APP5 – Matangi heritage area guidance

Note that all orientation (i.e. left and right) is assumed as viewed from the street.

1. Setbacks

Refer Figures 42 and 43

The Matangi dairy factory houses have a consistent and regular set back from the street boundary and the side boundaries. Rows of houses create a visual line that works nicely to generate a sense of order, balance and tranquillity in the streetscape. Generous setbacks from the street allow a sense of repose and calm quite different from high-density residential housing typical of most recent urban developments.

It is important that new houses continue the building line of their neighbours. New dwellings need to be set back from the street and align with those of the existing dairy factory houses. The position of the dwelling in relation to the side boundaries should also replicate that of the existing houses. Typically, the house was placed closer to the left side boundary (approximately 2.5metres) than the right (approximately 6.0 metres) thereby enabling a driveway to be located on the right hand side, providing vehicular access to the garage located at the rear of the site. This relationship between the boundaries and the width of the building with regard to the overall width of the site should be respected in order to maintain the unique rhythm of the street.

New buildings in the Matangi heritage area must be set back from the street to align with the existing heritage buildings and to keep the relationship to both side boundaries.

2. Garages

Refer Figure 43 – Plan view

Typically, the historic houses had a single, detached vehicle garage located at the rear of the section. As mentioned above, the driveway passed along the right side boundary. The dwelling was set back approximately 6.0 metres from the right side boundary for this purpose. Garages were simple gable-roofed structures, with the ridge parallel to the long boundary and the shallow gable end presented to the street. Roof pitch was approximately 15 degrees.

New garages in the Matangi heritage area shall be designed to be complementary to the streetscape in form, detail and use of materials.

Garages should be set well back from the street, and located on the right hand rear portion of the section. Garages are not permitted in the front yard.

New garages for new dwellings may be attached, provided they are stepped well back from the street front of the building and the roof line follows the form of the existing garages when viewed from the street.

3. Fences

Refer Figure 42 – Streetscape

The intimacy of the street depends upon the openness of the houses to the street. The original low fences are ideal for this purpose, gently defining the boundary but maintaining openness. To be able

to look into and enjoy gardens along the street has long been the character of the settlement. High fences are inappropriate as they break this pattern, therefore low fences are encouraged.

4. Height

Fencing materials should be sympathetic to the house design and fences should be no more than 1.2 metres above ground level.

Refer Figures 42 and 44

The dairy factory houses are all single storey, creating a uniform scale in relation to the street.

New dwellings within the Matangi heritage area shall be single storey, although lofts within the roof spaces may be allowed where they do not penetrate the roof envelope when viewed from the street.

5. Roof forms

Refer Figure 44

Roofs are generally of moderate pitch (approximately 15 degrees) with gable ends. The main ridge runs parallel to the road boundary, while a smaller gable ended bay projects towards the street. Eaves and verge overhangs are typically 600 millimetres. Eaves soffits are sloping, match-lined and carried on exposed rafters. Verge soffits are similarly match lined and carried on projected under purlins with chamfered ends extending slightly beyond the face of the bargeboards. The low points on the verge are supported by simple timber brackets. These brackets are replicated in the window hood to the street facing gable end.

Roof lines shall follow the form of existing houses when viewed from the street.

6. Cladding, texture and roofing materials

Refer Figures 44 and 45

Exterior wall cladding is concrete and roughcast plaster (stucco). A projecting moulded stringcourse runs around the exterior walls at windowsill height. Beneath this the wall finish is smooth, while above the stringcourse the finish is roughcast. Concrete windowsills are flat-faced with a bevelled upper surface and project beyond the stringcourse. Window and door reveals are deep, with the roughcast stucco returned. The roof cladding was originally broad profile corrugated asbestos cement sheet, which remained unpainted.

Building materials used within the Matangi heritage area may differ from the heritage buildings, however the designer shall select materials that complement and enhance the character of the existing buildings.

Roof cladding on new dwellings and existing heritage buildings may substitute modern long run corrugated profile colour coated steel for the original broader corrugated profile. Long run tray and trough section profiles are designed to accommodate modern shallow pitch roofs and are not acceptable as replacement claddings on heritage buildings.

7. Windows

Refer Figures 44 and 45

Attention should be paid to the sizes and proportions of window openings and their placement, or grouping, in relation to neighbouring buildings. The window design, shape and proportion are important elements in the design of the houses, with the stucco returns creating depth to the façade. Windows typically display a strong vertical emphasis – the height being slightly over twice the width (2.1:1). The top third of the window is divided into 2 equal-sized awning hung sashes, each of which is divided into 4 equal panes. The lower two thirds of the window below the transom is divided vertically into 2 casement sashes. The upper portion of both the casement sashes is further divided into 2 small rectangular panes. Glazing bars are delicate.

The window on the bay facing the street is surmounted by a small hood. The hood is pitched at approximately 15 degrees and constructed from a light framework of exposed under purlins and rafters supported on timber brackets. The under purlins have radiused ends, while the rafters have squared ends. The hood is clad in flat painted metal and extends approximately 900 millimetres either side of the window it protects.

