

Kingston Village Design Guidelines

February 2010



Contents

	Page
Introduction - who should use the guidelines and why ?	1
Guiding Principles	1
(a) Design Principles	2
Building Coverage and Recession Planes	2
Vehicle Access, On-site Parking and Garaging	3
Street Frontage	4
Positioning for Sun	5
Private Open Space	5
Affordability	6
Sustainable Buildings	6
(b) Design Elements	7
Building Form	7
Fire Safety	7
Materials and Colour	8
Verandahs, Porches and Eaves	9
Landscaping	9
Fences and Wall	10
(c) Comprehensive Housing	11

Introduction – who should use the guidelines and why?

The purpose of these design guidelines is to assist future lot owners within the Kingston Village Special Zone to design homes that add to the character of Kingston, are comfortable, affordable and use space efficiently.

These guidelines provide suggestions for design, and are not rules. They do not provide detailed explanation of the District Plan provisions and therefore should be read in conjunction with the District Plan when designing a home.

Guiding Principles

Kingston is characterised by an eclectic range of dwellings made up of a number of small cribs within large sections interspersed with larger, more modern dwellings. We want to respect this character while also enabling houses that meet the needs of future permanent residents. We also want to provide smaller sections so that future growth demands are met without taking up too much land.

Consequently, the new houses within the Kingston Village Zone will by their nature be bigger than most of the dwellings we see today in Kingston. The design and treatment of new houses is increasingly important in order to create a development that builds on Kingston's existing character, rather than detracting from it. Their design and treatment is therefore important in order to create a development that builds on Kingston's existing character, rather than detracting from it.

In addition to its natural setting and landscaping, Kingston derives its character in large part from the range of styles and choices of housing design made by the local people. These styles and choices shouldn't necessarily be repeated or copied, but should be respected and recognised when identifying appropriate design for the new part of Kingston.

The aim of these guidelines is therefore to assist you when designing your future home so that you achieve a home that is comfortable, attractive, affordable, and practical in terms of use of space, while adding to the overall character and amenity of its neighbourhood.

To encourage new development to adopt design elements that will contribute to the rich and varied built environment and personality that exists in Kingston.



(a) Design Principles

The following principles should be considered when designing your home. This section of the guidelines focuses on the following general design principles:

- Building coverage and Recession Planes
- Vehicle access, on-site parking and garaging
- Street frontage
- Positioning for sun
- Private open space
- Elements of affordability
- Sustainable buildings

Building Coverage And Recession Planes

An important design element for Kingston is achieving variety in house sizes and designs and a variety of one and two storey dwellings. To ensure this occurs the amount of building coverage allowed within each site is varied between the three activity areas as follows:

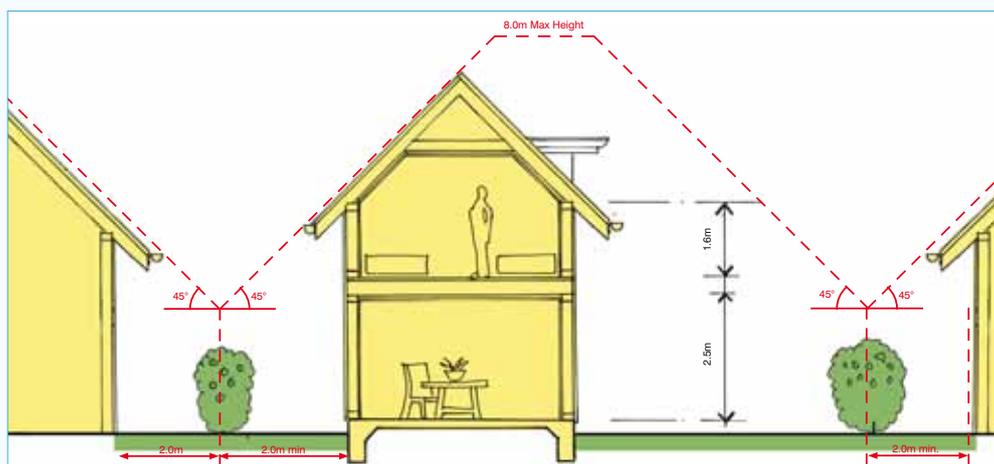
- Activity Area 1a: 40%
- Activity Area 1b: 35%
- Activity Area 1c: 30%

This helps to avoid houses with overly large footprints that are out of character with Kingston.

