

Swanson



Heritage Survey and Design Guidelines



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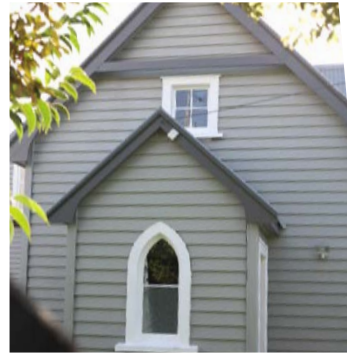
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Architects



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Historian

Our team





Swanson

History



Source: Graeme Murdoch (1990), *Nga Tohu o Waitakere*. In James Northcote Bade (ed) *West Auckland Remembers*

The Heritage Survey



The Heritage Design Guidelines

What are the guidelines?

- A best practice design guide tailored to Swanson which will provide parameters for those designing and building detached houses and commercial buildings in Swanson
- Commissioned by the Waitakere Ranges Local Board and Auckland Council



SWANSON HERITAGE SURVEY DESIGN GUIDELINES

September 2016
Guidelines Document

Purpose

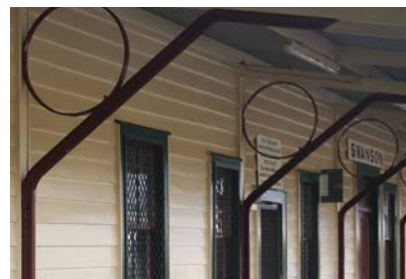
- To ensure the character of Swanson is maintained and enhanced as the village expands and transforms
- To promote new development of a high quality that responds to the existing built and natural character of Swanson and creates a liveable environment for existing and new residents



