

VERANDAHS

- 4.5.1 Verandahs are traditional elements providing pedestrians with shelter from the sun, wind, and rain. They also contribute to the merging of private interior space with the public space outside.
- 4.5.2 Verandahs also provide an element of continuity along the length of a street or around the edge of a public square, tying together the varied architectural facades of individual developments.
- 4.5.3 They also provide a ceiling to public circulation space which can be used to support signs announcing the presence of businesses and services.
- 4.5.4 Traditionally, verandahs were supported on either posts along the edge between the pavement and the roadway or hung by angled ties from the upper face of the building. More recently, they have been cantilevered from the structure, and the posts and ties dispensed with. Posts had the advantage of spatially distinguishing the circulation realm of the pedestrian on the footpath from the vehicle in the roadway.
- 4.5.5 Urban Design Guidelines:
- Development should:
- (i) ensure that all verandahs are continuous along the length of the street.
 - (ii) express the structural technique employed to support the verandah.



Figure 40: Illustrations of the appropriate character of verandahs



BALCONIES

- 4.6.1 Balconies provide the opportunity for the walls of public spaces to come alive with people.
- 4.6.2 They provide the place for social transactions between public and private space. These transactions become physically manifest when occupants of a building use their balcony for private activity or as a vantage point from which to watch events in the street or square below.
- 4.6.3 Balconies may be any one of three main types:
- they maybe carved out of the building volume so that they become recessed behind the plane of the public face of a building
 - they may be little more than a balustrade on the external face of a building, providing a safety element across the front of inward opening doors or low windows
 - they may be added on to the building volume so that they project beyond the plane of the face of a building.
- 4.6.4 Balconies also provide an excellent means of modulating the depth of a public space edge, casting shadows behind and across the wall which defines it.
- 4.6.5 Urban Design Guidelines:
- Development should:
- (i) where desired below, provide balconies complying with any one of the three types described under 4.6.3 above.
 - (ii) provide living rooms in residential apartments overlooking a public space with a directly accessible balcony.
 - (iii) provide hotel bedrooms overlooking a public space with a directly accessible balcony.
 - (iv) avoid long uninterrupted lengths of balcony of any type.
 - (v) provide balconies which are of architecturally expressive of and appropriately proportioned in relation to the separate and individual private interior spaces to which they relate.
 - (vi) balconies should not extend into the airspace over publicly owned space.





Figure 41: Illustrations of the appropriate character of balconies

CORNERS

4.7.1 Corner sites possess the potential to provide landmarks in the city thereby creating a sense of place. Because they are bounded on more than one side by public space, corner sites are more exposed to public view, and therefore the architectural quality of their development becomes even more critical than usual.

4.7.2 Urban Design Guidelines:

Development should:

- (i) reinforce the corner condition of the site with a special architectural device or element which responds significantly to the particular angle of the corner.

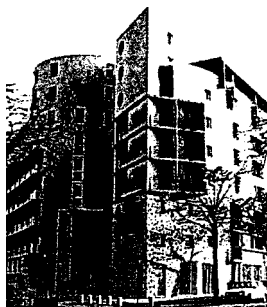


Figure 42: Illustrations of appropriate architecturally reinforced corners



TOWERS

- 4.8.1 Towers have historical significance as vertical elements of built form that make a particular architectural statement, or provide a reference point for orientation within the city. This may be achieved by expressing a line of symmetry, providing a focal point, identifying a corner, or terminating an axis.
- 4.8.2 The tower may not necessarily extend significantly beyond the general building height, and should remain an identifiable component of the architecture of the building.
- 4.8.3 Urban Design Guidelines:
- Development should:
- (i) use towers to create landmarks on special locations within city blocks or individual sites. Special locations would include:
 - 'T' junctions where a site terminates a significant axial vista from a street at 90 degrees to its boundary with the public space directing the vista.
 - a significant corner or major intersection of city streets.
 - sites, at each end of a length of street, where the towers 'supporting' a row of individual buildings between them become the architectural equivalents of 'book-ends' supporting a row of books.
 - (ii) include informative elements (clocks, weathervanes, flags, and flag poles).

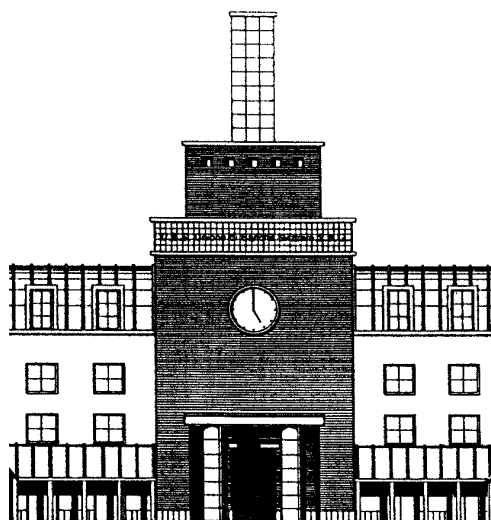


Figure 43: Illustrations of the appropriate character of towers

