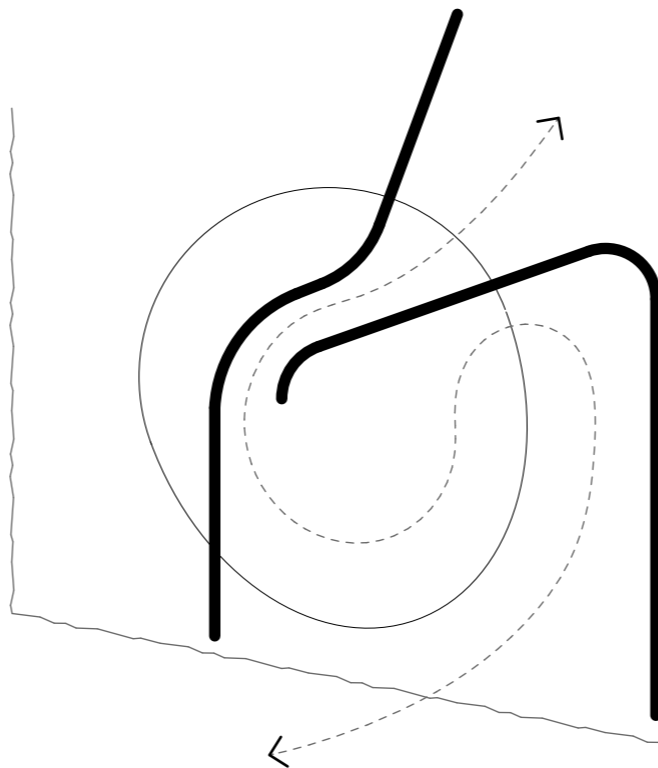




74 RUE BALGUERIE

JOSIE MARTIN | THE GIANT'S HOUSE

**AOA** **alessandro quadrelli**  
**architetto**





THE PROPOSED VISITOR CENTRE HAS BEEN DESIGNED TO PROVIDE A NEW ENTRY AND FRONTAGE TO THE SUCCESSFUL ART GARDEN OF THE GIANT'S HOUSE, AND PROVIDE IMPROVED ACCESS-ABILITY.

THE PLAN OF THE BUILDING IS DESIGNED AROUND THE SHAPE OF AN EGG, WHICH IS A RECURRENT SYMBOL IN JOSIE'S WORK, REPRESENTING UNITY AND COLLECTIVENESS; AN EXAMPLE IS THE WHITE EGG SCULPTURE DEDICATED TO THE 9-11 EVENTS, SITTING BY THE CURRENT ACCESS POINT.

THE SIMPLE SHAPE WAS ALSO ELECTED, AS IT PROVIDES THE BASIS FOR THE BUILDING TO BETTER RESPOND TO ITS FUNCTIONAL BRIEF REQUIREMENTS.

THE CURVED LINES DEFINE THE DIRECTION OF THE FLOW OF VISITORS WALKING THROUGH THE INTERNAL SPACE. THIS REVOLVES AROUND A PIVOTAL RECEPTION DESK, COMPRESSING AND EXPANDING DEPENDING ON PROGRAM, TO ALLOCATE EXPOSITORS DESKS AND SHELVES FOR THOSE WHO WANT TO TAKE HOME SOME OF JOSIE'S WORK. THE BUILDING ALLOWS A NUMBER OF PEOPLE TO APPROACH THE DESK AND QUEUE IN FRONT OF IT, WHILE OTHERS, IN THE OTHER DIRECTION MIGHT WANT TO SLOW DOWN AND PURCHASE A SOUVENIR. THE WESTERN OUTDOOR ENTRY COURTYARD, DEFINED BY THE NON-BARYCENTRIC LOCATION OF THE BUILDING, SERVES THE SAME PURPOSE: EXPANDING THE LENGTH BETWEEN THE ROAD KERB AND THE ACTUAL ENTRY POINT, SO THAT THE ACCESS CAN BE PART OF THE WALKING EXPERIENCE THAT THE VISITOR WILL FIND ON THE OTHER SIDE, WHILE PROVIDING EXTRA QUEUING SPACE.

FOLLOWING THE CONCEPT OF A DIRECT REPRESENTATION OF A FLOW OF PEOPLE, THE BUILDING DEVELOPS AS A SPIRAL, THAT ASCENDS TOWARD THE HILL TO TAKE THE VISITOR TO THE RIGHT ALTITUDE TO ACCESS THE OUTDOOR GARDEN . THE SPIRAL FURTHER ACCENTUATES THE TRANSITIONAL NATURE OF THE SPACES, AND PROVIDES AN EXTRA-DIMENSION TO THE INDOOR EXPERIENCE, IN THE INTENT TO GIVE THE VISITORS THE FEELING THAT THEY ARE NOT INSIDE A BUILDING BUT THEY ALREADY STARTED THEIR JOURNEY IN THE ARTIST'S OUTDOOR MAGICAL WORLD.

MATERIALS AND STRUCTURE STRATEGIES ARE DESIGNED TO CONTRIBUTE AND ENHANCE THE EFFECT OF BEING IN AN ORGANIC NATURAL PLACE. THE PRESENCE OF TIMBER IS STRONG, AND THE ROOF REPRESENTS A COLLECTION OF BRANCHES DEPARTING FROM A CENTRAL TRUNK. THIS FORMS THE SHAPE OF THE CANOPY OF A WILLOW, WHICH PROTECTS THE VISITOR FROM ABOVE, AND GENERATES THE GLAZED FACADE BY FALLING DOWN AT ITS EDGES.

74 RUE BALGUERIE

JOSIE MARTIN | THE GIANT'S HOUSE

VIEW FROM STREET

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DESIGN AQ  
DRAW AQ  
SCALE @ A3  
DATE 30/09/22