SWANSON HERITAGE SURVEY DESIGN GUIDELINES

September 2016
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Character



Swanson - An Eclectic Mix



Community Feedback



rural character



quality character dwellings



heritage buildings



wide streets + grassy berms

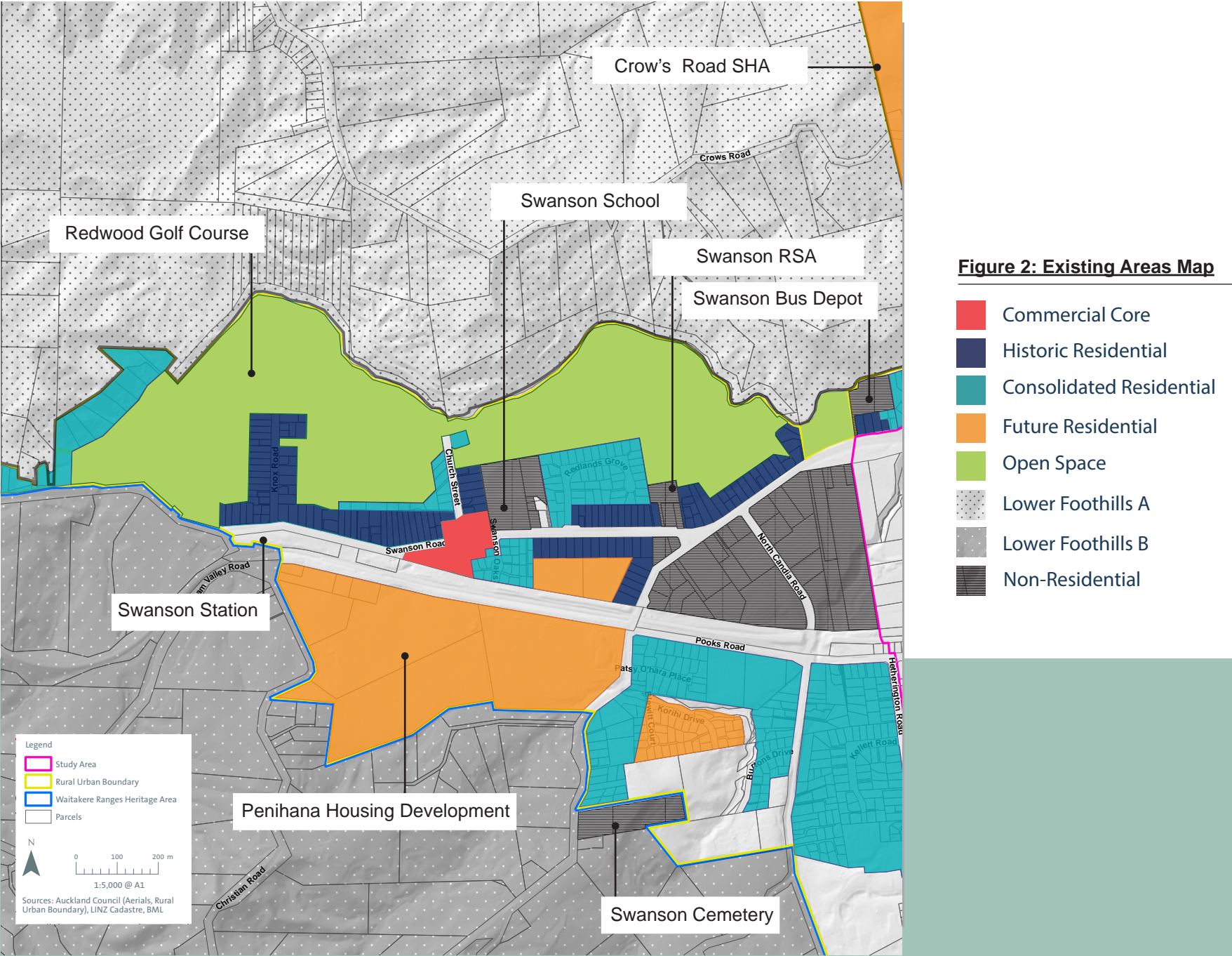


views to foothills and ranges



public and private vegetation

Characterisation



The Four Areas



 Commercial Core

The Four Areas



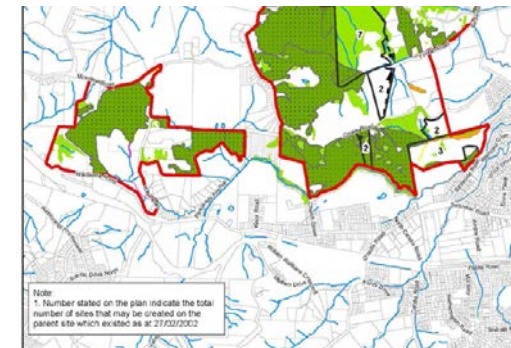
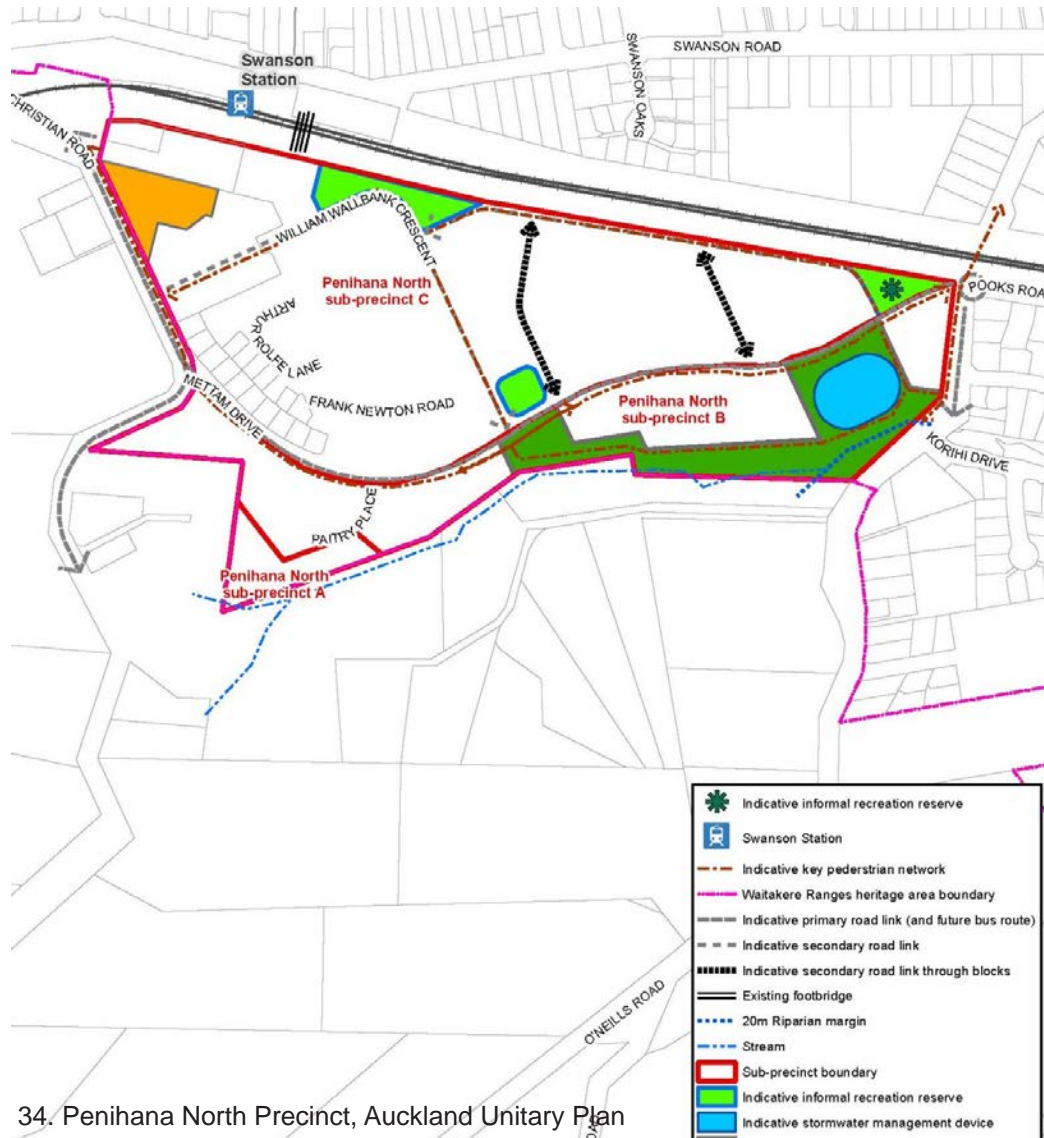
■ Historic Residential

