

HAZEL COURT



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HAZELCOURT

a block of 15 Flats and 10 Maisonettes
at CLAREMONT GROVE,
MOUNT VICTORIA, WELLINGTON.



Designed by TREADWELL & WILD, DIP.ARCH., AA.N.Z.I.A., B.ARCH.,
Registered Architects,
Dominion Farmers' Building,
Wellington, C.I.

Erected by H. J. BUCK LTD., Registered Master Builders,
Karori, Wellington, W.3.

For H. J. BUCK PROPERTIES LTD.,
P.O. Box 3152, Wellington.

Managing Director: HERBERT J. BUCK.

Secretary: CECIL BRIDGEN, A.C.I.S., A.R.A.N.Z.

Where They Are—And What They Are

THE LOCALITY PLAN opposite shows how well placed in the City this block is, being within five minutes' walk of Courtenay Place, shops and transport to any part of Wellington. At the same time, being off the main street allows for unimpeded access for cars and assures peace and quietness for the Tenants.

A private right-of-way gives direct pedestrian access to Majoribanks Street while cars enter from the Claremont Grove side.

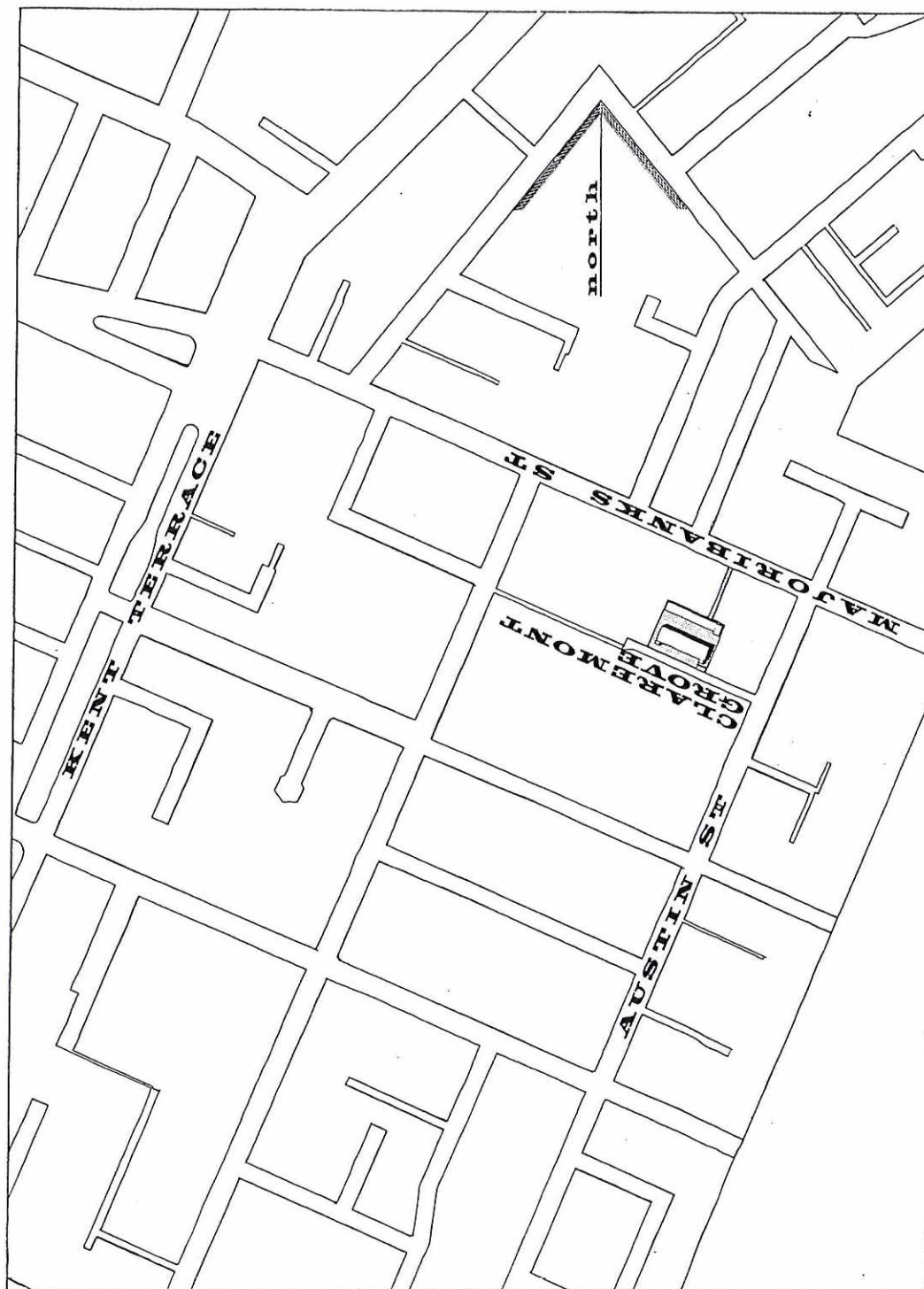
The grounds, screened from the street by the building itself, will be laid out in lawns and flower-beds and include ample parking space with Car-ports for Tenants' use.

