

## Appendix 15.15.6 Design guidelines – Lyttelton Commercial Banks Peninsula Zone

### a. Introduction

- i. Lyttelton town centre (as defined by the Commercial Banks Peninsula Zone) is the focal point of the town, providing retail and commercial facilities and the opportunity for community exchange and interaction. The town centre has a distinct character, with a clear change in nature between it and the residential and port zones. Lyttelton has been described as quirky and creative, with a mix of old and new development, but overall, the buildings create a sense of place because, although they are all different, they are unified by their similarity in scale, form and relationship to the street.
- ii. The town centre was significantly damaged in the 2011 Canterbury earthquakes, with the loss of many of the buildings that provided the heritage values and identity of the commercial heart. Despite the loss of buildings much of the physical framework for a vital and vibrant town centre remains in place.

### b. Purpose

- i. The purpose of these guidelines is to identify the physical framework and explain the principles of designing new buildings and spaces, or additions to existing buildings, to uphold and strengthen the enduring character of the town centre. These are the key principles to consider in designing any new development in accordance with the rules in order to achieve the objectives and policies contained in the District Plan. The intention of the guidelines is not to stifle flair or creativity, but by paying attention to and incorporating the aspects of Lyttelton town centre that make it special, the development can support, rather than diminish, its character and identity.

### c. How the design guidelines work

- i. The District Plan requires that the design of all new developments and external alterations to existing buildings within the Commercial Banks Peninsula Zone in Lyttelton is assessed through the resource consent process. All development proposals will be assessed against the principles in these guidelines, as applicable.



### d. Principle 1: Reflect the context

- i. Lyttelton has a special character due to its sloping topography, portside location, layout of streets and lots, and eclectic mix of buildings. The area also has a special significance to Ngāi Tahu due to their historic and contemporary occupation of the area and use of Whakaraupo / Lyttelton Harbour.
- ii. The four primary streets (London, Oxford and Canterbury Streets and Norwich Quay) have different characteristics, but are all important in defining and reinforcing the formality of the town centre layout. The land in the middle of the block without street frontage, and the area around Donald Street, lend themselves to more informal designs.
- iii. A thorough evaluation of the development site's context and the site itself prior to the design process, including an understanding of the colonial and Ngāi Tahu cultural heritage, will help identify the influences on and attributes of the site and its surroundings.
- iv. Cultural heritage is an expression of the ways of living developed by a community and passed on from generation to

# The Christchurch Replacement District Plan

generation and includes built and natural environment and artefacts, including customs, practices, places, objects, artistic expressions and values.