The Four Areas

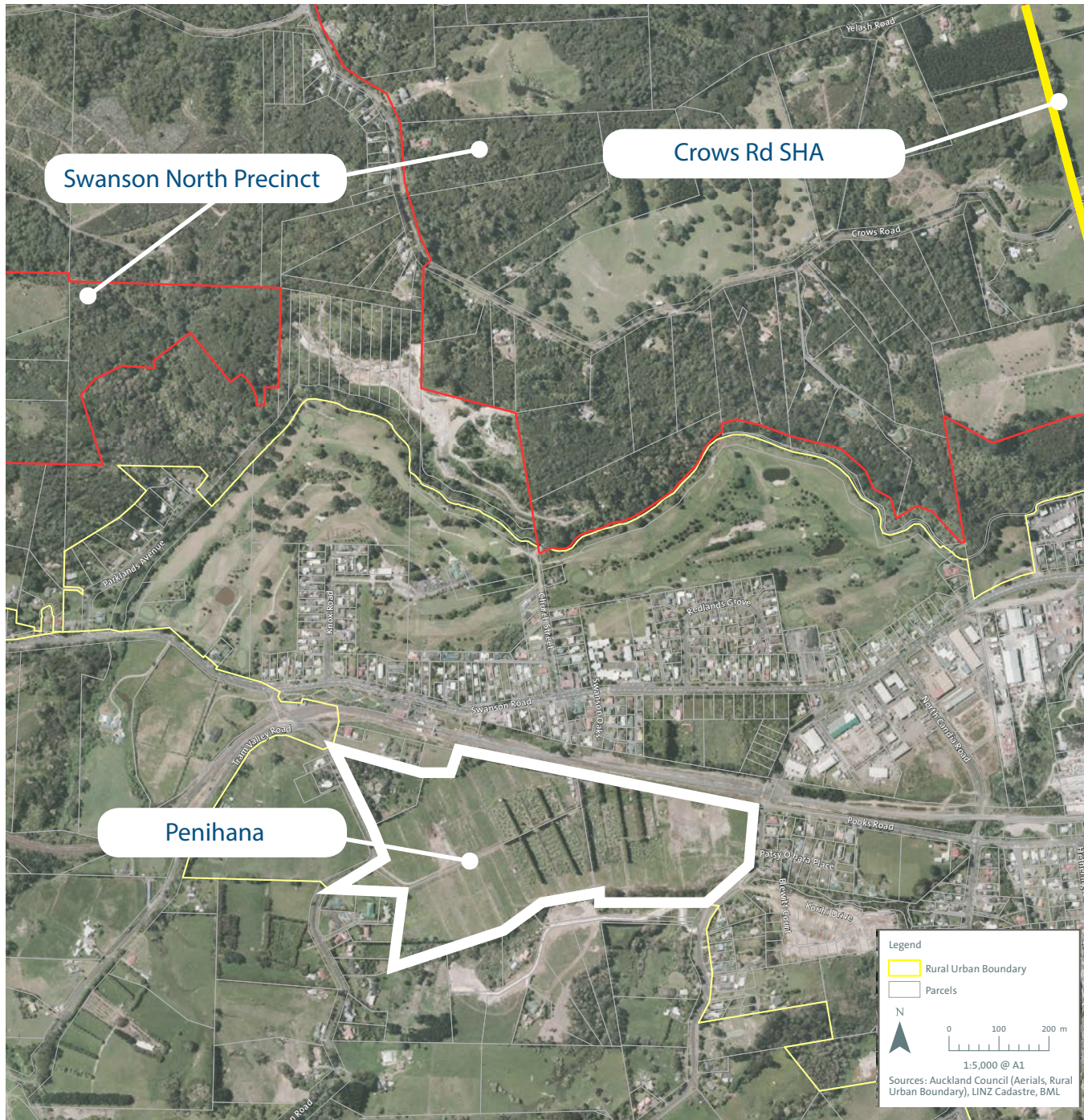


 Consolidated Residential

The Four Areas



 Future Residential



Future Residential



The Guidelines



How the Guidelines work

e.g. Site and Context Analysis

GUIDELINE HEADING

e.g. Placement of building forms in relation to other buildings creates open spaces and establishes conditions of sunlight, daylight and privacy as well as a relationship to neighbourhood character.

CONTEXT AND EXPLANATION FOR WHY THIS GUIDELINE IS IMPORTANT

e.g. New development within the established residential areas should relate to established patterns and precedents to ensure it complements the neighbourhood character (e.g. small to moderate building setback, building height and width, spacing between buildings).