In Activity Area 1c building coverage may be increased to 35% where this can be achieved without affecting the character of the area by dominating the site. Possible design approaches to achieve this are identified in section (b) Design Elements under the headings Building form, Materials and colour, Verandahs, porches and eaves.

The recession planes are more generous within the Kingston Village Special Zone than usually found in a residential development. This encourages two storey dwellings and enables the upper floor framing to be constructed directly above the ground floor. This technique enables fast and cost effective construction where first floor bedrooms can be accommodated on a first floor that is compact and utilises the minimum of material.

A lower building coverage with relaxed recession planes allows more scope to achieve cost effective housing while retaining sizeable areas of open space within your site and an open character along the street.



Vehicle Access, On-Site Parking and Garaging

Consider carefully whether you need a double garage because the building coverage taken up by the garage could be used for your dwelling. Carports are a cheaper option than garages and still provide shelter for your car.

Activity Area 1a

If you are building within Area 1a your garage must be accessed from a rear access lane.

Separating your garage from the dwelling can help achieve a sunny and private outdoor living area and break up the building forms. The garage can be connected to the dwelling by decking, pergola, terrace or covered walkway.

Activity Areas 1b and 1c

Activity Areas 1b and 1c will be unlikely to have rear access lanes and therefore garages will be accessed from the street.

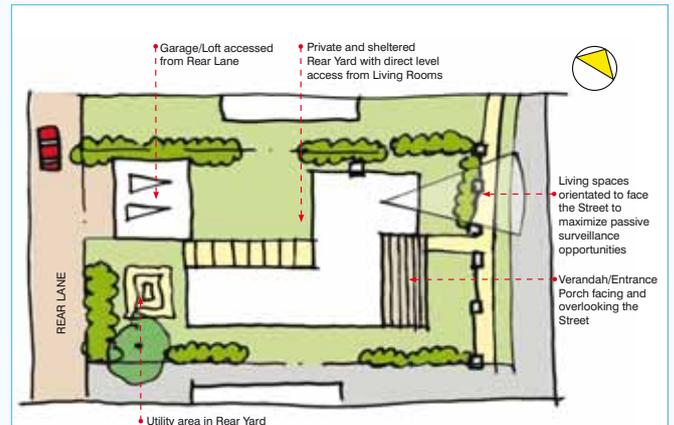
There is a rule in the District Plan requiring that garages are set back from the front façade of the dwelling. This is so that the garage doesn't dominate the street frontage and detract from residential character. However, for sites accessed from the south this has been balanced against the ability to position dwellings to make the most of the sun. These sites are exempt from this rule if garages are located outside of setbacks and at right angles to the street. This enables on-site manoeuvring and space for landscaping to soften the effect of the garage on the street.

Limit the amount of frontage taken up by car parking or vehicle access ways and provide visitor parking in front of the garage, but narrow the access to approximately 3.0m at the footpath.

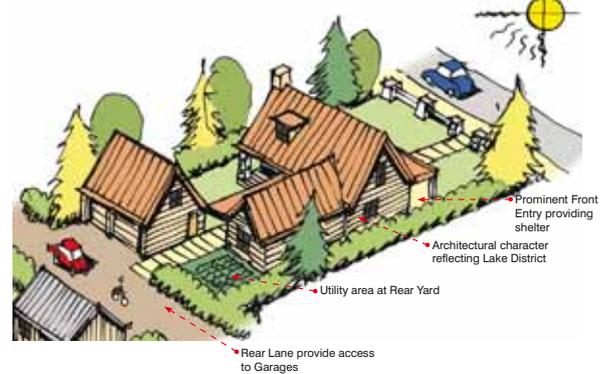
Stacked parking with one car behind the other is an option for double garages on narrow sites.

