



*NELSON CITY COUNCIL*

# dear cottages design guide



**March 2004**



# introduction

## **DI1 Why a Design Guide?**

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The Council, in the development of the “Nelson Resource Management Plan”, has identified particular residential areas which it considers merit protection as Heritage Precincts.

The Heritage Precinct recognises that the whole is greater than the sum of the parts; that a collection of Heritage Buildings, in context, has a greater impact on the observer and the resident, and has greater heritage value than the same number of buildings scattered throughout the city. The loss or the unsympathetic alteration to even a single building detracts from the whole Precinct rather like a missing tooth from a smile.

An important role of the Guidelines will be educational - to raise the awareness of the residents and possible developers of the special nature of this Precinct, and the impact on the street of alterations undertaken on a single building.

The Guide shall ensure that alterations to existing houses, and new buildings in the Precinct, are sensitive and enhance the existing visual qualities of the streetscape.

## **DI2 General Objectives of the Design Guidelines**

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- a) To identify the essential heritage character of each Precinct.
- b) To set out ways in which this heritage character can be protected, and where possible enhanced.
- c) To provide education and information for building owners contemplating changes to their property.
- d) To help develop city-wide recognition of the value of these areas to the Nelson community.

## **DI3 How the Design Guidelines Operate**

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The Design Guidelines operate on three levels:

- i) They give a simple description of the history, the visual characteristics and the special nature of the Precinct, thereby promoting residents' and the public's awareness of, and sensitivity to, our heritage contained within the Precinct.
- ii) Owners and designers will find them a useful reference for preparing sympathetic designs for new buildings or building alterations.

- iii) In reviewing development proposals the Nelson City Council will use the Design Guidelines as a measure of how well the intended design fits the objectives and policies of the Nelson Resource Management Plan.

Buildings within the Precinct will need to meet the requirements of the Nelson Resource Management Plan (the Plan). Note in particular the rules in Chapter 7 relating to Heritage Precincts and the demolition or removal of houses which are listed as Heritage Buildings.

The Design Guidelines deal with four different situations:

- a) new houses
- b) alterations and additions to non-listed buildings
- c) alterations and additions to listed Heritage Buildings. (ie. heritage buildings listed in the Nelson Resource Management Plan, Appendix 1), and
- d) new buildings, or alterations and additions to commercial buildings (where relevant).

The Guidelines are concerned primarily with the streetscape and the appearance of the buildings from the street.

The street elevation is obviously part of the streetscape, however the significance of the side walls and roof to the streetscape depend on such issues as the distance between houses and the height of a house in relation to its neighbours. This will be assessed by Council staff on an individual basis. Interior alterations or additions at the rear, or private areas of dwellings, which cannot be seen from the street are not covered by the Guidelines.

The Guidelines are not retrospective, and deal only with new work whether it be alterations to an existing or a new building.

## **DI4 Area covered by the Design Guidelines**

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A map showing the extent of the Precinct is attached at the end of the Performance Guidelines, along with a table which identifies the listed Heritage Buildings.

The Precinct includes non-listed buildings where these form an integral part of the visual catchment. The aim, over time, is to achieve more sympathetic development on non-listed sites as these are rebuilt or altered.

# guidelines – dear cottages precinct

## **DC1**      **Historical Context**

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The six cottages located at the top end of Rutherford Street were built in 1887. Five cottages are of timber construction while the sixth is constructed of brick. They were built by William Dear who built several other houses in the area.

Over the years verandahs have been added to some cottages and windows have been altered but the character has been retained and as a group they are an important part of Nelson's history.

Several of the houses have recently been well restored by their owners.

The cottages have been rated very highly in the list of Heritage Buildings in the Nelson Resource Management Plan, and are listed as Category II with the Historic Places Trust.

## **DC2**      **Objectives**

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The key design objectives within the Dear Cottages Precinct are:

- a) to maintain the six cottages wherever this is realistically possible and encourage the restoration of the street frontages
- b) to ensure that future development of the corner shop be sympathetic to the cottages so that the character of the street is enhanced, and
- c) to ensure that where an existing cottage has to be replaced the new house is built in a style to replicate the existing cottage.

## **DC3**      **Visual Characteristics**

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### *DC3.1      Height*

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The cottages are single storey.

### *DC3.2      Closeness to the Street and Side Boundaries*

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The cottages are close to the street and form a strong coherent group. The side yards are minimal.

### *DC3.3      Parking*

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No on site parking is possible because of the proximity of the cottages to

the street and side boundaries. Accordingly, for existing houses in this Precinct there is no requirement for off street car parking in the Nelson Resource Management Plan.

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#### ***DC3.4 Fencing***

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The relationship of the cottages to the street depends on the openness of the houses to the street. The low wooden picket fence is ideal for this purpose, gently defining the boundary, but maintaining openness.