The block faces North-east and the simple modern design, with maximum use of glass, ensures that every Flat and Maisonette receives the full benefit of the sun all day.

Construction is in reinforced concrete, fire and earthquake proof. There are no noisy internal corridors or stairways; each apartment has its own individual entrance door and hall opening off exterior galleries running the full length of the Claremont Grove side.

The first three floors consist of five Flats each and there are ten Maisonettes above. Each is a completely self-contained, all-electric, two-bedroom unit. Laundry equipment consists of specially-designed electric washer and separate bone-dryer. Room heating is by the latest radiant type electric wall panels. The thermostatic control to these heaters can be set by the Tenant to produce any desired degree of warmth. Hot-water supply is from individual electrically heated tanks. Rubbish disposal is simple and efficient; as well as direct shuttes to the garbage rooms at each end of the galleries, each Flat is fitted with a Wastemaster disposal unit in the kitchen sink. Extra storage space for Tenants is provided by individual lock-up boxrooms in the Carport block.

The following pages contain plans and descriptions of a Flat and a Maisonette, and views of a Master bedroom and of the Claremont Grove side of the building.



The Fifteen Flats

SITUATED on the Ground, First and Second floors, these two-bedroom Flats are all similar in design. There is level approach to both the Ground and First floors, while the Second is reached by one easy flight of steps.

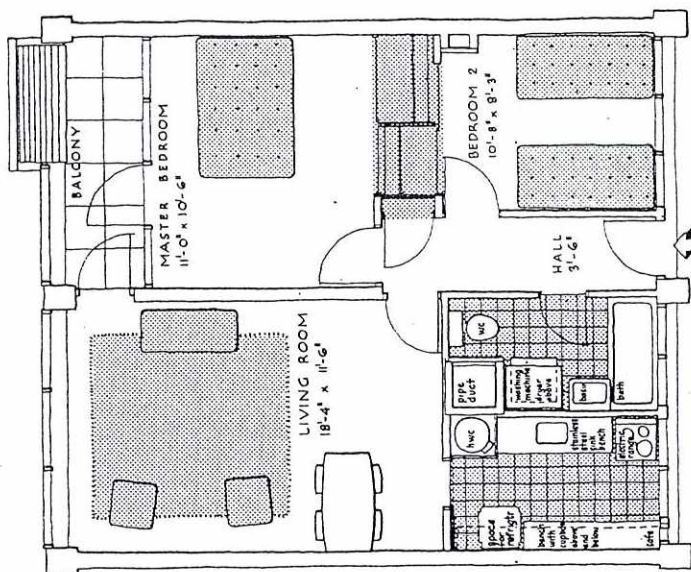
Each Flat has a spacious Living-room (over 200 square feet) with full-wall windows facing the sun and view. From this room a glass door opens on to a private Sun balcony enclosed by a glass screen so that it can be enjoyed even on a windy day.

Also opening on to the Balcony is the Master bedroom with its full width windows to the North-east. Ample wardrobe space is built in both for hanging clothes and in a series of shelves up to the ceiling. Full utilisation of the space is made by providing an additional storage cupboard above the wardrobe.