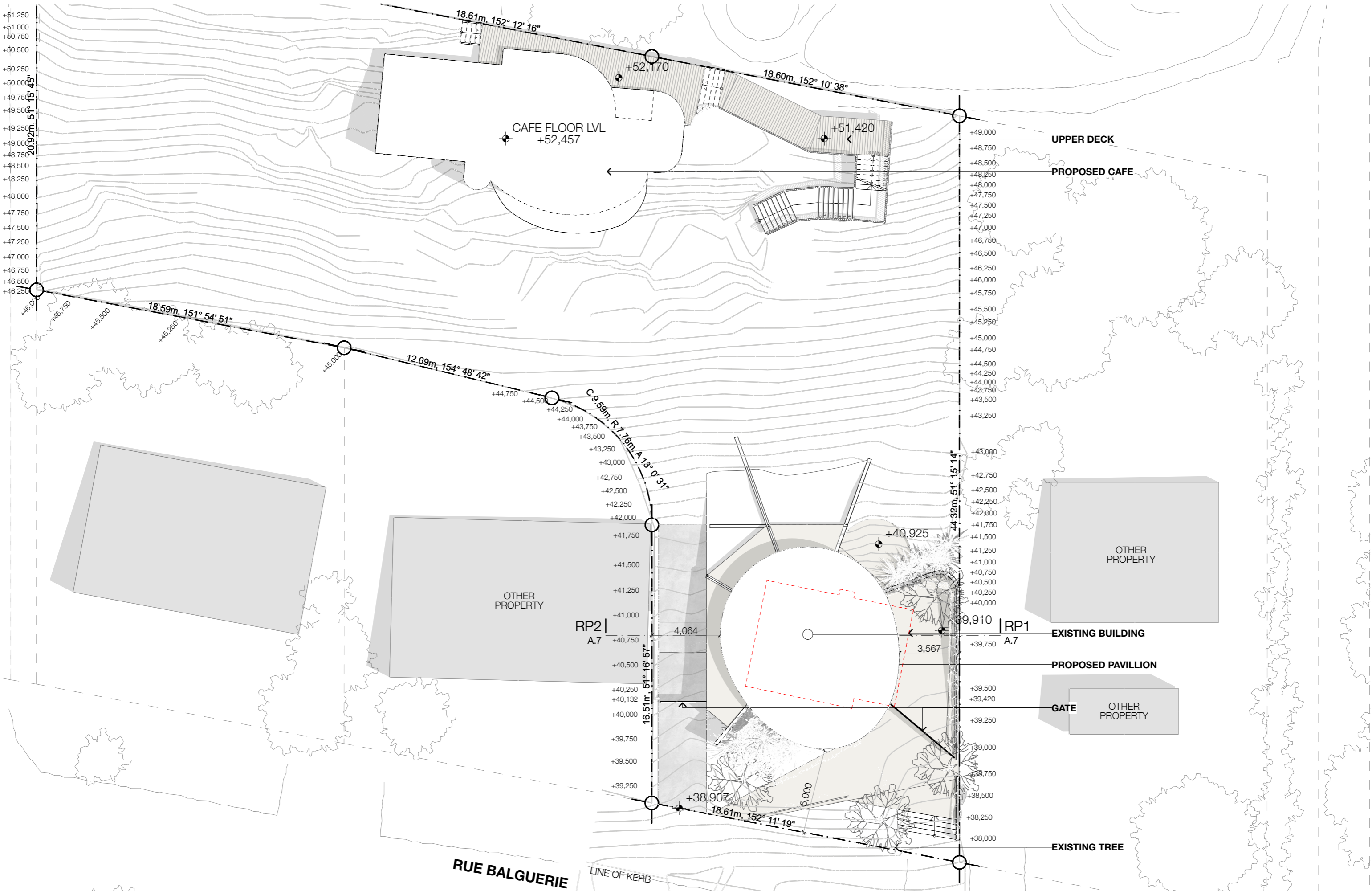
A.1

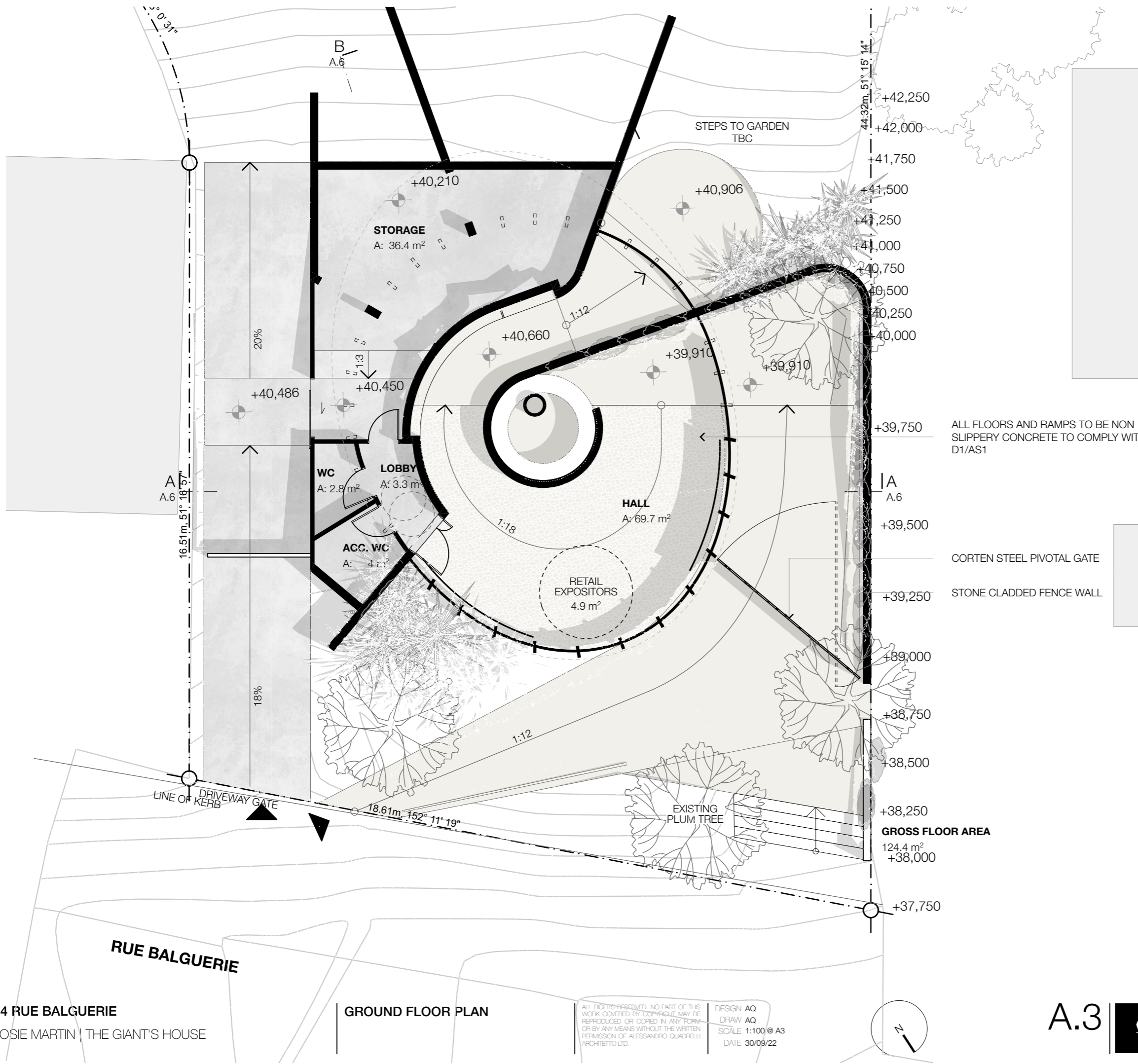


**alessandro quadrelli**  
architetto

AQA LTD.  
021 040 9176  
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AQA.CO.NZ







ALL FLOORS AND RAMPS TO BE NON SLIPPERY CONCRETE TO COMPLY WITH D1/AS1

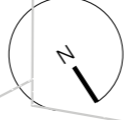
CORTEN STEEL PIVOTAL GATE  
STONE CLADDED FENCE WALL

**GROSS FLOOR AREA**  
124.4 m<sup>2</sup>  
+38,000

74 RUE BALGUERIE  
JOSIE MARTIN | THE GIANT'S HOUSE

GROUND FLOOR PLAN

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DESIGN AQ  
DRAW AQ  
SCALE 1:100 @ A3  
DATE 30/09/22



A.3 | **alessandro quadrelli**  
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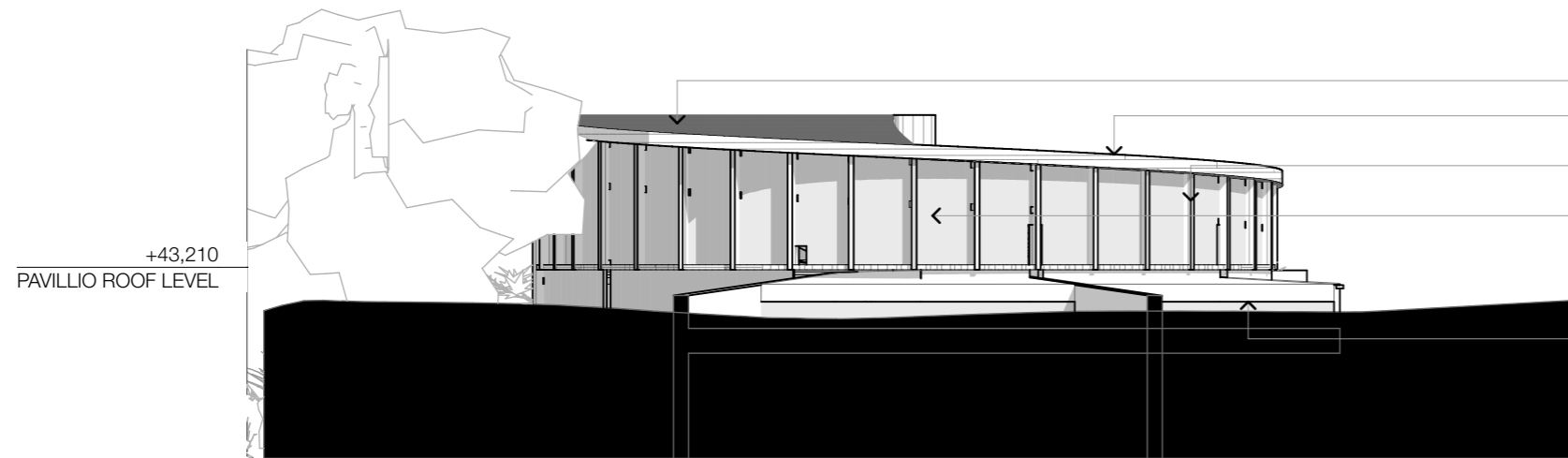




- MEMBRANE ROOF
- POWDERCOATED ALUMINIUM FLASHING
- +43,210  
PAVILLIO ROOF LEVEL
- ALUMINIUM SHOP FORNT JOINERY  
WITH CLEAR GLASS
- SELECTED HARWOOD TIMBER MULLION COVERS
- PLASTER FINISH
- TIMBER FENCE
- +39,910  
PAVILLION FLOOR LEVEL

## NORTH ELEVATION

Scale 1:100



- MEMBRANE ROOF
- POWDERCOATED ALUMINIUM SPOUTING/FLASHING
- SELECTED HARWOOD TIMBER MULLION COVERS
- ALUMINIUM SHOP FORNT JOINERY  
WITH CLEAR GLASS
- +43,210  
PAVILLIO ROOF LEVEL
- SELECTED COLORSTEEL METAL ROOF CLADDING

