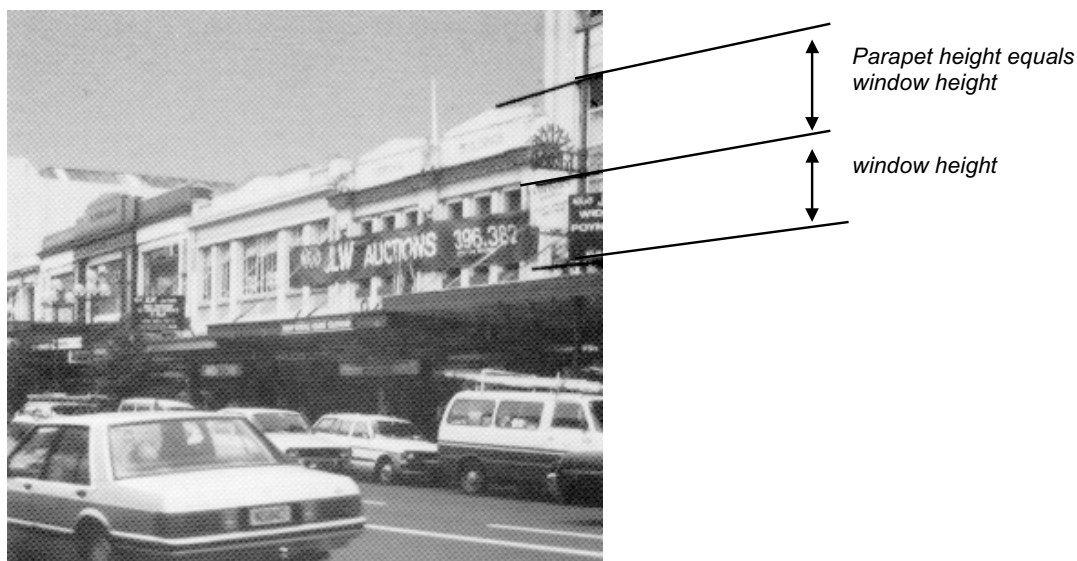




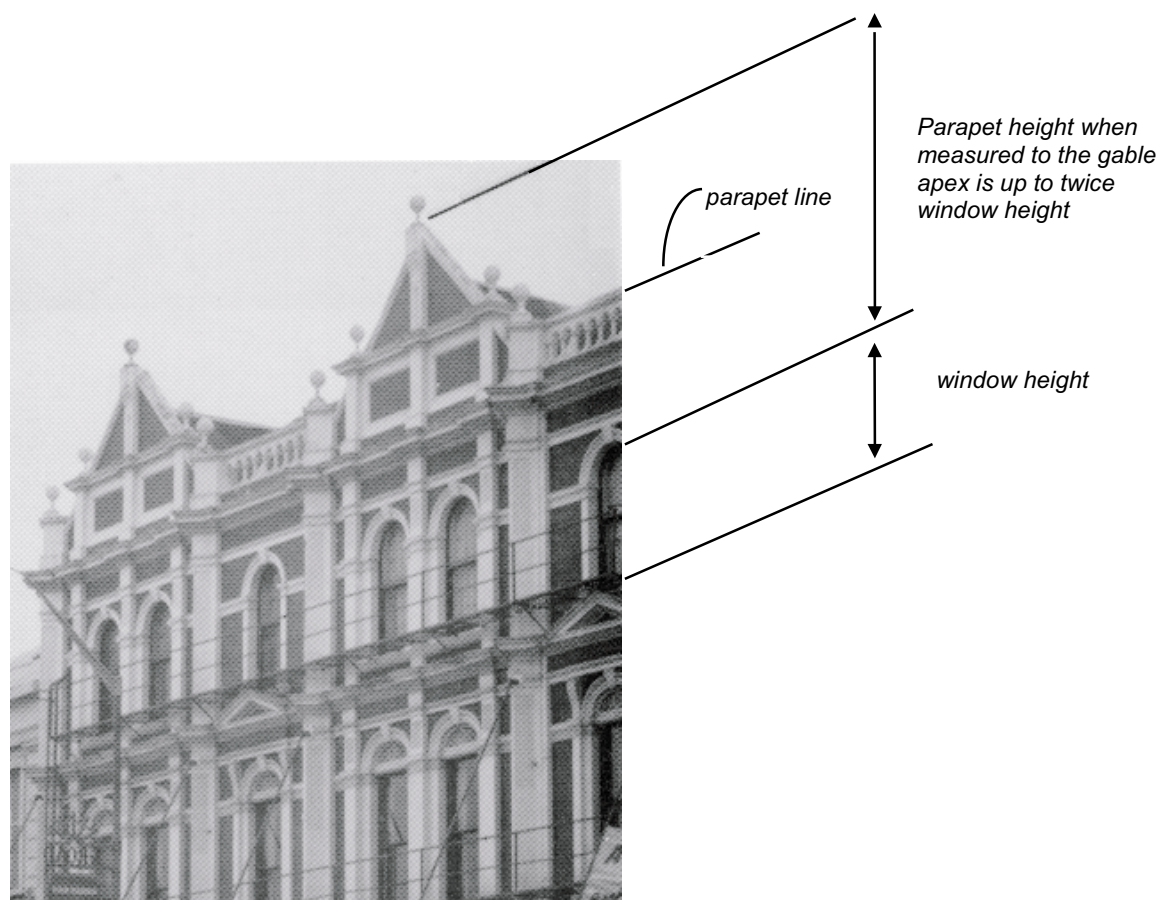
Triangular pediments used singly or in pairs for decorative effect



