

NEW ASPRO
BUILDING

MARION STREET, WELLINGTON

**THE
MARION
HOSTEL**

A HOSTEL THAT
WOWS EVERY GUEST

UNDER A NEW

LIGHT

VELUX®



**INDUSTRIAL
CHIC**
IN DOWNTOWN WELLINGTON

LIGHT THAT'S HERE TO STAY

OVERVIEW

With his spectacular renovation of the Aspro Building in Marion Street, New Zealand property developer and accommodation entrepreneur Elliot Corleison set out to create the best backpackers hostel in Wellington.

His vision was a budget hostel that wows every guest, because that's how you get the all-important five-star online reviews.

The Aspro Building was built in the 1920s by the Melbourne-based founders of the famous headache remedy. When Elliot Corleison acquired the building in 2012, it came with a mixture of opportunities and challenges.

OPPORTUNITIES

- Masses of 'industrial chic' and historic character
- An attractive high ceiling
- Depth to the building's structure to create multi-purpose spaces

CHALLENGES

- No windows in either of its sides
- Dark, unwelcoming internal areas, particularly in the lower levels
- Three stories of unreinforced bricks that required serious earthquake strengthening

Taking a positive and creative approach to the project, Elliot recognised that the space could be radically transformed by installing skylights in the building's roof, giving it a new lease on life.

“

THE SKYLIGHTS ARE THE BEST PART ABOUT THE WHOLE BUILDING. THE AMOUNT OF LIGHT THEY SEND RIGHT FROM HERE DOWN TO THE GROUND FLOOR HAS CHANGED THE FEEL OF THE WHOLE BUILDING.”

FINDING THE LIGHT

ELLIOT CORLEISON, DEVELOPER & OWNER

As a qualified builder with a track record of successful building makeovers, Elliot Corleison drew on his property development experience to turn a pile of bricks from Wellington's past into a contemporary accommodation hostel with piles of charm.

The first stage was earthquake strengthening. Before we could start the fit-out, we had to get all the steel in place and hold the building up. With three stories of unreinforced bricks, it's kind of surprising the Aspro building is still here!

Once we'd done the strengthening, we could build the internal fit-out around the new reinforcing and show the steel off in lots of ways. They work together – the reinforcing steel and the industrial style we wanted.

VELUX skylights were the plan from day one, to bring light down into the interior and make up for the lack of windows in the west and east sides of the building.

We only had a handful of skylights on the plan originally - a couple above the stairwell and a few to light the bedroom areas. But then the VELUX rep visited and suggested increasing the number of skylights, it didn't take long for me to agree. I could see how well it would work.



Visit velux.co.nz to view a video case study on this project.



“

THE PLACE JUST FEELS SO MUCH BIGGER THAN IT WOULD HAVE WITHOUT THE SKYLIGHTS.”

– ELLIOT CORLEISON, DEVELOPER & OWNER

At the start of construction the building was really dark. Then the roof was opened up and the light flooded down. It was a hallelujah moment.

The bedrooms would be unusable without the skylights. For a handful of rooms, the skylights are the only windows. The fact that some of them open and close automatically, and the blinds work automatically, is the only reason those bedrooms are working as well as they are.

We maximised the natural light internally by adding glass around the lower levels of the staircase. The light bounces around off the glass and is able to travel further.

The daylight that comes through gives you light in the lower levels, even on a cloudy day. You don't need artificial lights. It's great because you can walk up and down the hallways without fumbling around for a light switch.

VELUX have added capital value to the building. That's the big benefit really, as opposed to saving money and running a few lights. The outcome's amazing - our expectations weren't just met, they were exceeded.”



AN ARCHITECTURAL VIEWPOINT

Natural light is a dynamic tool for expressing the quality of inner space.

Whether it's used to produce diffuse illumination in a museum gallery or as a dramatic-yet-functional feature within a commercial building, the use of daylight in architecture is directly associated with the evaluation of its quality.

"When VELUX skylights are included in exciting projects like this one, we're all smiles. It's hugely satisfying for us to see how contemporary products can make heritage buildings more liveable and functional" says VELUX Sales Manager, Marc Van de Loo.

The products used in this project were 17 low pitch fixed skylights; 6 fixed skylights and 3 VSS solar opening skylights. The Skylights feature laminated glass, argon fill double glazing and Low-E3 coating.

The opening and closing system includes programmable VELUX INTEGRA® control pad and rain sensors. The shading consists of 9 solar blackout blinds that reduce light by 100%.

GUESTS' FEEDBACK

In the backpacker accommodation market, establishments live or die by their online reviews.

THE BEST HOSTEL OF MY TRAVELS

“

The Marion is the best hostel of my travels. There are plenty of chill common spaces, the decor is lovely, the location is ideal, and everything is sparkling clean. The girls' dorm had a nifty high ceiling with skylight 'blinds' that opened automatically. Will definitely return!"

HIGH QUALITY BUILD & DESIGN

“

What a wonderful hostel. High quality build and design, gorgeous rooms with privacy curtain, light, electric plug. Great atmosphere with friendly staff. I wish I could stay here longer!"

ONE OF THE BEST HOSTELS

“

Hands down one of the best hostels I've been to, and in my own country! I've been to countless hostels in Europe, North and South America and while there are some excellent hostels, The Marion is right up there."

IF ALL HOSTELS WERE LIKE THIS...

“

If all hostels were like this I would spend my life travelling!"



VELUX®

VELUX New Zealand
62b Princes St, Onehunga
Auckland 1061
Telephone 0800 650 445
Email info@velux.co.nz
Website www.velux.co.nz



Visit velux.co.nz to
view a video case study
on this project.