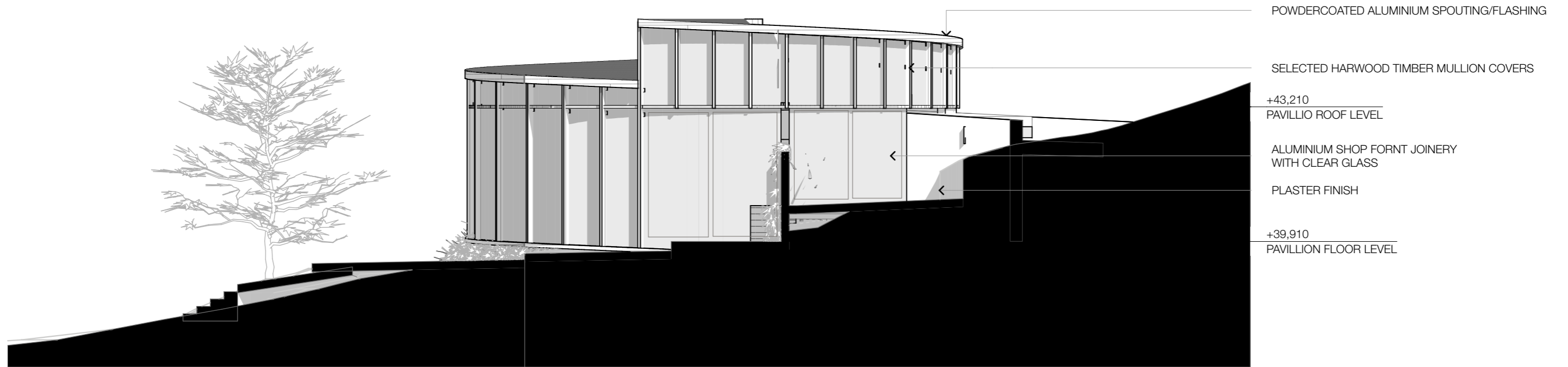
## SOUTH ELEVATION

Scale 1:100



## EAST ELEVATION

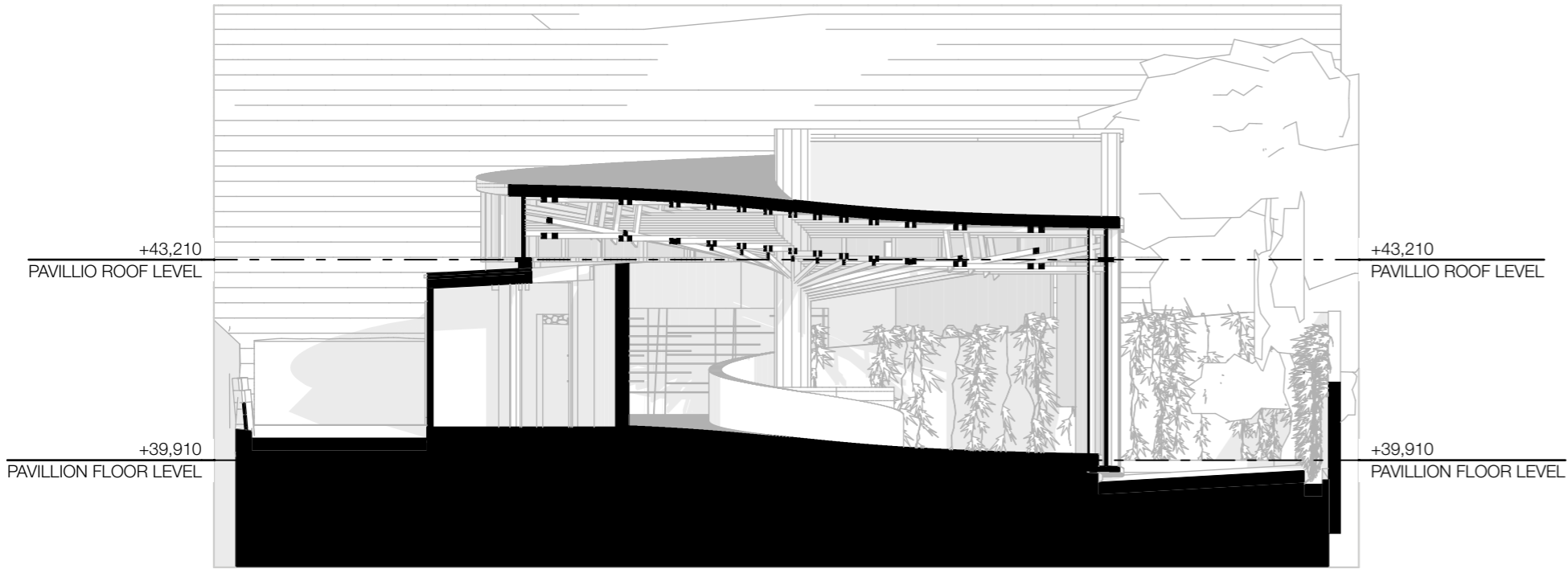
Scale 1:100



## WEST ELEVATION

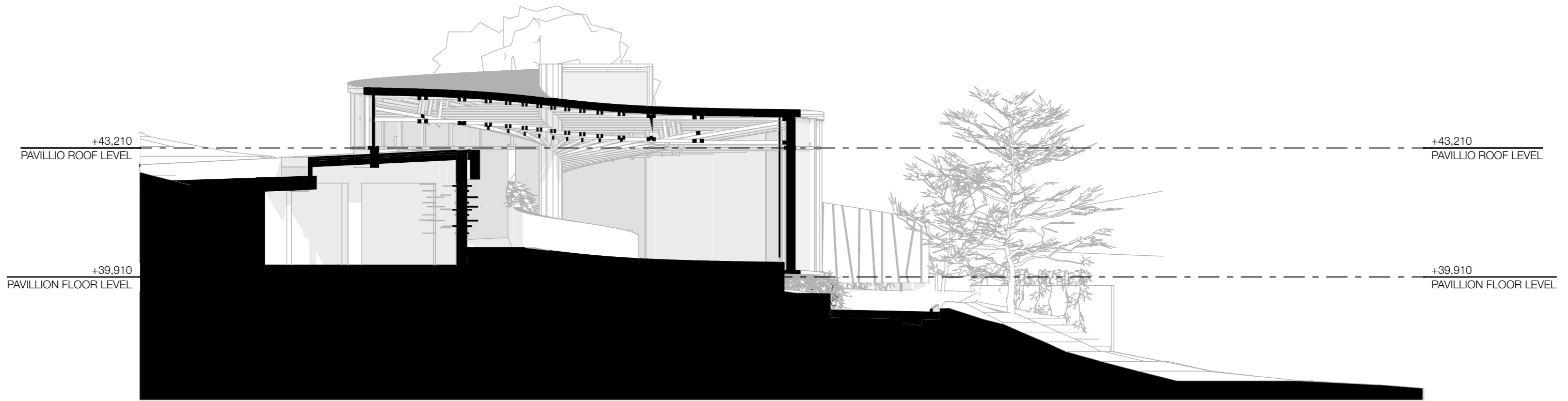
Scale 1:100





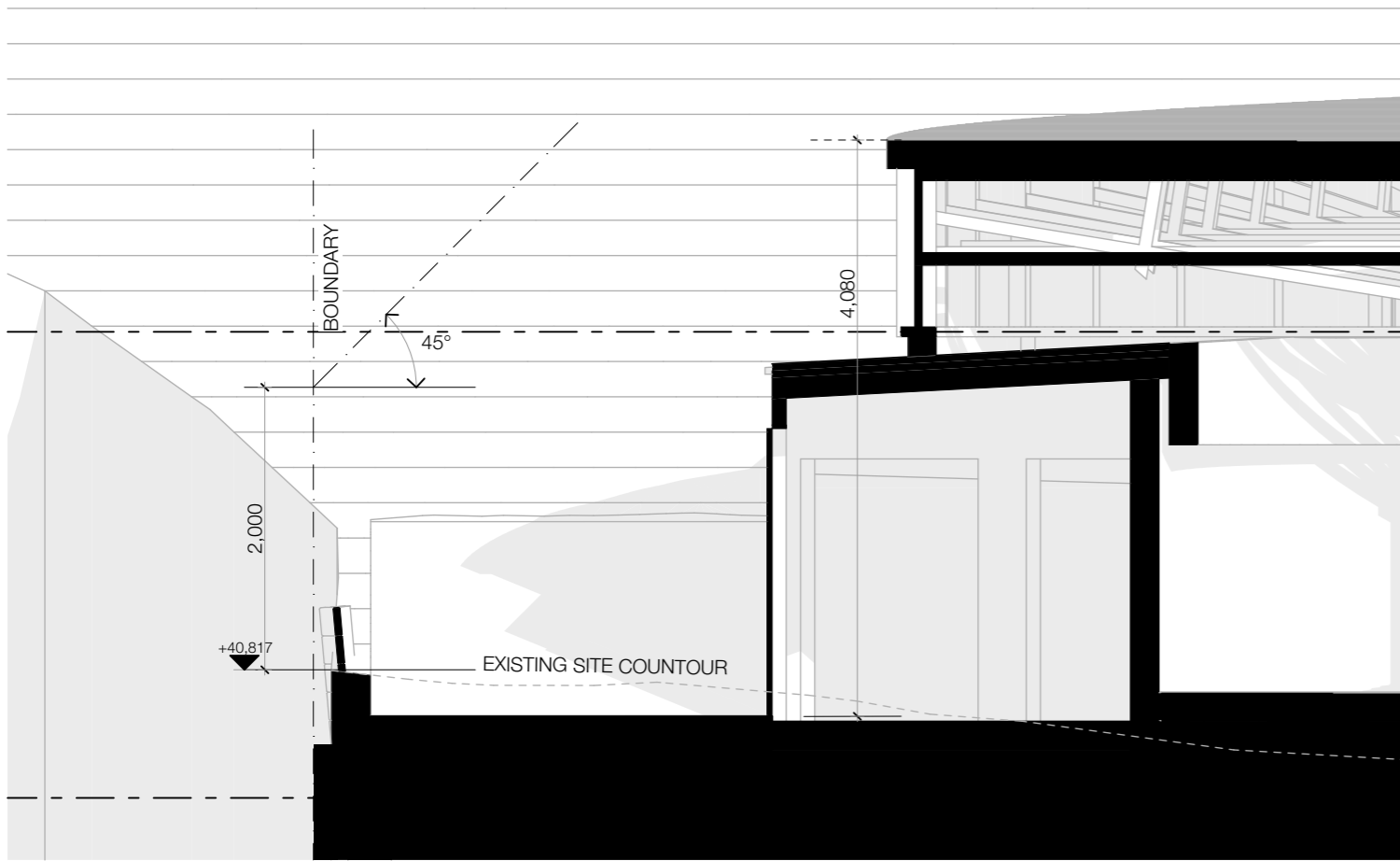
**SECTION A**

Scale 1:100



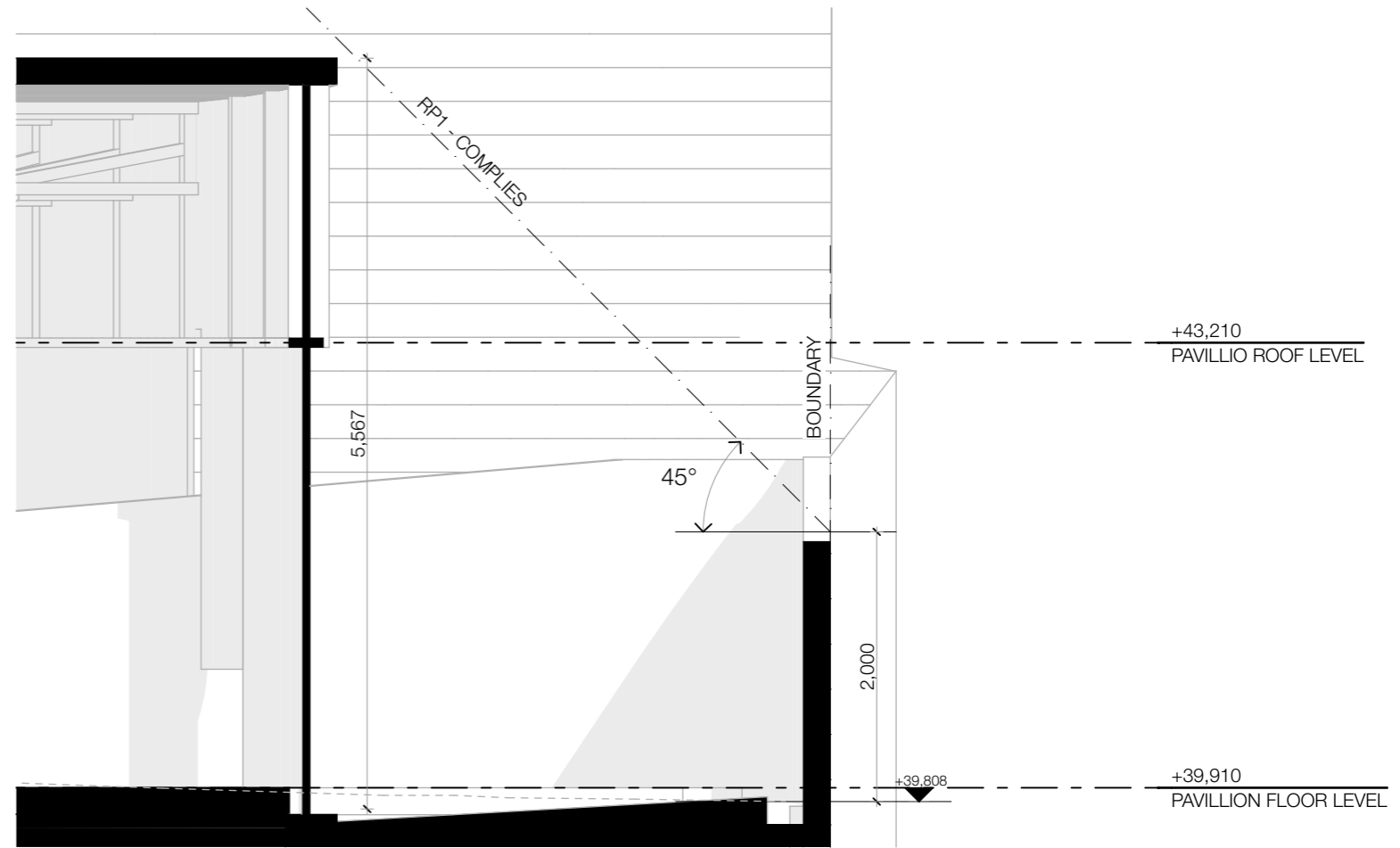
**SECTION B**

Scale 1:100



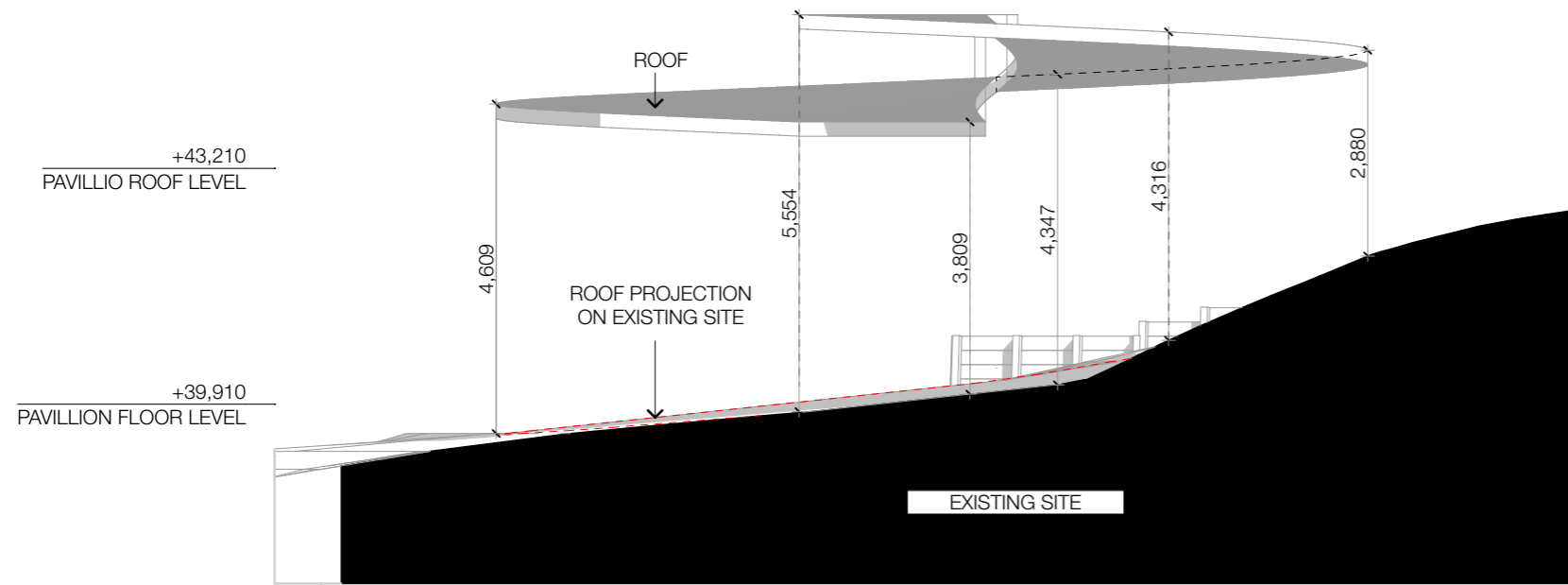
**RECESSION PLANE 02**

Scale 1:50



