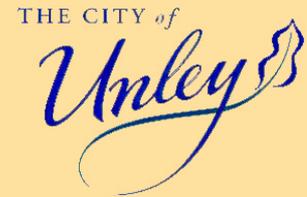


New Dwelling Contextual Design *Design Guide 5*



The city's unique heritage and early traditional hand crafted buildings, their typical proportions, setting off boundaries and regular allotment pattern, creates the distinctive and valued character of Unley. New development should complement and be sensitive to the typical site and building patterns and dominant character, 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 aims to clarify the primary policy parameters and principles of good design that will reinforce the desired streetscape character but accommodate the sensitive incorporation of contemporary new dwellings.



New Dwelling Development Contextual Design Principles

It is important to understand the key characteristics of the surrounding area, streetscape, adjacent dwelling features and the desired character for the area as expressed in the Unley (City) Development Plan. These parameters and local characteristics are important to reinforce to maintain the desired streetscape and neighbourhood character.

The context of the streetscape presentation is important to consider in reinforcing the dominant and desired character of Unley. Sensitivity in the design of complementary contemporary new development can reinforce the distinct and desired character while satisfying modern living needs.

The focus for new development is the replacement of existing discordant and negative intrusive development. This provides an opportunity for new in-fill development to meet evolving needs in the community and embrace the area's distinct character and qualities and apply sensitive interpretation in seeking to enhance the future character.

Sensitive incorporation of contemporary new development requires respect for its locality and streetscape context and reinforcement of the appropriate patterns of site size, frontage/width, dwelling proportions, siting (front and side setbacks), scale, form and architecture features, and relatively minor width and scale of vehicle driveways and garaging. Where there is frontage to a second road (other than an access lane), eg a corner site, additional attention needs to be paid to the dwelling and garaging setting, scale, form and detailing to the additional streetscape perspective.

The various elements that contribute to an area's heritage and distinct character can be the catalyst for a successful contemporary design, suitable to its circumstances and context. New development should be of its time with contemporary architectural design interpretation of the 'desired character' and predominant distinct locality and streetscape patterns and valued building features. A more traditional or vernacular approach may be adopted, or a more contemporary solution may be explored. Both are equally valid. It is the quality of the response that is the key. Replicating traditional characteristics is only successful if done faithfully and authentically.

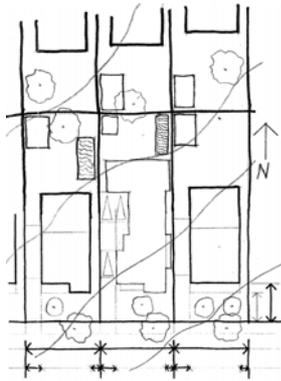
Proposed development will require an application for approval. This is best discussed early in the process with a member of the Development Team:

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

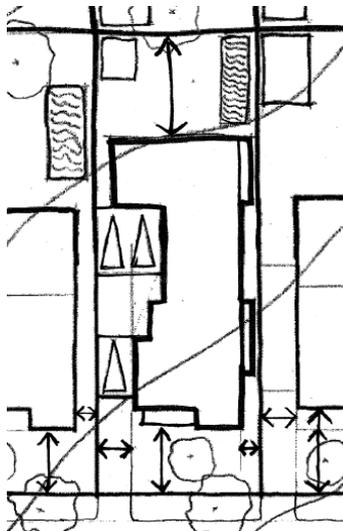
Further specialist design advice is available from Council's Heritage Adviser, arranged through the above discussions or by making an appointment direct (phone 8372 5107).

[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.](#)

New Dwelling Development



The allotment pattern (particularly street frontage) in the streetscape should be reinforced



Dwelling scale, proportions & setting (setbacks to front & side gaps) should respect streetscape patterns

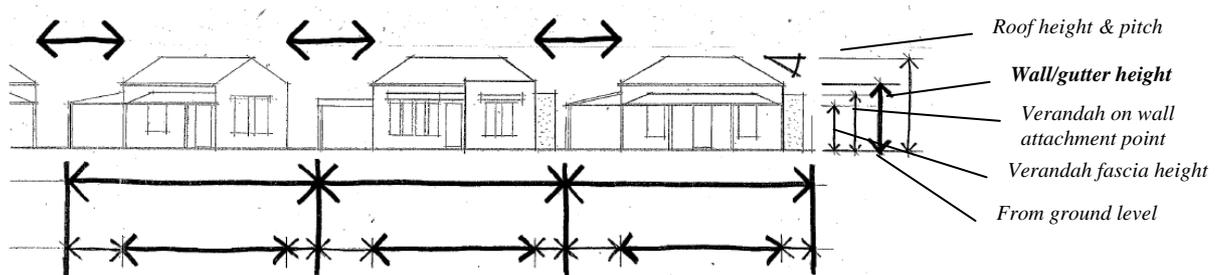
The Development Plan policy, and good contextual design principles, aim to reinforce the distinct character of neighbourhoods and streetscapes by new contemporary development respecting the areas expressed 'desired character' and predominant locality key patterns:

