



NELSON CITY COUNCIL

south 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 - south street precinct

SS1 **Historical Context**

A detailed account of the history of South Street is contained in the books *Town Acre 456; Nelson, New Zealand; Historic South Street 1851-1988* by Jeannie White, and “*Windows on the Past*” by Jeannie White and Phillip Edwards.

South Street contains a collection of cottages built in the period 1860-1900. In 1981 the Council recognised the value of South Street and created a special zone in its Review of the Nelson District Scheme.

Since then the street has been transformed with the removal of overhead wires and their placement underground, cobblestone footpaths, and the restoration of several houses.

All the buildings except Nos 8 and 12 Nile Street and 13a South Street are listed Heritage Buildings.

SS2 **Objectives**

The key design objectives within the South Street Precinct are:

- a) to maintain the listed Heritage Buildings wherever possible and encourage the restoration of the street frontage
- b) to ensure that where an existing house has to be demolished the new house is built in a style to match the existing cottages when viewed from the street.

SS3 **Visual characteristics**

SS3.1 Height

The cottages are single storey except for those fronting Nile Street, the two houses at the end of the street and No. 4. This is important as one of the main features of the street is the small scale of the cottages.

SS3.2 Closeness to the Street

The existing cottages are built right onto the street boundary. This gives the street its wonderful character and is a very important feature.

SS3.3 Garaging

Existing garages, where provided, are at the rear of the site. This allows the streetscape to maintain a strong continuous facade. Garaging in the front yards is not appropriate and off street car parking requirements in the Nelson Resource Management Plan for this Precinct have been reduced accordingly.

SS3.4 Fencing

The intimacy of the street depends upon the openness of the houses to the street. Where fences are necessary, low timber picket-style fences are ideal as they define the boundary but maintain openness. High fences are totally inappropriate. Materials should be sympathetic to the houses.

SS3.5 Materials and detailing

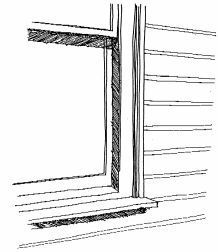
The cottages are generally simple buildings clad with timber weatherboards and either corrugated iron or timber shingle roofing. The joinery is timber with simple clean detailing.

Owners have added window boxes which are an attractive addition.

There are several fine examples in the street of restored cottages where owners have taken great care to ensure that all materials and details match the existing.

SS3.6 Windows and Doors

The window and door design, shape and proportion are important elements in the street elevation. The timber frames and surrounds create a three dimensional effect, an important feature in the design of the houses.



SS4 Performance guidelines

SS4.1 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 continue the use of timber weatherboards, corrugated roofing or wooden shingles, timber joinery and detailing all to match the original; and
- c) additions or alterations are to maintain the single storey nature of the street with roofs matching existing heights and pitch when viewed from the street.

SS4.2 Non-listed buildings

Alterations and additions which impact on the streetscape shall enhance the existing building and be in keeping with the Heritage Precinct. Wall and roofs which can be seen from the street shall have :

- a) timber windows and doors with detailing to match the existing houses when seen from the street, and

- b) timber weatherboards, corrugated roofing or timber shingles to match existing houses.

SS4.3 *New buildings*

- a) shall be designed to replicate the appearance of the existing cottages from the street
- b) the front of a new building shall line up with the existing cottages to ensure the continuous line of cottages is maintained, and
- c) the single storey nature of the cottages shall be maintained with roofs matching existing heights and pitch when viewed from the street.

