



NELSON CITY COUNCIL

alton street design guide



March 2004

Introduction

DI1 Why a Design Guide?

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

- 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

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

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

- alton street

precinct

AS1 Historical Context

The six houses contained within the Alton Street Precinct comprise a range of styles including the villa, bungalow and traditional bungalow. The houses were built circa 1900-1925 and are all good examples of their style.

The houses are grouped on the east side of Alton Street in a cul-de-sac with an attractive landscaped median strip down the centre of the street, and a back drop of large linden trees in Central School, all contributing to an important streetscape.

AS2 Objectives

The key design objectives within the Alton Street Precinct are:

- a) to maintain the existing houses wherever possible and encourage the restoration of the street frontages
- b) to ensure alterations and additions maintain the architectural integrity of the listed Heritage Buildings and enhance non-listed buildings in line with the general streetscape
- c) to ensure that the design of new houses is sympathetic to the neighbouring houses and the streetscape so that the visual qualities of the Precinct are enhanced

AS3 Visual Characteristics

AS3.1 Height

The street consists of single storey houses except for the house on the corner which is two storey. The low scale is an important feature of the street and needs to be preserved.

AS3.2 Closeness to the Street

The houses are close to the street and also close to one another, presenting a coherent elevation to the street. This is an important feature which helps to give the street intimacy and a strong feeling of community.

AS3.3 Verandahs

The houses generally have verandahs facing onto the street. These are an important feature of the houses and provide the transition space between the public street and private home. Residents are encouraged to maintain the verandahs.

AS3.4 Garaging

Existing garages, where provided, are generally at the side or rear of the site. This allows the streetscape to maintain the strong continuous facade. Off street car parking requirements in the Nelson Resource Management Plan for this Precinct have been reduced to avoid the need for garaging in the front yard.

AS3.5 Fencing

The intimacy of the street depends upon the openness of the houses to the street. The original low fences are ideal for this purpose, gently defining the boundary but maintaining openness. High fences are inappropriate. Materials should be sympathetic to the houses.

AS3.6 Materials and Detailing

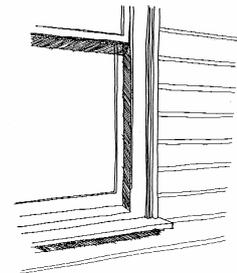
Timber weatherboards and corrugated iron roofing are the original materials used on the houses in the street, and are very much part of the character of the houses.

Strong emphasis must be placed on the use of materials and detailing that is sympathetic to the original design.

AS3.7 Windows and Doors

The window and door design, shape and proportion are important elements in the design of the houses with the frames and surrounds creating depth to the facade, detail and a shadow line around the openings. Inappropriate replacement windows can destroy the facade.

New houses should maintain similar proportions, and level of detail and depth with their windows, to link them with the existing housing.



AS4 Performance Guidelines

AS4.1 Listed Heritage Buildings

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 maintain the single storey nature of the streetscape although a first floor within the roof space shall be allowed where it does not penetrate the roof envelope when viewed from the street. The corner site may be two

storey.

- c) 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.

AS4.2 Non-listed Buildings

Alterations and additions which impact on the streetscape shall enhance the building and be in keeping with the Heritage Precinct. They shall:

- a) maintain the single storey nature of the streetscape although a first floor within the roof space shall be allowed where it does not penetrate the roof envelope when viewed from the street
- b) use timber windows and doors with detailing to match the existing houses for windows seen from the street, and
- c) use timber weatherboards and corrugated roofing to match existing houses when seen from the street.

AS4.3 New Buildings

New buildings shall be designed in such a way as to enhance, complement and be sympathetic to the existing streetscape, and:

- a) the form and scale of the new work shall be in keeping with the existing houses
- b) aluminium window joinery may be used on windows which are viewed from the street but the proportions must be in keeping with the Precinct incorporating similar depth and level of detail
- c) materials used on new work may differ from the listed Heritage Buildings, however the designer shall select materials that complement and enhance the character of the Precinct
- d) shall maintain the single storey nature of the street although a first floor within the roof space shall be allowed where it does not penetrate the roof envelope when viewed from the street. The corner site may be two storey
- e) the addition of verandahs is encouraged
- f) roof lines shall follow the form of existing houses.

AS4.4 Garages

Garages are permitted in the front yard only when it is not reasonably practical to provide a garage at the rear or side. Garages shall be designed to be complementary to the streetscape in form, detail and use of materials.

AS4.5 Fences

Painted timber pickets or wrought iron are recommended as materials for new fences, approximately 900mm in height from ground level. However solid fences are permitted up to 1200mm in height, provided that any portion between 1200 to 1800mm above ground level is an open structure such as trellis, picket or wrought iron.

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

Address	Group
29 Alton Street	B
31 Alton Street	B
33 Alton Street	B
35 Alton Street	B
37 Alton Street	B
94 Nile Street	B



- Listed Heritage Building
- Edge of Heritage Precinct

Map - Alton Street Heritage Precinct

planning applications

PA1 Application of the Nelson Resource Management Plan

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

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

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

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.