detail  
**Finish:** Weathered

**Relation to site:** The site already used a lot of brick in its buildings. Corten steel is a way of introducing that red-orange colour into the site in a different form without overusing brick. The industrial look of corten steel also helps to preserve the character of the site.



## Way Finding

Through the Works site there's a lot of in between space that people could easily get lost. Features such as grass planted between railway lines and 1.4m wide cobblestone paths breaking up the surface have been added to encourage movement through the site and for people to follow and explore where the paths may take them. These features are aimed to encourage movement across open spaces rather around the edges.



## Hard vs Soft

The aim of the site is to combine the hard forms of the old with the soft of the new this has been done through many features in the site. Hard vs soft has been shown in elements like the grass rail line, curved steps and grass seats. Contrasting materials paired together is an easy way of achieving this effect as shown in the raised lawn edged with corten steel.

