

4. BUILDINGS

All buildings facing public squares, streets and lanes will greatly influence the desired character of the adjoining public space. The 2000 master plan and subsequent Bluewater proposal are based on the traditional urban form of perimeter block buildings aligned to, and interacting with, the street frontage. New buildings inserted into this heritage fabric need to be of their era, reflecting a sense of place, while respecting the character of the surrounding heritage precinct.

4.1 New Buildings

To create the attractive and active public spaces essential for a walkable transit-supportive precinct, the interface between the ground floor of buildings and the surrounding streets is critical. Ground floors which are active, with windows and doors to encourage movement and 2-way surveillance improve safety for passing pedestrians. Detailing and articulation of buildings, both at street level and from a distance, contributes to the interest of the pedestrian experience and reflects the traditional building practices of the surrounding heritage buildings.

Urban Design Guidelines

Development should:

- (iii) use the articulation of building facades to achieve an appropriate visual scale close to public places.
- (v) include activities which have a strong interaction with the use of the adjoining public space and cater for activities at ground level which open out to public space and attract the public..
- (vii) acknowledge and relate to the transport functions of the precinct.

- (i) ensure that windows and doors should be able to open up to the street, with large areas of glass subdivided into well proportioned components, unless otherwise noted in the conservation plans of the perimeter heritage buildings.
- (ii) ensure that verandahs and colonnades are fully compatible and integrated with the adjacent public spaces
- (ii) produce walls with sufficient articulation, rhythm and detail to attract and hold the interest of the human eye.
- (i) reinforce the corner condition of any site with a special architectural device or element which responds to and celebrates this significant location.
- (iii) recognise that roofs form the "5th dimension" of buildings when viewed from above, and ensure that the roofscape provides an attractive and richly textured foreground to the view of the harbour as seen from higher surrounding buildings.
- (v) house all machinery and building services equipment in an architecturally attractive manner.
- (vi) recognise that roofs on heritage buildings are subject to District Plan rules and must maintain the original roof form.
- (i) where ever possible, employ details, which modulate the visual scale of the building. Detail should be used to emphasise openings and edges, the contrast of solid and void, light and shadow.
- (ii) include functional details consistent with the materials used in the construction.

4.2 Heritage Buildings

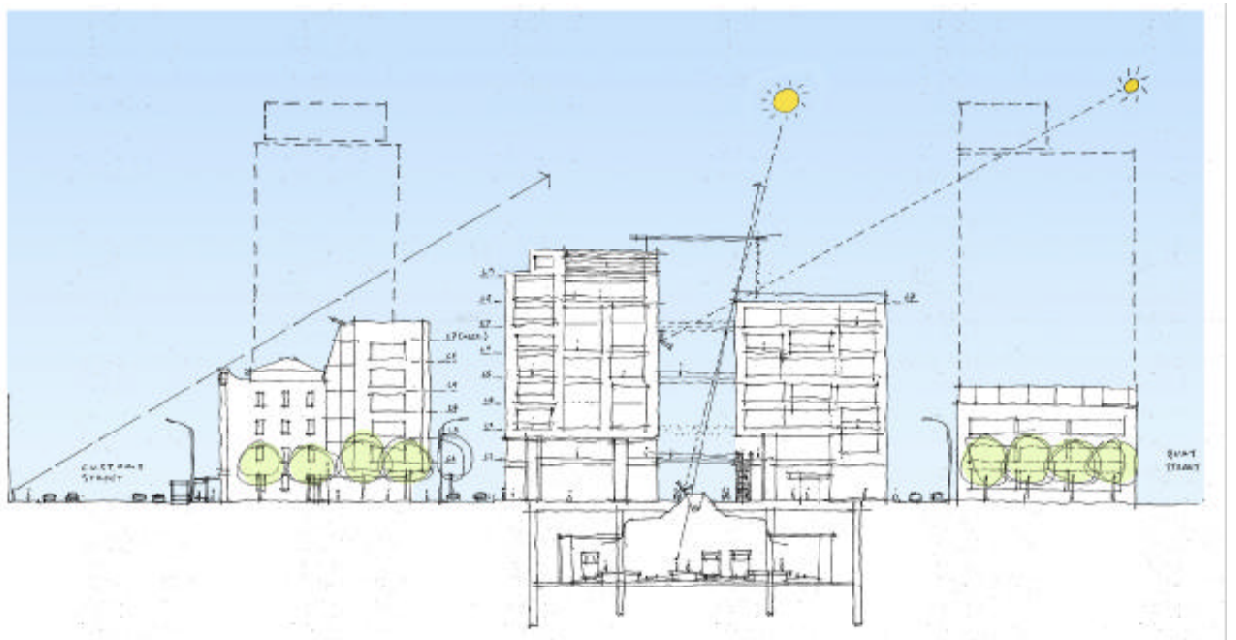
The Britomart Precinct is distinctive because the perimeter streets – Queen, Custom, Quay Streets and Britomart Place have a substantial number of scheduled heritage buildings and other old buildings, which will be retained, restored and conserved. Eighteen of those buildings are to be restored according to their individual conservation plans, as noted in Plan E of the precinct controls. These buildings should be functionally integrated into the new development in the core of the precinct where the main transport interchange functions occur.

Urban Design Guidelines

Scheduled heritage buildings must be developed in compliance with Part 10 of the District Plan. The Conservation Plan for each building gives more detailed guidance as to acceptable policy for work on any building. Early consultation with Council's Heritage Division and the NZ Historic Places Trust is critical before proceeding with developed design work on any heritage building.



Heritage Buildings establish the perimeter character of the precinct, which new development can use as a cue for quality and reference points



Section through precinct shows how new central buildings will not be visible behind heritage buildings