

elliott street 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 - elliott street precinct

ES1 Historical Context

This area contains a well-preserved group of houses ranging in age from the 1860s until the 1940s. The oldest house is No. 18 Collingwood Street, an early settlers cottage built in 1865. It is thought that No. 14 Collingwood Street was also built in the mid-1860s and No. 16 Collingwood Street in 1894.

Elliott Street was surveyed in 1912 and known as the Winearls Settlement. The land had been acquired by the Government for the purpose of housing. The plan clearly shows the same layout as the street has today. It is unique in Nelson, being the only workers housing development originating from the Seddon Government's Dwelling Act of 1905 and 1910.

The first eight houses were built between 1913-1916 to an Edwardian villa design (Nos 33, 35 Trafalgar Street; Nos 2, 4, 6, 8, 14, 16 Elliott Street). Three others were built by the end of the First World War to an identical design (Nos 10, 12, 18 Elliott Street).

Four houses Nos 24, 25, 26, 27 Elliott Street were built in the 1920s.

Nos 20 and 22 Elliott Street were built in an early Bungalow style by 1926.

Of the original 24 houses from the Winearls Settlement, 23 still remain, giving this street special heritage value.

The remaining four houses on the north side of the street continue the integrity of the street with their modern bungalow style.

(Information from *Submission to Council* by Neil Deans 1993.)

ES2 Objectives

The key design objectives within the Elliott Street Precinct are to:

- a) maintain the listed Heritage Buildings and encourage the restoration of the street frontages
- b) ensure alterations maintain the architectural integrity of listed Heritage Buildings and enhance the appearance of non-listed buildings within the general streetscape, and
- c) 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.

ES3 Visual Characteristics

ES3.1 Height

The street generally consists of single storey houses. This is an important feature

of the character of the street and needs to be preserved.

ES3.2 Closeness to the Street and Side Boundaries

The houses are generally very close to the street, particularly on the southern side, and are also close to one another giving a strong continuous facade to the street. This is an important feature of the street helping to give an intimate, strong feeling of the community.

ES3.3 Verandahs

The old villas have wonderful verandahs facing onto the street. 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.

ES3.4 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.

ES3.5 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.

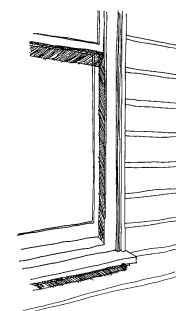
ES3.6 Materials and Detailing

The original houses have timber weatherboards, wooden windows and corrugated iron roofing.

ES3.7 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.



ES4 Performance Guidelines

ES4.1 Listed Heritage Buildings

The listed Heritage Buildings are important elements in the Precinct. They shall be retained and their values preserved, and:

- a) demolition or removal of group A and B Heritage 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;
- c) houses on Elliott Street shall be 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) houses on Collingwood and Trafalgar Street may be two storey however the roof line and height shall relate and be sympathetic to its neighbours.

ES4.2 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 building, be in keeping with the Precinct and:

- a) aluminium window joinery may be used for windows seen from the street but the proportions must be in keeping with the Precinct, 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 values of the Precinct;
- c) the addition of verandahs is encouraged;
- d) houses on Elliott Street shall be 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
- e) houses on Collingwood and Trafalgar Street may be two storey however the roof line and height shall relate and be sympathetic to its neighbours when viewed from the street.

ES4.3 New Buildings

- a) shall be designed in such a way as to enhance, complement and be sympathetic to the existing streetscape;
- b) the form and scale shall be in keeping with the existing buildings;
- c) aluminium window joinery may be used on windows viewed from the street but the proportions must be in keeping with the existing buildings, using details to create similar proportion, depth and level of detail;
- d) materials used on new work may differ from the listed Heritage Buildings, however the designer shall select materials that complement and enhance the values of the Precinct;
- e) the addition of verandahs is encouraged;
- f) roof lines shall follow the form of existing houses;
- g) the existing continuous facade to the street must be maintained. The front of new houses should line up with the existing building line;
- h) houses on Elliott Street shall be 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
- i) houses on Collingwood and Trafalgar Street may be two storey however the roof line and height shall relate and be sympathetic to its neighbours when viewed from the street.

