

OTO GROUP.

2018

WE DINE TOGETHER.

**WE DINE
TOGETHER.**





architecture.
furniture.
design

OTO Group Ltd

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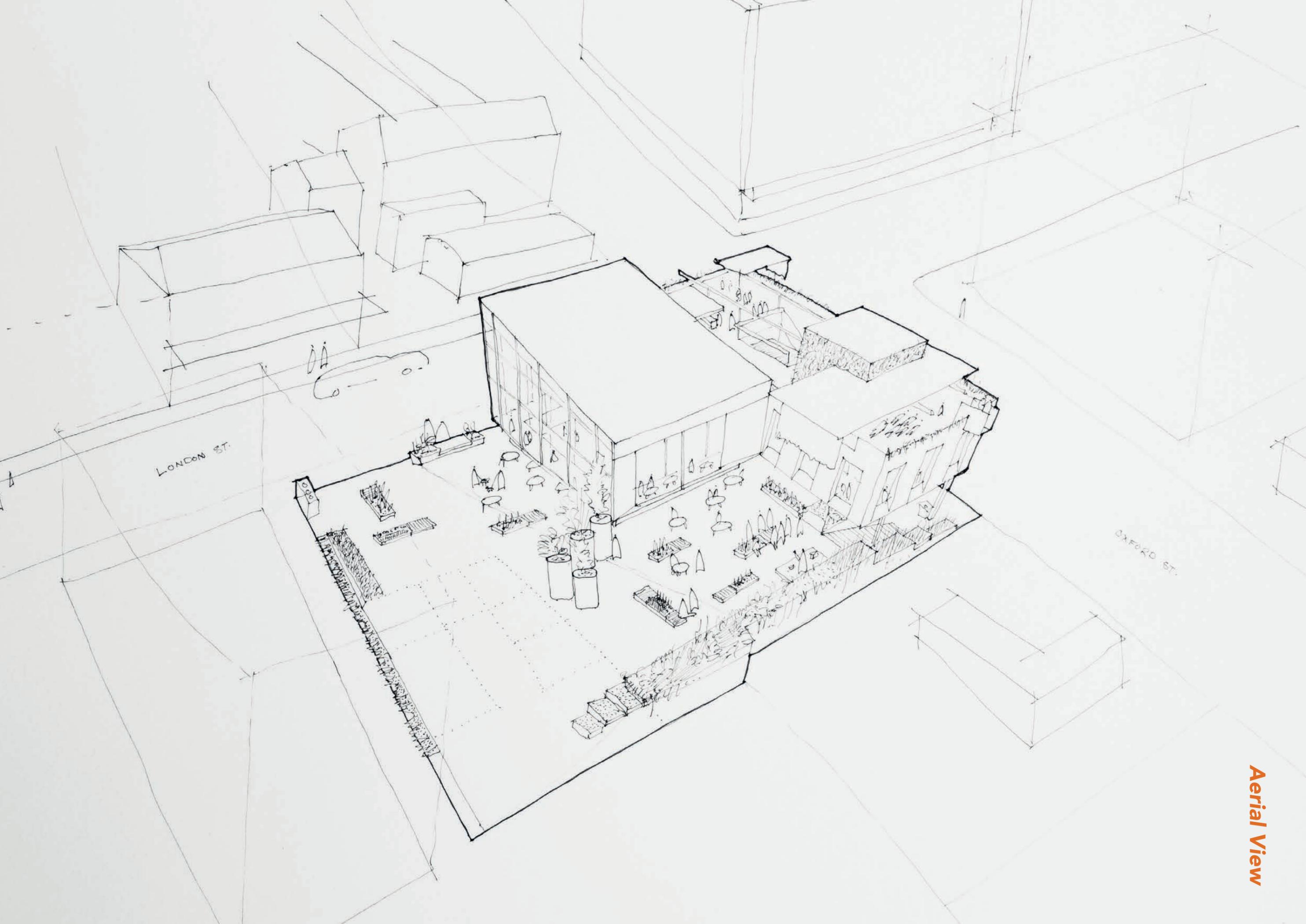
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Introduction

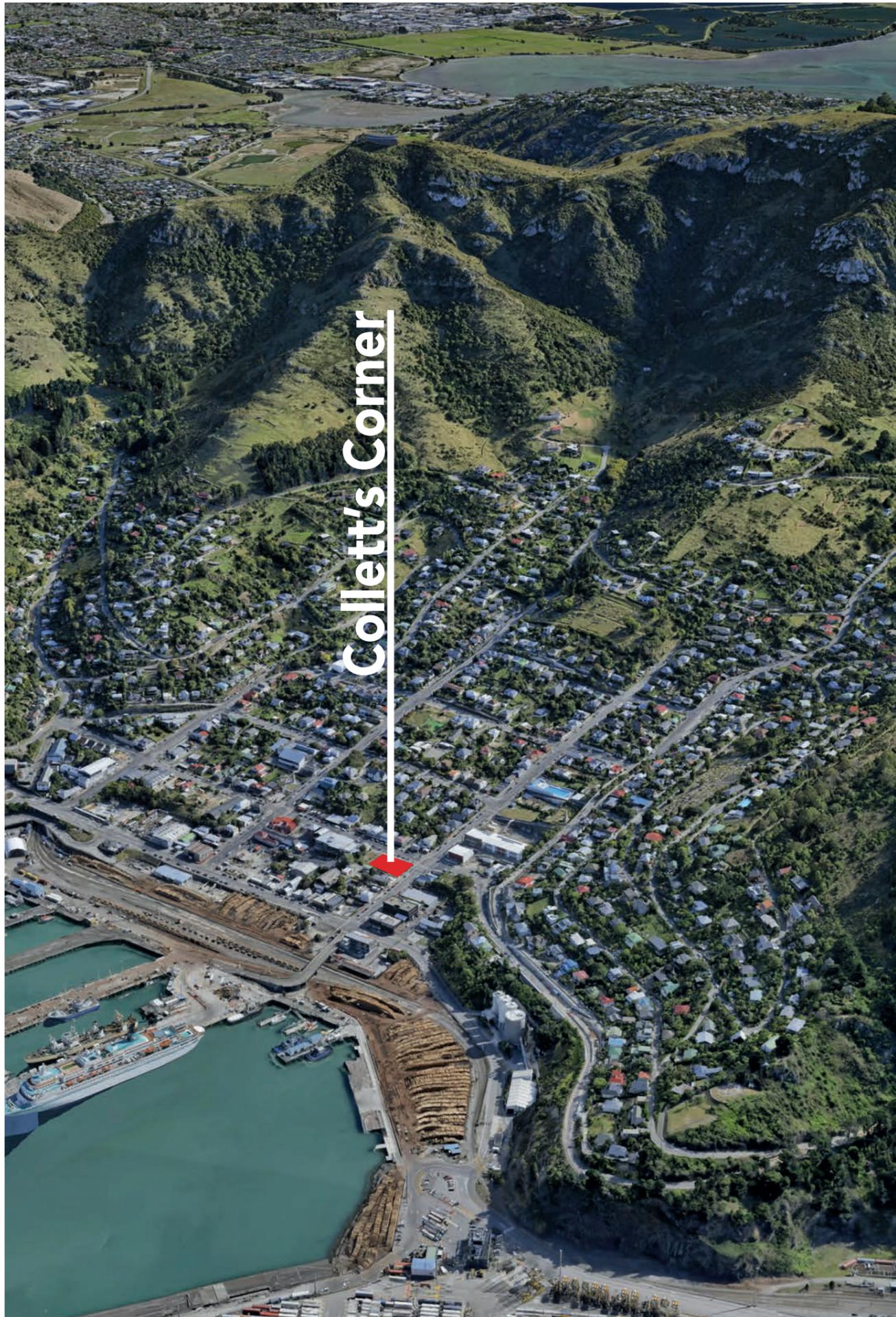
Food should be shared. It's a moment of warmth that brings us together, a common ground that connects us and fosters collaboration and communication. Our concept is to bring together the landscape, people and stories of Lyttelton together through food.

The concept is for a central dining experience, tying together all the other spaces. As our concept is all about food, each space provides edible landscapes or uses food as a driver for human connections.



LONDON ST.

OXFORD ST.