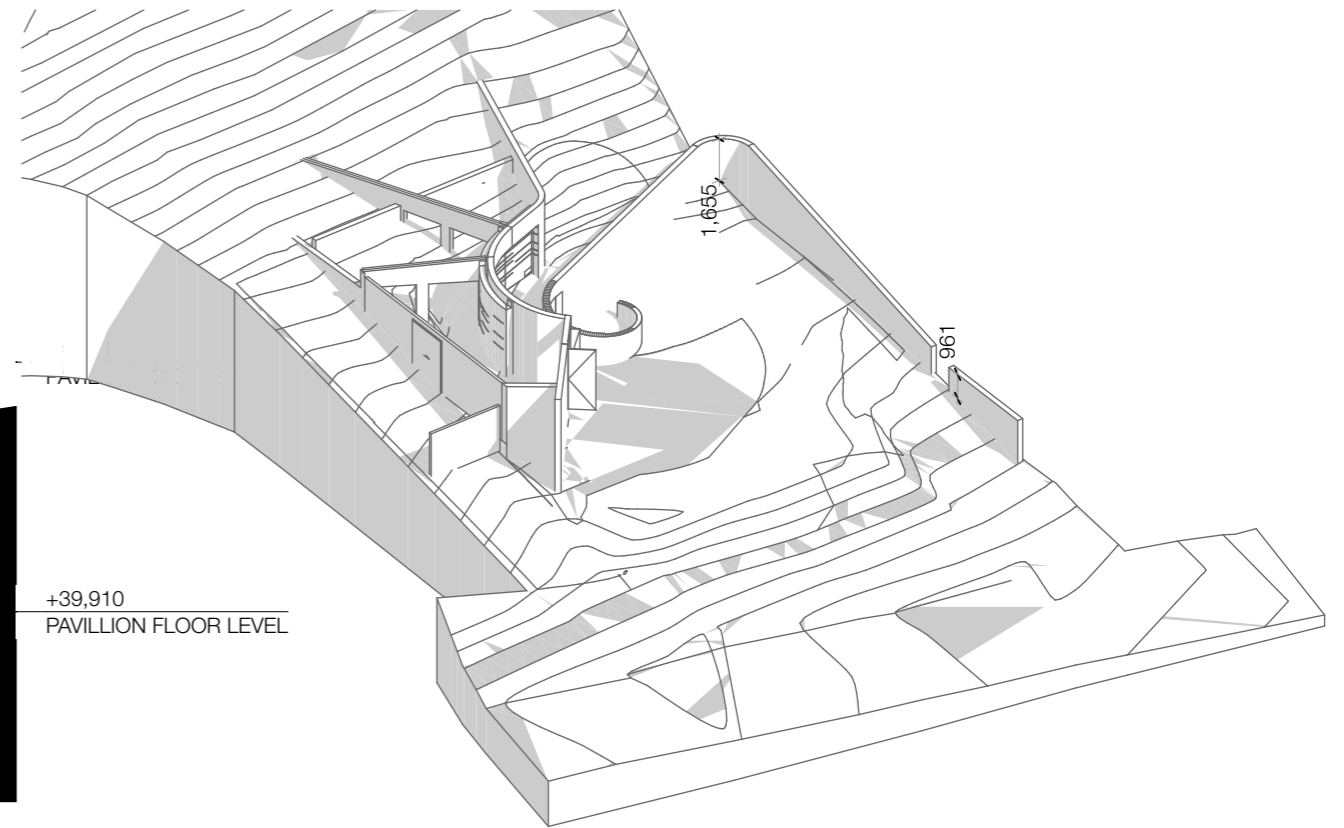
**RECESSION PLANE 01**

Scale 1:50



**HEIGHTS DIAGRAM**

Scale 1:100



**FENCING HEIGHT**

Scale 1:300





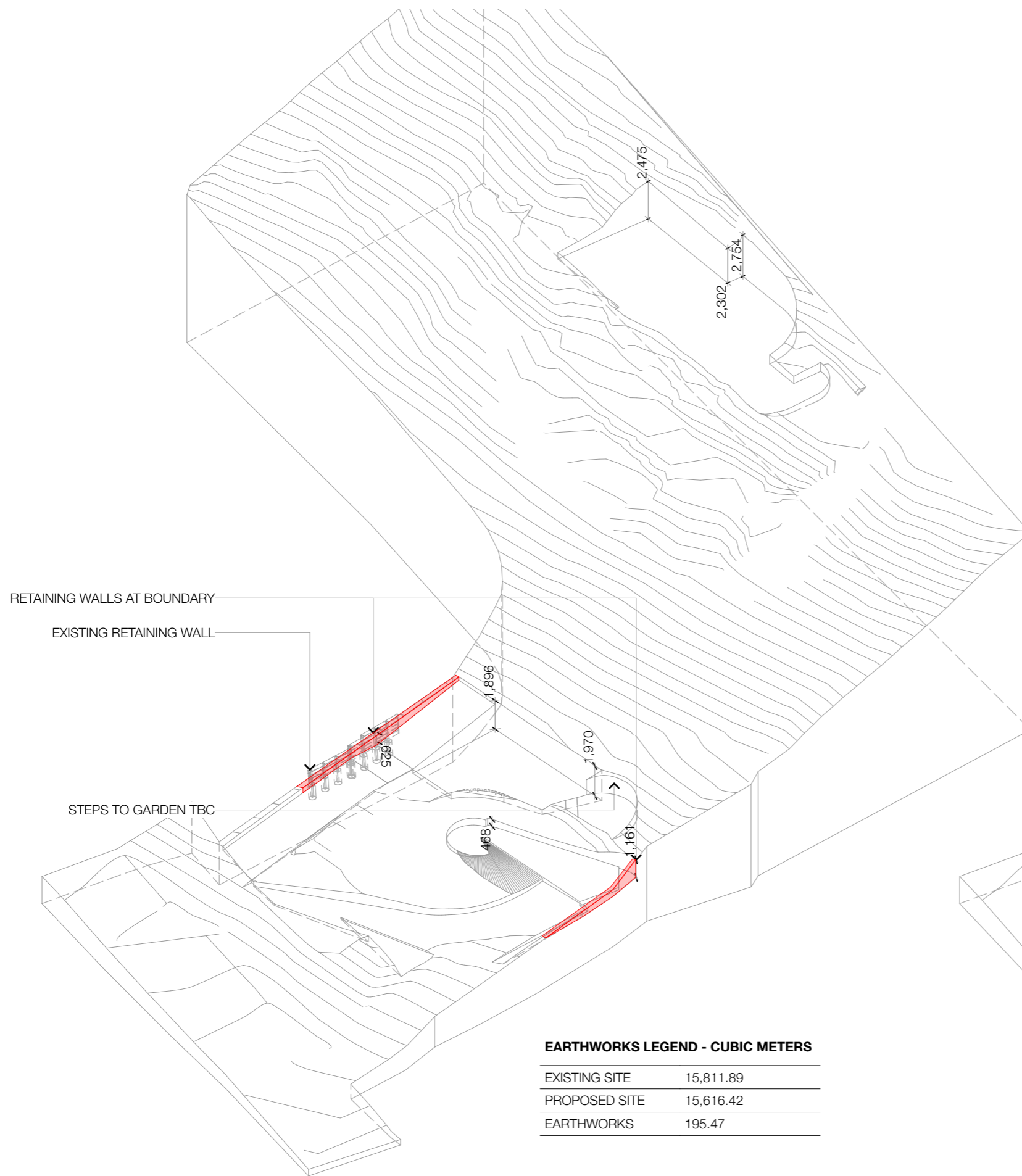






**NOTES:**

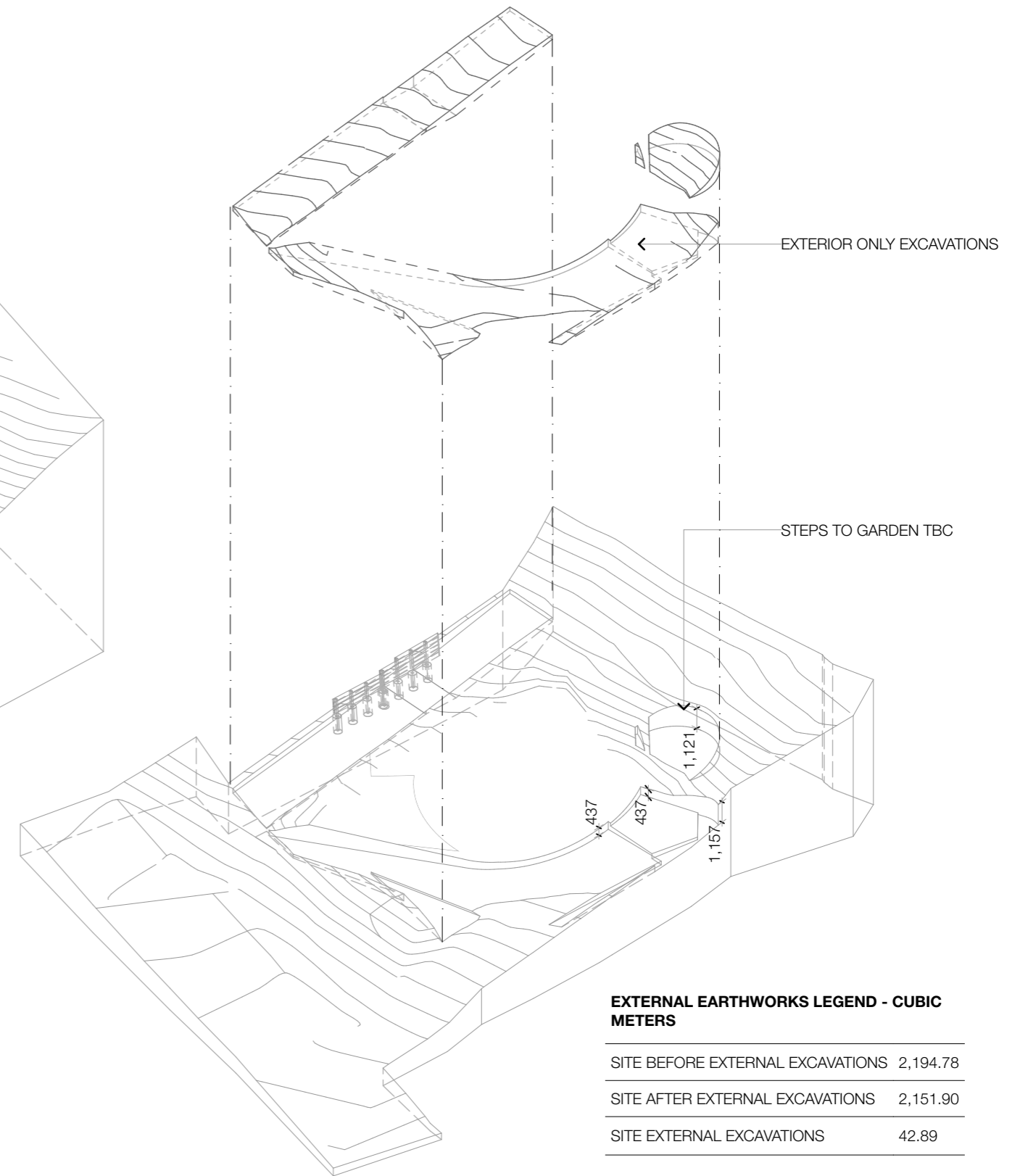
1. CALCULATIONS ARE A ESTIMATES BASED ON 3D MODELLING, THEREFORE TO BE CONSIDERED PRELIMINARY ONLY FOR CONSENTING PURPOSES. THEY WILL NEED TO BE CONFIRMED BY THE STRUCTURAL ENGINEER