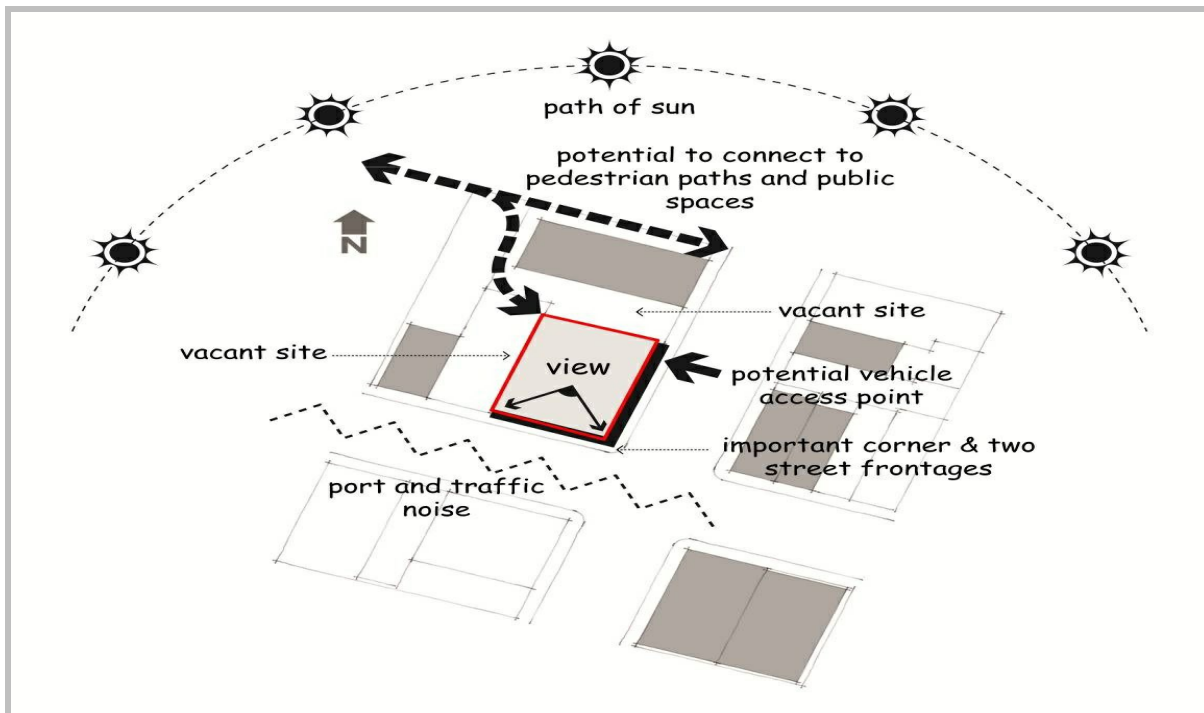


Figure 1: A simple context analysis identifying influences on the development site.

v. Reflecting the context means:

- A Considering how the development builds on and contributes to Lyttelton's cultural heritage in respect to the built and natural environment.
- B Recognising the site topography, particularly building to suit and take advantage of sloping ground.
- C Recognising that the streets and spaces within the town centre have differing character attributes. On Norwich Quay designs will need to take account of traffic and port noise.
- D Taking advantage of the views to the south and sunny aspect to the north.
- E Incorporating mid-block pedestrian lanes and outdoor spaces at the rear of sites.
- F Taking primary design references from the town centre character attributes rather than the surrounding residential buildings or the port.

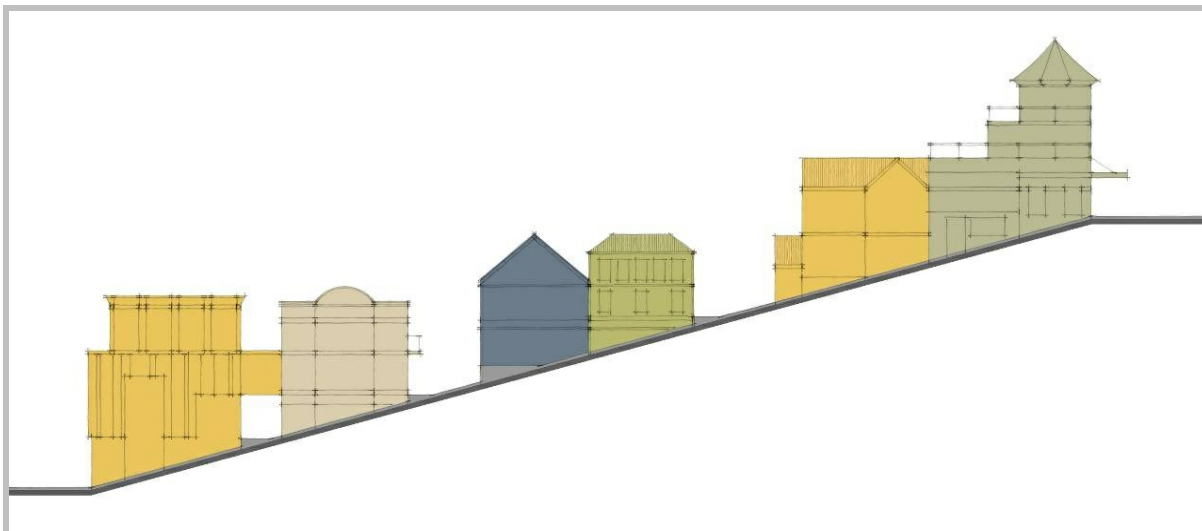


Figure 2: Addressing the slope, views and existing building form

- e. The scale of a building is the product of its height and size as well as the design details. While the town centre buildings vary considerably in height and size they are all compatible in terms of scale. The width of lots has played a large part in establishing the existing scale of development.
- i. To keep in scale means:
- A Maintaining the generally low built form up to 3 storeys, but considering options for higher feature elements.



