



CHEVS LANE DEVELOPMENT

LOCATION WELLINGTON, NEW ZEALAND

CLIENT WILLIS BOND & CO

ARCHITECT ATHFIELD ARCHITECTS

VALUE NZ\$180M

COMPLETION 2009

In 2004, the Wellington City Council released over 2000 m² of prime retail and commercial land in central Wellington. It was largely untenanted and the existing historic buildings needed extensive repair work. Plans for the site included 2 new commercial buildings, a new carpark building and the refurbishment of 5 existing buildings. A new apartment building was also designed to span over Chevs Lane between two buildings.

Upon completion, the development featured modern buildings that housed 90 apartments, over 200 carparks, office space for 600 workers and 16 retail and entertainment tenancies. Holmes Fire was commissioned to provide a fire engineering design for the entire development. This project presented many challenges outside the sphere of normal construction.

The scale of the project and the number of buildings involved meant that each could not be treated in isolation. Furthermore, a large number of leases, land titles and unit titles were to be established, all needing specific design for egress and spread of fire compliance.

From the outset, Holmes Fire worked closely with the developers and design team to allow the vision for the site to become reality. Some of the challenges included:

- Establishing compliance for existing buildings where key historical features were required to be retained.
- Determining the optimal interlinking of the egress for the various buildings to minimise space occupied by egress corridors and stairs whilst maintaining the safety of the building occupants.
- Establishing the overall concept for the site fire alarm systems.
- Coordination with the survey team to locate boundaries with the least possible impact on the design of the proposed and existing buildings.

This development has changed the feel of central Wellington dramatically. The prime retail area now extends south down Willis Street and Chevs Lane and over two hundred new city dwellers are adding life and vitality to the area.

The developers and design team are extremely proud of their work and Holmes Fire's performance based fire engineered design - unconstrained by the prescriptive codes - helped accomplish the Architect's vision.