ASSESSMENT GUIDELINES

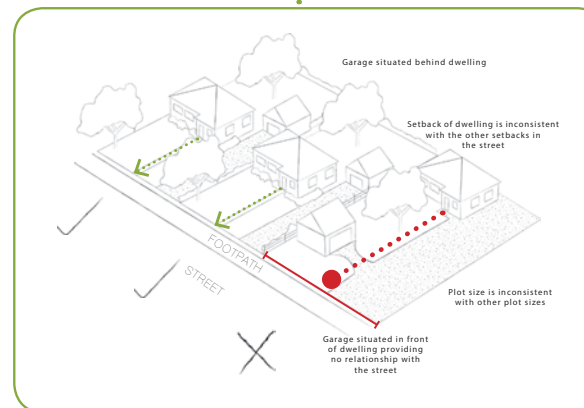
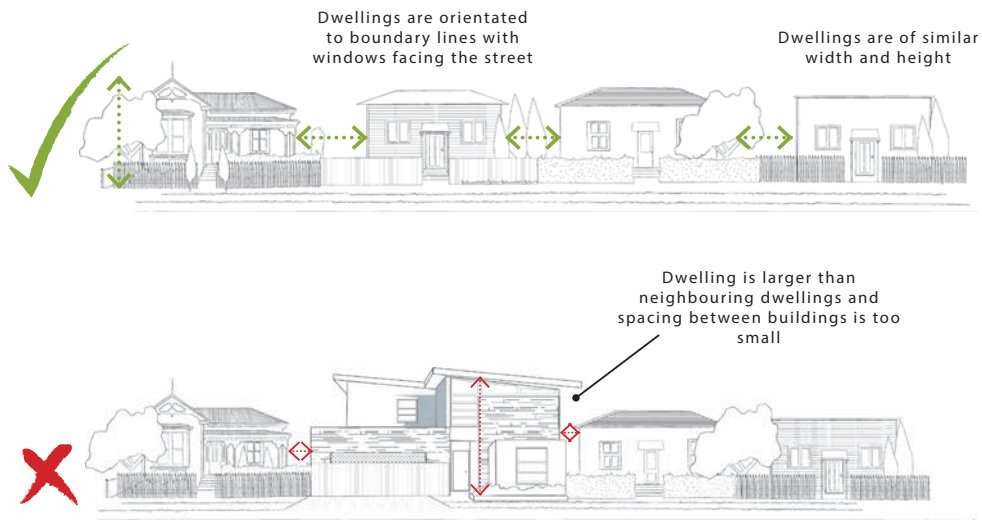