Figure 3: Keeping in scale, through a combination of height, form, development gain and detailing

- B Considering the scale of neighbouring buildings and the overall scale of the street in which the building is to be located. London Street has an enclosed, intimate scale. Norwich Quay is a wider street, single sided for the majority of its length, with an open outlook to the port and beyond. As such taller buildings would be more appropriate in this streetscape than in London Street.
- C If building next to a character building, ensuring that its visual presence is not dominated or diminished by the new building or addition.
- D If building a single storey building, ensuring that the building height is sufficiently high to maintain a similar scale of building on the street frontage to those buildings adjacent and the streetscape as a whole.
- E Breaking a large building into modules so that it reads as smaller joined buildings rather than one monolithic one. As a rule of thumb, modules of 4m to 12m in width on London Street and up to 20 metres elsewhere will reflect the historic subdivision pattern.

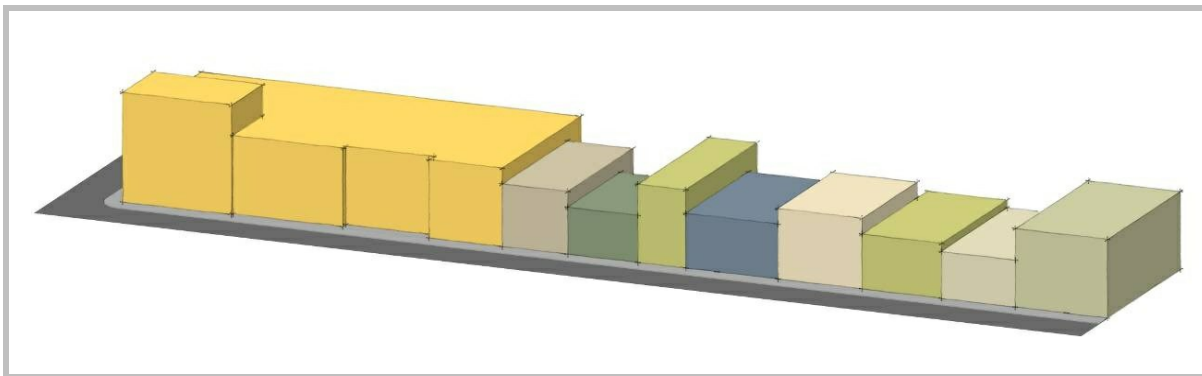


Figure 4: Creating vertical and horizontal modulation in a large development block

F Designing the building with both horizontal and vertical divisions (articulation), particularly on elevations facing the street or adjacent to high use pedestrian lanes and spaces. Identifying each storey is important.

f. Principle 3: Respect the street pattern and building form

i. The grid pattern of wide straight streets is defined by building frontages along the street, which enclose the street space. The building forms are solid, rectilinear and positioned square to the street.

ii. Respecting the street pattern and building form means:

A Building right up to the street edge, particularly on London Street, Norwich Quay and the western side of Oxford Street, and across the whole of the street frontage, (except where access is required from Norwich Quay).



Figure 5: Reinforcing the corner aspect and increasing way-finding for visitors to the town centre

B If building on a corner site, reinforcing the corner and supporting the street form with a taller building of a minimum of two storeys in height.

C Restricting irregular forms and shapes to feature elements or to internal block locations away from the primary street frontages.

D Keeping the building façade generally up to, but not beyond, the street boundary, except for verandas and small feature elements.

