



CHRISTCHURCH

Victoria Street

CASE STUDY

PROJECT DETAILS

Location
Christchurch

Project Type
Office and Retail Building

Site Context
Urban

Architectural Designer
Thom Craig Architects

Builder
Priority Projects

Cost
\$6.4 million

FEATURED PRODUCTS

- Stria™ Cladding
- Titan™ Facade Panel
- RAB™ Board

Built by Priority Projects and designed by Thom Craig Architects this classy, three-storey office and retail building is located in the popular Victoria Street precinct opposite the Christchurch Casino. The owners have rebuilt after the Canterbury earthquakes destroyed the low-rise buildings on their 1,140m² site.

OVERVIEW

The building is tough as well as beautiful. The retail units offer a cutting edge contemporary design, while the foundation incorporates the latest refinement in base isolation – the first time this technology has been used in New Zealand.

New Zealand initiated modern base isolation with the invention of the lead rubber bearing in the 1970s, helping reduce the impact of earthquakes on buildings. Instead of lead rubber bearings, the building's shock absorbers use double concave slider bearings. The bearings should reduce the building's shaking and allow greater flexibility in its design.

THE CHALLENGE

A combination of structural requirements and aesthetic considerations have driven the redevelopment. The client was seeking a minimalist design for the building as a backdrop to the flamboyant casino situated opposite, and simplicity in addition to durability was a key driver of the building materials selected.

THE JAMES HARDIE SOLUTION

The building features a combination of Stria Cladding and Titan Facade Panel installed on RAB Board. The cladding has been installed along the sides of the building to provide simple texture and strong horizontal lines, while horizontal and vertical metal fins on the street frontage provide a contemporary, edgy appeal. This simplicity is further evoked through the use of Stria Cladding in



RAB™ BOARD

Is an all in one bracing, airtight and fire resistant fibre cement rigid air barrier. The inherent strength of RAB Board makes it an ideal product for use in shear wall design in residential or commercial specific design projects.



STRIA™ CLADDING

The wider format of Stria Cladding along with the deep grooved lines deliver a look that's distinctive and modern. It can be laid horizontally or vertically, introducing an interesting feature to the walls of any design.

“James Hardie worked with us on-site to develop a technical solution - including installing a dummy wall for installation training.”

the interior and entrance to create a look of transparency from the front to the back of the building.

The simplistic design belies the complexity of the installation. James Hardie worked with the builder, John McMillan, to develop installation solutions for fixing Stria Cladding to the fins, which are outside the scope of published specification.

“This was the first time we had used Stria Cladding and James Hardie worked with us on-site to develop a technical solution to address challenges such as reduced clearance and access, including installing a dummy wall for installation training,” explains McMillan.

Durability and low maintenance of product was another key factor in material selection. James Hardie products use an advanced lightweight cement composite technology that delivers heavy-duty performance. The result is a tough, beautiful building that meets all the client's requirements and fits perfectly within its environment.