



halswell commons architectural controls

Architecture

A contemporary interpretation of the residential Christchurch Style, exemplified through the design of the late Peter Bevan, provides the basis for the built form of Halswell Commons, contributing to the neighbourhood's sense of place and identity.

The following architectural elements are key to ensuring that the vision for Halswell Commons is upheld and the key urban design principles related to built form are met.

Roof and building forms

The use of gable roofs and simple building forms, with the potential for more complex modular arrangements of these on a site, help modulate the building and support a cohesive street scene and human scale. Hip and Mansard roofs may be used for larger structures. Flat roofs should only be used for minor structures and roof gardens.



Compiling a quality look and feel with a simple palette of forms, materials, colours and finishes.



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Balconies

Balconies provide outdoor living space and help modulate and create interest in the building form. Where a balcony provides the main outdoor living area, it should be accessed directly

from the main living room and should be of a useable length and dimension. In addition, the balcony should be designed to ensure an adequate level of privacy for neighbours.



Creating a sophisticated design look and interesting facades with simple forms.



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Fenestration and building features

The arrangement and extent of use of windows and doors to address the street and open space is important to the vitality and safety of these spaces, as well as to the internal amenity of the building.

Small projections such as dormer and bay windows, porches and verandas (of a useable width) add to the architectural detail, visual interest and interaction between the building and the street.

Porches and verandas can also provide semi private space that creates a transition between public and private spaces where the building is located in close proximity to the street.

Garages and carports

The garage or carport should be designed to be a secondary rather than dominant design



Fenestration (windows and doors) details plus balconies make fairly simple building forms interesting. Providing doors and windows with the appearance of depth, either through the use of reveals or surrounds, makes buildings appear solid and robust.

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Exterior Materials

Exterior materials and colour contribute to the visual cohesion and building articulation, and support neighbourhood development and identity. A limited palette of building materials and colours, utilised creatively, and that are durable can be effective in achieving this, as well as letting the designer utilise them in varied and interesting ways.

Cladding materials

Are limited to the following:

- Weatherboards including timber and James Hardie Linea Weatherboard and similar as well as board and batten.
- Metal, used as minor element and non-reflective surfaces.
- Stone, used sparingly.
- Rendered brick.
- Exterior concrete and AAC (Autoclaved Aerated Concrete) Panel.
- Concrete block – natural, plastered and painted, or honed.

Roof materials

Within the context of more intensive residential development and the generally flat topography of the neighbourhood, the roofs have the potential to visually contribute to the neighbourhood identity, as well as address any potential adverse effects. Roof materials are to be non-reflective, subdued earth colours and limited to:

- Eurotray
- Oxidised tin
- Profiled (Longrun Colorsteel – various profiles) Iron
- Copper
- Slate
- Butyl Rubber for Flat Roofs

Colours

Except for feature/landmark buildings colours are encouraged to be from a palette of muted earth tones, creams and whites to ensure a classical and elegant streetscape.

Accent colours should only to be used in feature buildings which are intended to make an architectural statement.

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