Collett's Corner

Site

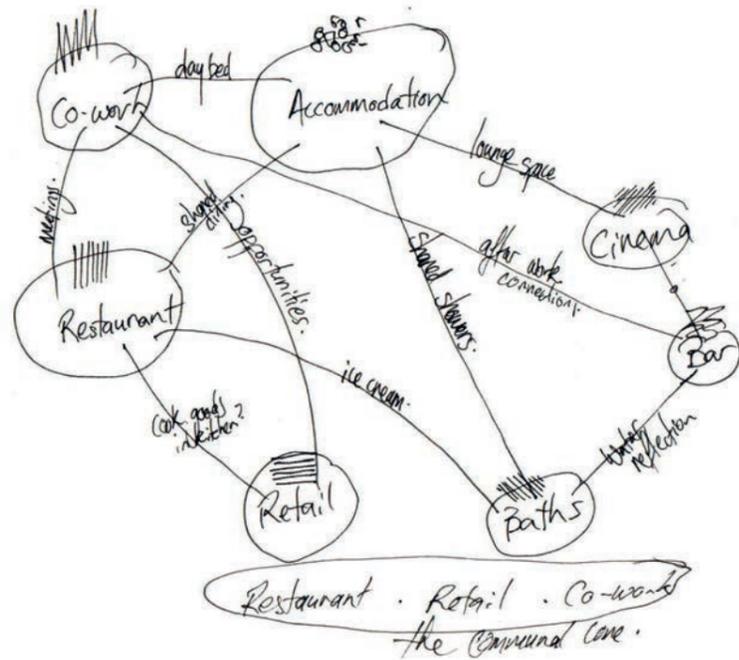
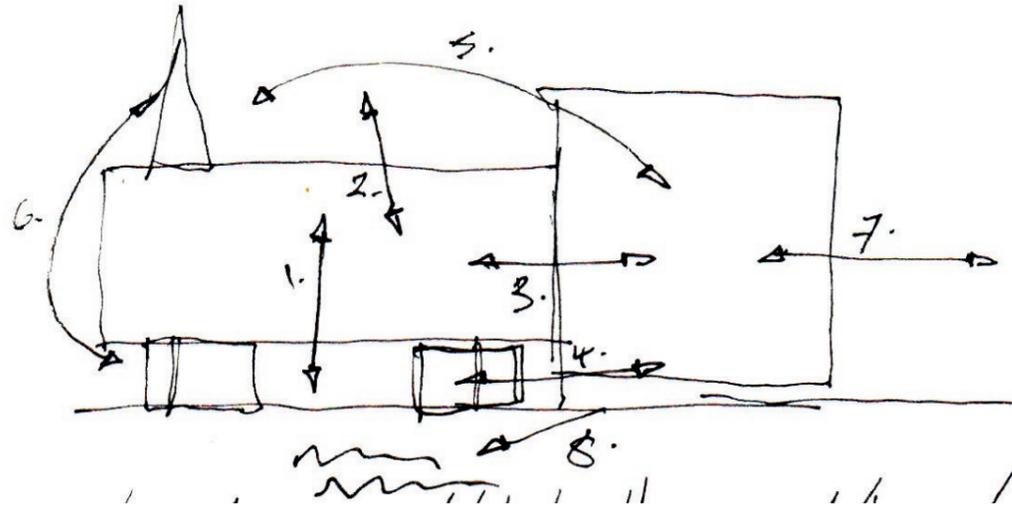
We approached the site through investigating the contemporary and historical context. An average site width of 10m helps define the street character in Lyttelton, and a non-uniform roof height provides character which we brought into our design. What this means is more smaller buildings rather than one large building for the site.

When designing facades, we found inspiration in the old buildings of Lyttelton, particularly the window geometries and proportions of the old Empire Hotel.

The street market, along with other community projects such as the community gardens and the activities in the recreation centre, drove us to leave as much of the site to the public as possible. Designing the buildings so that the site can be used as Lyttelton sees fit, rather than the building imposing itself on the street.

We felt it important that the building help re-establish the pre-earthquake Oxford street corner condition, with taller elements defining a crossroads.

'An average site width of 10m'

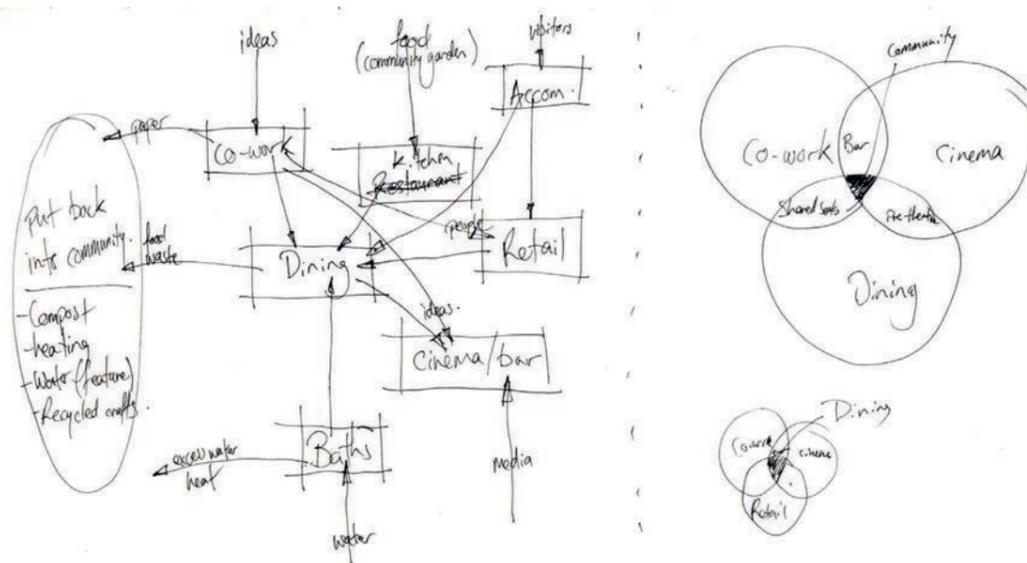


Process

Our work brings together all our information through diagramming, drawing and modelling. Intersections are important to us, creating spaces that are not singular but are tied to a greater network.

We believe this results in better buildings that offer more for its visitors.

A building is a collection of people's ideas that needs to stand the test of time so we design not just thinking how the building will be used when it is first open, but how it can adapt as the people within it change.



Intersections

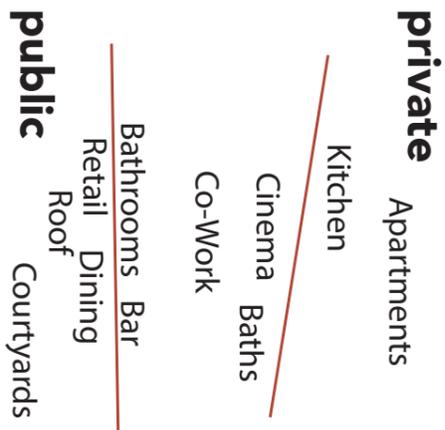
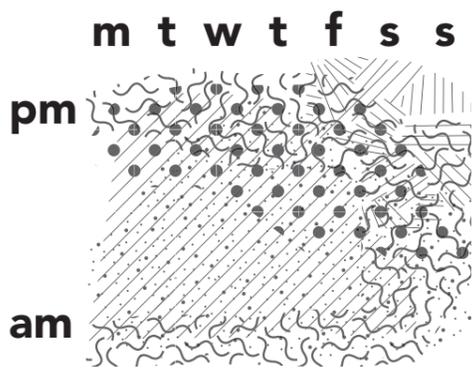
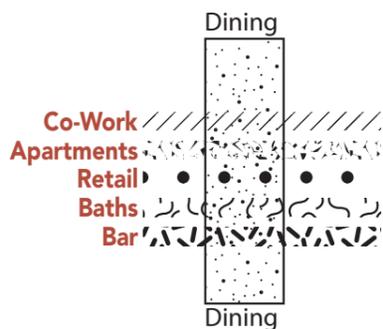
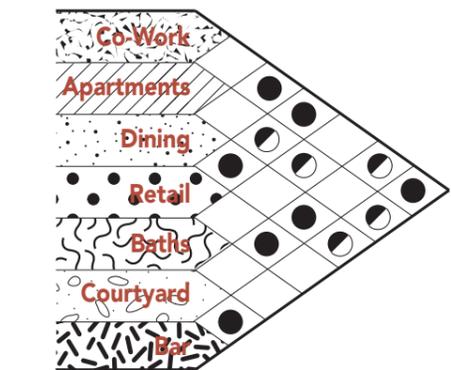
While a strong sense of what each program in the building should be, and how best to design these spaces, the intersections between spaces is of particular importance.

These intersections reinforce each space, creating a stronger network of spaces, rather than a scattered array of separate rooms.

We worked through drawing each program's strengths, weaknesses and opportunities. Aligning those against when each space is most likely to be used, and whether certain programs would benefit from proximity with another program, we were able to arrange the building in such a way that every aspect of it will be used to its full potential. Each space is used more than once and does not fall into the trap of overspecialisation where a space is left empty for the majority of the year until it's specific purpose is needed.

What this also means is that the building better fosters connections between people and ideas because of this interweaving and overlaying of spatial relationships.

'each space is used more than once'





'A building cannot be a human building unless it is a complex of still smaller buildings or smaller parts which manifests its own integral facts. A complex of buildings with no centre is like a man without a head.' (Alexander)

Design

The design revolves around a central dining room. Co-working spaces and outdoor spaces feed off this, offering different ways to work and live.

A rooftop garden offers views over the harbour with an outdoor cinema and bar, and plenty of space left over for activities such as yoga and tango night.

Outdoor spaces transform from cosy courtyards to market space through moveable planted elements.

Thermal baths lie under the building, creating a warm and cosy experience. Excess heat is piped up to the courtyard for winter months.

Apartments offer an array of residential options, each taking advantage of a different aspect of the design and helping define the courtyard that acts as a new town square.