Cornices in the classical style lack the intricate outline of the Victorian and Edwardian parapets but are rich in detail



In order to achieve a balanced and well proportioned frontage, a particular relationship between the window height and the parapet height exists in many Karangahape Road buildings.



Elaborate parapets using ornamental gables were often higher, exceeding this ratio



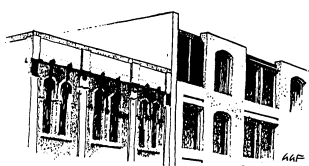
DESIGN GUIDELINES:

PARAPETS AND CORNICES

Fully restored parapets and well developed new parapets (particularly in areas of diverse architectural style) respect character of the street

Basic restoration of demolished parapet and developed new parapet forms are not contrary to parapet character of street

Token “top end” detailing on new, and demolished parapet on old, create a blunt, unfinished look out of character with general streetscape, especially if the style of adjacent buildings is consistent and intact



INCREASINGLY SYMPATHETIC

Generally inappropriate

INCREASINGLY UNSYMPATHETIC



CORNERS

Corners are important strategic places, defining activity nodes at intersections, where a sense of place and a feeling of arrival are experienced.

Formerly, corner locations were highly prized and owners recognised the landmark qualities of a corner, enthusiastically celebrating it with buildings using elaborate parapet features, re-entrant corners, towers, turrets, elaborate corner entrances or other special features. Postwar, corner locations were undervalued and opportunities to celebrate or address the corner were not taken up. It is only recently that the value and potential of a corner location is again being recognised.

At intersections the perceived space is greater than the street width. Corner sites possess a potential landmark quality which can be easily identified from many directions, creating a sense of place. Corners are gathering places where people pause to cross the road, or arrange to meet a friend. Corners are vantage points where a captive audience is exposed to many views; and in Karangahape Road corners are especially important because of their ridge-top location. Buildings here are seen from some distance away silhouetted against the sky. The views over the city from these corner locations are significant ones.