Separating garage doors can reduce their dominance and provide better street appeal.

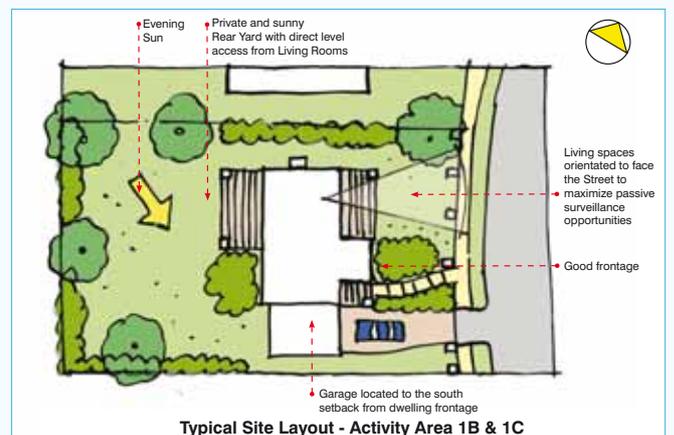
The example on the bottom right of this page, reduces the domination of garage doors by placing the garage at right angles to the street and the creation of an entrance forecourt to the dwelling and a landscape strip on the street frontage.



Typical Site Layout - Activity Area 1A



Typical Site Layout - Activity Area 1A



Typical Site Layout - Activity Area 1B & 1C



Garage set forward of dwelling at right angle to street. Suitable for houses with a southerly orientation to street.

Typical Site Layout with Southerly Access – Activity Area 1B & 1C

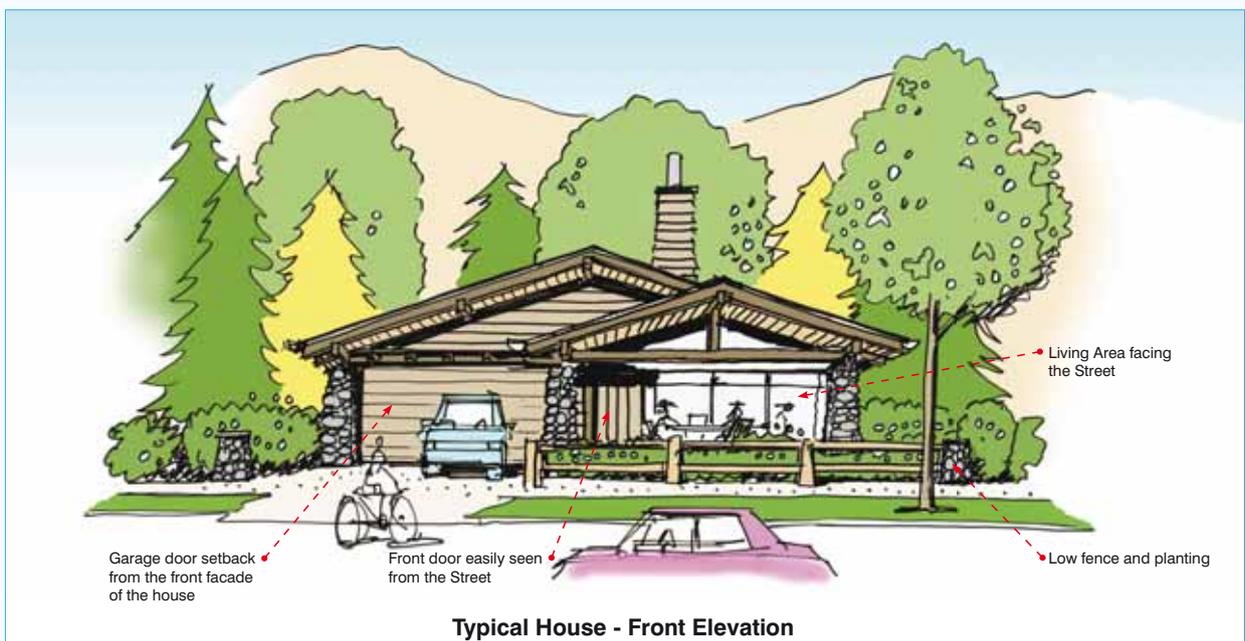
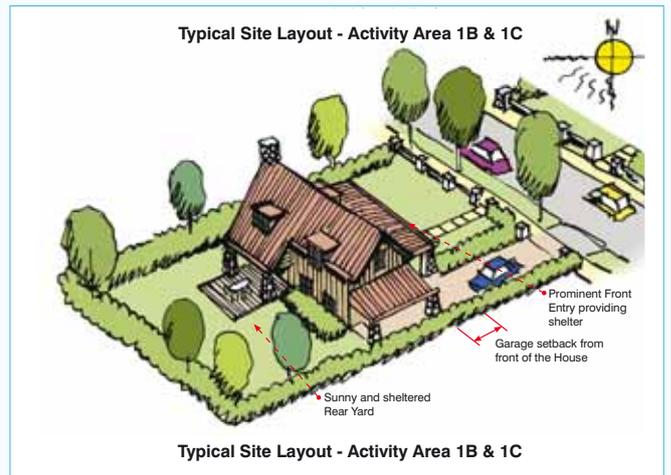