The intersections between these elements create new spaces and opportunities to explore in further design stages.



café

MENU

CAFÉ LEITE 1,50
EXPRESSO 1,20
EXPRESSO DUPLO 1,80
CAPPUCCINO 1,50
+ ADICIONAR CHANTILLY 1,50
+ ADICIONAR LEITE COND. 1,50

chá

DIVERSOS 1,50
+ ADICIONAR LEITE 1,50

GUA 1,50
ÁGUA GÁS 1,50
SUCOS 1,50

pães

PÃO QUEIJO 1,20
PÃO FRANCÊS MANTEIGA 1,20
PÃO FRANCÊS QUEIJO 1,20
MISTO (QUEIJO E PRESUNTO) 1,20

salgados

DIVERSOS 1,50

doces

BOLOS 1,20
TORTAS 1,20
BRIGADEIRO GOURMET BELGA 1,20

bebidas

REFRIGERANTE 1,20
ENERGÉTICO 1,20
LONGNECKS PREMIUM BEER 1,20

GOOD MORNING
Welcome

lanches pães

PEITO PERU 1,50
SALAME 1,50
PRESUNTO 1,50
MORTADELA 1,50

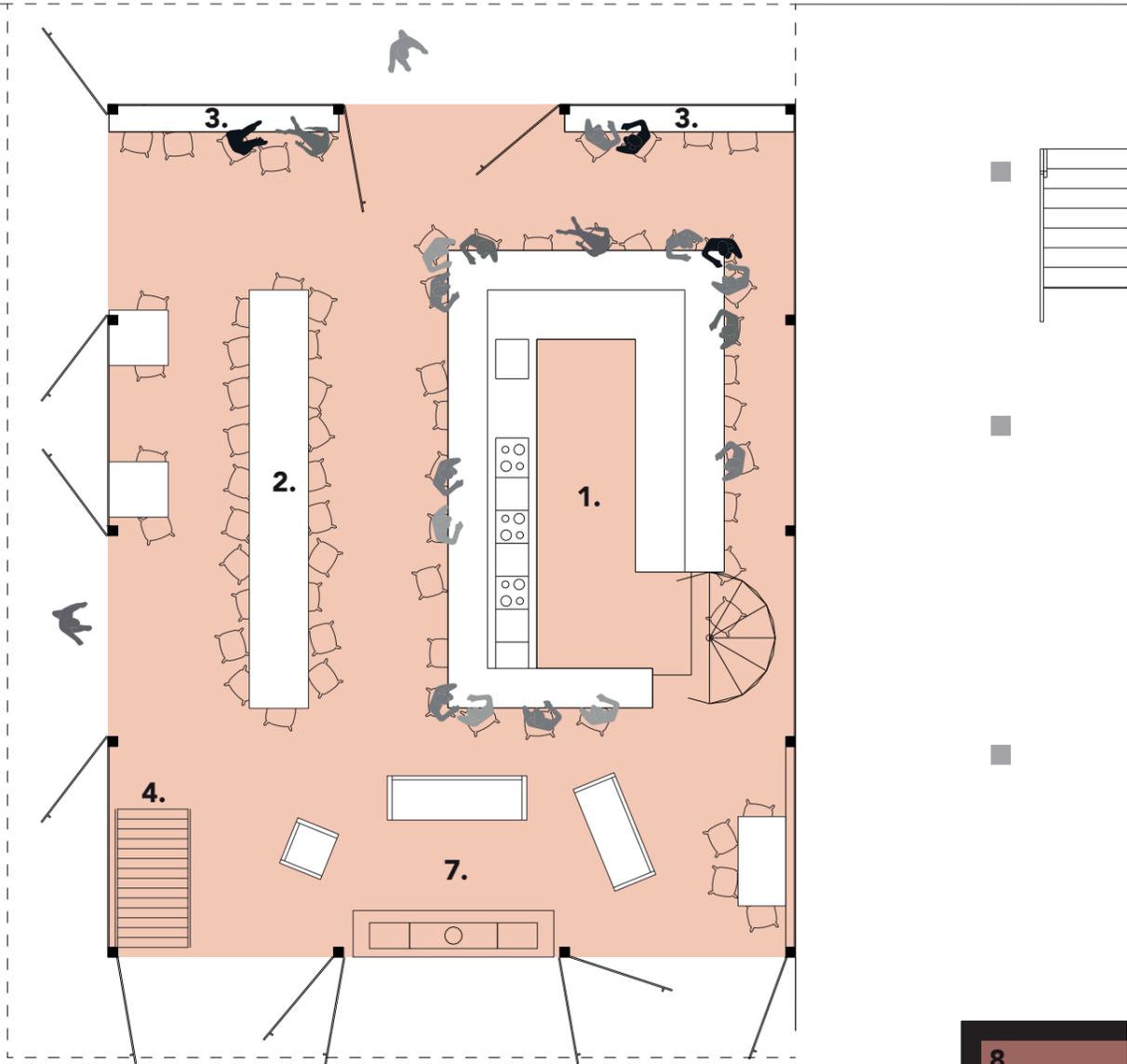
sandwiches nos pães

PEITO PERU 1,50
ATUM 1,50
VEGETARIANO 1,50

porcos

TABUA DE FRITOS 1,50
SOPRO, MASSA, MANTIGAR, ALENQUOM 1,50

Dining



- 1. kitchen
- 2. community table
- 3. high bar
- 4. stairs to mezz.
- 5. seating area
- 6. outdoor courtyard
- 7. fireplace
- 8. toilets

'a building that feels comfortable'

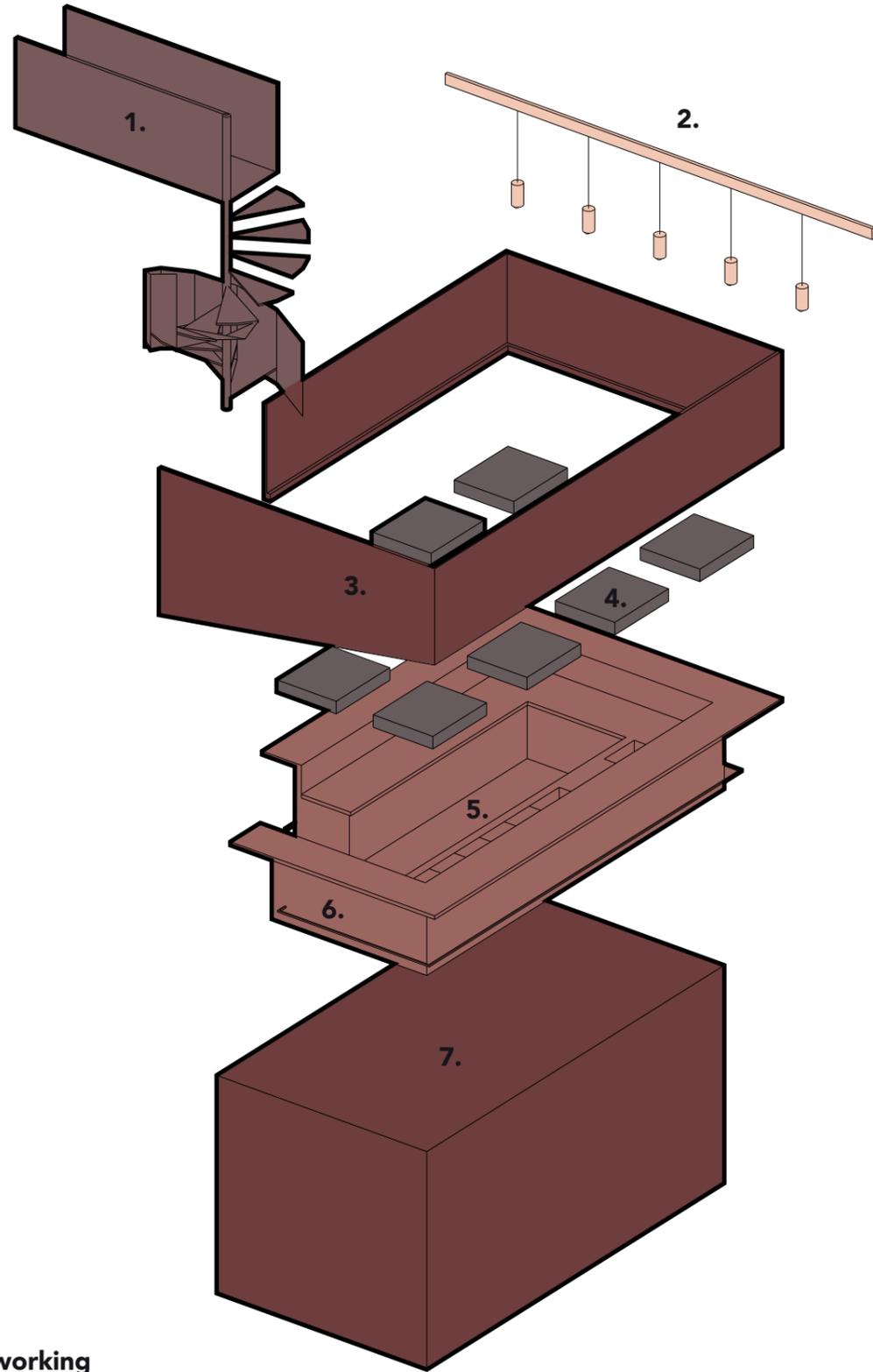
Dining

The dining room is designed like a glowing lamp. Open at the bottom on all sides, it embraces the street and courtyard.

