

Botanica Apartments



**Development
Construction**

Project
Accommodation / Residential

Retail

Location
Enfield Street, Mt Eden

Client
Thirty Enfield Ltd

Value
\$26 Million

Period
24 Months

Consultants
Architects /
Peddle Thorp

Structural /
Mott MacDonald

A ‘green oasis’ – that’s the tagline for Botanica, an intricately landscaped mixed-use complex developed alongside the Botanica Heritage project in Mt Eden.

Another joint venture between Haydn & Rollett and McDougall Reidy & Co, the Peddle Thorp designed building incorporates three commercial units, a basement carpark and 67 apartments of various sizes, some with private garden courtyards. Eventually, the Homestar 6-rated building will be cloaked in lush vines climbing through the exterior steel framing – a green building in more than ways than one.

For the Haydn & Rollett team, one of the stand-out features of this project was the amount of coordination required to get the land-scaping to work within the built structure. Another was the level of detailing involved on the façade, especially around junctions of balconies and sliders, which required some ‘on-the-go’ revisions.

The balconies themselves were no easy task. Each made of a pair of pre-cast concrete slabs given a factory polish, they were stitched together by concrete poured in situ, then had to be polished again for a consistent look, with the lifting eyes filled and finished. Meanwhile, installing the balconies entailed closing the footpath and a road lane.

Both traffic and neighbourly relations had to be closely managed. Finally, the use of passive fire protection features necessitated a greater-than-usual number of council compliance inspections, which at times slowed progress. But the end product was worth waiting for: a high-quality and unique development, with a green twist.