Street Frontage

Front doors should be inviting to visitors and should be in full view of the street. A porch or canopy can add to the visual quality of the dwelling while also providing shelter.

Living rooms should be on the ground floor, with living room or kitchen windows facing the street (note that this is sometimes difficult depending on lot orientation).

Fencing or planting on the front boundary should be kept low so that it enables a strong visual connection between your dwelling and the street.



Typical House - Front Elevation

Positioning for Sun

To make the most of the sun for warmth and natural light the main living areas and main glazing in the house such as windows, skylights and glass doors should face north. Anywhere between 20° W-30° E of true north is fine.

Using the larger setback on the northern boundary can increase solar gain.

Because south facing windows receive minimal sun they should be relatively small to avoid heat loss but can be used to provide light and ventilation. Also, if they face the street they should provide good visual surveillance. Even if your home doesn't face true north windows can be positioned to get the sun.

The sun falling on concrete floors or tiles can create a heat sink which retains heat gained during the day after the sun has gone.

Private Open Space

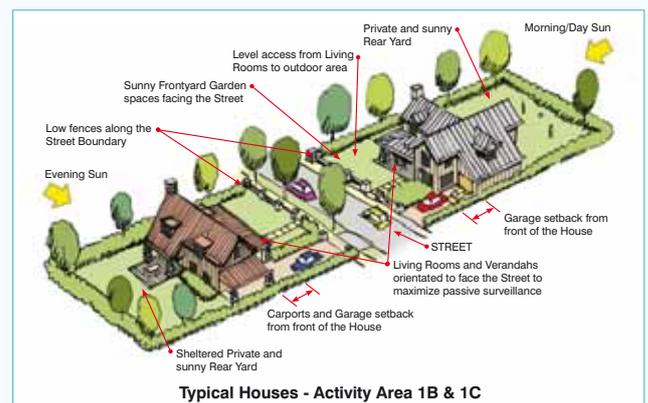
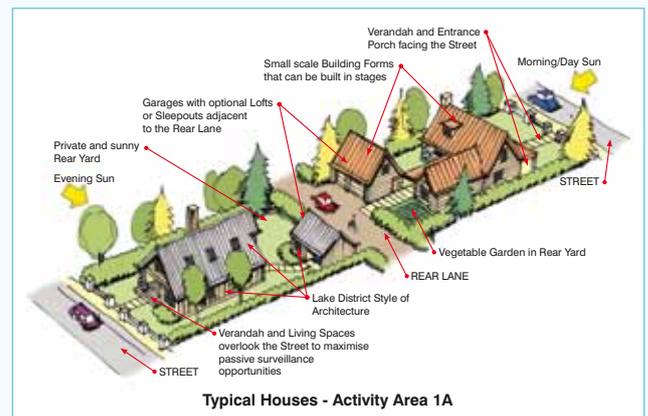
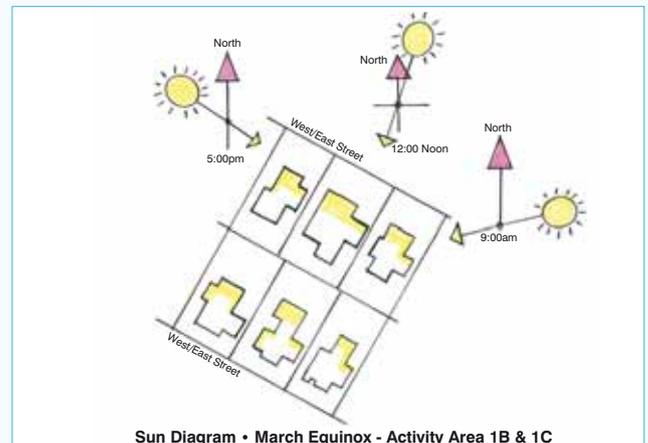
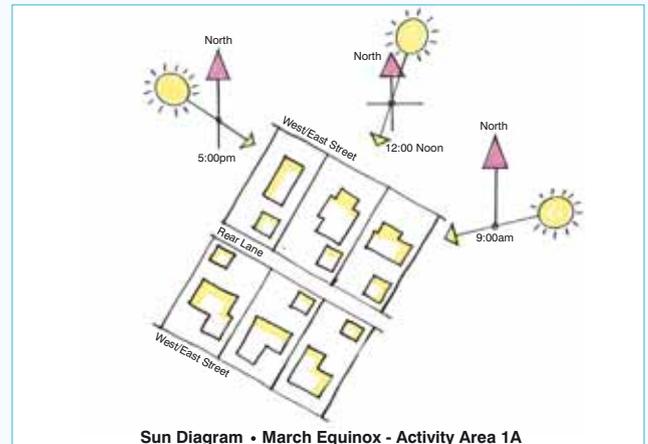
Private open space should be designed to achieve at least 2 hours of sun in the winter.

Back yards should provide private, quality open space; privacy can be provided by landscaping and fencing.

Avoid large areas of paving as these increase stormwater runoff and are expensive.

Use lower cost, permeable options for outdoor dining areas such as pebbles or ground cover planting.

Design the dwelling so that the private open space is accessed directly from a living area.



Affordability

Small compact houses, if designed properly so that they use space efficiently, can provide for the needs of a modern family while being cheaper to build and heat than larger dwellings. Designers and architects can assist in designing houses that use space efficiently and effectively.