A mezzanine runs around, forming a sheltered area below, and creates a more intimate space to eat, meet and work.

Centrally, a kitchen and community table take pride of place. These both offer different takes on how we can create a building that feels comfortable and encourages interaction.

A fireplace at the end of the building opens out onto a more sheltered part of the courtyard, perfect for summer shows and kids to play in.



1. to co-working
2. moveable lights
3. privacy shroud
4. services
5. cooking area
6. bar seating
7. chiller etc.

'kitchen becomes functional theatre'

The Kitchen

Sitting around the kitchen bench while Mum and Dad cook up your favourite meal, that is the image we have tried to bring to our design. That emotional memory of family and friends around you, of seeing the food being made, being part of the smells, noises and sights as your taste buds prepare for the delicious food to come.

Visitors will sit around the kitchen on bar stools set higher than the cook's surface. The kitchen becomes a piece of functional theatre at which the diners can interact or observe.

To create more intimacy around the kitchen bench we have suspended a steel volume that houses the extractor fans, lights and storage, while also reducing the volume over the heads of the diners to create a sense of comfort and intimacy.

Kitchen chillers, store rooms and clean up areas are in the basement, with a small elevator and a spiral staircase connecting the two floors.

This is a familial gathering space, a place of activity and intimacy.



'generatively constructed over time'

The Dining Table

This is the formal heart of the heart, the centre of the dining experience and the collective input. As one would gather their family around the dining table, so would groups be able to gather here: workshop groups, extended families, community meetings.

A large table will be generatively constructed over time, gathered from bits and pieces as we grow the project as a community through regular shared dinner meetings.

The shape is up for interpretation. Is a proper community table a rectangle? Or a Square? What benefits would a squiggle or a zig-zag offer? The design of the table is an exciting challenge that we look forward to opening up to the community to see how we can create an element that is not just furniture but fosters interaction and creativity within the community.

The fire place at the end of the space provides warmth, people will be drawn here after a good meal to wind down and share a quiet moment staring at the flames.



BAR

LITTLETON
KIA ORA

MOVIE
NIGHT

OTO



- 1. bar height
- 2. small teams
- 3. solo work
- 4. community table
- 5. team booth
- 6. quiet booth
- 7. printers
- 8. toilets
- 9. elevator
- 10. meeting room
- 11. relax space
- 12. lockers
- 13. stairs to dining

'everyone works in a different way'

CoWorking

Everyone works in a different way so we have left the co-working spaces unrestricted.

Relaxed spaces are scattered around for informal conversations about ideas and products.

Being connected to the dining hall and roof, people will be able to work up in the roof garden or at a table in the dining hall with a fresh scene.

The space is designed to provide for solo workers all the way through to larger community groups.

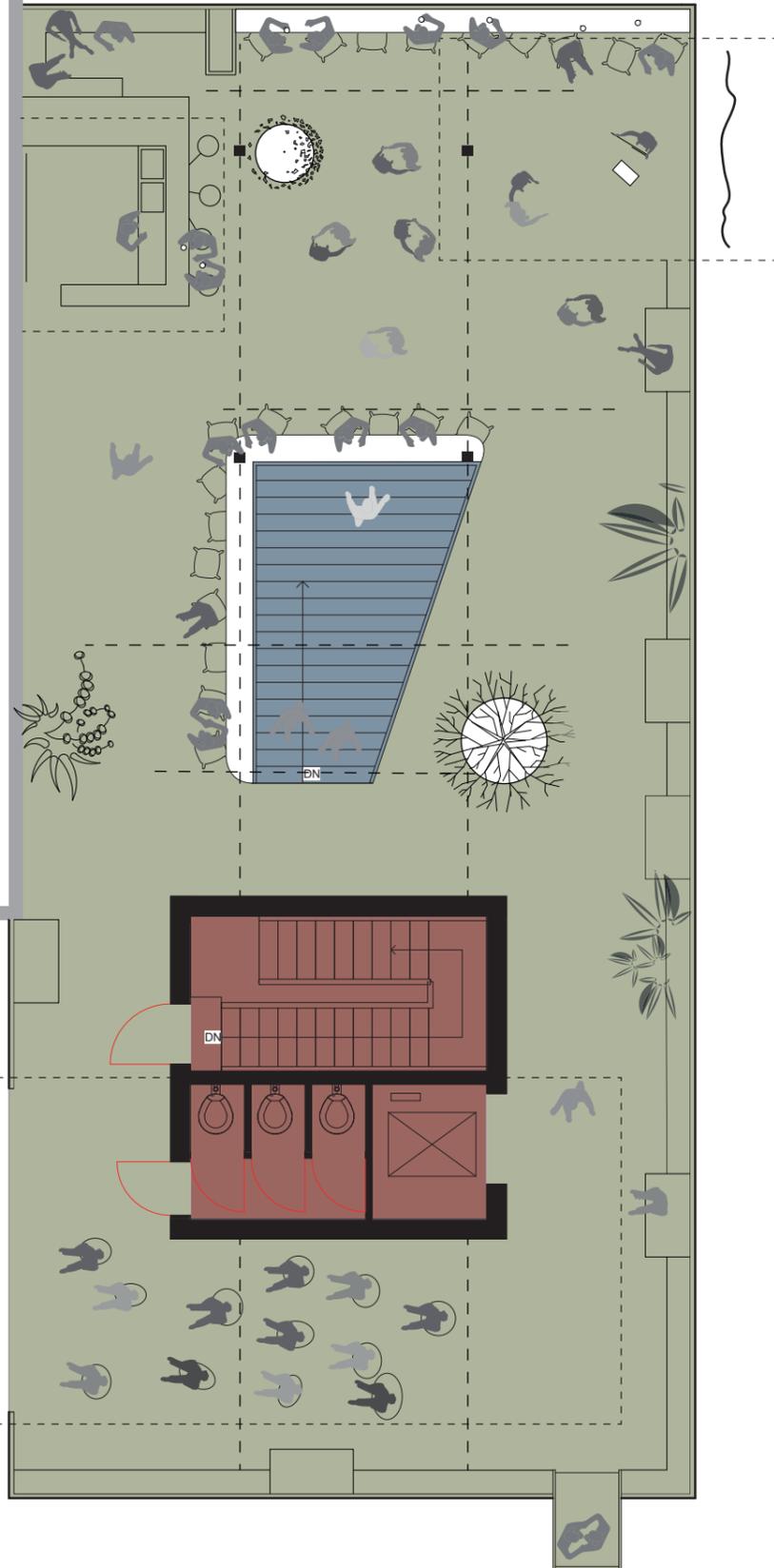
The materials in the space will be primarily recycled from local salvage yards. Old wooden floorboards, recycled rimu panelling and are a few of the possibilities here. Recycled materials means that people are more likely to inhabit the space as their own, and will be less afraid to be too precious about it.

Found to the South overlooking the harbour is a soundproof meeting room which we see also as a potential music studio.



Roof Garden

1. bar
2. leaners
3. stage
4. stairs
5. elevator
6. toilets
7. cinema
8. lover's nook



'to remain open all day and night'

Roof Garden

The roof terrace is an extension of the courtyard and of Lyttelton. It is a garden utopia, rimmed with plants so that when you are looking out over the harbour towards the South, your view is framed by native New Zealand plants.

We see this as an extension of the street, and as such it is able to remain open all day and night. Yoga can be held up here in the morning, bring your lunch up during the day, finish off with a wine with the sunset and some live music, a film is about to start so better grab another drink and some popcorn, pull a beanbag and a blanket down and snuggle in.

Like the rest of the building, the roof is open to interpretation and is sparsely populated with fixed structure. Instead, we have created a framework of moveable beams and curtains that can create different levels of intimacy depending on the occasion.



v1.



v2.

Spa



- 1. tea servery
- 2. women's change
- 3. men's change
- 4. massage room
- 5. office
- 6. sauna
- 7. cold pool
- 8. lap pool
- 9. plant room
- 10. kitchen
- 11. entrance

each space is used more than once...

Spa

Sitting below the ground, the spa takes on an earthy, grotto atmosphere. Raw concrete pools, tiled in cool blues, contrast warm, timber sauna rooms. The spaces are hewn from the land.

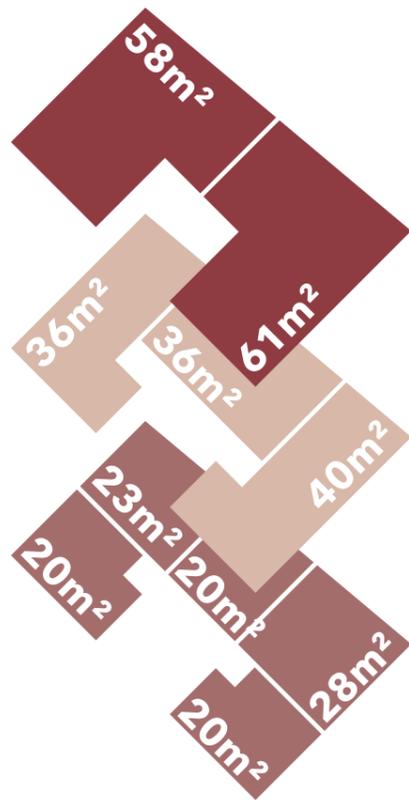
Visitors enter through a tea house before they change and move on to the massage rooms, saunas and pools.