Traditional windows are generally of timber construction and replacement joinery should be of the same or similar materials, where same materials are not available, on windows viewed from the street, and the proportions must be in keeping with the heritage area, using details to create similar pane sizes, depth and level of detail.

Where window placement is symmetrical, this should be respected. Windows are usually taller than wide, and either stand alone on a wall surface or are grouped together. This vertical proportion should tie in with typical windows in the surrounding buildings.

Horizontal banding of windows is to be avoided. It is preferred that windows be recessed into the wall, and this depth be created by appropriate choice of materials, or accentuated by surrounding trim or facings. Windows flush with the wall or curtain walling should be avoided.

8. Doors

Refer Figures 44 and 45

The only door visible from the street is the front door located within the porch space. The door is timber. The upper third is glazed and divided into 3 rows of 3 equal panes of obscure glass. The lower two thirds of the door is divided into 3 vertical panels, each framed with a planted moulding. Situated immediately to the right of the door is a small rectangular window divided into 6 equal panes of obscure glass.

Traditional doors are generally of timber construction, however aluminium joinery may be used on doors viewed from the street, but the proportions must be in keeping with the heritage area, using details to create similar pane sizes, depth and level of detail.

9. Front porches

Refer Figure 44 – Elevation

The dairy factory houses have deep porches along the balance of the street elevation, and are accessed up a short flight of 3 concrete steps. The porches have a wall up to stringcourse height, and roughcast pillars framing a single large rectangular opening to the street front and a smaller rectangular opening to the side. The porches provide ample cover to the front door, as well as an

area outside where residents can enjoy protection from the elements while maintaining a degree of privacy.

Apart from the front door and a small adjoining window there are no other openings from the house into the porch. This presents a rather blank wall surface to the street, however some owners have placed windows or French doors in this wall. Where this is done in an appropriate and sympathetic way it has been most successful. Rather less successful have been some attempts to completely enclose the porch to create a sunroom. This has had a detrimental effect on the appearance of the individual houses concerned and by extension on the general streetscape. The porches are an important feature of the house design and provide a transition space between the public and the private home. Residents must be encouraged to maintain the open porches.

10. Chimneys

Refer Figure 44 – Elevation

A chimney is centred on the ridge of the projecting front bay and extends beyond the main ridge. An unusual and distinctive feature of the chimney is the broad flared concrete capping and deep frieze beneath it – both rendered in a smooth finish. Beneath the capping the chimney is finished in roughcast.

11. Colours

There is no reason, when choosing colours for the walls, facings and roofs of new buildings, or when repainting older buildings, not to use today's palette of colours, which is much wider than the palette available in earlier years, provided the new colours are in accord with the historic character of the village and its streetscape. Simple combinations of discreet individual colours are particularly preferable where there are large numbers of older buildings. Stained timber finishes are acceptable, but the preference is for painted or coloured surfaces.

12. Diagrams

Figure 42: Streetscape showing the relationship between the street façade, fences and plantings. Of particular importance is the relationship between the houses resulting from uniform design, bulk, density and siting. Note the position of the buildings in relation to the two side boundaries and the rhythm that repetition produces.

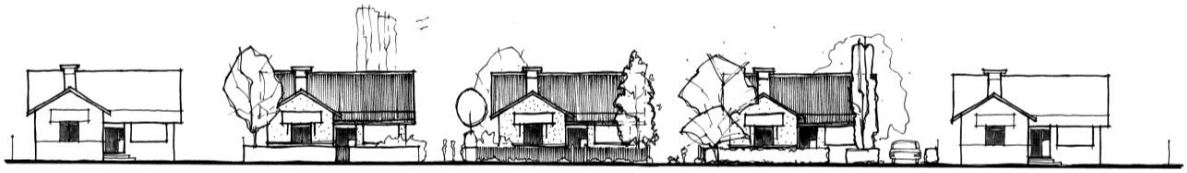

Figure 42 – Streetscape

Figure 43: Plan view showing siting, and front and side boundary setbacks. New development within the Matangi heritage area must align with the existing buildings in order to preserve the overall appearance and rhythm of the streetscape. Note the position of garages at the rear, right-hand side of the site.