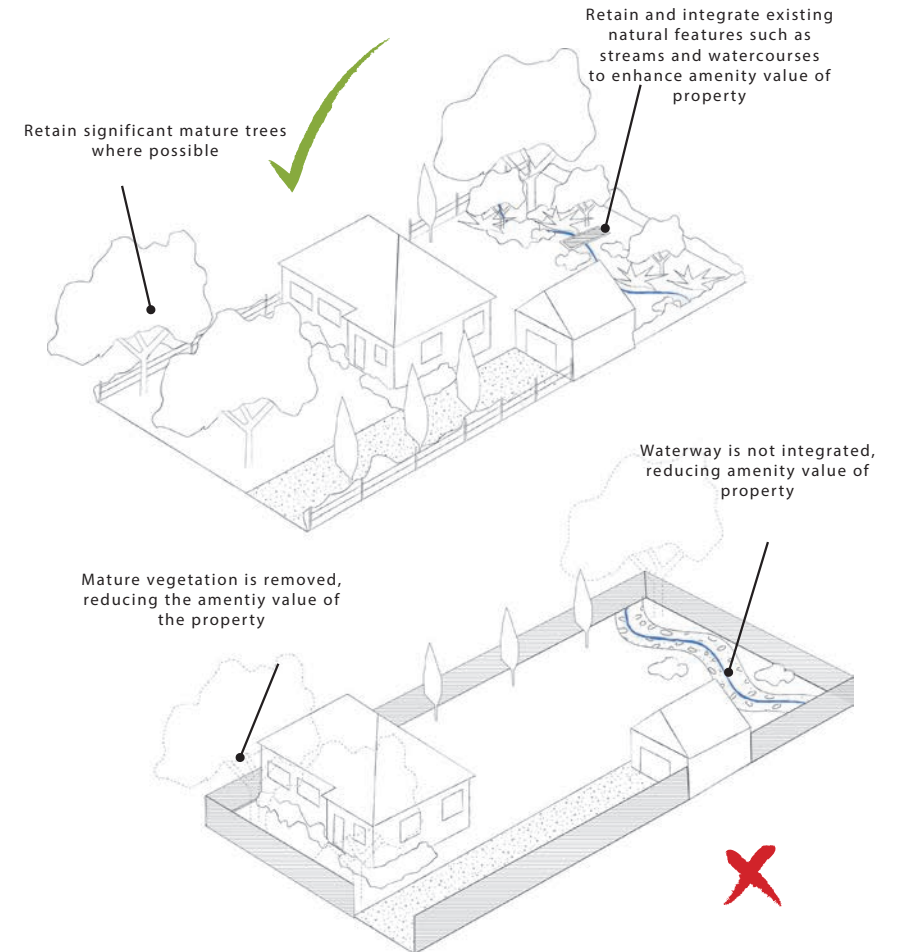
ILLUSTRATION AND CAPTION RELATING TO ASSESSMENT GUIDELINES

Site and Context Analysis

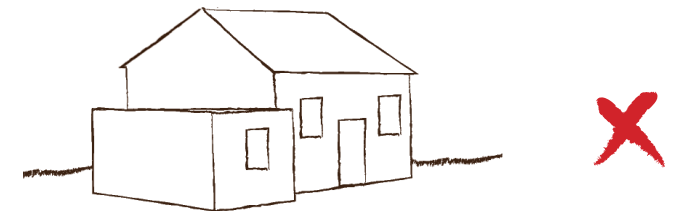
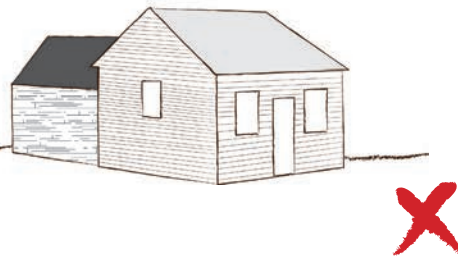
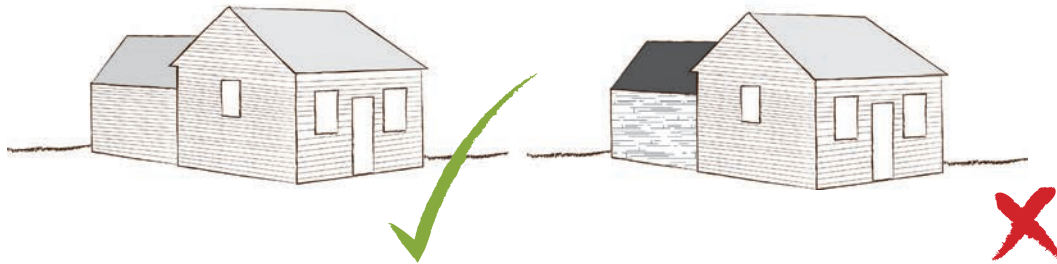
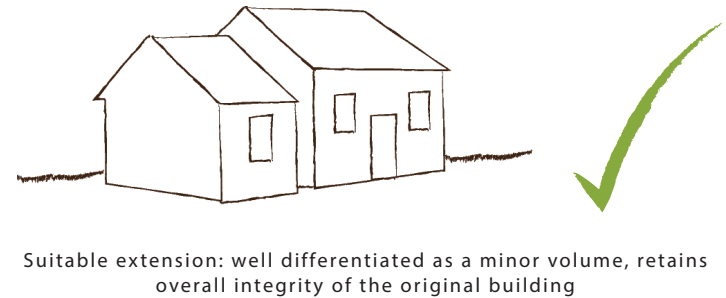
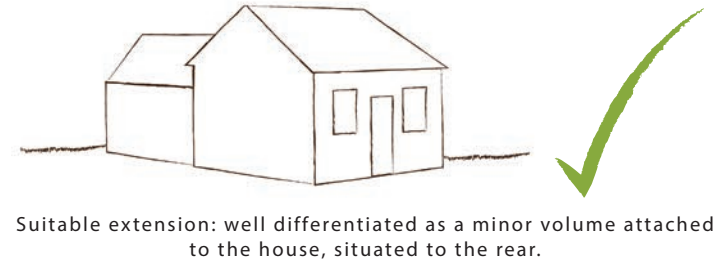
Siting and location