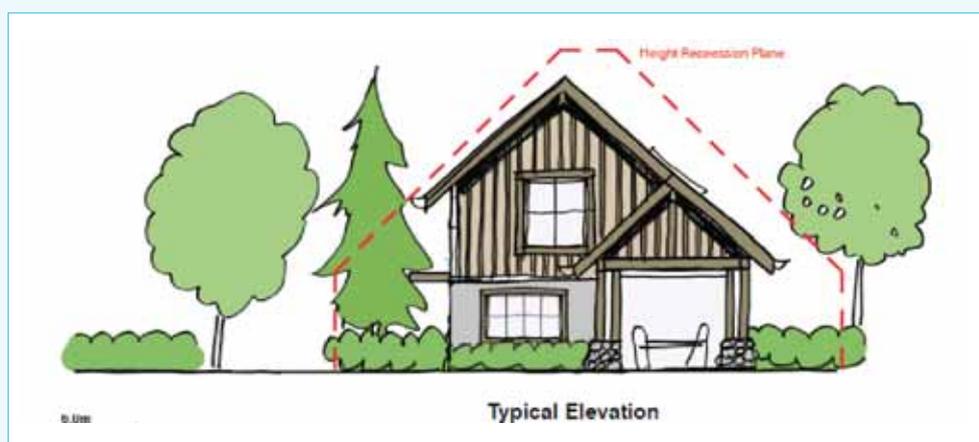
Houses can be designed to expand and grow in stages, and rooms can be designed so that they can be used for a range of different uses. For example, a sun room can provide both living space and an additional bedroom. It is important that you plan the future stages of your house from the outset.

Use simple construction techniques designs that reduce building costs.

Investing in high levels of insulation and good orientation for sunlight can greatly reduce long term heating costs.

Use low cost and low maintenance materials, with higher cost materials such as stone used sparingly and to great effect.

A residential flat or studio can be provided above the garage or adjacent to the dwelling for additional space or for rental for additional income.



Using a gable roof design shapes the main form of the building and the smaller enclosed verandah. Overhanging eaves, verandah posts with stone base and a variety of materials provide visual interest while the simple form and use of low cost materials make this house fairly simple and affordable to construct.

Sustainable Buildings

The Council has produced Sustainable Building Guidelines and we recommend that you consult these when designing your home.

Some principles to consider are:

- Minimise energy requirements by orientating your house to maximise solar gain
- Design a heat sink to retain the heat after the sun has gone
- Install higher levels of insulation than required by the building code
- Consider using solar panels as an alternative water heating or power source
- Install water saving devices for showers, toilets and taps
- Use certified and toxin free timber
- Select low volatile organic compounds and toxic free paints, finishes and adhesives
- Select energy efficient appliances
- Consider installing an electricity meter so that you know how much power you are using.

(b) Design Elements

The visual character and overall success of a development often relies on the care and attention which is given to the building design at a detailed level. This section of the guidelines focuses on the design elements that should be adopted.

- Building form
- Fire safety
- Materials and colour
- Verandahs, porches and eaves
- Landscaping
- Fences and walls



Building Form

Large buildings can be broken into a series of smaller, simpler components to reduce their scale and building cost.

Design elements such as porches, verandahs, different colours and materials and bay windows, can be used to create the appearance of a collection of building forms.

Garages can be detached from the main dwelling to break up built form and enable private open space between the dwelling and the garage.

Varying roof angles can help break up the built form and provide visual interest.

Gables can help create character and appeal. Hip roofs are discouraged where they increase the dominance of the roof form.

Fire Safety

Due to its location, Kingston may be subject to lower levels of fire fighting response than other urban areas. In these circumstances the installation of sprinkler systems in residential or commercial buildings has clear benefits in reducing the risk of fire spread associated with any delay in response times.



Materials and Colour

Use a simple range of materials. We recommend the following:

SURFACE	MATERIAL	FINISH
Walls	Timber Weatherboard	Natural/Paint/Stain
	Linea Weatherboard	Paint
	Timber Shingles	Natural/Paint/Stain
	Timber Board and Batten	Natural/Paint/Stain
	Hardiboard and Battens	Paint
	Plyline and battens	Natural/Paint/Stain
	Hardibacker and plaster	Paint
	Corrugated Iron	Colorsteel/Zincalume
	Brick and Concrete Block	Plaster and Paint
	Natural schist or river rock	Natural
Roofs	Cedar Shingles	Natural
	Eurotray	Colorsteel/Zincalume/ copper
	Long run Steel	Colorsteel/Zincalume

Brighter colours can be used sparingly to provide accent and visual interest without being overly dominant.