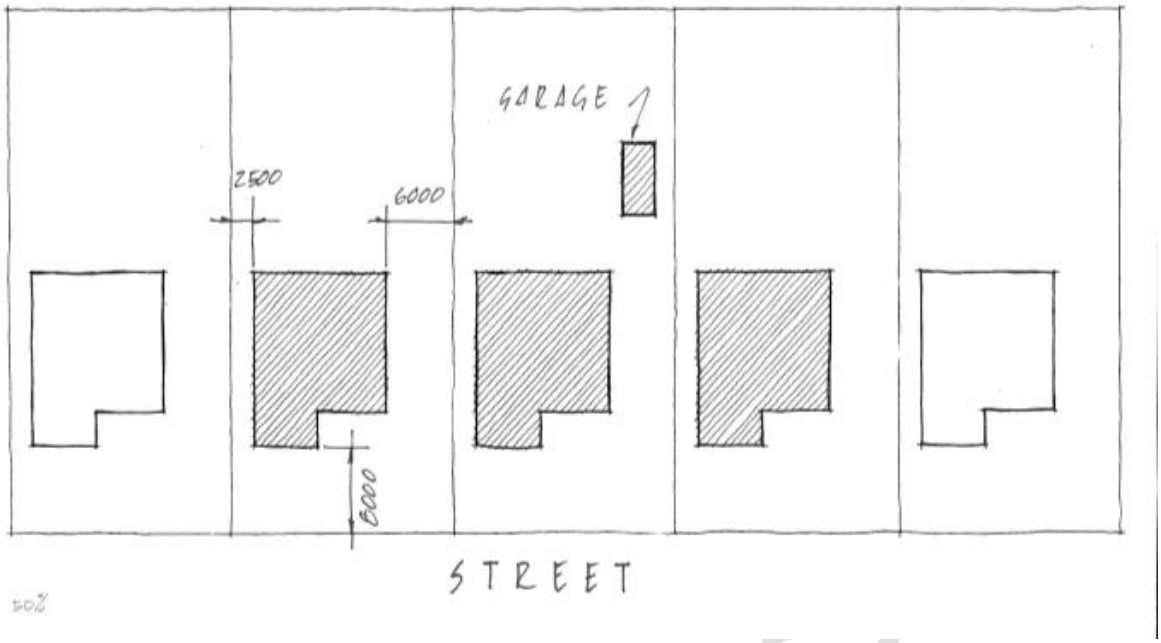

Figure 43 – Plan view

Figure 44: Elevation showing the key architectural features of the historic Matangi dairy factory houses. Note the gable roof form, with main ridge parallel to the street and smaller return gable facing the street. Other key features include the fenestration (placement of window and door openings on a facade), deep entrance porch, exposed rafters, brackets supporting eaves and window hood, moulded string course at sill level, chimney and roughcast stucco cladding.

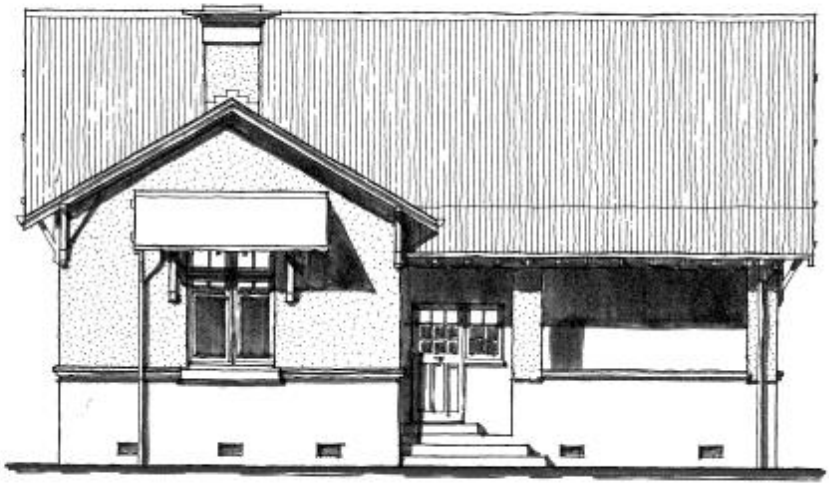

Figure 44 – Elevation

Figure 45: Window and door types found in the historic Matangi dairy factory houses. Windows typically display a strong vertical emphasis – the height being slightly over twice the width (2.1:1). The top third of the window is divided into 2 equal-sized awning hung sashes, each of which is

divided into 4 equal panes. The lower two thirds of the window below the transom is divided vertically into 2 casement sashes. The upper portion of both the casement sashes is further divided into 2 small rectangular panes. Glazing bars are delicate. Particular care should be taken to replicate the proportion and details of windows when replacing timber sashes with aluminium, or designing new structures.

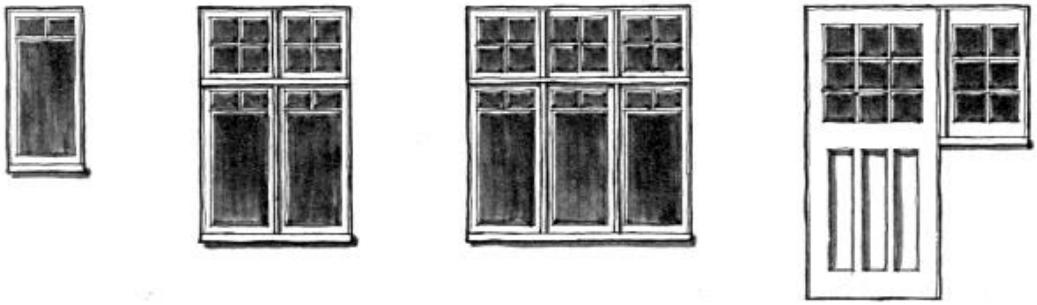

Figure 45 – Window and door types