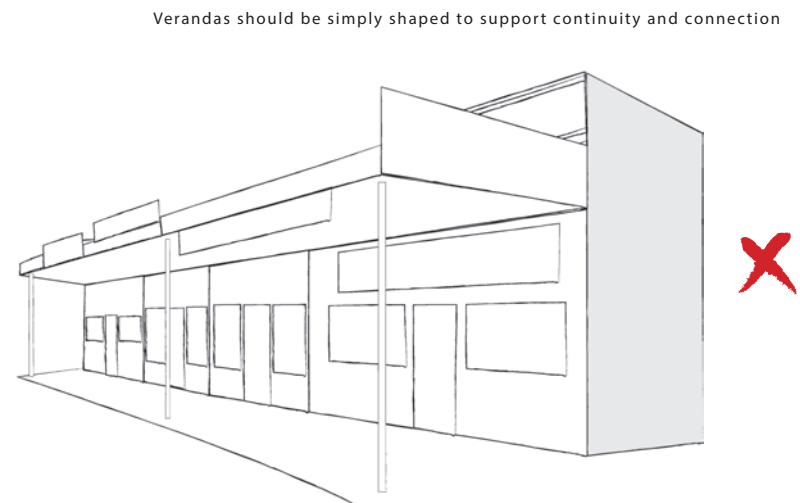
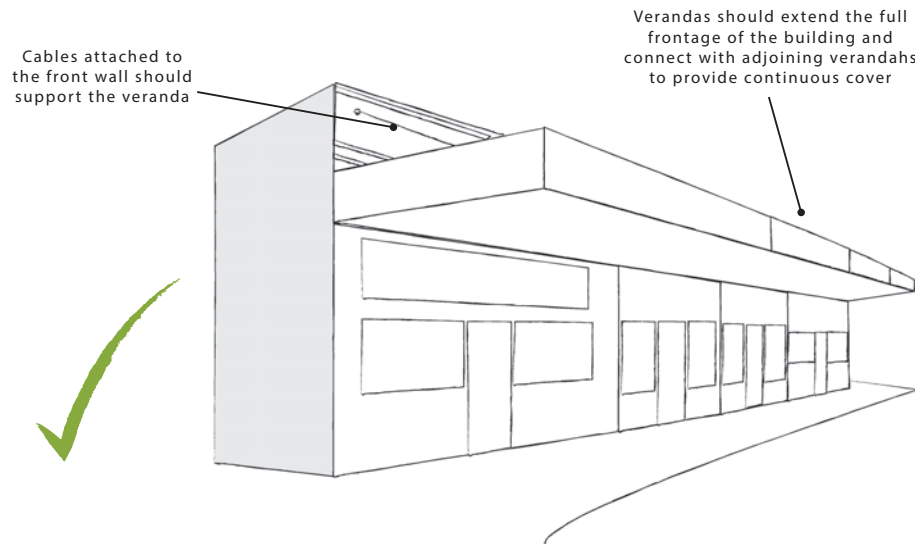
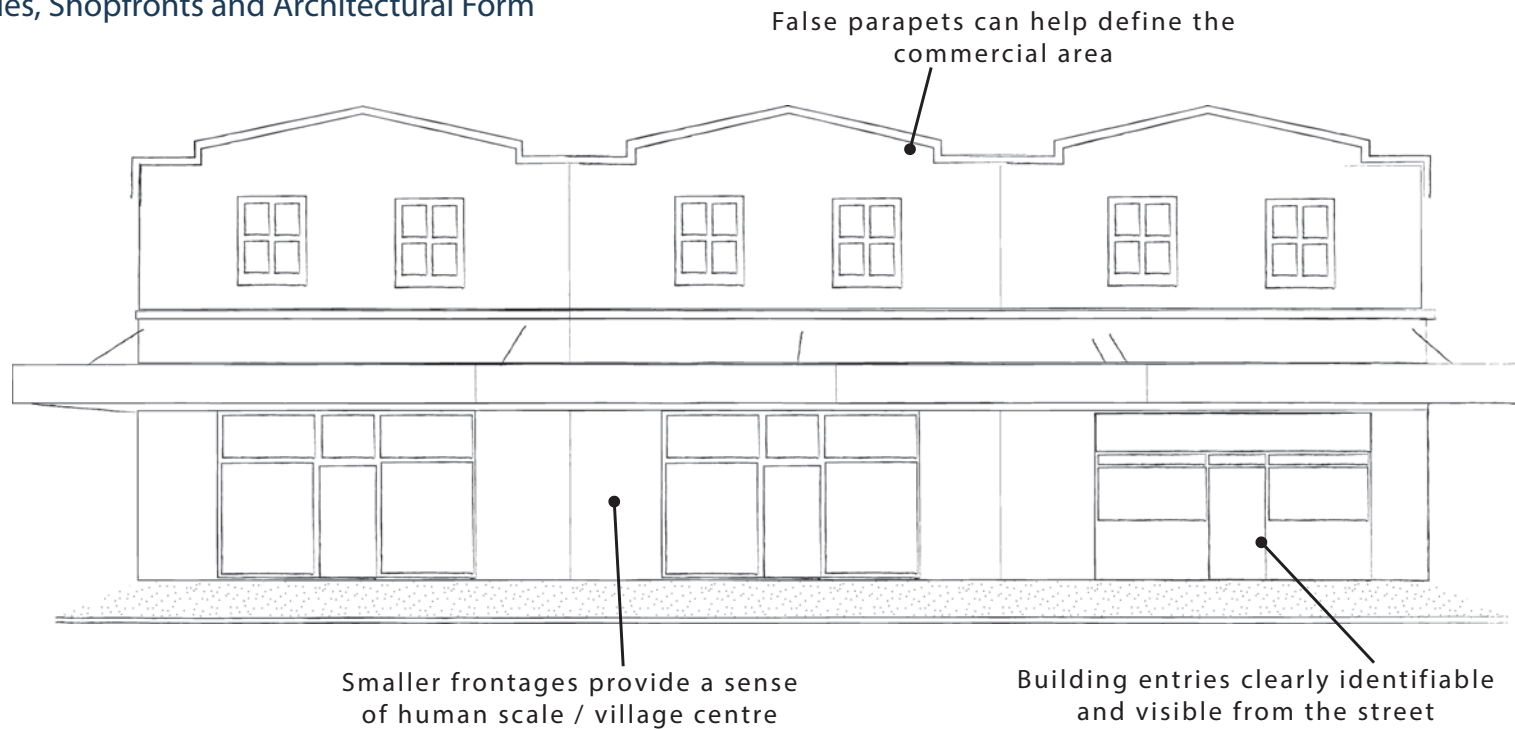
Existing Vegetation and Natural Features