A variation of building materials can be used to break up the visual mass of buildings. For example, expensive materials such as stone can be used on chimneys or at the base of a wall to provide accent and visual interest.

While we encourage the use of a wide range of materials the use of un-plastered brick for walls and tiles for roofs is discouraged because they are out of character with the local environment.

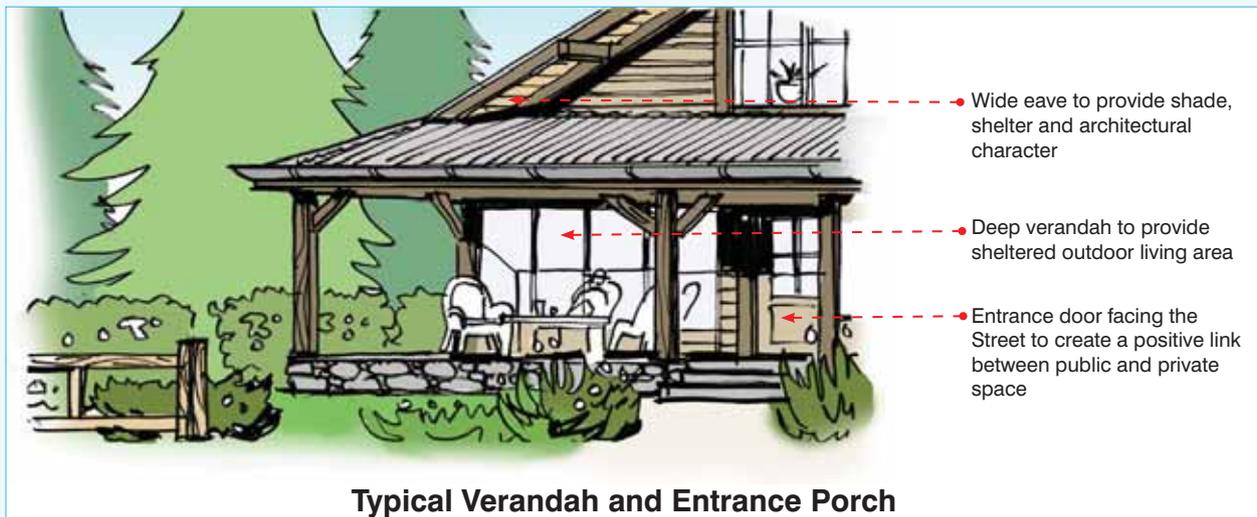
Verandahs, Porches and Eaves

Verandahs can help provide a positive link between private and public space and can soften the front façade of a dwelling by providing design detail and character to the dwelling.

Porches and canopies can be used to clearly define the entrance the dwelling and can provide visual interest and shelter.

Verandahs should be deep enough to provide shade in summer while allowing sun to penetrate to the dwelling in the winter and provide seating for residents and guests.

Wide eaves on buildings can be used to create an alpine character, shelter from rain and can provide shade from the summer sun.



Landscaping

Landscaping should be used to soften the appearance of dwellings and the street. We recommend that you choose species that are already found in Kingston and take care to plant so that trees do not create shade across either your or your neighbours dwelling in the winter.

Landscaping can be used to demarcate property boundaries but should not screen the view between the dwelling and the street.

Fences And Walls

Low fencing can identify property boundaries while retaining a sense of openness and maintaining a strong connection with surrounding areas. Higher fencing can be more desirable when private open space is required.

