

richmond avenue design guide



August 2023

Introduction

DI1 Why a Design Guide?

The Council, in the development of the Nelson Resource Management Plan (the 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 buildings, 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 values of each Precinct.
- b) To set out ways in which these values can be protected and 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 Plan. Note in particular the rules in Chapter 7 relating to Heritage Precincts and the demolition or removal of houses.

The Design Guidelines deal with three different situations:

- a) new buildings, including houses;
- b) alterations and additions to non-listed buildings; and
- c) alterations and additions to listed Heritage Buildings (ie. heritage buildings listed in the Plan, Appendix 1).

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.

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 altered or rebuilt.

guidelines - richmond avenue precinct

RA1 **Historical Context**

Richmond Avenue was developed following the subdivision of Town Sections 607, 608, 609 and 610 in July 1907. The land had been part of the farm known as the Moorhouse Estate and sections were being offered for sale by August 1909.

The defining houses in the precinct date from 1908 through the 1910s and are in the villa, English Domestic Revival and California Bungalow styles.

Most of the houses within the precinct retain a high level of authenticity and the only redevelopment that has occurred is the house at 1A Richmond Avenue, which replaced an earlier dwelling.

Three of the houses in the Precinct are listed Heritage Buildings (nos. 4, 10 and 13).

RA2 **Objectives**

The key design objectives within the Richmond Avenue Precinct are:

- a) to protect the listed Heritage Buildings and maintain and enhance the historic character of the precinct as a whole;
- b) to ensure alterations and/or additions maintain and enhance the architectural integrity of listed Heritage Buildings, and maintain and enhance the streetscape appearance of non-listed buildings; and
- c) to ensure that the design of new houses is sympathetic to the Precinct's heritage values and historic streetscape so that the visual characteristics of the precinct are maintained and enhanced.

RA3 **Visual characteristics**

RA3.1 Height

Houses are one or two storeys in height and the rising slope of the roadway tends to make the height of the houses on the west side more prominent.

RA3.2 Closeness to the Street

The setback from the road boundary varies but houses are generally closer to the roadway in order to create larger gardens at the rear of the lots. There is a

greater consistency in setback on the west side of the road, but garaging on the road boundary can be found on both sides.

RA3.3 Verandas and porches

The houses in the precinct typically have verandas or entrance porches facing the street. These are an important feature of villa and bungalow design, providing a transition space between the public domain and private home. Entry to English Domestic Revival style dwellings may be less prominent within the overall composition of such houses, but is no less important to the overall design. Owners are encouraged to maintain the appearance and detailing of verandas and entrance porches, where these are authentic to the building.

RA3.4 Garaging

Existing garaging is positioned to the side of the dwelling or at rear of the site. Size, scale and materials of garaging on the road boundary is typically modest and in keeping with the primary building [house]; this should be maintained.

RA3.5 Fencing

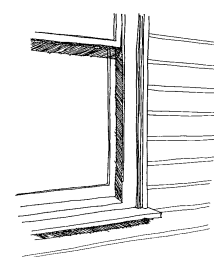
The historic character of the street depends in part upon the openness of the houses to the public domain. Existing fencing and hedging, in tandem with the rising slope of the street, creates a sense of separation, while maintaining the visibility of the dwellings. Fencing height, style and materials should be sympathetic to the house concerned; where they exist historic photographs could provide a useful reference for fence design and location.

RA3.6 Materials and detailing

Cement render cladding and different forms of timber cladding, whether lapped or rusticated weatherboards, or vertical board and battens, create a sense of varied textures within the streetscape; as does the corrugated metal, tile or slate roofing. Timber shingles, half-timbering, and decorative brackets enliven the exteriors of the houses. Strong emphasis must be placed on the use of materials and detailing that is sympathetic to the design of the existing dwellings.