**TOTAL EARTHWORKS**

**EARTHWORKS LEGEND - CUBIC METERS**

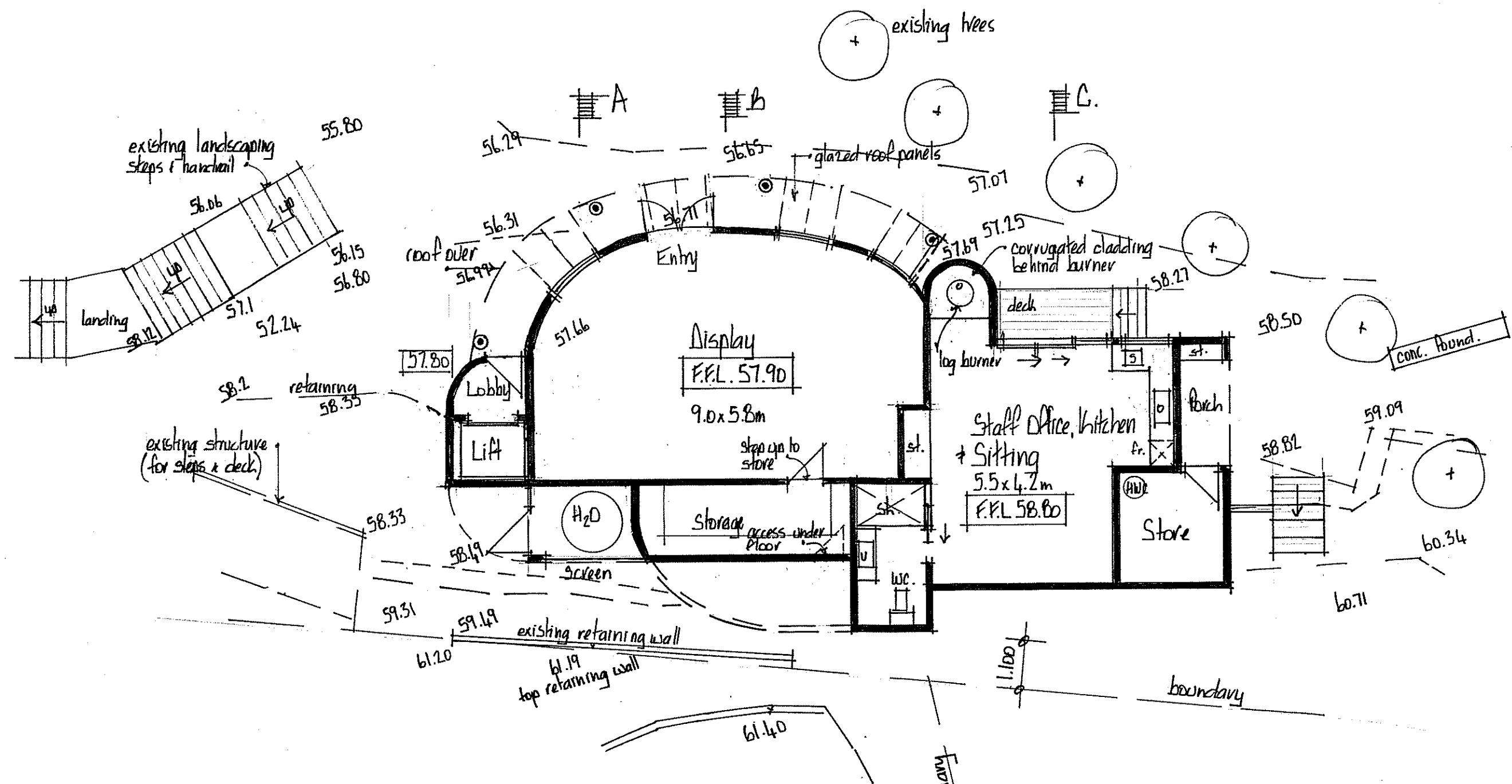
EXISTING SITE	15,811.89
PROPOSED SITE	15,616.42
EARTHWORKS	195.47



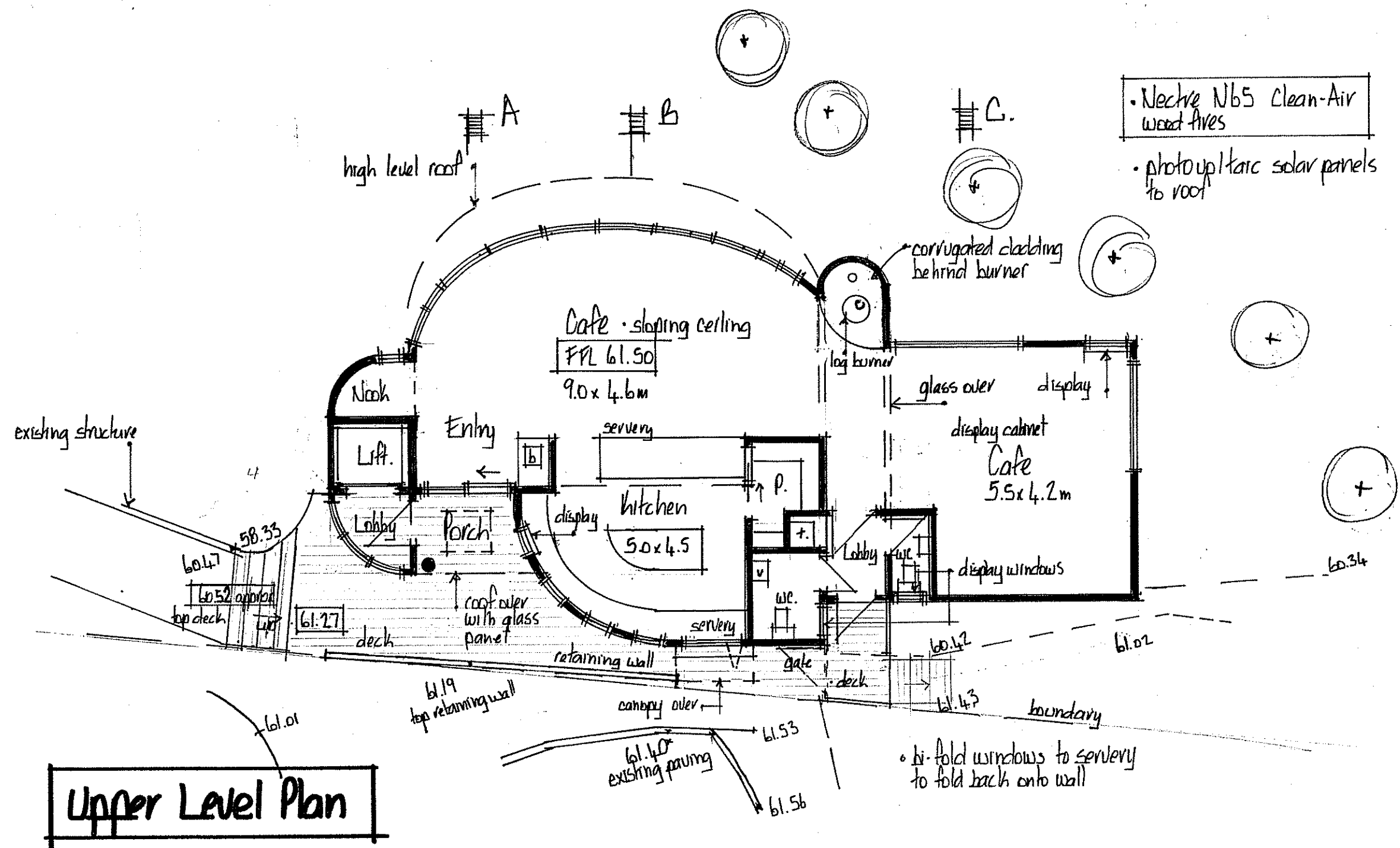
**EXTERNAL ONLY EARTHWORKS**

**EXTERNAL EARTHWORKS LEGEND - CUBIC METERS**

SITE BEFORE EXTERNAL EXCAVATIONS	2,194.78
SITE AFTER EXTERNAL EXCAVATIONS	2,151.90
SITE EXTERNAL EXCAVATIONS	42.89



**Lower Level Plan**  
scale 1:100



**Upper Level Plan**

- Niche Nbs Clean-Air wood fires
- photovoltaic solar panels to roof



Floor Areas	
Lower Level	• 96m <sup>2</sup> (excludes storage)
Upper Level	• 115m <sup>2</sup>
• porches + devandah • 24m <sup>2</sup>	

