

Beverley Design Guide

What is Beverley Character Area?

Beverley is identified in the Christchurch District Plan (District Plan) as a Character Area. It has qualities that make it distinctive and appealing resulting in an attractive and memorable area. The distinctiveness is created through the combination of the character of houses and their surroundings.

The purpose of the Character Area is to ensure the special qualities are identified, retained or enhanced, when people choose to make changes to or redevelop their property.

Over time, there have been some changes to houses and sections within Beverley, that are not complementary to, and otherwise undermine, the still strongly recognisable character of the area. For example, the erection of high fences along the street and incompatible extensions to buildings. These changes can affect the character values of the area for residents and visitors.

The role of the Design Guide

To provide an overview of the special qualities of Beverley and a series of corresponding design principles, which give direction to the development or alteration to houses and sections.

The design principles support and supplement District Plan policies, rules and matters. Development proposals⁺ that require resource consent* are informed by the design principles in this guide, and consequently reviewed against the matters in the District Plan. This guide does not cover every contributing design detail.

If you are considering making changes or rebuilding in the Beverley Character Area it is advised that you seek urban design and planning advice (pre application advice) from the Council early in the design process.

⁺ Development proposals include changes to the existing site and building, or construction of a new building, for example.

* For further District Plan advice please contact Christchurch City Council on (03) 941 8999 and ask for a Duty Planner, or for design assistance ask for an Urban Designer.



Map of Beverley Character Area

Area overview: Beverley

Beverley has city-wide significance as an intact residential neighbourhood with a strong sense of place and identity. The key elements that contribute to the Beverley's character are:

- A narrow, enclosed and asymmetric block layout with small setbacks to houses on the north side of the street and deeper setbacks to houses on the south side.
- Generally an intact subdivision with generous section sizes and large rear gardens with mature vegetation.
- A high proportion of original houses from early to mid 20th century with a variety of styles and forms.
- Houses in the area contribute to a sense of neighbourliness, with low to medium boundary fencing, and unobstructed views to and from the houses and the street.
- Consistent two storey houses with large footprints, pitched roofs and a mix of stand-alone and adjoining houses.
- Discrete vehicle parking with garages as minor buildings behind or to the sides of the houses.
- Architectural detailing contributes to a richness in house design and consistency is established through the scale and orientation of houses to the street, including front entries accessed directly from the street.

Designing to the character of the area does not need to be about replicating original houses. Consider how key elements contribute to the character of Beverley. How might they be incorporated into the design so that new houses and the surrounding landscape complement the existing? This will help ensure that the development reinforces the character of the area future generations can appreciate.



Examples of the typical mix of house styles in Beverley

Area context

This guidance relates to sections 14.15.23 and 8.6.1 of the District Plan.

The area's context is the neighbourhood environment that makes up Beverley. It includes the street and block layout, the underlying landscape features, heritage associations and the overall visual coherence and unity of the streets, gardens and houses.

Street and block layout

The original block, street and section layout of Beverley is generally intact with a street grid that runs east to west.

Design principles:

- Reinforce existing orientation and layout of sections.
- Ensure section sizes are consistent with the original subdivision and adjacent sections along the street.