# The Christchurch Replacement District Plan

- E Using flat, symmetrically pitched, or hipped rooflines or parapets where buildings face the street.
- F Where there is an un-built frontage on Oxford Street or Canterbury Street, consider defining the street edge with a low wall.

## g. Principle 4: Address the street

- i. Buildings in Lyttelton address the street. The building frontages are interesting and encourage activity, creating a lively atmosphere. Good visibility from buildings to the street and publicly accessible areas allows for casual surveillance. Addressing the street means:
  - A Providing windows on all street elevations or elevations adjacent to pedestrian lanes and public spaces. On Canterbury and Oxford Streets windows will also be needed at lower ground level.
  - B Providing highly legible pedestrian entrances accessed directly from the street.
  - C On corner sites, wrapping the building around the corner and providing a high level of architectural detail particularly in respect to entrances and windows, and the quality of façade materials.
  - D Incorporating generous shop windows on the ground floor along London Street.
  - E Avoiding building designs and layouts which create hidden, potentially unsafe alcoves and areas.
  - F Ensuring universal access (access for all people), with particular attention being paid to sites with sloping frontages.
  - G Where required, providing verandas that are in keeping with or complement adjacent verandas in respect to design, width and continuity.



Figure 6: Creating a street frontage with a high level of visual interest, including ground floor windows and entrances to the street

## h. Principle 5: Incorporate variety and pay attention to detail

- i. Lyttelton had a wide variety of buildings of different ages and styles which, as a collection, created an eclectic, vibrant townscape. Although diminished, this variety, and particularly the level of detail within the building facades, remains. There is the opportunity for creative design and to incorporate features and details which are characteristic of Lyttelton, or a contemporary take on them. Incorporating variety and paying attention to detail means:
  - A Distinguishing any new building from its neighbours and, if a large building, incorporating variety within the building design.
  - B Avoiding being exactly the same height as the neighbouring building.
  - C Avoiding repetition of the same design module along the street frontage, typically no more than a 12 metre run.





Figure 7: Creating interest and variety along the street frontage

- ii. Creating depth to the building surface through the utilisation of, for example, recessed windows and doorways, protruding window and door surrounds, textured cladding and applied decorative features.
- iii. Providing variation in building materials and colours. Avoid large expanses of the same material, colour or pattern.
- iv. Picking up on historical references and traditional features such as angled corners, high parapets with a curvilinear top, corner towers, volcanic stone walls or mural.
- v. Orientating windows vertically to reinforce the fine grain of the town centre.
- vi. Creating interest and contrast where building additions are proposed, through the choice of materials and detailing.
- vii. Integrating signage, where needed, within the design of the building to ensure that it does not visually dominate or detract from the architectural form and quality of the building.



Figure 8: Integrated signage within the building form and design features

- i. Principle 6: Promote sustainable building initiatives
  - i. Lyttelton town centre has the opportunity to incorporate designs, technologies and systems that promote more sustainable practice from concept design, through to the construction, use and maintenance of buildings and spaces, which means:
    - A Using design and construction methods that minimise waste to landfill and cleanfill, and the implementation of environmental management systems to ensure other impacts are managed throughout the construction process.

## The Christchurch Replacement District Plan

- B Incorporating design and technologies that conserve energy and water, promote renewable energy, encourage recycling, achieve a high level of thermal comfort and support natural ventilation and natural light penetration.
- C Selecting materials that are durable, low maintenance, non-toxic and where possible, that have independent environmental certification and are from local and renewable sources.
- D Providing facilities that encourage walking, cycling and the use of public transport, including high quality pedestrian access, showers, change facilities, storage and bicycle racks for staff and visitors.
- E Designing for outdoor comfort by creating pleasant micro-climates and inviting, sheltered, sunny, spaces such as courtyards or balconies using verandas, planting or screens to help moderate temperature and wind.
- F Improving ecology and stormwater management on the site through the provision of rain gardens, landscaping, pot plants or living roofs and walls.