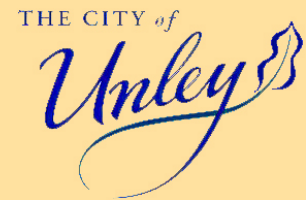


Building Design Language



Design Guide 6a

The city's valued and desired character is formed by the combination of street width, street trees, site size and street frontage, building setting and distinctive scale, form and features.

New development should complement and be sensitive to the prevailing site, building setting patterns, desired and dominant character and valued buildings, especially for highly intact Historic Conservation and Streetscape (Built Form) Zone areas, and heritage places, as set out in the Unley (City) Development Plan.

This information sheet outlines the building design language and terms used to analyse and describe prevailing and desired site and building design context and parameters. Use of a common language will help in mutual understanding of how and why proposed design responses can suit their context. The Development Plan promotes the adoption of a good contextual design approach and reinforcement of the desired character and streetscape while allowing for sensitive incorporation of contemporary design, improvements and new dwellings.



The Development Plan policies, and good contextual design principles, seek to achieve the sensitive incorporation of building improvements and new in-fill development to reinforce an areas desired character, prevailing streetscape and valued building attributes.

The policy, designers and assessors often use particular language to describe the character and design attributes of localities, sites and buildings. Consistency of use and understanding will help in the communication and appreciation of policy expression and appropriate contextual design solutions.

Proposed development requires an application, accompanied by the necessary information. These matters are best discussed early with a member of the Development Team. This will help clarify and simplify (and therefore speed up) the application assessment process:

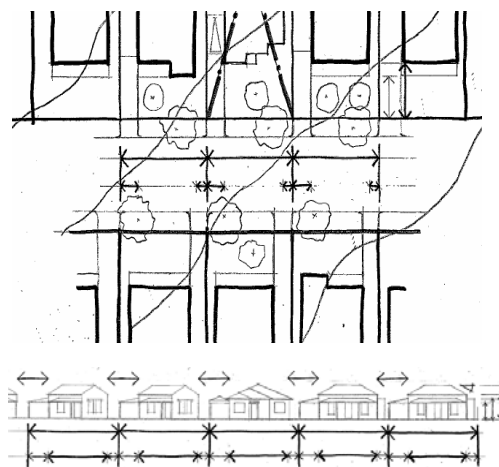
- ▶ Phone: 8372 5189
- ▶ Fax: 8271 4886
- ▶ Email: pobox1@unley.sa.gov.au
- ▶ Visit: City of Unley Civic Centre,
181 Unley Road, Unley.

Further specialist design advice is available from Council's Heritage Adviser. Arrange contact through the above or by making an appointment (phone 8372 5107).

This is only a guide not intending to substitute for any statutory policy requirements of the Unley Development Plan, Building Code or any associated legislation, and should be read in conjunction with relevant legislation and policy requirements.

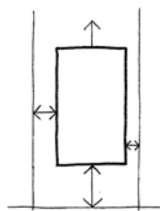
Building Design Language Glossary

- ▶ **Amenity:** qualities of 'liveability' of a place (area, property and spaces therein) that make it pleasant and comfortable to be in, eg shade/solar access, micro-climate, indoor/outdoor spaces and relationships, noise, outlook, building design features etc
- ▶ **Character:** attributes of an area (physical, visual and facilities) that form consistent key elements and patterns and its distinctive 'look and feel'
- ▶ **Context:** the specific character attributes, amenity qualities, history and social elements that form the framework of an area, site and buildings that provide the key ques for the nature of new in-fill development



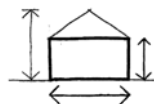
Streetscape public realm and front private realm, evident patterns and grain of area

- ▶ **Streetscape:** combined visual effect of all the buildings, spaces and landscape elements along both sides of a street. The extent of the visual experience defined by the street, verges, building setting, spaces, built scale and form, fencing, landscaping, car parking etc, in both the public realm and the private realm
- ▶ **Pattern:** regularly repeated arrangement, eg subdivision, allotment size and street frontage, building setting, spaces/gaps, scale, form, features/detailing etc
- ▶ **Grain:** feel (eg close-knit or spacious) of an area and development formed by the patterns of the sizes of streets, sites and buildings, and spaces in between. Combined effect of Streetscape, Building Setting, Bulk, Massing and Modulation



Building setting formed by site boundary setbacks

- ▶ **Setting/Siting:** relationships and juxtaposition of buildings on a site and the space around/between buildings:
 - ◆ Setback: horizontal distance of building edge from a property boundary
 - ◆ Curtledge: area of land around a building associated with its function and/or appropriate visual space



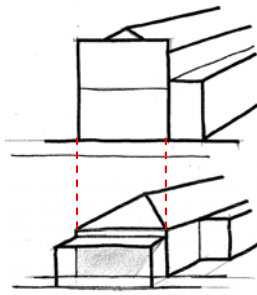
Scale (vertical & horizontal) and relative proportions

- ▶ **Scale:** elevation sizes of a building (2 dimensional):
 - ◆ the vertical height;
 - ◆ horizontal width; and
 - ◆ their relative proportions



Form defined by overall shape

- ▶ **Form:** overall shape and volume of a building and arrangement of its parts and features, eg base walls scale, roof pitch and shape, key features



Building bulk a product of scale, form, massing and modulation of combination of building elements



Window and parapet wall recesses and projections from wall surface to provide visual relief



Traditional buildings have notable features, eg roof forms, verandah, limited fenestration

- ▶ **Massing:** composition of the scale of various portions of a building and their relative setbacks from the viewing perspective and therefore the visual presence formed
- ▶ **Bulk:** combination of the scale, massing and form of a building (3 dimensional perspective), eg a cube is of greater bulk than a pyramid of the same base size and elevation

- ▶ **Modulation:** the stepping forward and back of walls, roof planes and rebates and recessed openings in walls to provide relief to flat surfaces

- ▶ **Features:** associated distinctive and detailed elements of a building that contribute to its style, eg roof form (eg hip, gable) front verandah, support posts, frieze/lace work, chimneys, fenestration proportions, narrow side access & carport (not under main roof), traditional materials and colours

- ▶ **Fenestration/Solid to Void Ratio:** the arrangement and extent of openings (eg windows, doors, vents etc) in a building relative to the extent of the wall.