The space is designed from a Hammam (turkish baths) where cellular spaces are arranged based off their temperature with visitors moving from hot to warm to cold.

Low windows create opportunities for light to reflect off water, intimate lighting enhances the feeling of being underground.

v3.



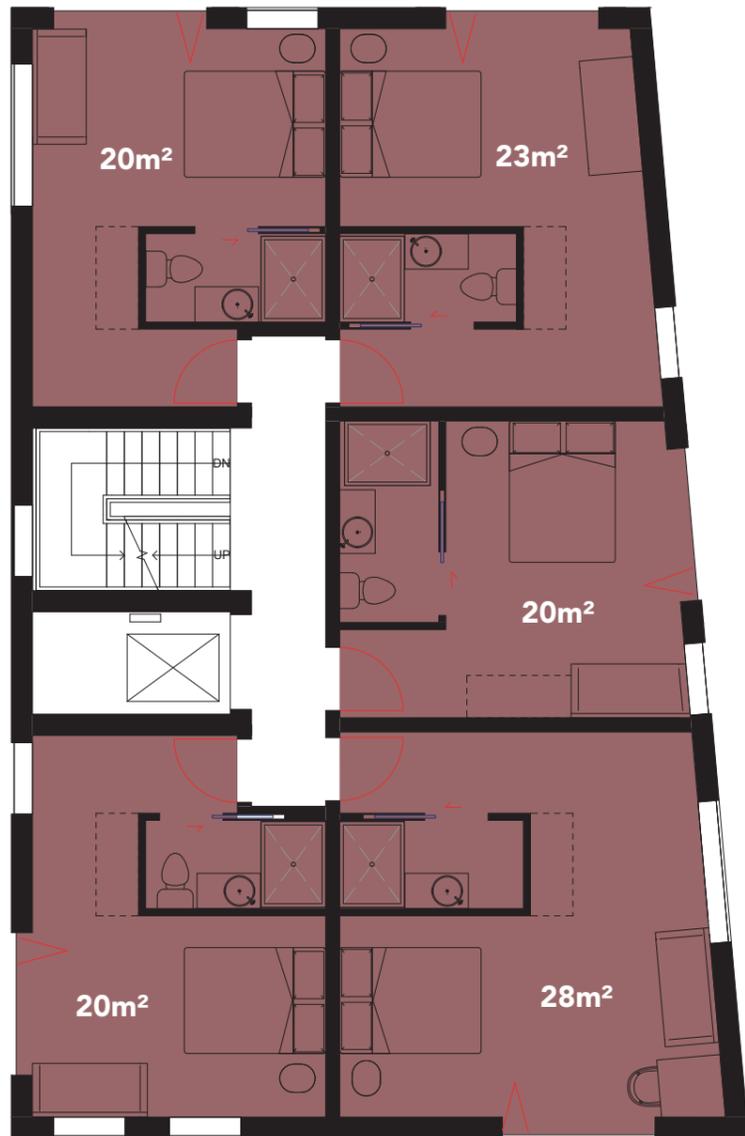


Apartments

Our design provides for a variety of accommodation layouts and is open to future community input, allowed by an open structural framework not restricted by column placement.

Here we have shown a potential arrangement that provides diversity in accommodation but each flow could contain a mix of styles of apartments.

Ranging from smaller, studio apartments for short stay accommodation, up to larger two bedroom family apartments, the conversation now is what is of most need for Lyttelton.



Studio/short stay

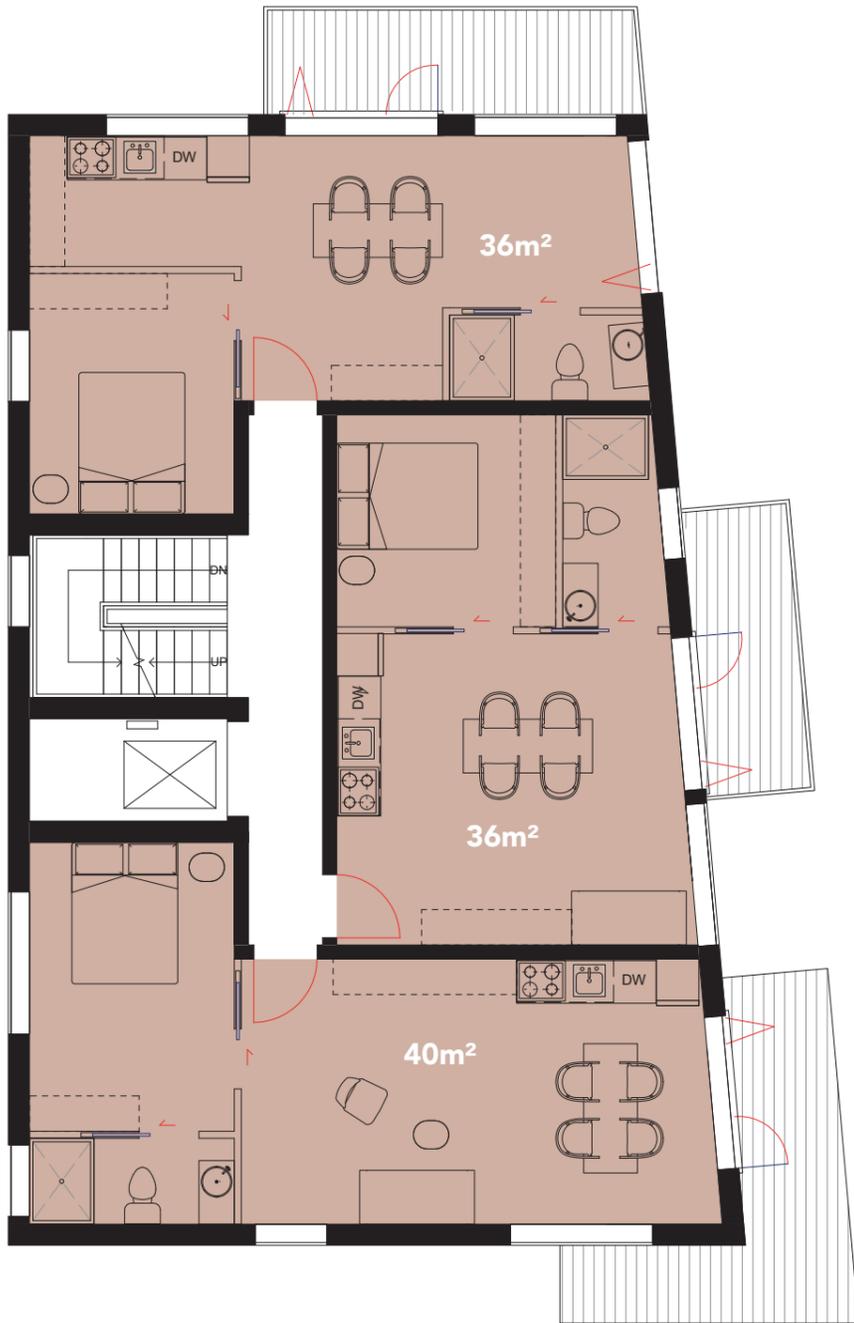
Maybe you've come to Lyttelton for the weekend for the Festival of Lights or you're here for the night to try some local food and music, studio apartments in a range through 20m² to 30m² provide for short stay accommodation.

This approach doesn't require full kitchens or storage as visitors will be eating out locally on site or throughout Lyttelton which will create more interaction between visitors and locals through food.

Access to decks is less important on this level as people are more likely to be out and about enjoying themselves, rather than spending time here so these apartments have French balconies.

Strong water pressure is a must, as is a welcoming and impressionable space. Each apartment is designed around leading visitors through a tight space and revealing the apartment and view of the main space to enhance the studio feel.

These rooms would be perfect to decorate with local products and crafts: locally made blankets and tile work, art and design. All on display for out of town visitors.



Single bedrooms

The single bedroom design model is better suited to longer stays or permanent occupation.

Here we also have more storage for seasonal clothing and cleaning supplies. This design would need access to decks to increase their appeal in the summer months, and create a stronger connection to the outdoor spaces of the rest of the project.

These apartments have bedroom spaces and lounge areas and would be designed to have a modern loft feel.