The Second bedroom is big enough for two single beds and has similar wardrobe and storage space.

The Bathroom has a bath, hand basin and toilet, and is equipped with a wall cabinet and a mirror. Here also is located the specially-designed electric Laundry unit, which washes, spin-dries and finally bone-dries.

The well-designed Kitchen contains a full-size electric range, stainless steel sink bench with a Wastemaster disposal unit, very generous cupboards and safe, with space for a family-sized refrigerator; all positioned for efficiency and ease of meal preparation.



Access gallery

TYPICAL FLAT

The Ten Maisonettes

THESE PLEASANT "Flats on two Stories" all have their entrances on the gallery immediately above the other Flats.

From the Entrance hall doors open into the Living-room and Kitchen and stairs ascend to the bedrooms and bathroom upstairs.

The Living-room is as generously proportioned as those in the Flats already described, with the same full-wall windows for maximum enjoyment of sun and view, but has no private balcony.

The Kitchen, too, is similar to those in the Flats, with full-size electric range, stainless steel sink-bench and Wastemaster, plenty of cupboard space, safe and room for a refrigerator.

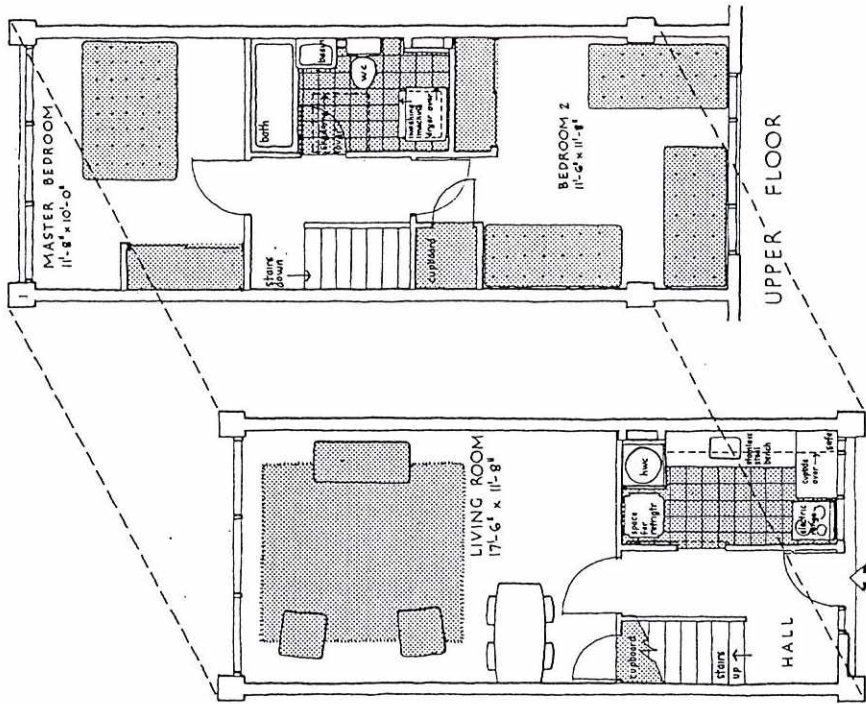
Upstairs on the landing is a large Linen-cupboard, and the doors to the two bedrooms and the bathroom. It is here that the advantages of the two-story layout are apparent.

The North-east wall of the Master bedroom has its full width in glass, giving a magnificent view of Wellington harbour, the wharves, the business area and the hills beyond.

The Second bedroom is even larger than those in the Flats, giving enough space for three single beds if desired. Both bedrooms, of course, have the same big built-in wardrobes.

The Bathroom is equipped with bath, hand basin and toilet, with a wall cabinet and mirror, and also the specially-made electric Laundry unit fitted throughout the whole building.

Each Maisonette has its own electric Hot-water service, and is heated by means of radiant electric wall panels which can be set by the Tenant at any temperature desired.



access gallery

LOWER FLOOR

TYPICAL MAISONNETTE