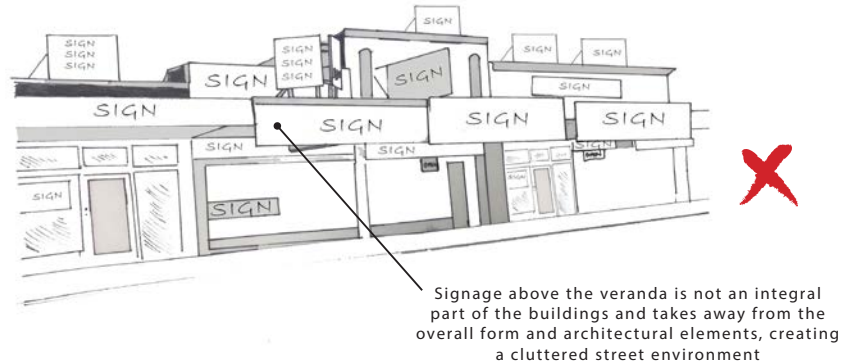
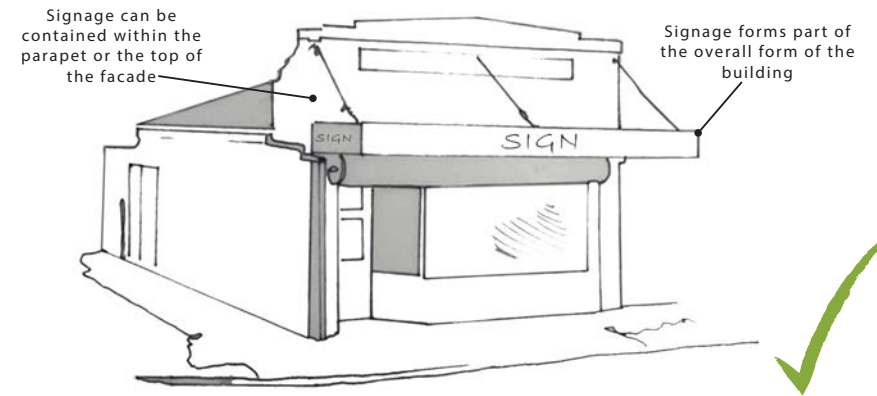
Additions and Alterations to Historic Buildings (other than scheduled buildings)



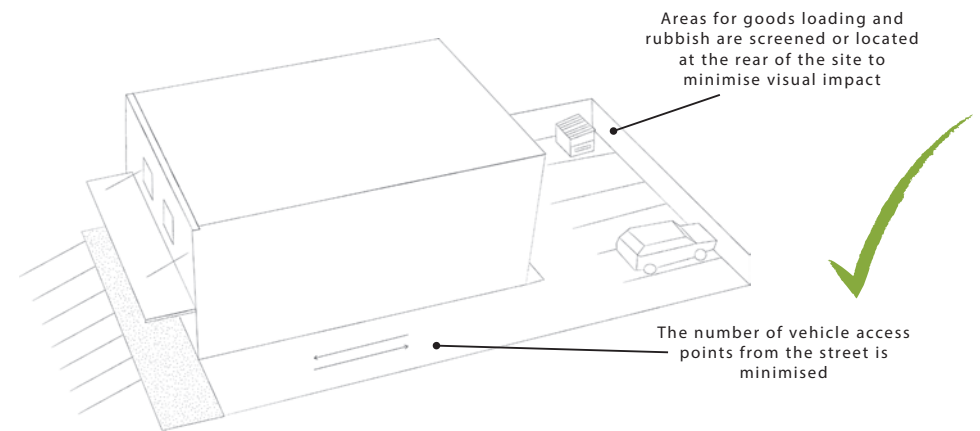
Building Facades, Shopfronts and Architectural Form



