



*NELSON CITY COUNCIL*

# **seymour avenue 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 - seymour ave precinct

## **SA1 Historical Context**

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The Seymour Avenue Precinct is a group of post villa, early bungalow houses built circa 1920. Many of the early houses are listed Heritage Buildings. They present a continuous street setting of an era of Nelson's past in an elegant wide streetscape.

## **SA2 Objectives**

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The key design objectives within the Seymour Avenue Precinct are :

- a) to maintain the listed Heritage Buildings wherever possible and encourage the restoration of the street frontage
- b) to ensure alterations maintain the architectural integrity of listed Heritage Buildings and enhance the appearance of non-listed buildings in line with the general streetscape, and
- 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.

## **SA3 Visual Characteristics**

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### ***SA3.1 Height***

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Houses are generally single storey which enhances the openness of the street.

### ***SA3.2 Setback from the Street***

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There is a consistent building line with the houses built up towards the road frontage. This provides continuity and links the houses together.

It is important that new houses continue this building line.

### ***SA3.3 Verandahs***

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The villas have verandahs facing onto the streets. These are an important feature of the villa design and provide the transition space between the public street and private home. Residents must be encouraged to maintain the verandahs and the detailing.

The bungalows appear to have lost their verandahs during previous alterations

and additions. This has detracted from their appearance and has often led to confusing front entrances.

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#### ***SA3.4 Garaging***

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Existing garaging is generally at the rear of the site. This should be maintained where reasonably practical.

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#### ***SA3.5 Fencing***

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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.

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#### ***SA3. Materials and Detailing***

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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.

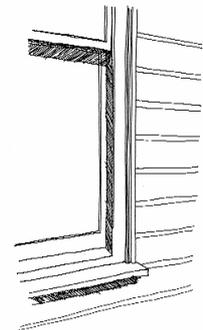
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#### ***SA3.7 Windows and Doors***

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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.



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## **SA4 Performance Guidelines**

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#### ***SA4.1 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. Aluminium window joinery may be used but the proportions shall match the original using details to create similar pane sizes, depth and level of detail, and
- c) houses shall be generally single storey although lofts within the roof spaces may be allowed where they do not penetrate the roof envelope when viewed from the street.

#### ***SA4.2 Non-listed Buildings***

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

- a) aluminium window joinery may be used for windows seen from the street but the proportions must be in keeping with the existing houses, using details to create similar pane sizes, depth and level of detail
- b) materials may differ from the listed Heritage Buildings however the designer shall select materials that complement and enhance the character of the Precinct
- c) houses shall be generally single storey although lofts within the roof spaces may be allowed where they do not penetrate the roof envelope when viewed from the street, and
- d) owners are to be encouraged to consider reinstating or creating new front verandahs when undertaking alterations.

#### ***SA4.3 New Buildings***

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- a) shall be designed in such a way as to enhance, complement and be sympathetic to the existing streetscape
- b) the form and scale of the new work shall be in keeping with the existing houses when viewed from the street
- c) aluminium window joinery may be used on windows which are viewed from the street but the proportions must be in keeping with the Precinct, using details to create similar proportion, depth and level of detail
- d) materials used on new work may differ from the Listed Buildings however the designer shall select materials that complement and enhance the character of the Precinct
- e) houses shall be generally single storey although lofts within the roof spaces may be allowed where they do not penetrate the roof envelope when viewed from the street
- f) the addition of verandahs is encouraged
- g) roof lines shall follow the form of existing houses
- h) the existing continuous facade to the street must be maintained. The front of new houses should line up with the existing houses.

#### ***SA4.4 Garages***

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Garages are only permitted in the front yard 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.