SS4.4 *Garages*

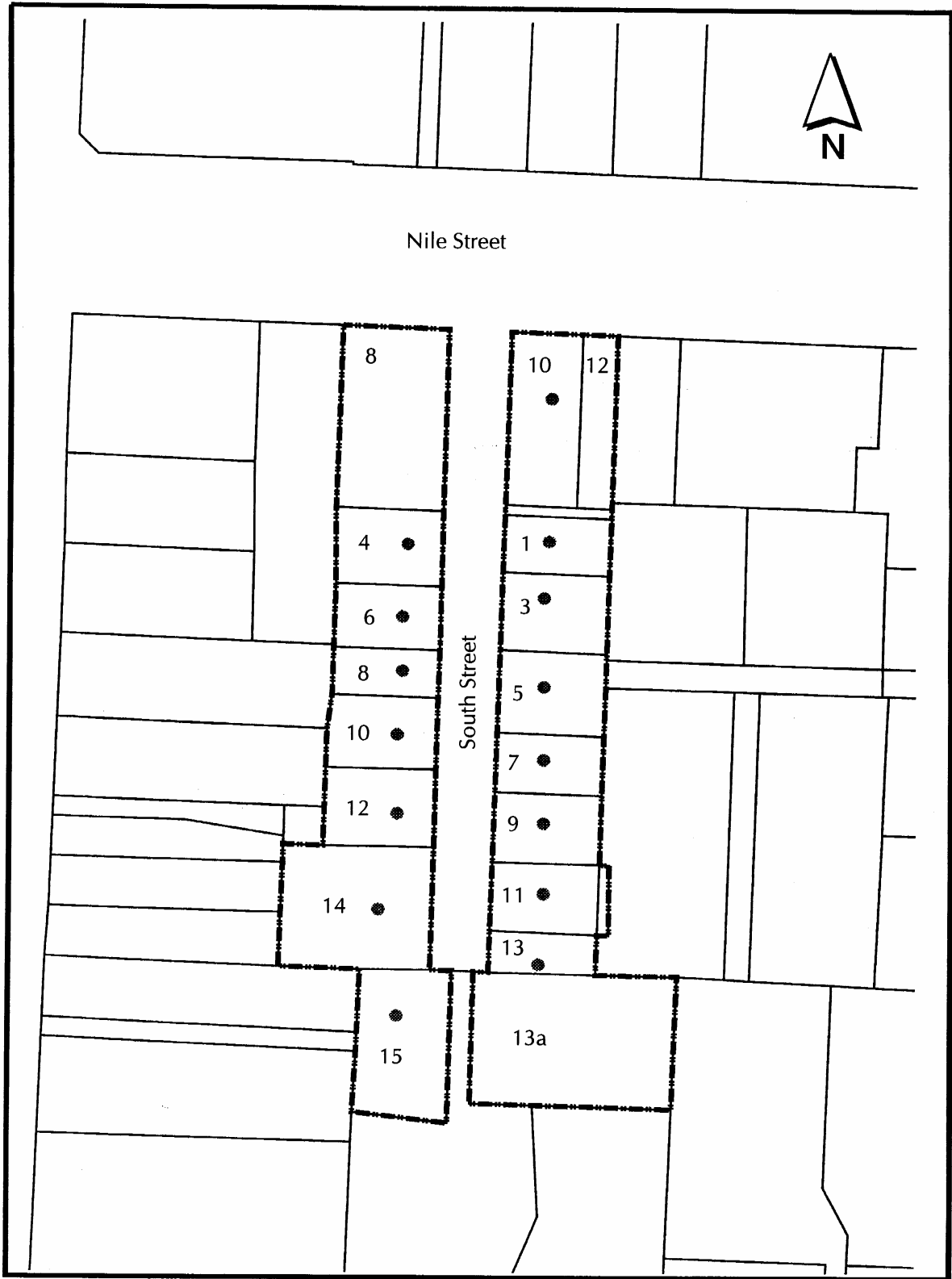
Garages are not permitted in the front yard. Garages in the side yards shall be designed to match the existing house in form, details and use of materials when viewed from the street.

SS4.5 *Fences*

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

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

Address	Group
8 Nile Street	-
10 Nile Street	A
12 Nile Street	-
1 South Street	A
3 South Street	B
4 South Street	B
5 South Street	B
6 South Street	A
7 South Street	B
8 South Street	A
9 South Street	B
10 South Street	B
11 South Street	A
12 South Street	A
13 South Street	A
1/13 A South Street	-
2/13 A South Street	-
14 South Street	A
15 South Street	B



- Listed Heritage Building
- Edge of Heritage Precinct

Map - South 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.