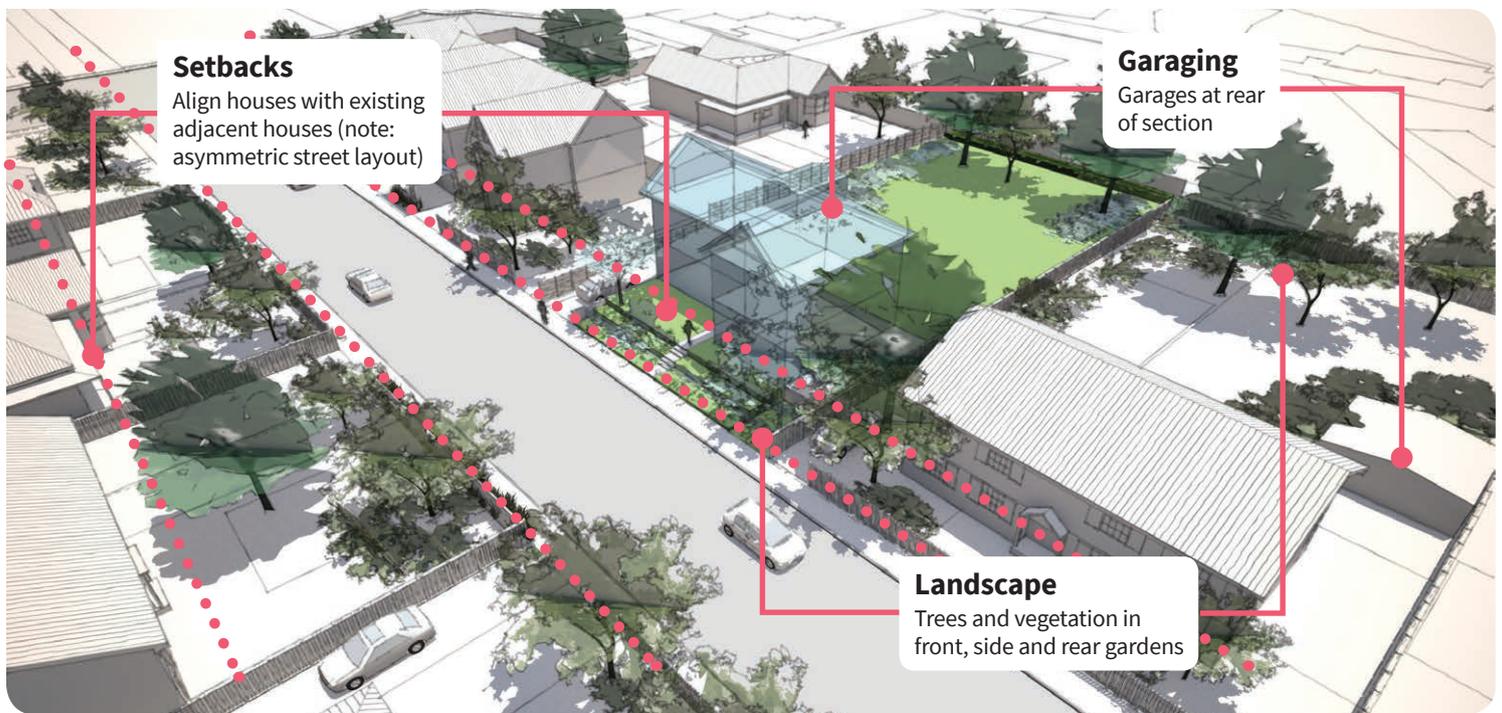
Vegetation and street amenity

Established vegetation including trees, shrubs, hedging and lawns within gardens are a feature of Beverley.

Established gardens are generous with a number of large trees that form the backdrop to houses when viewed from the street.

Design principles:

- Retain existing mature trees and vegetation within gardens. However, ensure vegetation does not fully screen views of houses from the street.
- Maintain and enhance vegetation to rear and side gardens.



Setbacks

Align houses with existing adjacent houses (note: asymmetric street layout)

Garaging

Garages at rear of section

Landscape

Trees and vegetation in front, side and rear gardens

Site design

House setbacks and orientation

Houses within Beverley are located with consistent setbacks along streets and orientated to face the street. However the street has an asymmetrical layout. Houses on the north side of the street have smaller setbacks than those on the south side of the street. This provides for larger north facing rear gardens. Houses on the south side of the street have more generous street setbacks allowing greater light into front gardens and larger scale boundary vegetation.

New houses should reaffirm the building edge on the south or north side of the street respectively. This asymmetric layout is a feature of Beverley.

Design principles:

- Align new houses with existing adjacent houses along the street.
- When some minor variation to street setback exists, align with the predominant adjacent group of houses.
- Orientate house entrances, windows and porches to face the street.
- Ensure setbacks are not compromised by additions to existing houses.

Street boundaries

Fences in Beverley are mixed. Some low stone walls and fences allow good visual connection between houses and streets, contributing to a greater sense of neighbourliness, which promotes legibility and safety. Interest is provided in the variation of materials and planting along front boundaries.

However, tall fences constructed of materials incompatible with the houses have been erected along the street boundary, negatively impacting the character of the area.

Design principles:

- Ensure views to and from houses are maintained and not screened from the street by fencing or vegetation.
- Consider planted boundaries rather than solid fencing to maintain visual interest along the street.