High fences are inappropriate.

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#### ***DC3.5 Verandahs***

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The original cottages did not have verandahs. However, they have been added to several cottages very successfully, and seem an appropriate addition.

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#### ***DC3.6 Materials and Detailing***

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The five timber framed cottages are clad in rusticated weatherboard with corrugated roofing. The sixth cottage is of brick construction. The original materials are a very important part of the character of the houses and they should be maintained.

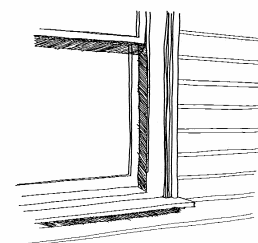
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#### ***DC3.7 Windows and Doors***

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The street elevations are very simple with well proportioned timber windows and doors.

Inappropriate replacement windows can destroy the elevation.



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## **DC4 Performance Guidelines**

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#### ***DC4.1 Listed Heritage Buildings***

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The listed Heritage Buildings are important elements in the Precinct. They shall be retained and their character preserved wherever this is realistically possible and:

- a) demolition or removal of group A and B buildings requires a resource consent under the Nelson Resource Management Plan
- b) additions or alterations which impact on the streetscape shall continue the use of timber weatherboards, corrugated roofing, timber joinery and detailing all to match the original. Windows should match the original in shape, size and proportion
- c) the addition of a verandah with appropriate detail is to be encouraged, and
- d) the single storey nature of the cottages and roof shapes shall be maintained.

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#### ***DC4.2 Corner Shop - 228 Rutherford Street***

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Arriving down Waimea Road, this building is an important part of the

Precinct. Alterations to the existing building or a new development shall be designed to enhance and complement the cottages, and shall:

- a) maintain the single storey nature of the cottages with roofline matching the existing height and pitches
- b) be designed in such a way that it enhances the Precinct and uses materials that complement the cottages, and
- c) provide verandahs similar to the cottages.

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***DC4.3 New Buildings***

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- a) shall be designed to replicate the appearance of the existing cottages from the street using the same materials;
- b) the existing line of cottages on the street frontage shall be maintained; and
- c) the single storey nature of the cottages and roof shapes shall be maintained.

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***DC4.4 Garages***

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Garages are not permitted in the front yard. Garages in the side yards shall be designed to match the existing house in form, details and use of materials.

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***DC4.5 Fences***

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New fences on street frontage shall be timber picket fences, and a maximum of 900mm in height from footpath level.

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**Table of Listed Heritage Buildings (A, B or C)**

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<b>Address</b>	<b>Group</b>
216 Rutherford Street	A
218 Rutherford Street	A
220 Rutherford Street	A
222 Rutherford Street	A
224 Rutherford Street	A
226 Rutherford Street	A



- Listed Heritage Building
- Edge of Heritage Precinct

**Map - Dear Cottages Heritage Precinct**



# planning applications

## **PA1 Application of the Nelson Resource Management Plan**

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*The following is permitted (no resource consent is required):*

Alteration to any part of a building within a Heritage Precinct visible from the street, if:

- a) the work is redecoration, restoration or insignificant alteration of any existing fabric or detailing, and
- b) it is carried out to the same scale as the original, including window scale, and with materials and details similar to, or having the same appearance to those originally used.

*The following work requires a resource consent application:*

- a) all new buildings, and
- b) alterations of any part of an existing building within the Heritage Precinct which is visible from the street, if the work is not a permitted activity according to the definition above.

The consent application will be a Restricted Discretionary Activity. Such applications will be non-notified ie. considered without notification, or obtaining the written approval of affected persons under section 94 of the Resource Management Act.

The Council's assessment of the application will be based on:

- i) compliance with the Design Guide for the Precinct.
- ii) any effects (both positive and adverse) on the heritage values of the entire Heritage Precinct.
- iii) any cumulative or precedent effects on the values of the Precinct.

Note that a resource consent application is also required for any proposal to demolish or remove a Group A or B listed Heritage Building (see PA3 below).

## **PA2 Consultation**

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Early consultation with the Nelson City Council Planning Department is encouraged to resolve design issues prior to lodging a resource consent application. Consultation should begin at the commencement of design.

## **PA3 Demolition or removal of Buildings**

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The Nelson Resource Management Plan should be consulted if demolition or removal of any listed Heritage Building in the Precinct is contemplated.

Any application for consent to demolish or remove must satisfy the tests in the Plan. In addition, any demolition or removal application must be accompanied by a resource consent application for the intended replacement building.

## **PA4 Supporting information required**

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Resource consent applications for any building development shall include:

- a) the street elevation of the building, extended to show the elevations of the buildings on either side.
- b) a written analysis of the manner in which the proposed development responds to the Design Guide and how it relates to the character of the Heritage Precinct.