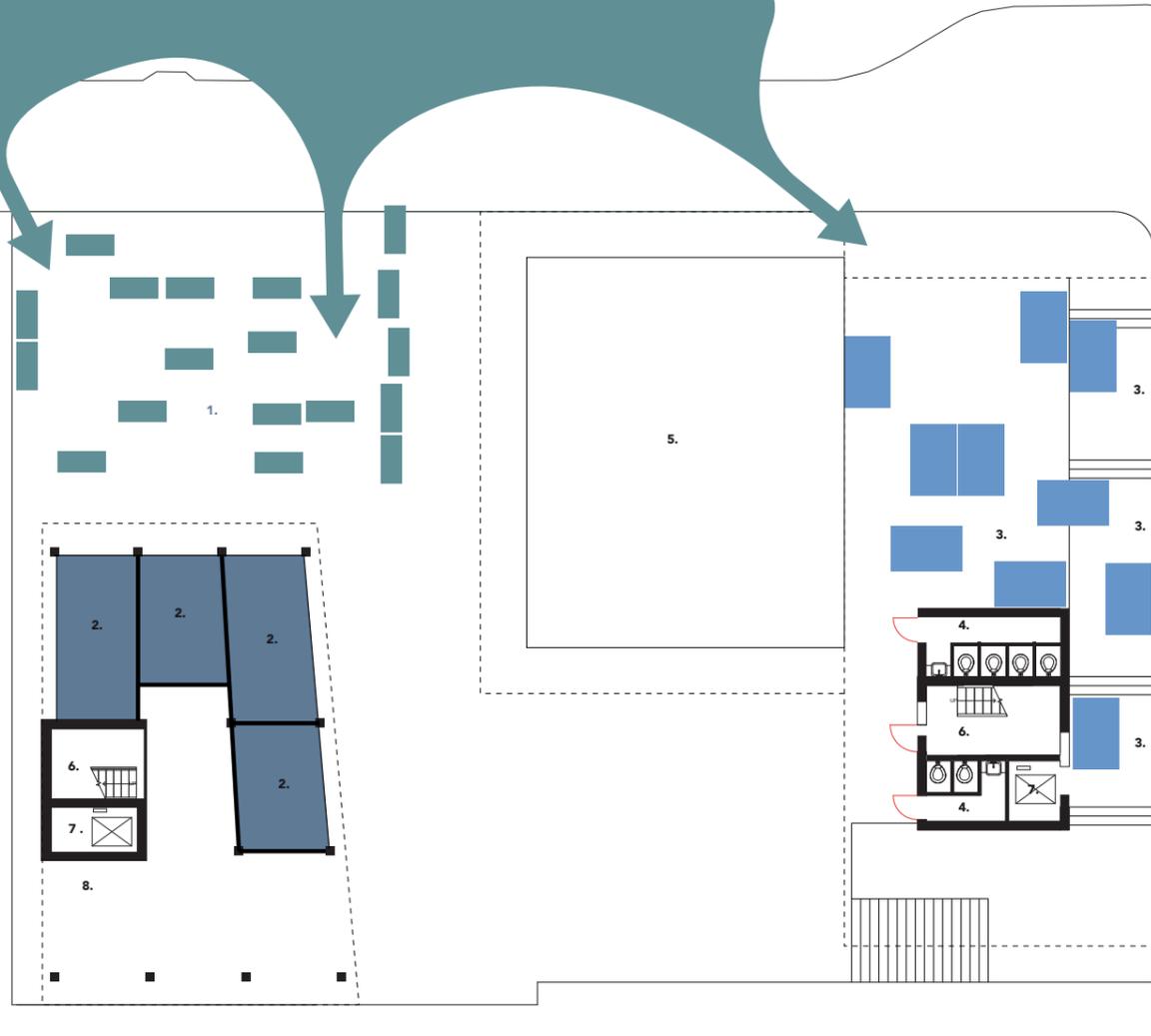
Family apartments

Depending on requirements, larger two bedroom apartments can be provided that would offer space for a group visiting for the weekend, or a family to inhabit during the year.

Here, views open up to the North and South and decks project outwards. These apartments also offer full sized kitchens with lounge areas.

farmers market

- 1. market retail
- 2. fixed retail
- 3. pop-up retail
- 4. toilets
- 5. dining hall
- 6. stairs
- 7. elevator
- 8. bike parking



Retail

Our design grows upon the existing farmer's market and combined with the co-working space, it provides a variety of spaces suitable for new businesses.

'Variance is key, offering space for a day, week or year, everyone's needs are different.'

We have left a large section of the site to be used each week on market day, connecting from the street, the dining hall being the hub for this.

More permanent shops are found on the ground floor of the apartment building, forming the edges of a new town square. Here the shops are still smaller than what is already found in Lyttelton, offering the option for people who don't want to lease a full building but still require some inventory to be held.

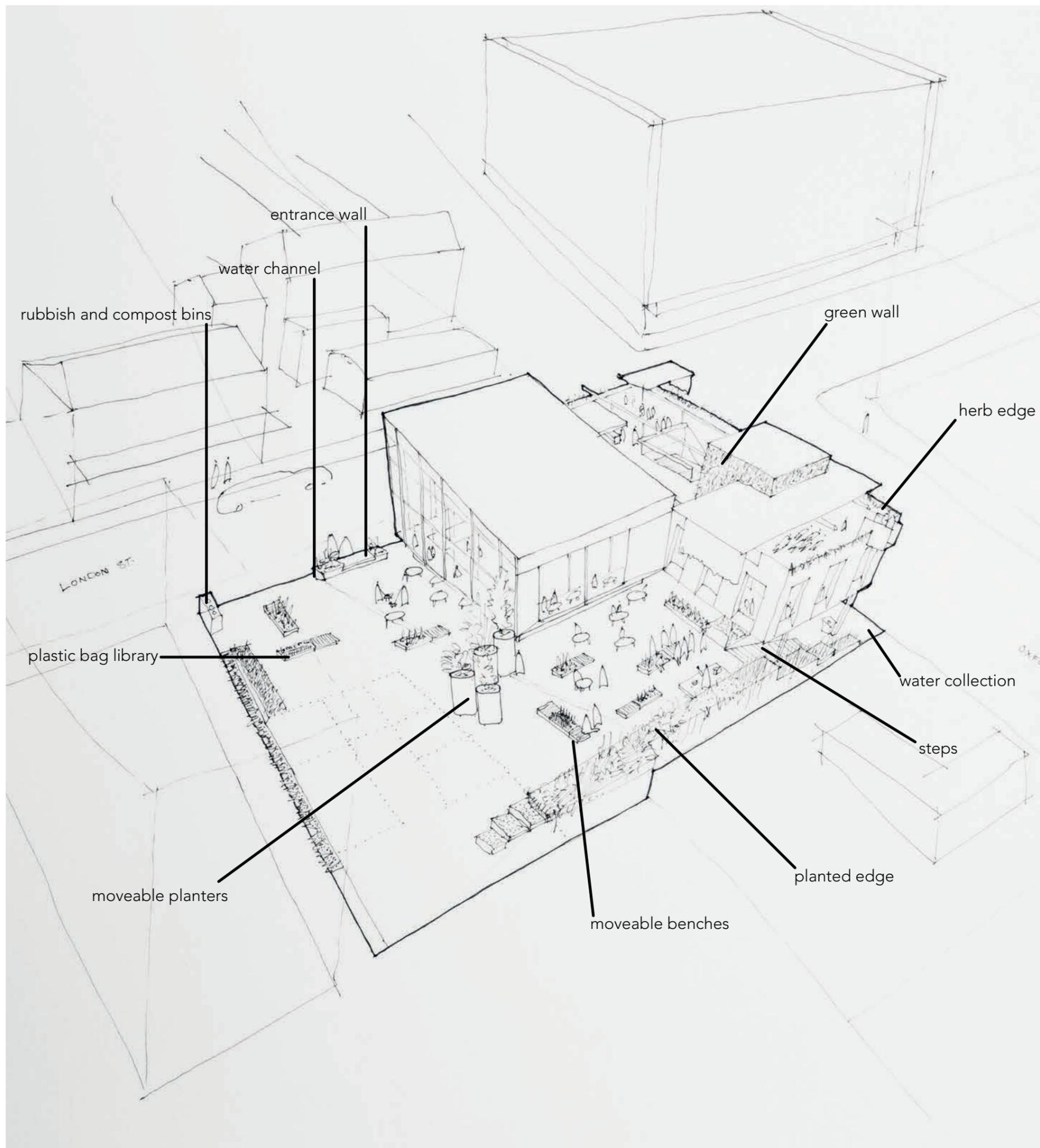
Finally we have the semi-permanent 'pop up' style retail. This is found directly under the co-working building and is seen as where ideas come to fruition. Pop up businesses can occupy this space that runs along Oxford street. Here people can build their own idea of how they see their business. Flexibility is key and we see this as part maker space, part business opportunity. Maybe it is a launching pad to more permanent premises or it is a new look at commercial enterprise.



semi-permanent retail



semi-permanent retail



Landscape

The idea for the outdoor spaces is again, flexibility. We want the courtyard to be open to the street so it can still act as part of the market on the weekend.

Moveable planted elements help define space when needed, maybe to close off an area for an event, and let the courtyard change over time.

A low wall acts as a subtle gateway to the area, and helps direct visitors through to other parts of Lyttelton. Made up of low planting and raised walls, it helps distinguish the boundary of the development.

The landscape is all on one level for flexibility and accessibility. Stairs are only on Oxford Street, right next to an elevator.

The paving pattern is inspired from the architectural proportions of the buildings that stood on the site before.