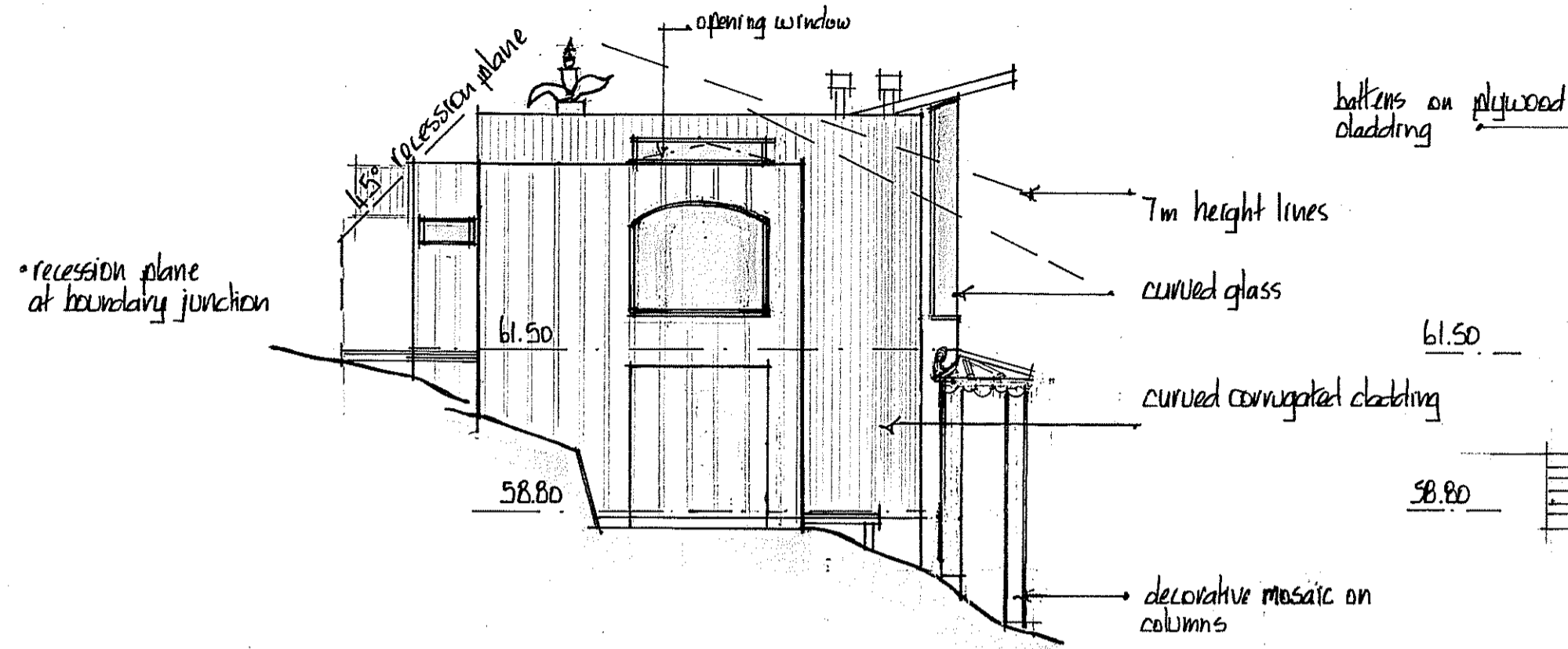
# CAFE AT GIANTS HOUSE

at 74, Rue Balquerie, Atharva  
for Josie Martin

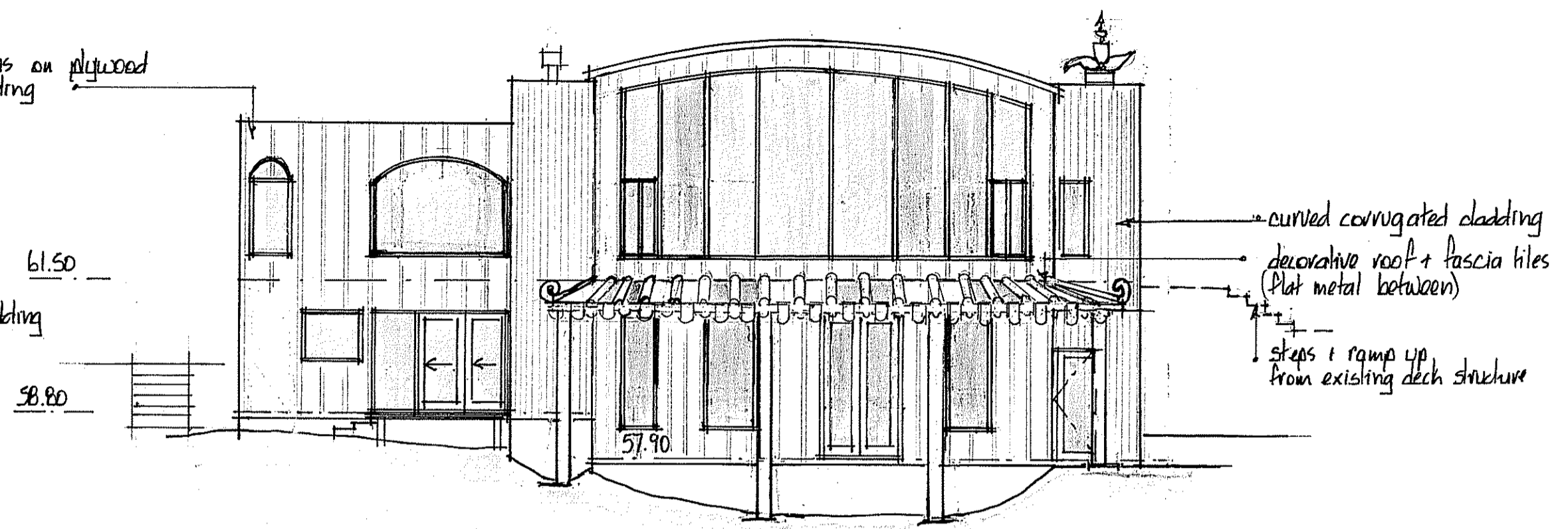
Design + Drawing  
Seebach Design Group Ltd  
NZC.D (arch) ADMINZ  
18A St James Ave, Chch  
Phone 3928 771

revised March '22  
Date: Nov '21  
Scales: 1:100  
Sheet N°  
•A2



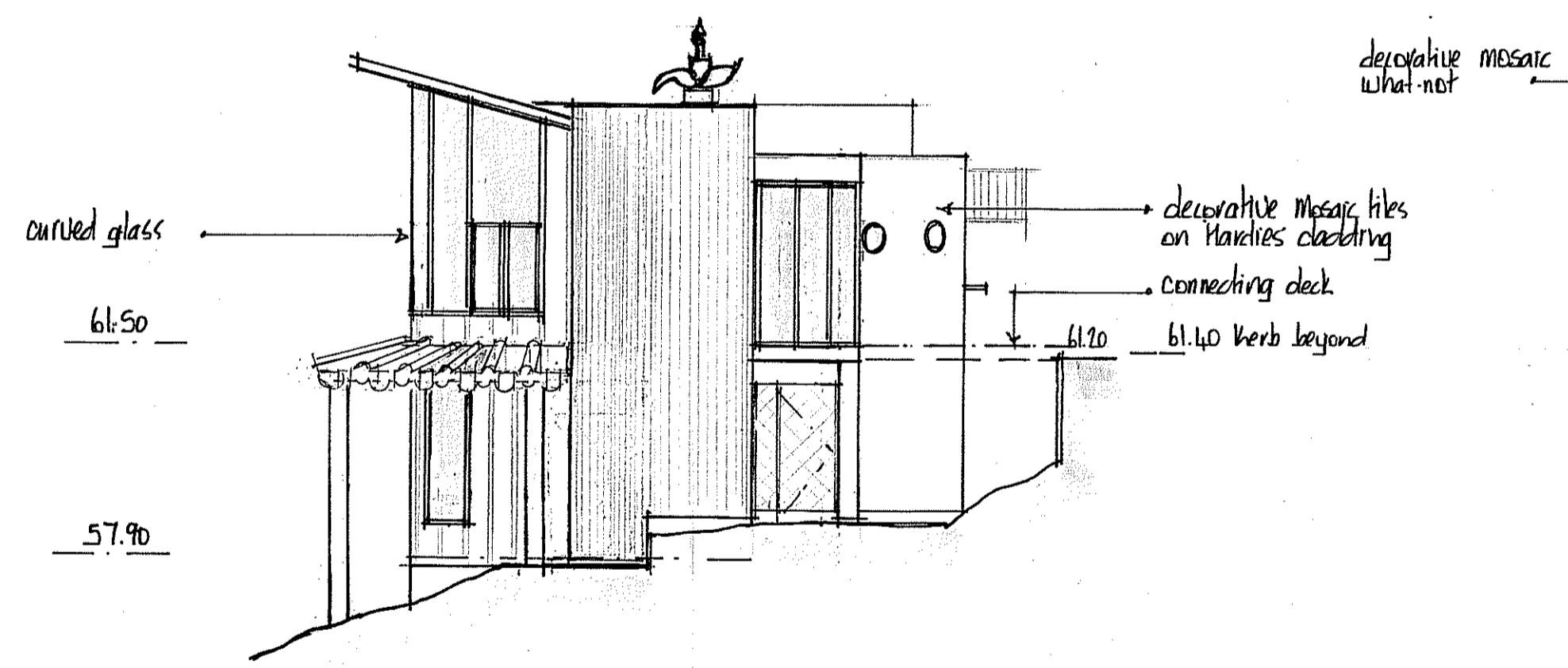


South East Elevation  
Scale 1:100

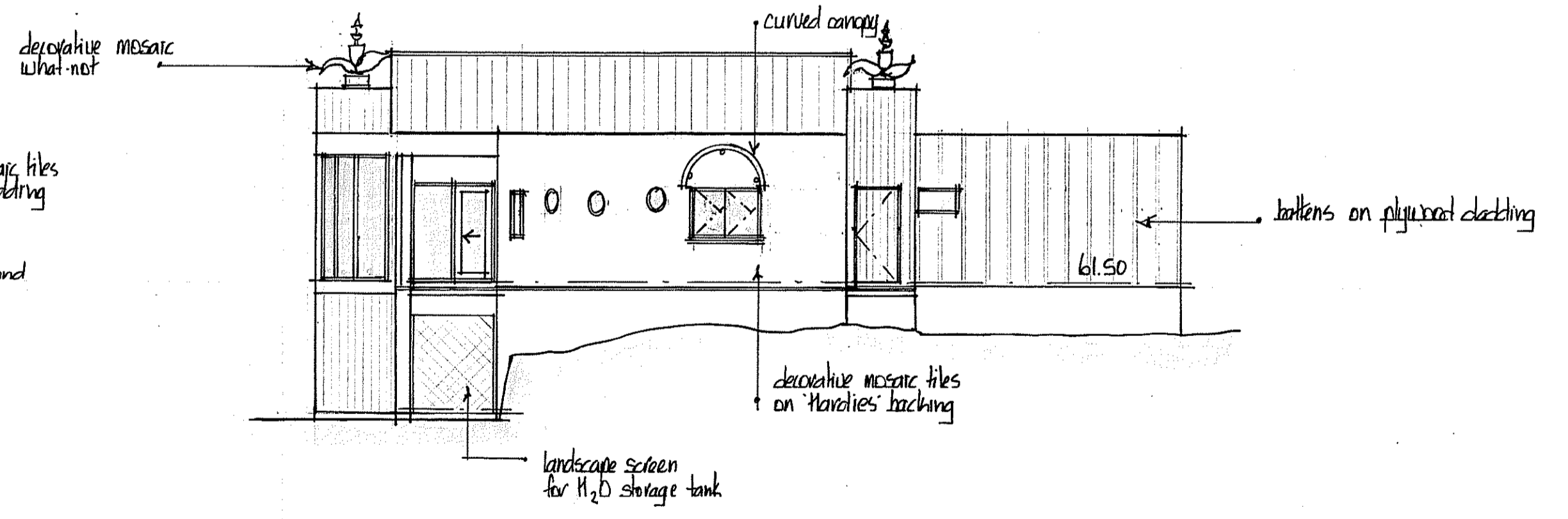


North East Elevation

• ground to be built up or steps/ramp to provide access to doors (part of landscape design by others)