ES4.4 Garages

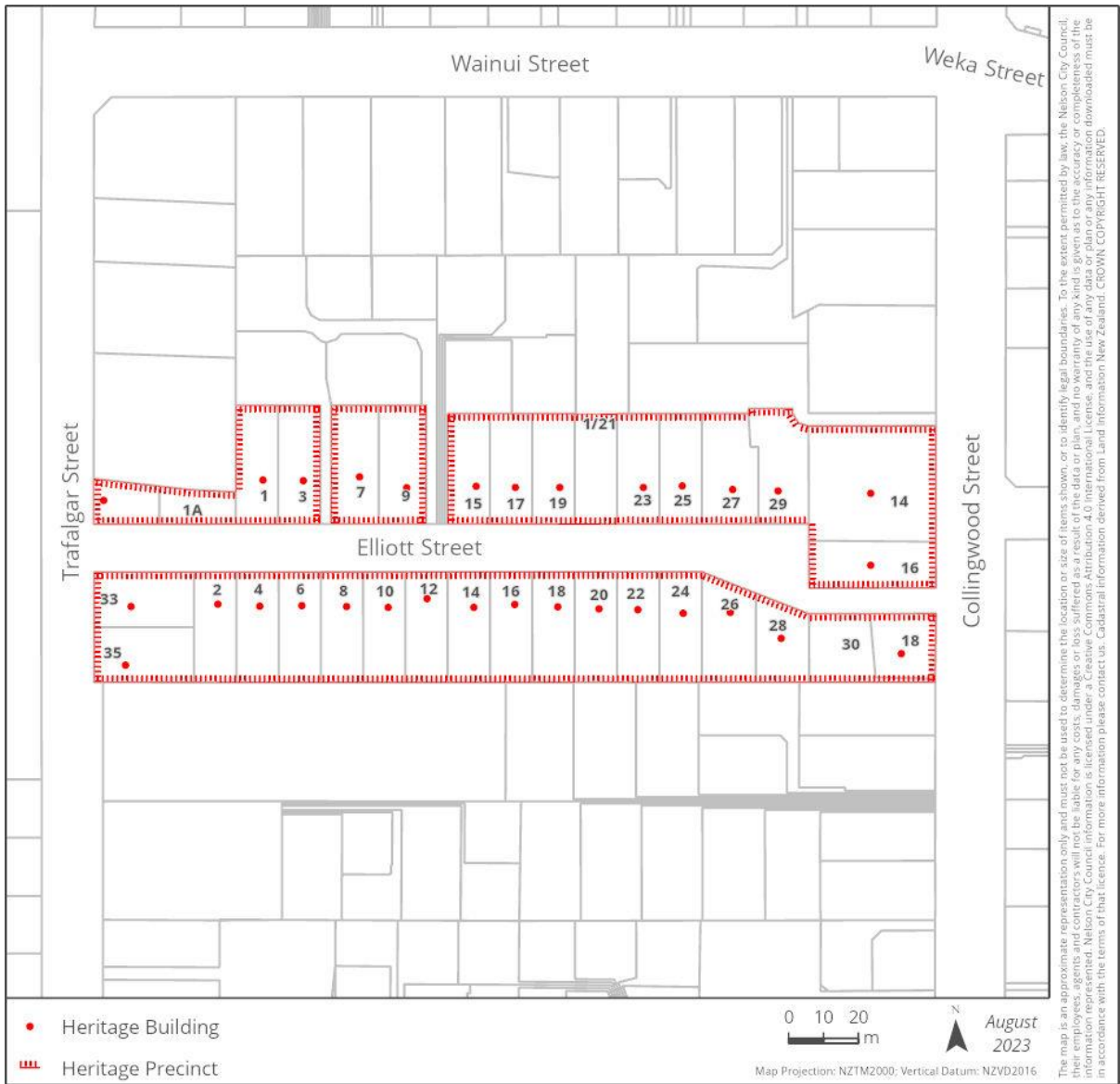
Garages are not permitted in the front yard. Garages in the side yard shall be designed to match the existing house in form, details and use of materials.

ES4.5 Fences

New fences on the street frontages shall be a maximum 900mm in height from footpath level, constructed with vertical timber pickets or wrought iron.

Table of Listed Heritage Buildings (A or B)

Address	Group
1 Elliott Street	B
1a Elliott Street	-
2 Elliott Street	B
3 Elliott Street	B
4 Elliott Street	B
6 Elliott Street	B
7 Elliott Street	B
8 Elliott Street	B
9 Elliott Street	B
10 Elliott Street	B
12 Elliott Street	B
14 Elliott Street	B
15 Elliott Street	B
16 Elliott Street	B
17 Elliott Street	B
18 Elliott Street	B
19 Elliott Street	B
20 Elliott Street	B
21/1 Elliott Street	-
21/2 Elliott Street	-
22 Elliott Street	B
23 Elliott Street	B
24 Elliott Street	B
25 Elliott Street	B
26 Elliott Street	B
27 Elliott Street	B
28 Elliott Street	B
29 Elliott Street	B
30 Elliott Street	-
14 Collingwood Street	B
16 Collingwood Street	B
18 Collingwood Street	B
31 Trafalgar Street	B
33 Trafalgar Street	B
35 Trafalgar Street	B



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 a 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 a 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.