

DESIGN GUIDELINES:

Windows

Modulated frontage with grouped openings intensifies breadth of character and relationship with the streetscape: grouped rhythms reflect the complexity of street character.

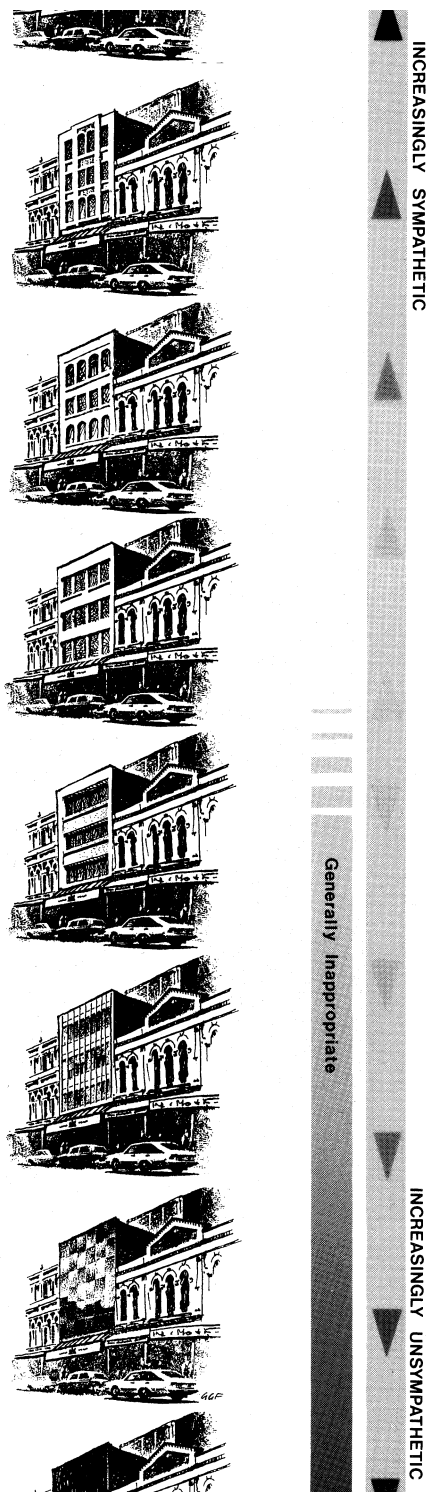
Perforated frontage with window size and form expressing the wall plane: character respects general scale of the locality.

Subdivided glazing panels with prominent mullions divide window panels and create moderate empathy with the window rhythms of the street.

Large units of glazing separated by heavy spandrels gives stronger modulation, but width of openings remains out of character.

Traditional curtain walling with barely modulated close grid does not express windows and produces an unsympathetic frontage.

Flush glass cladding, lack of modulation, and reflective surface crate unsympathetic form and character as a major frontage element: the building stands aloof and indifferent to the character of the street.



PARAPETS AND CORNICES

Parapets and cornices mark the transition between buildings and the sky; they cap the building and conceal the roof.

With few exceptions, roof forms in Karangahape Road are not visible from the street, as parapets often extend well above the roof to create an illusion of height and give the building a more imposing frontage than it would otherwise have.

Parapets are re-emerging as important elements of architectural design. The ridge-top location of Karangahape Road shows intricate parapet outlines to advantage, silhouetted against the sky, when viewed from the street itself or from more distant vantage points.

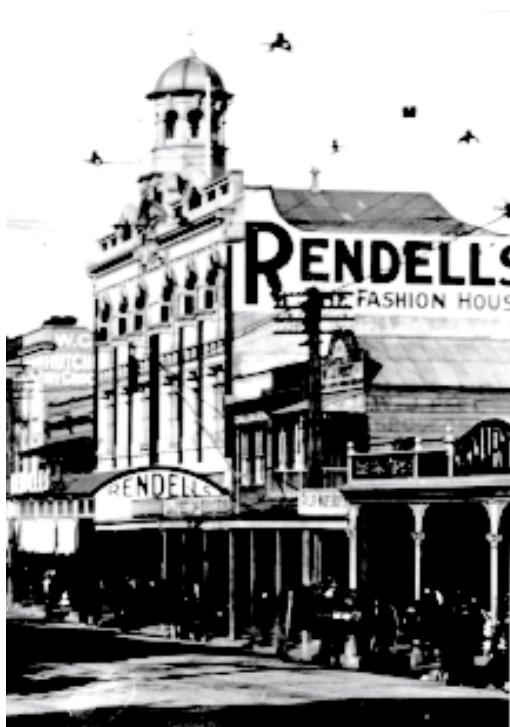
Some of the Victorian parapets use a number of decorative devices such as ornamental gables, balustrades, finials, towers and flagpoles to great effect, giving identity to the street and adding interest and variety to the city form. Sadly, many fine original parapet features have been removed in response to earthquake risks or to a desire to “modernise” the frontage.

A great diversity of parapet heights contributes much to the architectural character of the street.



Parapets of alternating heights establish a frontage rhythm





Rendells, Circa 1890
Many original skyline features have been lost



The Rising Sun Hotel, February 1928
Some buildings have lost parapets and cornices



Buildings in Karangahape Road exhibit a wide range of parapet treatments ranging from flat or stepped parapets and small pediments to more elaborate examples with towers and domes.



Flat parapets are uncompromising and lack detail rhythm and interest



Stepped parapets were used extensively on interwar buildings

In comparison with Victorian and Edwardian buildings, parapets of simple outline and reduced height were used from about 1920 onwards to conform to the neoclassical style then in vogue. Lower pitched roofs allowed the parapet height to be reduced, and the use of larger glass areas gave buildings a lighter more streamlined frontage. Occasionally buildings of this period were terminated by a decorative cornice which projected from the building face giving a slight sense of enclosure to the street





A small tower and dome marks the centre of a long frontage and is balance at either end of the frontage by small pediments



A cupola gives this building an interesting outline adding emphasis to a small balcony and window below parapet level





Triangular pediments used singly or in pairs for decorative effect



Curraceous Pediments emphasise frontage modulation