Ample lighting builds upon CPTED principles by illuminating all aspects of the site and lane-ways. A combination of apartments and local businesses on site allow for strong passive surveillance both inside the site and onto the street. The vegetation selected won't impede sight lines so visual safety is maintained.



leptospermum scoparium



carex flagellifera



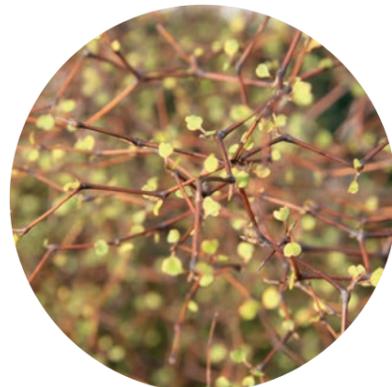
carex buchani



carex virgata



coprosma robusta



muehlenbeckia astonii

Planting

The herbs and other planting choices will be made alongside the future occupants of the building. We have suggested local plants for the landscaping design as they are able to survive in the region and are placed complimentary to the architecture.

The vegetation takes advantage of the site's topography in which water runoff is directed and collected into ground level planting beds. This vegetation then begins to collect and clean water and debris from the site, before running off into storm water channels. This process also reduces the overflow and surface flooding on site of storm water drains during storm events.

Native trees have been selected for their ability to welcome local fauna back to the site for the moveable planters. This will also help foster good growth for the other plants in the area. In the future, a bee colony could be introduced on to the roof garden.



'We want the building to be part of Lyttelton'



Community Engagement

We aim to bring the community into the building as much as possible, and that includes before the first hole has even been dug.

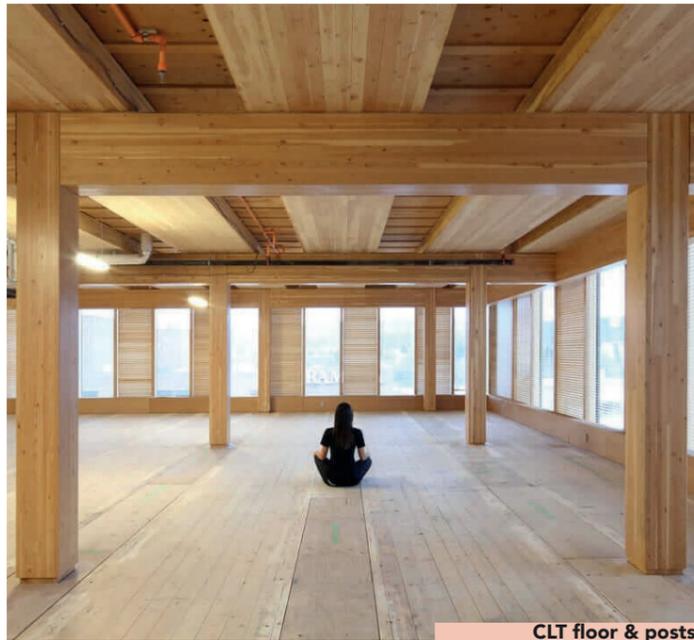
Regular dinner meetings would be set up, to gather feedback and input into the project. We see these as big pot luck dinners around a long table that we build together, assembled from odd ends of furniture, pallets and the like, slowly building as the design progresses. This community built table would be brought into the final building as a reminder of all the input and hard work that went into the project.

Our design has been left intentionally open to allow for more input. This includes the design and making of furniture, which would be carried out by local craftspeople, but also the casting form works for concrete elements, where people could be brought along to add designs to the form work that are left imprinted in the final building.

This would also carry through to sessions making tiles, designing bespoke furniture, planting the gardens,

We want the building to be part of the Lyttelton community, to benefit the people of Lyttelton and to showcase your craft and creativity.

CLT offer a straightforward design



CLT floor & posts



Rib & Infill Construction for podium



steel sheet piling in spa area

Structure

At OTO Group we believe in the coordination of all disciplines to provide a stronger end product and experience, that particularly includes engineering.

We don't believe in hiding structure, rather using the tectonics of the space to help guide and strengthen the design.

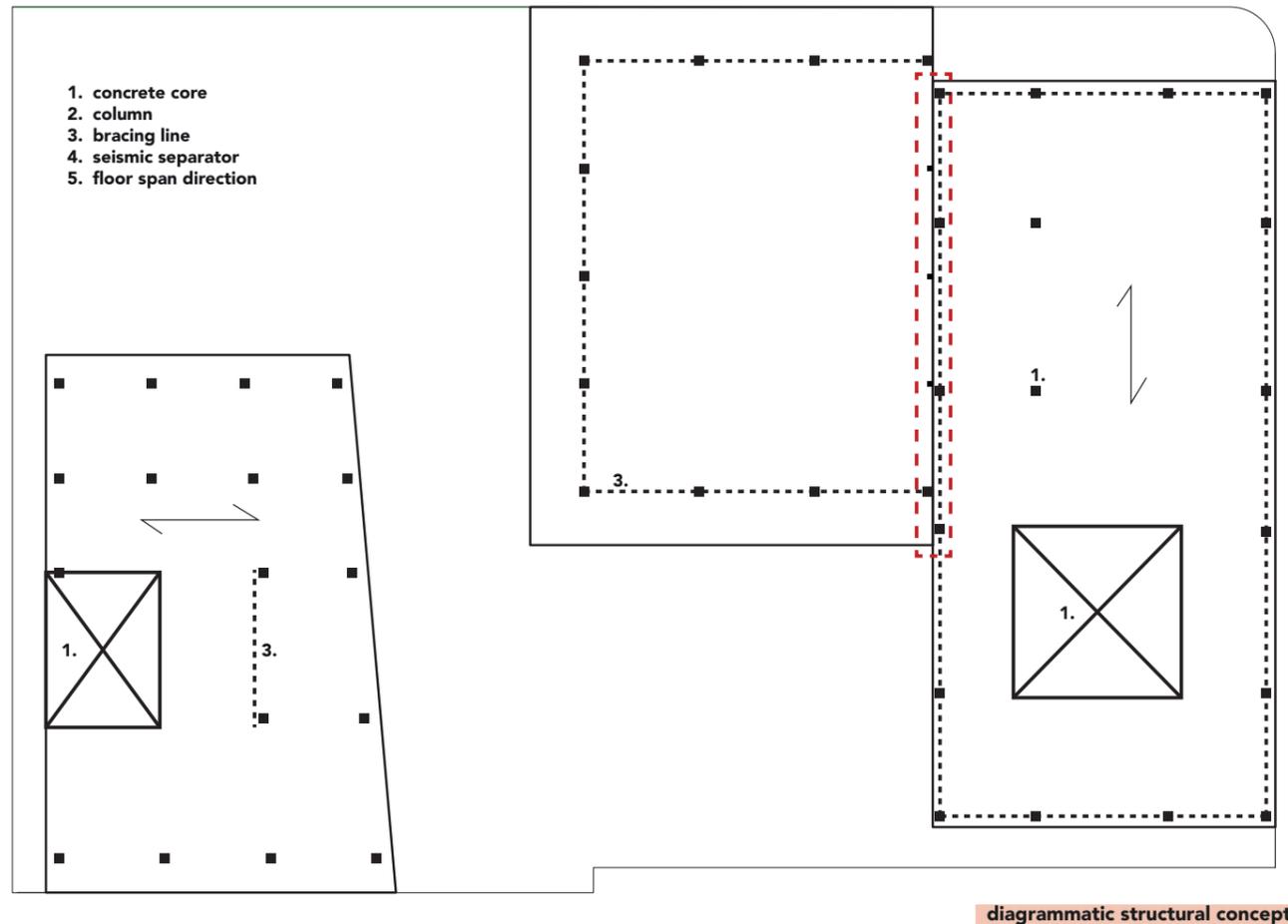
Our proposal has involved an engineer to roughly dimension members and suggest better structural systems.

A timber CLT structure makes the most sense as it is lighter, pre-made so it is assembled quicker on site, reducing labour costs, made from local and sustainable materials, it references the old buildings of Lyttelton, it provides a warmth and richness only available in natural materials and it is incredibly strong. Other benefits are the thermal, acoustic and design tolerances available.

A CLT building would provide an innovative framework for Lyttelton, and the construction process might help influence future projects in the area.

We also believe in simplicity, CLT offers a straightforward design and construction process, and alongside that we are proposing other simple and cost effective methods such as Rib & Infill for the roof of the Spa that the other buildings will be built on.

We would propose standard concrete cores over timber for earthquake strengthening reliability and ease through council.



Structure

The structure of the multi storey buildings use a strong concrete core for bracing in earthquake design, while moment frames ending in columns support the floors.

The timber and concrete systems will work together to strengthen the building. The co-working and dining buildings will need to have an expansion gap (highlighted in red) to allow for movement during earthquakes.

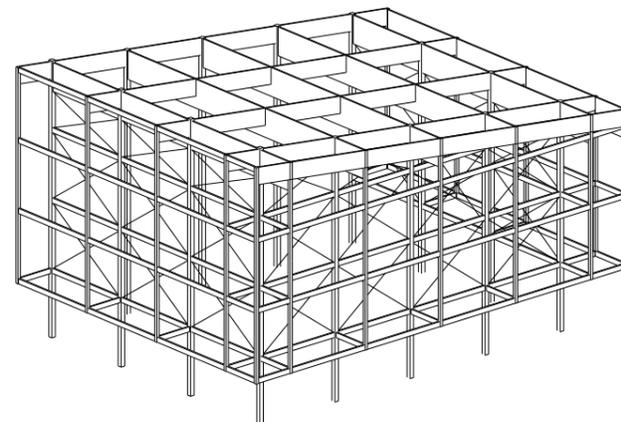
Timber is a very light and flexible material, meaning we can design the floors and walls more efficiently to use less material.