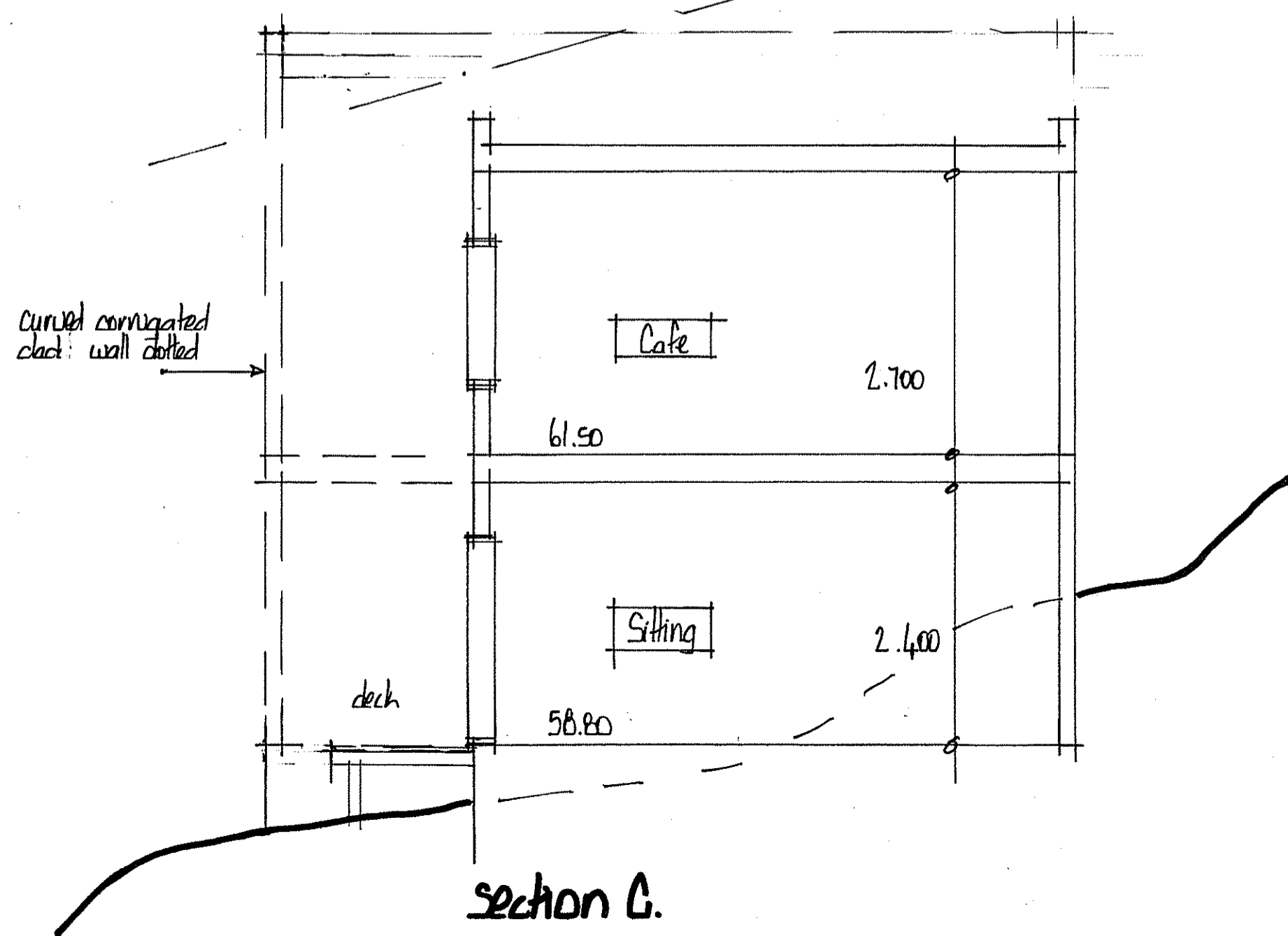
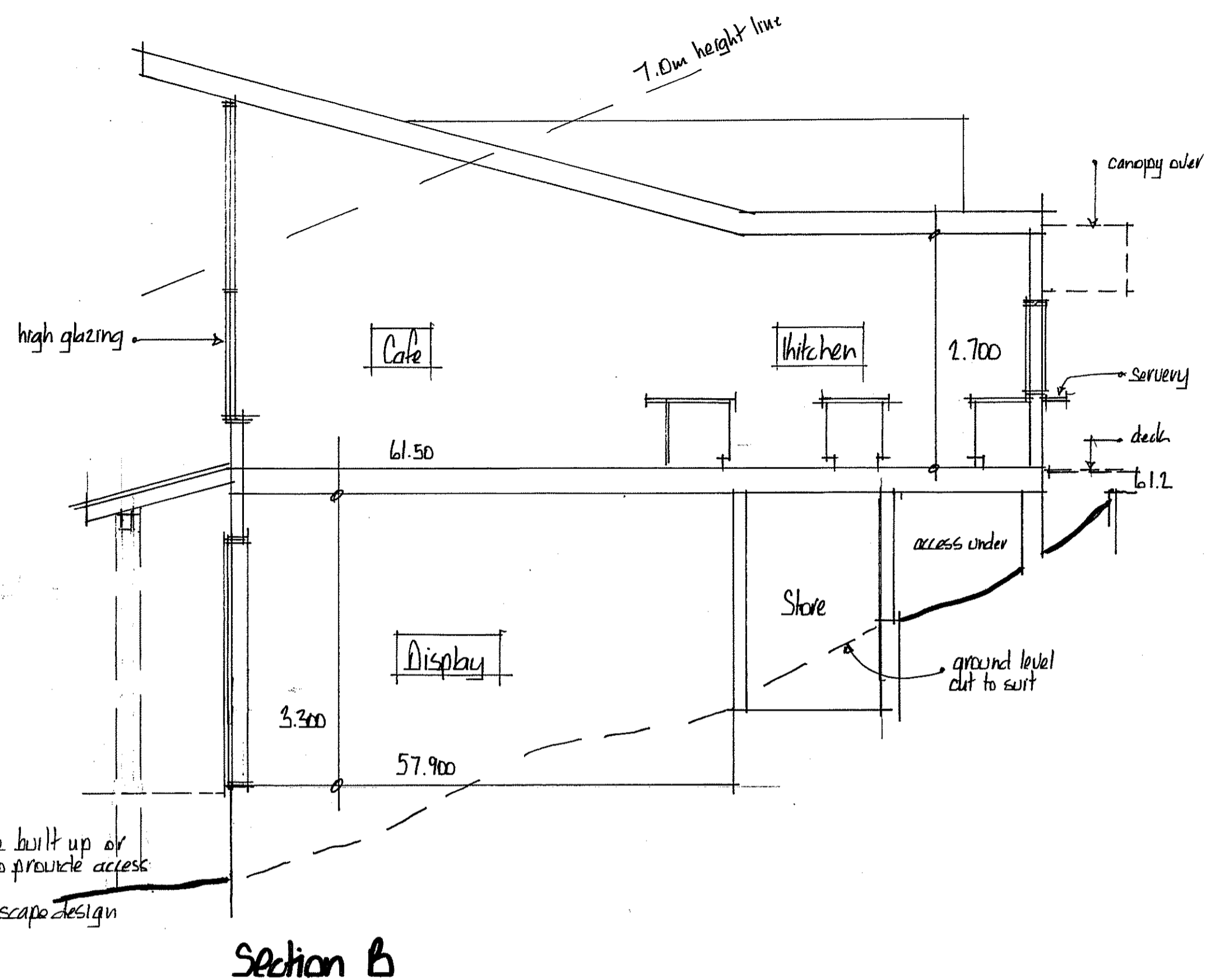
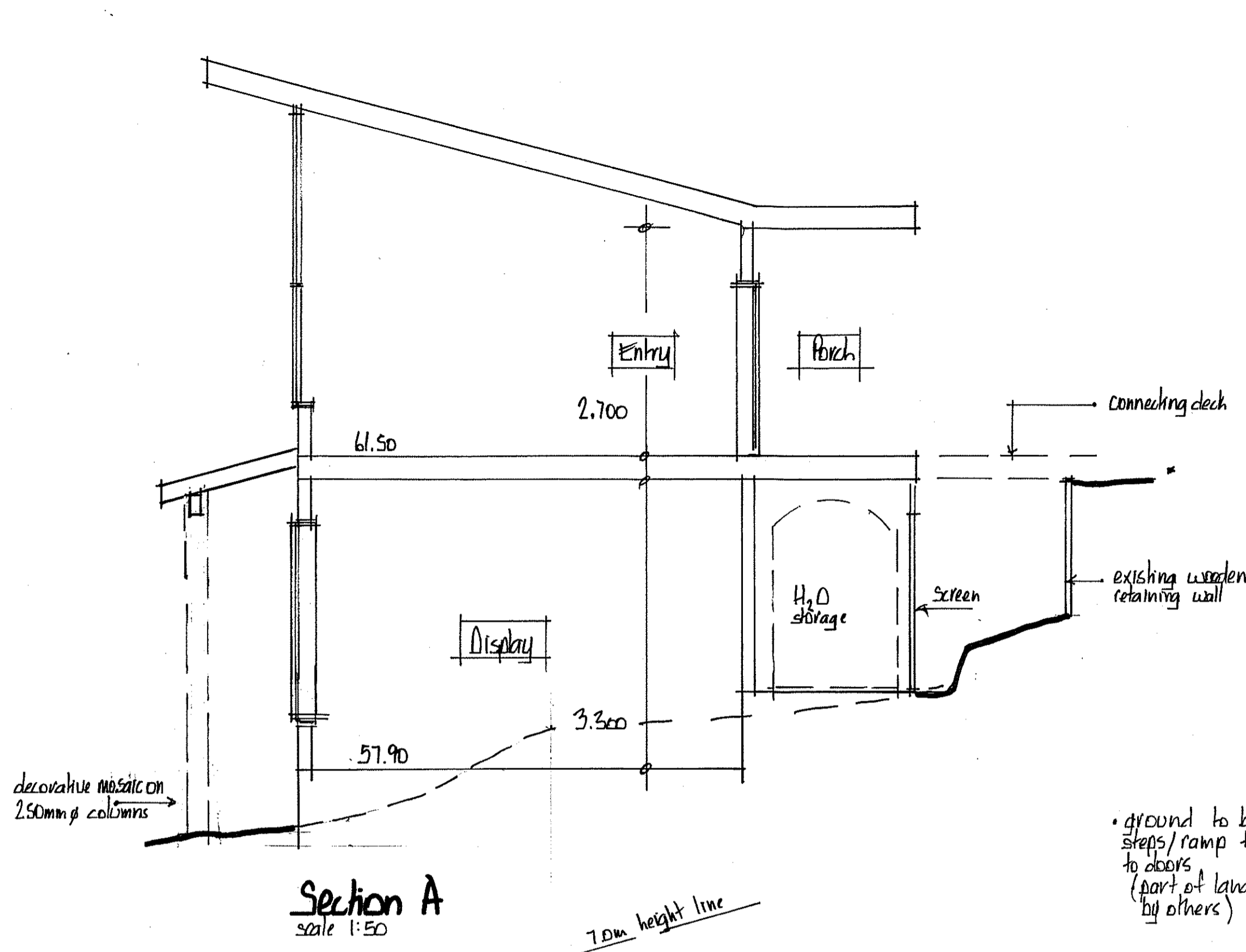
North West Elevation