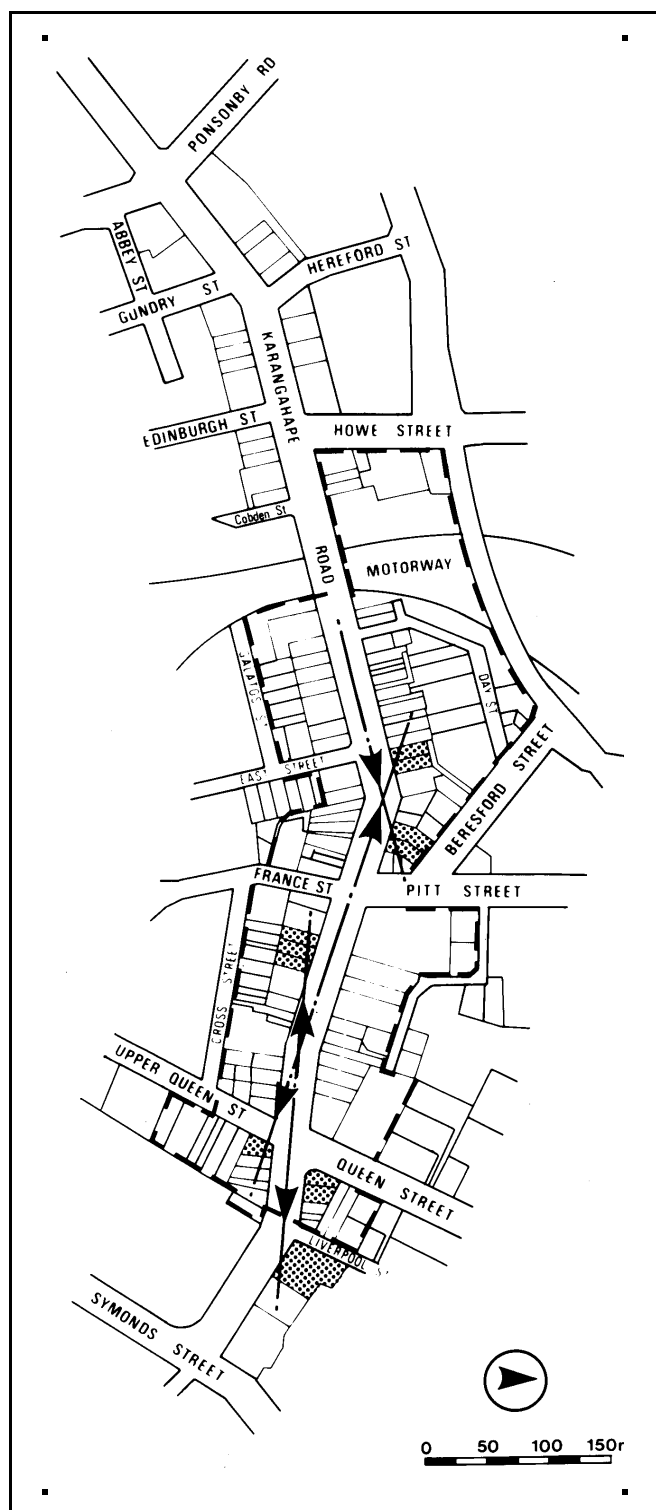
At corners, the buildings are seen in three dimensions compared to the usually perceived flat frontages of infill development. Buildings which address the corner allow easy transition around that corner especially where unusual angles are encountered. Successful corner buildings can address the corner in a variety of ways, and many examples of all ages exist in our city. An excellent opportunity thus exists in Karangahape Road to make major intersections pivotal “places” with all corner sites responding in this manner.



Corner buildings act as exclamation marks or visual “bookends” defining the corners and containing the buildings in between







Axial Sites

Where Karangahape Road periodically bends a few degrees along its ridgetop route, particular non-corner sites are thus placed at the end of significant axial views along the street. This axiality invites a design response similar to that for literal corner sites (but perhaps within the general height context of the street) which acknowledges the enhanced long-distance prominence of such sites.