RA3.7 Windows and Doors

Depending on the age and style of the house, double-hung sash or casement and fanlight type windows are authentic to the houses in the precinct. The main entrance door is typically on the principal elevation facing the street; it may be a solid panelled door or inset with glazing. Timber-framed windows and doors are authentic and maintain the integrity of the streetscape. Inappropriate replacement windows and doors can detract from the authenticity of an individual house and compromise the overall appearance of the historic streetscape. The fenestration of new houses should be designed in sympathy with the typical size, scale and materials of the existing housing.



RA4 Performance guidelines

RA4.1 Listed Heritage Buildings

The scheduled heritage buildings in Richmond Avenue are the defining elements of the precinct. They are protected by the Nelson Resource

Management Plan:

- a) demolition or removal of Group A and B buildings requires a resource consent under the Plan;
- b) additions or alterations are also subject to resource consent. The continued use of authentic or sympathetic cladding materials, joinery and detailing in keeping with the original dwelling is encouraged; and
- c) owners are to be encouraged to reinstate original façade elements, if these have been lost or modified, when undertaking alterations.

RA4.2 Non-listed buildings

Demolition or removal of non-listed houses in the Heritage Precinct requires a resource consent under the Nelson Resource Management Plan.

Alterations and additions which impact on the streetscape shall enhance the authenticity of the building and be in keeping with the historic character of the precinct, and:

- a) aluminium door and window joinery is not encouraged but may be considered for openings seen from the street where the design is in keeping with the size, scale and proportions of original windows in the house and the authenticity of the historic streetscape;
- b) materials used shall complement and enhance the historic character of the precinct; and
- c) owners are encouraged to reinstate original façade elements, if these have been lost or modified, when undertaking alterations.

RA4.3 New buildings

In the event that the demolition or removal of a house within the precinct is allowed, new buildings:

- a) shall be designed in such a way as to maintain and enhance the historic character of the streetscape;
- b) the form and scale of new work shall be in keeping with the existing houses when viewed from the street;
- c) aluminium door and window joinery may be used on openings which are viewed from the street, but their design should be in keeping with the size, scale and proportions of original elements on neighbouring houses and maintain the authenticity of the historic streetscape;
- d) materials should be used that complement and enhance the historic character of the precinct;
- e) houses may be one or two storeys in height;
- f) the inclusion of street front verandas and entrance porches is encouraged;
- g) roof lines shall be in sympathy with the form of existing houses; and
- h) the existing setback from the street should be considered in the design.

RA4.4 Garages

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

RA4.5 Fences

Painted timber pickets or palings, decorative wire or wrought iron are

recommended as materials for new fences on the road boundary of each property, which should maintain a sense of openness to the streetscape.

Table of Listed Heritage Buildings (A or B)

Address	Group
30 Bronte Street	-
1 Richmond Avenue / 36 Bronte Street	-
1 A Richmond Avenue	-
2 Richmond Avenue	-
3 Richmond Avenue	-
4 Richmond Avenue	B
5 Richmond Avenue	-
6 Richmond Avenue	-
7 Richmond Avenue	-
9 Richmond Avenue	-
10 Richmond Avenue	B
11 Richmond Avenue	-
12 Richmond Avenue	-
13 Richmond Avenue	B
14 Richmond Avenue	-
15 Richmond Avenue	-
16 Richmond Avenue	-



planning applications

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

The following activities are permitted (no resource consent is required):

Interior alterations to any building within the Heritage Precinct (unless otherwise specified in Appendix 1 Heritage Buildings, Places and Objects).

Exterior alterations to any part of a building visible from the street or public space within the Heritage Precinct, 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 activities require a resource consent application:

- a) all new buildings; and
- b) exterior alterations to any part of an existing building which are visible from the street or public space within the Heritage Precinct, 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.

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 the removal of an unreinforced masonry chimney, a customer connection from a network utility, or a sustainability addition, where permitted standards are not met (refer to the Heritage Precinct rules in Chapter 7 of the Plan). A resource consent application is also required for any proposal to demolish or remove a house within the precinct (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 house in the Precinct is contemplated, whether or not it is a listed Heritage Building. 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 heritage values of the Precinct.