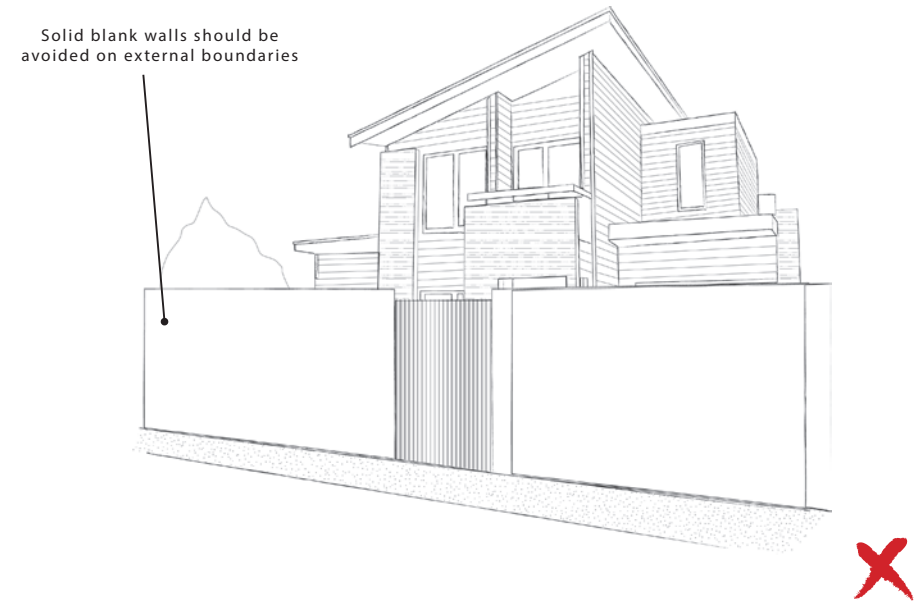
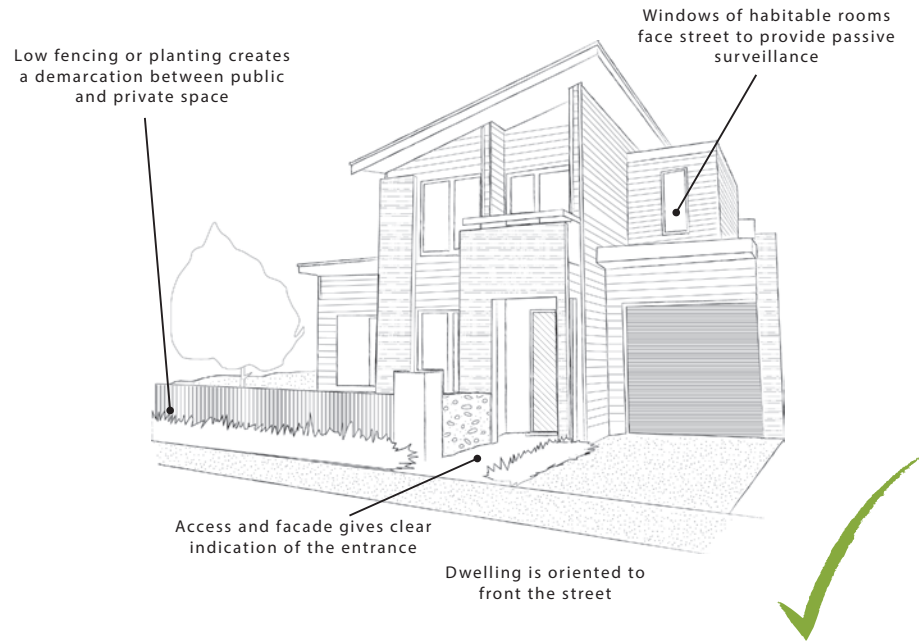
Signage



Servicing, Access and Car Parking



Public-Private Interface



Design and Appearance

Design and appearance are determined by the combination of proportion, modulation and articulation of building form and façade. The building façade is

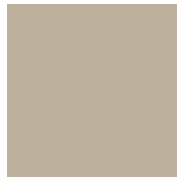
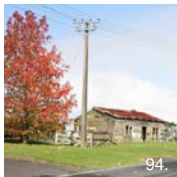
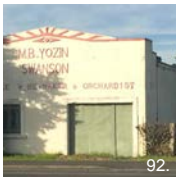
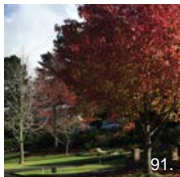
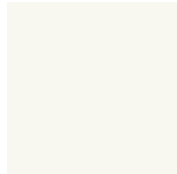
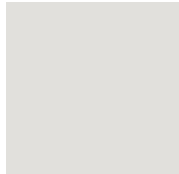
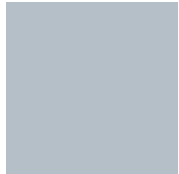
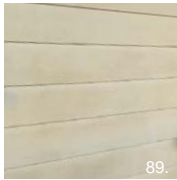
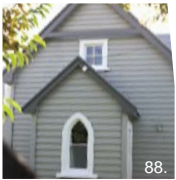
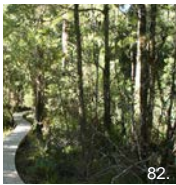
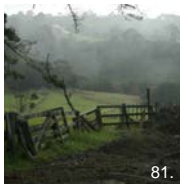
Variety expressed through building design and typologies



Variety expressed through materials and colour



Colour and materials



What happens next?

Thank You.

Questions?