Allotment Configuration and Dwelling Siting

- ▶ New development should respect and reflect the 'desired character' and distinct positive locality and streetscape nuances;
- ▶ The pattern of allotment configuration (site area and particularly street frontage width) should be respected and emulated;
- ▶ The main dwelling proportions (width) and siting (front & both side setbacks) patterns for the area and within the streetscape perspective should be recognised & reinforced;
- ▶ Vehicle garaging and driveways within the streetscape perspective are characteristically of minor proportions (typically 3.1 metres width) so such structures should be small, low, setback from front and in subdued colours (refer vehicle garaging & driveways);
- ▶ Larger and/or two-storey portions should be set well behind the frontage of the dwelling and designed to avoid presence in the streetscape perspective;
- ▶ Smaller side setbacks of single-storey buildings, further to the rear hidden from the streetscape perspective, may be appropriate;
- ▶ Side and rear setbacks of higher building portions need to be increased to avoid undue impact to neighbours and presence to the street;
- ▶ Frontage to a second road (other than a rear access lane), eg a corner site, requires extra attention to setbacks, scale, form and design detailing to that side to ensure an appropriate streetscape presentation.

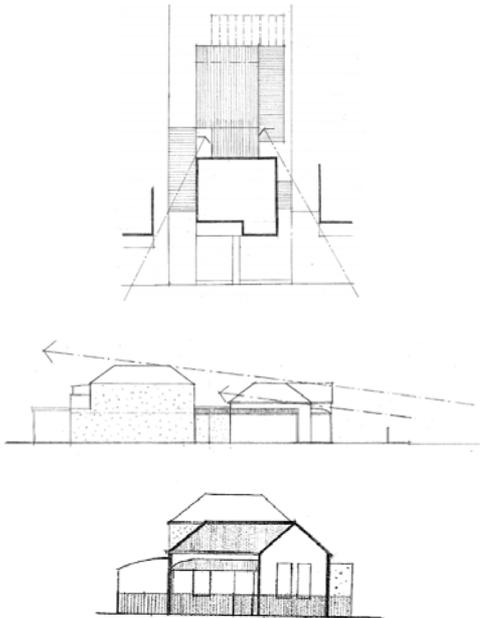
Streetscape and Elevations

- ▶ The scale (vertical and horizontal) and form of the dwelling (critical heights and shape of key design elements, eg wall/gutter, simple roof line and front verandah)of adjacent dwellings should be respected;
- ▶ Development should maintain generally predominant single-storey scale within streetscape perspective;
- ▶ Critical patterns in the streetscape of the gaps between dwellings (side setbacks) should be reinforced;

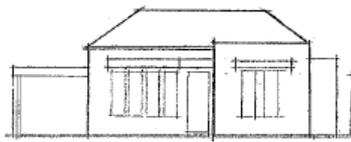


Key patterns of allotment frontage, dwelling scale and building gaps(side setbacks) should be respected

Key patterns of critical heights and forms of main dwelling walls, roof & verandah should be respected



Larger and two-storey portions should be placed behind appropriate streetscape forms of development with side extensions of minor recessed presence



Dwelling scale, form, features and style interpretations should respect the desired character and streetscape and prevailing valued dwellings attributes

Streetscape and Elevations cont ...

- ▶ An attic level may be incorporated into the roof behind the front roof ridgeline, if this is possible while maintaining a sympathetic scale, form and streetscape roof appearance;
- ▶ Two-storey and larger portions should be set behind the main front dwelling and designed to avoid sightlines and a presence from the streetscape perspective;
- ▶ Side and rear setbacks of higher buildings should be greater to avoid undue impact to neighbours and a dominant presence to the streetscape;
- ▶ Additions and vehicle garaging, eg carports, to the side of the dwelling should maintain a setback from the front, be low in scale and not compromise the main dwellings integrity, ie:
 - ◆ primary frontage, roof form and verandah proportions and dominance be maintained;
 - ◆ heights relate to characteristic ancillary horizontal features, eg verandah wall attachment and/or fascia

Features, Detailing, Materials and Colours

- ▶ The main dwelling should reflect the wall and roof scale and form desired for area and respect that of the valued buildings prevailing in the streetscape, and their typical features (eg verandah) – one prevailing style and that of an adjoining valued adjoining should be adopted, and not any inconsistent amalgam;
- ▶ Structures to the side should be minor in scale and recessed in appearance to maintain appearance of pattern of gaps between dwellings in the streetscape;
- ▶ Fenestration (windows and doors) in visible elevations should respect traditional high solid to void ratios, limited number, symmetrical arrangements and emphasis on vertical height (generally 2:1 or more);
- ▶ Typical materials, and/or their textures, profile and features, and rich natural colours should be emulated;
- ▶ Front fencing should complement the dwelling and streetscape – refer to Design Guide 2 (Fences);
- ▶ Contemporary design interpretations help distinguish new elements and support expression of new styles, but the key contextual design ques in the streetscape and of adjacent valued buildings need to be respected.