#### ***SA4.5 Fences***

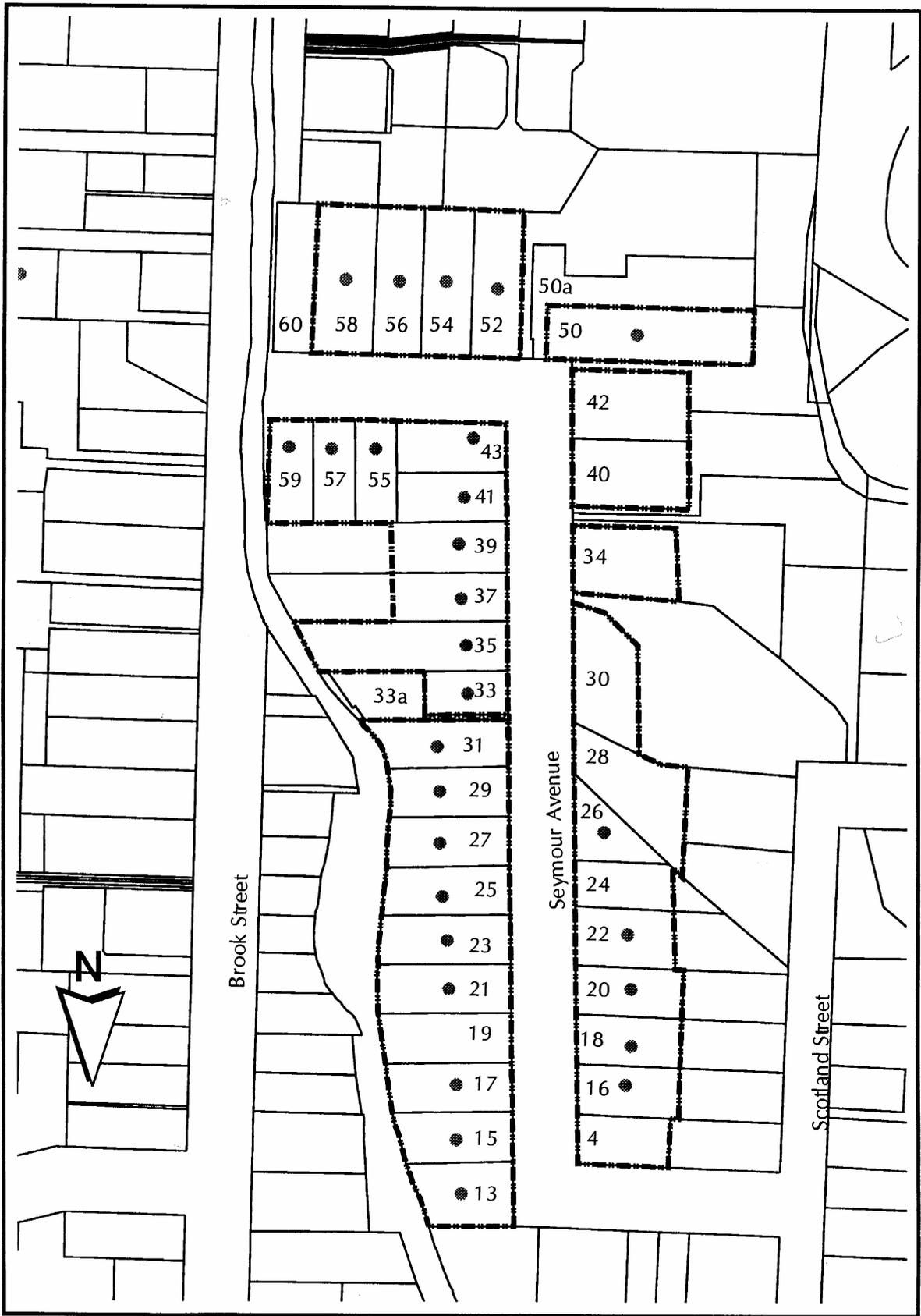
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Painted timber pickets or wrought iron are recommended as materials for new fences, approximately 900mm in height from ground level. However solid fences are permitted up to 1200mm in height, provided that any portion between 1200 to 1800mm above ground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

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

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<b>Address</b>	<b>Group</b>
4 Seymour Ave	-
13 Seymour Ave	B
15 Seymour Ave	B
16 Seymour Ave	B
17 Seymour Ave	B
18 Seymour Ave	B
19/1 Seymour Ave	-
19/2 Seymour Ave	-
20 Seymour Ave	B
21 Seymour Ave	B
22 Seymour Ave	B
23 Seymour Ave	B
24 Seymour Ave	-
25 Seymour Ave	B
26 Seymour Ave	C
27 Seymour Ave	B
28 Seymour Ave	-
29 Seymour Ave	B
30 Seymour Ave	-
31 Seymour Ave	B
33 Seymour Ave	B
34 Seymour Ave	-
35 Seymour Ave	B
37 Seymour Ave	B
39 Seymour Ave	B
40 Seymour Ave	-
41 Seymour Ave	B
42 Seymour Ave	-
43 Seymour Ave	B
50 Seymour Ave	B
52 Seymour Ave	B
54 Seymour Ave	C
55 Seymour Ave	B
56 Seymour Ave	C
57 Seymour Ave	B
58 Seymour Ave	B
59 Seymour Ave	B



- Listed Heritage Building
- - - Edge of Heritage Precinct

**Map - Seymour Avenue 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 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.