South West Elevation

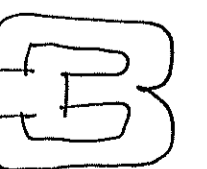
# CAFE AT GIANTS HOUSE

revised March '22  
Date: Nov '21  
Scale: 1:100  
Sheet N°  
•A2



# CAFE AT GIANTS HOUSE

revised March '22  
 Date: Nov '21  
 Scales: 1:50  
 Sheet N°  
 • A2



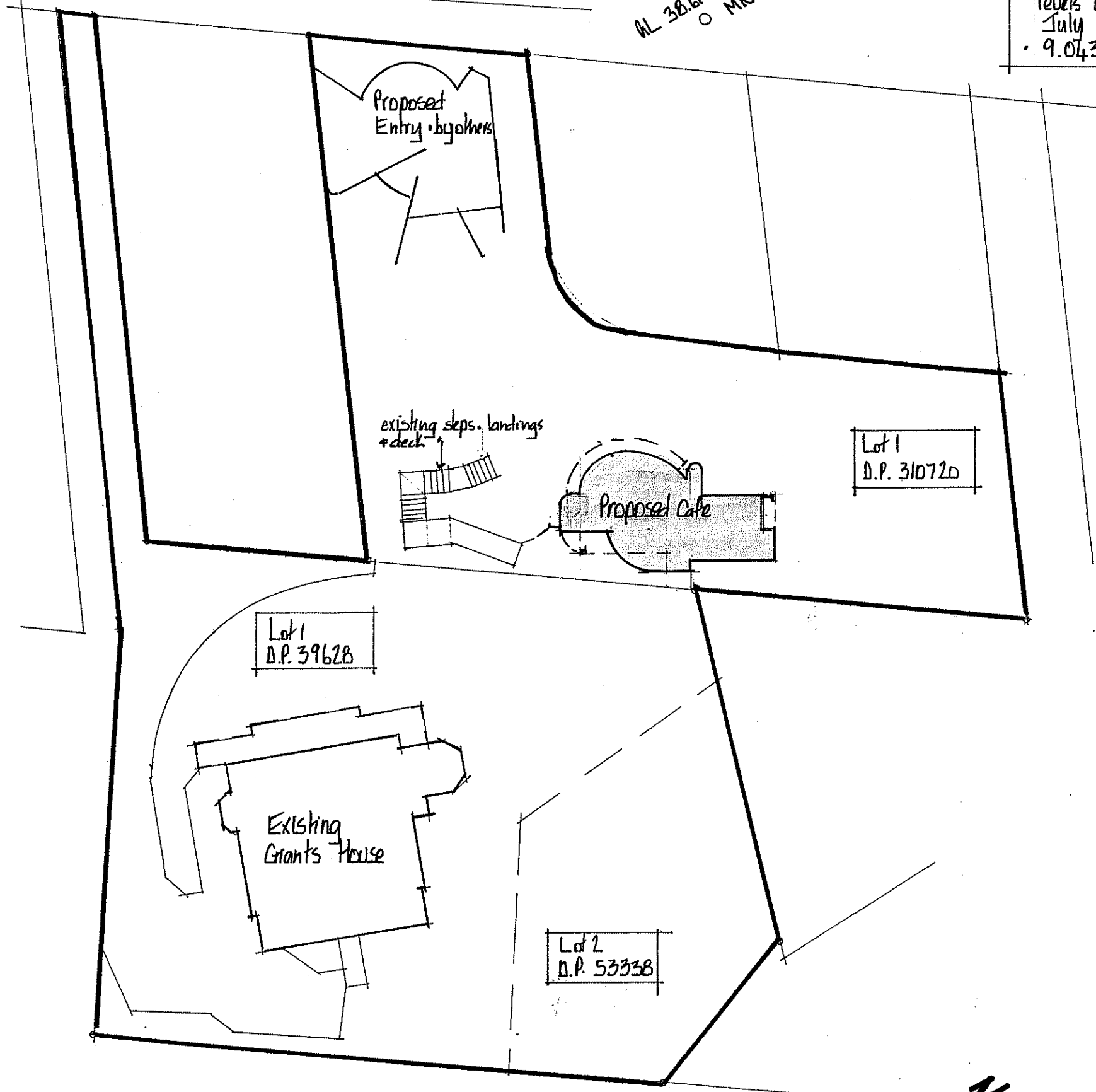


Rue Balguerie

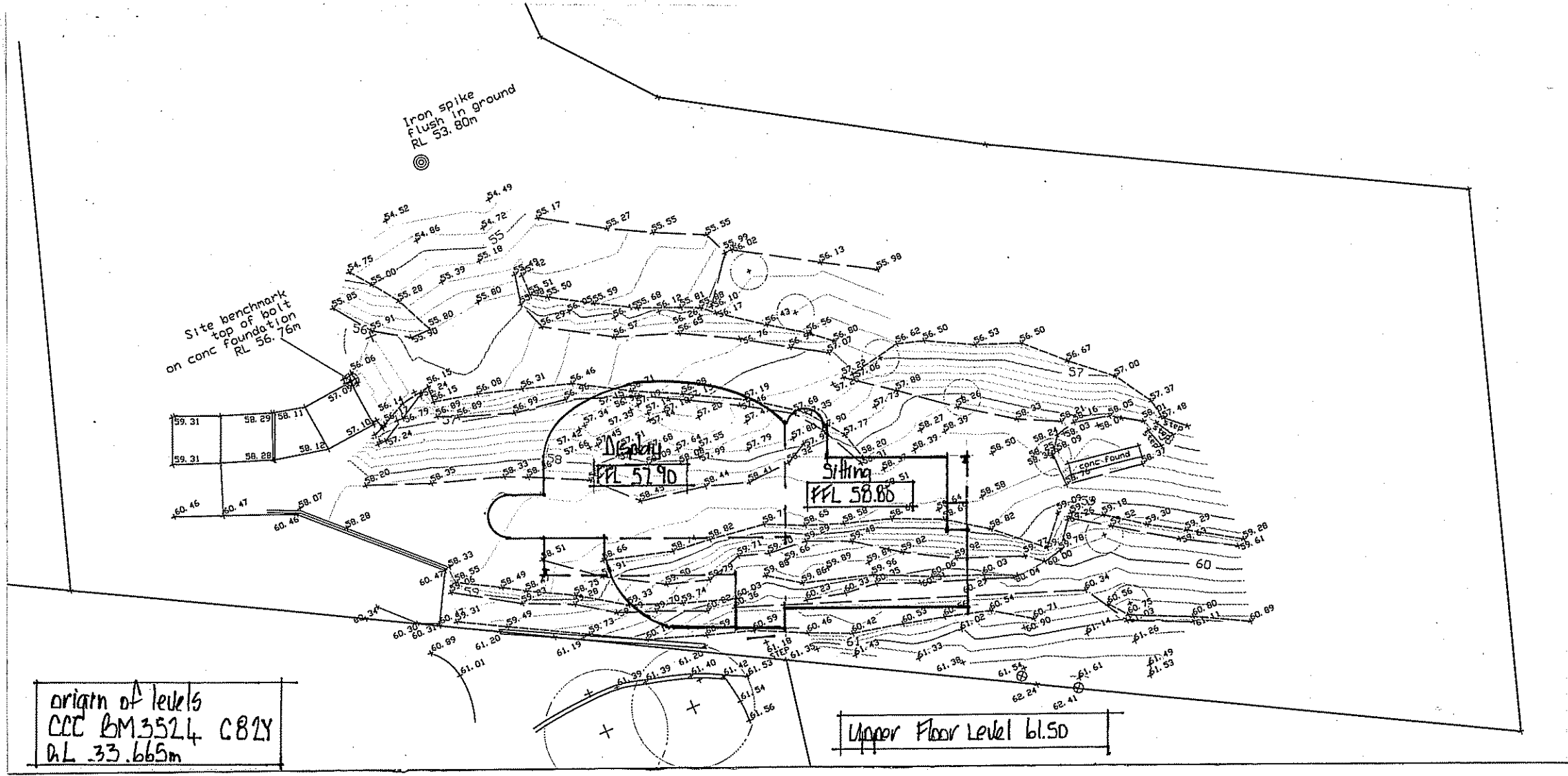
Crossing W 37.04  
Verb W 37.67

RL 38.61 site bench mark  
○ MN 71B SO 19371

Note  
• Survey plan by Davis Ogilvie, 2015 (as attached)  
levels in terms of Lyttelton Vertical Datum  
• Survey plan by Survey Assist 2021 (as attached)  
levels in terms of Christchurch Drainage Datum  
July 2019 Network  
• 9.043m differential



Site Plan  
scale 1:400

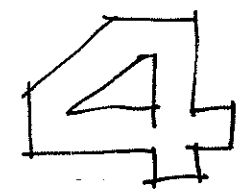


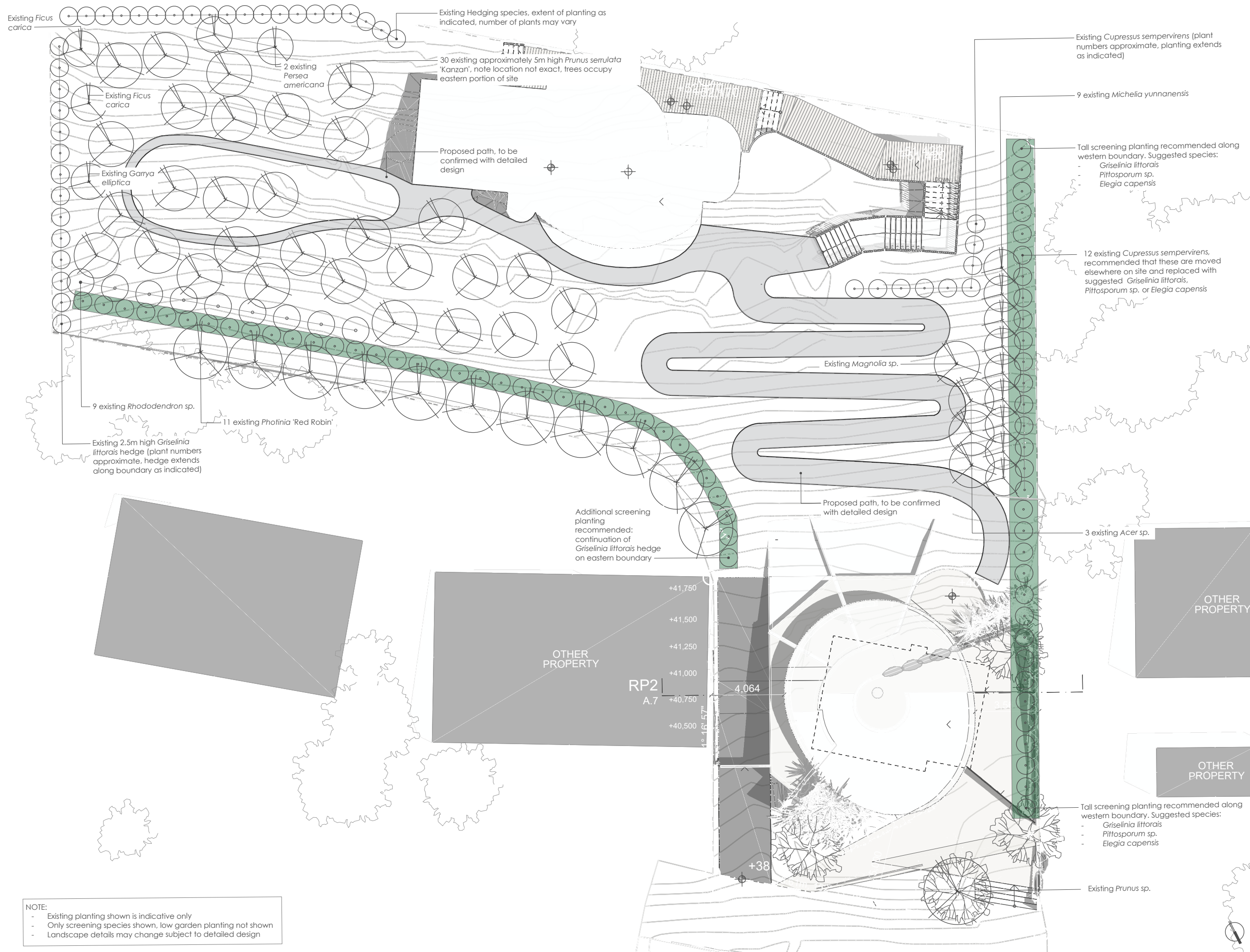
Part Site Plan  
scale 1:200

• refer to full survey document  
by Survey Assist (as attached)

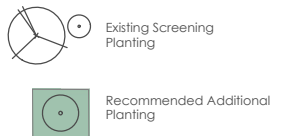
# CAFE AT GIANTS HOUSE

revised March 22  
Date: Nov '21  
Scales: 1:200 1:400  
Sheet N°  
• A2





legend:



note:  
 1. Locations and dimensions of tree species indicative only and may vary on site  
 2. Document for illustrative purpose only in relation to screening vegetation, not for construction/detailed design  
 3. Base plan provided by Alessandro Quadrelli Architetto

revision:

rev no.	date	description	approved
A	19/04/2023	For Review	DCM
B	2/05/2023	For Review	DCM
C	2/05/2023	Minor amendment	DCM
D	10/05/2023	Minor amendment	DCM

DCM URBAN DESIGN LIMITED  
 10/245 ST ASAPH STREET  
 CHRISTCHURCH, NZ  
 WWW.DCMURBAN.COM

client / project name:  
 Josie Martin  
 The Giants House  
 70 and 74 Rue Balguerie, Akaroa

drawing name:  
 INDICATIVE SCREENING VEGETATION PLAN

drawing sheet:  
 1 / 1

date : 10 MAY 2023  
 designed by :  
 drawn by : NK  
 reviewed by : NaKi  
 scale (@ A3) : 1:200

project no / drawing no / revision:  
 2022\_030 / L101 / D

NOTE:  
 - Existing planting shown is indicative only  
 - Only screening species shown, low garden planting not shown  
 - Landscape details may change subject to detailed design



