

Westpac Office, Newlands

Contributed by Steven Young
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Project Name
Westpac Newlands

Project
address
Hurring Place/Newlands Road

Newlands, Wellington

Client name
Any Curran

Contractor
Geoff Carr Builders Ltd

Architectural
design
SYAL implemented a sketch design by others

Engineer
Steven Young & Associates Ltd

Consultants

Our role
Principal Consultant

Description
of project
Three large units of office/warehousing to a repeated module

Type
Office/warehouse/workshop

Size
4000 sq m

Value
\$1.5M

Date/
c 1988 at the end of the property boom

Construction period

Design
features
Conventional steel portal frames at the rear

Two-storey concrete structure at the front - clad with polystyrene
spandrels

Special
features
Polystyrene spandrels has proved durable for more 25 years.

Management
Design build

Special
requirements

Foundations on site partly rock, partly compacted fill.

Our special
input
High-speed design build process

What we
learned
Speculative developments have little demand when markets collapse

What would
we improve
Stud height of 5.2m too low for modern use.