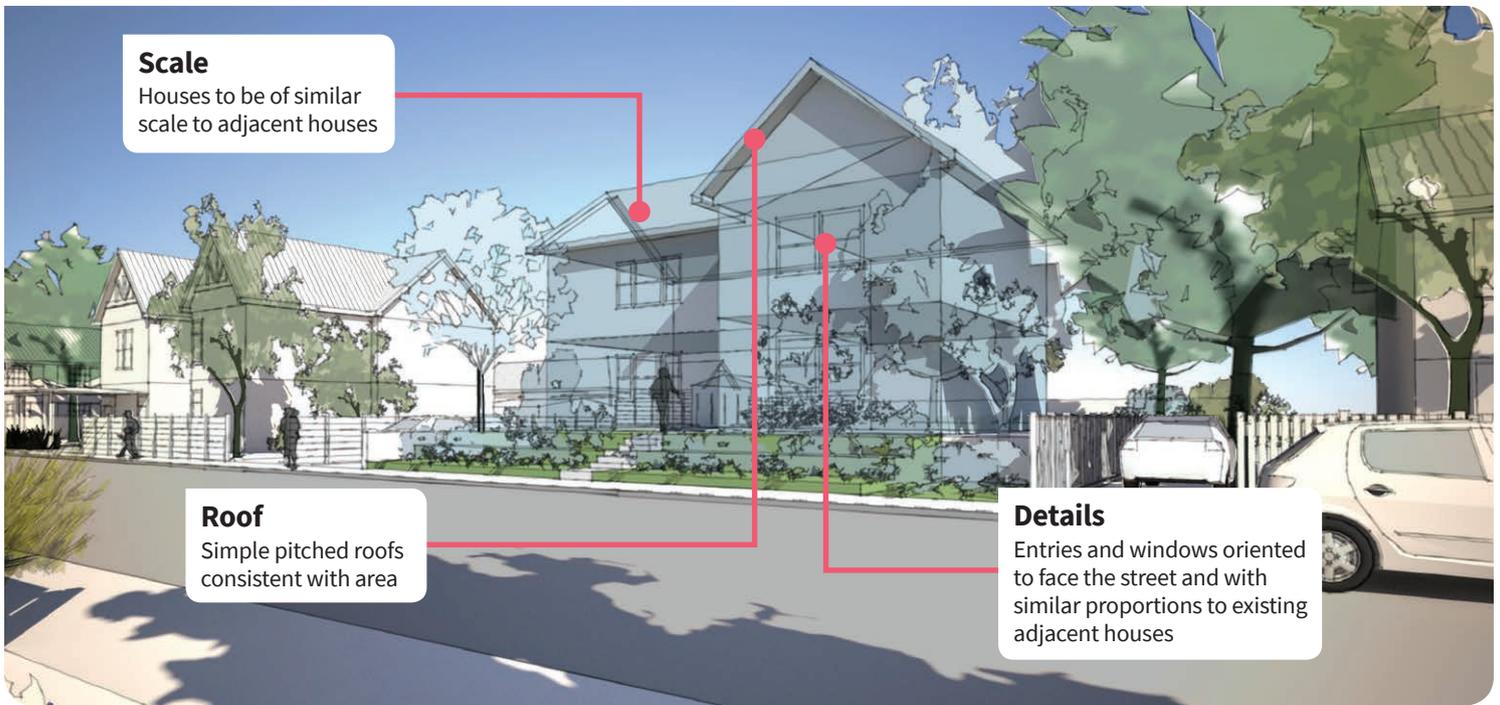
For further guidance refer to Building a Fence Design Guide available on the Christchurch City Council website.

Access parking and garaging

Vehicle garaging and parking in Beverley is generally located to the side or rear of houses. This avoids garaging and parking in front garden setbacks which significantly undermines the character of the area, reducing the visibility of houses from the street and removing vegetation.

Design principles:

- Locate garages to the rear of the section or at least behind the front edge of houses.
- Garages should be separate buildings to the rear of the site or well integrated in the style of the house if located to the side. The house should be the dominant design element.
- Coordinate garage and house design in terms of form, materials and colour.
- Do not locate parking between the house and the front boundary.
- Driveways should be discrete and do not compromise outdoor living spaces.
- Provide separate pedestrian entrances and paths.



Scale

Houses to be of similar scale to adjacent houses

Roof

Simple pitched roofs consistent with area

Details

Entries and windows oriented to face the street and with similar proportions to existing adjacent houses

Building design

Scale and form

The height of a house and its size are key factors in determining what impact the building will have on its immediate surroundings within the Character Area. This includes how it is perceived from the street and by neighbours, and how successfully it fits with the character of the neighbourhood.

Houses in Beverley are generally two storey stand-alone or adjoining buildings with large footprints and pitched hip and gable roofs.

Design principles:

- New houses should be two storey and consistent with the overall height of existing houses in the Character Area.
- New houses should be similarly scaled and proportioned to existing houses and have similar sized footprints.
- When altering houses extend towards the rear of the section and building to avoid intruding into street setbacks.
- Ensure houses in the Character Area have pitched gable or hip roofs that are consistent with adjacent houses.

Architectural detailing

Architectural detailing is often one of the most noticeable expressions of a Character Area. Details are eye-catching and the style or age of houses can be recognised from them.

Houses in Beverley have a range of architectural detailing such as: timber weatherboard cladding and tile or iron roofing, bay and box windows, various styled dormer windows, window shutters, exposed rafter ends to extended eaves, and occasional shingle detailing on gable ends. A variety of detailed entry features, verandas and porches feature throughout the area.

Design principles:

- Existing houses should be maintained to retain the richness and texture of detailing including attention to windows, entrance and façade designs.
- Additions and alterations to existing houses should be compatible with the overall proportions and detailing of the original house.
- New houses should reflect existing houses in terms of the proportions and overall style of the windows, entrance space and doorways, façade and roof edge details and materials.