The dining hall uses a glulam timber post and beam structure, braced through steel tension cross bracing for earthquake design. This is then wrapped in a skin that allows the timber structure to operate more efficiently, and to visually separate itself and become a feature of the building. Visitors will be able to see how the structure works clearly and simply and the nearly 1m deep beams will be a visual masterpiece.

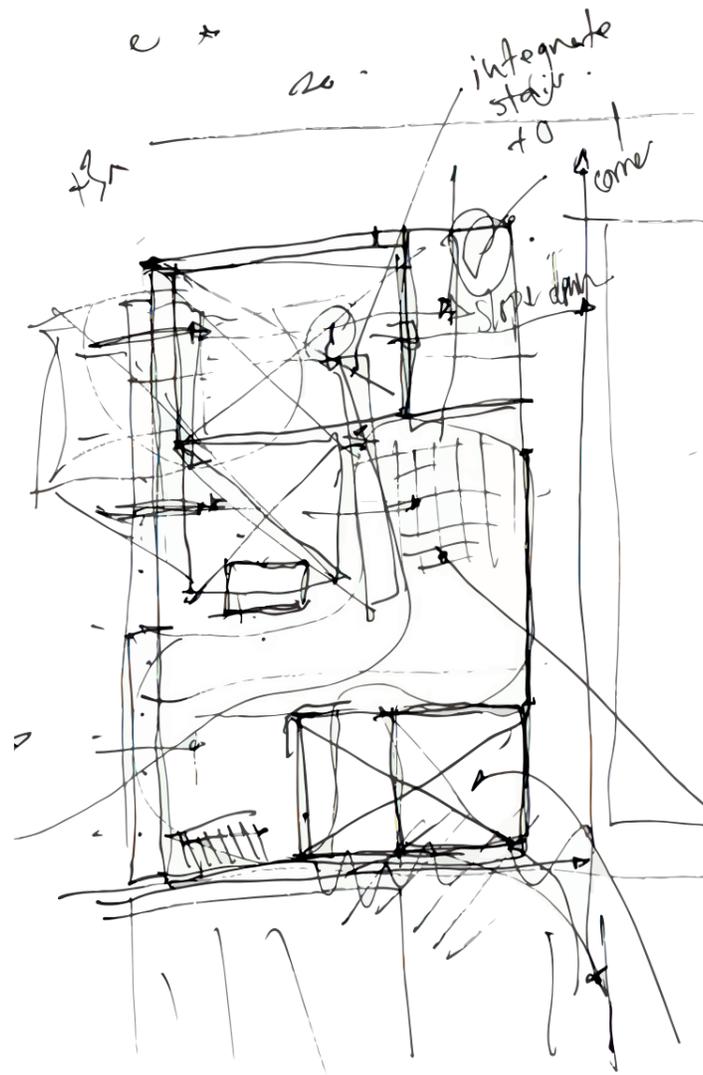
Columns, beams, floor spans and other structural systems have been roughly specified by an engineer to allow us to provide a buildable concept, but further work will need to be done to properly optimise and design the structure with the spaces and create a building that will stand the test of time. Bracing lines are dashed in black.



mixing concrete and CLT



dining hall structural concept



Cost Considerations

Our design keeps cost in mind through a variety of measures. By keeping floor plans efficient and regular, and the simplification of volumes, it provides what is necessary, and what is necessary on different scales.

What this means relates back to our concept of intersections and overlaps. Each space isn't just able to be used once, offering itself up for different uses. By having a larger dining area, we are able to eliminate larger

The design also aims to be flexible for the future, not imposing strict rules by the first occupants that might be difficult to live with years down the track.

Construction methods and materials pay a large part in driving costs up (puns again) so our design uses readily available and common materials and construction methods. The other bonus of this is ease in pricing as surveyed costs are more reliable as they are based off a larger pool of projects.

We have also used repeatable elements and kept unique items to a minimum. In the apartment building, there is only three different sizes of windows, able to be rotated or moved to create variance, but creating a smaller order variance to reduce costs.

In the spa, our design is using the structure from the other spaces to create its atmosphere. This means that we are saving time and money by not building an extra spa area, and it is benefiting from the rest of the project, reducing double ups.

Finally, apartment layouts are able to be altered in the future because of an open structural plan. This will allow the floors to be easily sold in the future.



vertical larch cladding on co-working and apartments



translucent curtains in dining and roof garden



larch cladding and zinc joinery



raw black steel and wood in kitchen



translucent facade over frame on dining hall



pastel colours over wood in furniture

Materials

For flooring and internal elements, the building would use recycled material from the Christchurch salvage yards. Many cubic metres of good NZ wood, salvaged from earthquake damaged buildings, are available to provide a rich and warm touch to the spaces such as in the Co-working area, bar tops, tables, outdoor furniture etc.

We also feel that it would help the building fit better into Lyttelton if it used materials from the local area that have been lost.

A twin celled facade product would be used on the dining hall. These products are thermally efficient and will glow in the evening while being translucent and not transparent meaning that it will not be too bright inside during the day.



Team Information

OTO stands for 'One To One'. We stand for face to face interactions, testing of ideas at full scale and fresh ideas through community engagement. OTO Group is a collection of passionate people that feel design can be done better to positively impact on people's lives. We come from a variety of backgrounds with a healthy dose of overseas insight that we feel strengthens our design processes.

OTO Group runs as a collective with projects throughout New Zealand. Our backgrounds are from primarily socially conscious and ecologically aware projects. As such, we believe that our role is to guide the design process and not override it.

We work with Engineers and other consultants in each region that we operate in as we feel that each place has its own story and unique requirements that only a local can tell. We enjoy working in different parts of our country and being able to work with all different walks of people and experience all of the different points of views that our country has to offer. We feel having in house consultants would restrict our thinking too much and we welcome the opportunity to work with OHU, with their intimate local perspective and connections and to explore the Lyttelton story alongside them.

OTO stands for 'One To One'



Thomas Damerham-
Architecture



Nicholas Dunning-
Architecture



Daniel Whatnall-
Urban and Landscape



Team Information

Our team has work experience from projects through New Zealand, the United Kingdom, UAE, Ghana, Denmark and Sweden.

Nicholas established OTO Group in 2017 under the premise that good architecture is made through good connections and is a shared experience.

We believe heavily in the process of making and that Architecture should respond to its instruction, rather than be dictative on its surrounding.

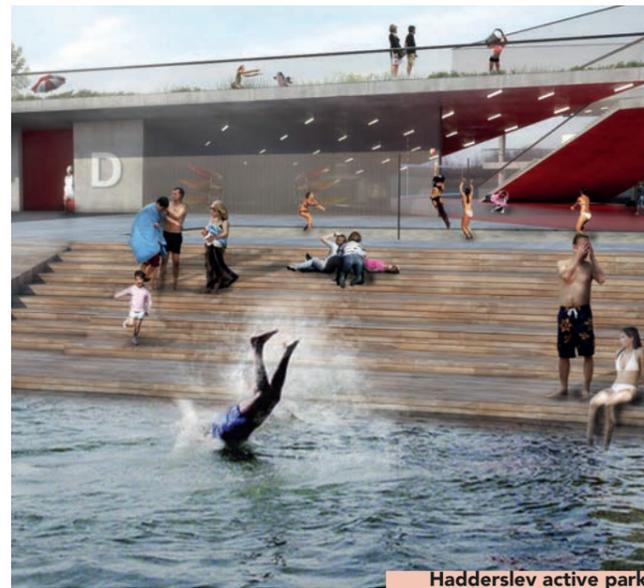
OTO Group works primarily with residential projects, bringing Danish design competencies to the New Zealand landscape.

As a collective, we have worked on a wide range of projects before joining OTO spanning from citywide master planning, large scale civic projects and housing on many different scales. Below is a list of just some of that work:

Our team operates under the OTO Group heading, a multi-disciplinary bunch of enthusiastic people working together on a range of projects throughout New Zealand with a wealth of knowledge gained working overseas.



Oslo Housing



Hadderslev active park



Christchurch Library

Team Information

CV

OTO Group

- 2017 Dakota Hair Salon, Auckland
- 2018 Mapara Residence, Taupo
- 2018 Shotover River House, Queenstown
- 2017 Mountain Cabin, Naseby
- 2018 Arthur's Point House, Queenstown
- 2018 Wherowhero Point Studio, Northland
- 2018 Mangawhai Studio, Mangawhai
- 2018 Gibston Farm House, Otago

Previous Work

- 2014 Christchurch Central Library, NZ
- 2014 Hadderslev Active Park, Denmark
- 2017 Billund Live/work, Denmark
- 2015 Gormsvej Social Space, Denmark
- 2017 Oslo Housing, Norway
- 2011 Student Housing, Ghana
- 2016 Leopold Housing, Sweden
- 2016 Sala Backa Housing, Sweden
- 2014 Aros Museum Extension, Denmark
- 2015 Aarhus School of Architecture (comp.)
- 2018 Mapua Barn, NZ
- 2016 Community Kitchen, UK (comp.)

WE DINE TOGETHER.

2018

OTO GROUP.