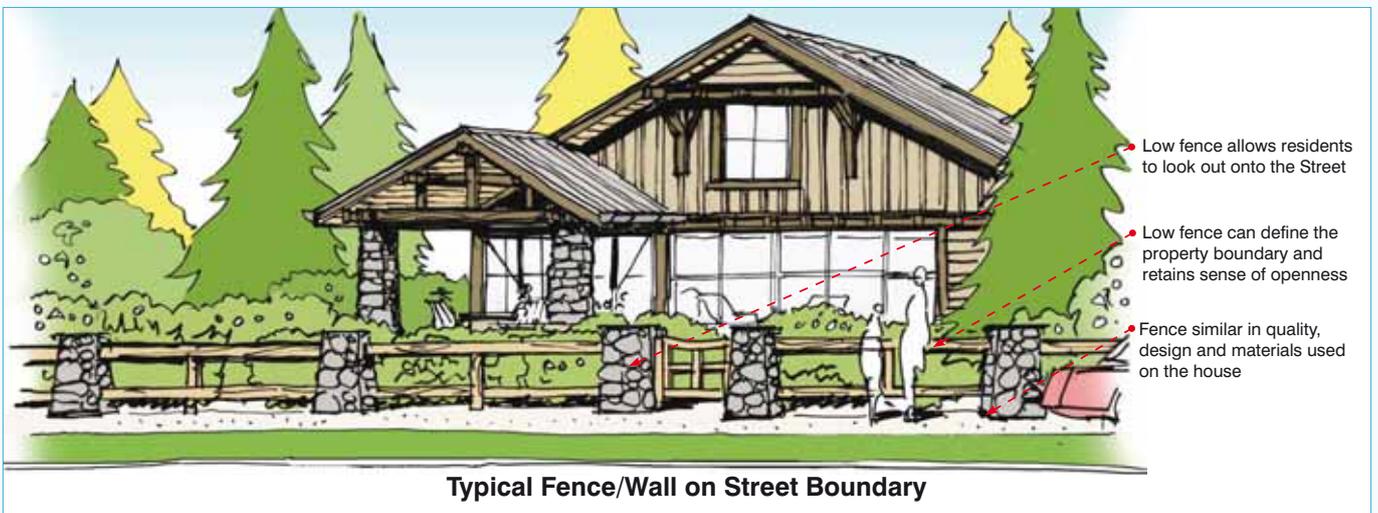
Fencing between dwellings and the street or areas of public open space should be low, no more than 1.2m, to provide a connection between the house and the street or reserve. Higher fencing (up to 1.8m) may be possible to the rear of the site if more private open space is desired. However any fences along the rear boundary of those sites adjacent to the railway corridor should be low (1.2m) to ensure a pleasant interface with the walkway that runs alongside the railway corridor.

Design fences on the street frontage to a similar quality and design as the house and with similar materials.

Cheaper materials could be used to the rear of the site, but consider landscape planting to soften their appearance.



Avoid locating high impenetrable fences along the front boundary or adjacent to open space.



(c) Comprehensive Housing

Comprehensive housing can be undertaken within Activity Area 1a as a discretionary activity and is defined as follows:

Means a comprehensively planned and designed collection of two or more Residential Units where:

- (a) the building and subdivision consents are submitted concurrently
- (b) the net area for a residential unit is less than 450m²
- (c) the net area of the site containing all residential units is 2000m² or larger

Comprehensive development provides the opportunity to develop the site in a way that maximises solar access and usable outdoor space for each unit. Parking and access can also be provided communally.

Comprehensive housing can include attached or detached dwellings and a smaller section size. It still has to meet the requirements for building coverage.

Each unit, whether attached or detached, should be expressed as a separate entity to generate a greater sense of individuality for each of the units and create visual interest and street appeal.

Vary roof forms and building heights and designs to create visual interest while incorporating unifying design elements such as materials, colour or verandahs.

Design elements such as pergolas, verandahs and balconies can be used to soften repetitive design.

Ensure that there is parity for each unit in terms setbacks and heights so that each unit achieves good solar access.

Vehicle access and parking should be at the rear of the site and can be provided comprehensively.

Provide private space that has good solar access for each unit.

Where possible living, kitchen or dining areas should front the street or other public spaces and should have access to private outdoor living space.



Attached and Comprehensive Housing

Roof form and verandah help create visual interest with a positive relationship between units and the street.

