

5 PRECINCT B: TOWN CENTRE

5.1 INTRODUCTION

The Town Centre Historic Precinct, Precinct B, represents the commercial centre of Arrowtown, which evolved as vital infrastructure to an early gold mining industry, later to become a basic rural service town. There has been considerable change to the Town Centre however sufficient fabric has survived from these early days to give rise to the town's revered heritage values.

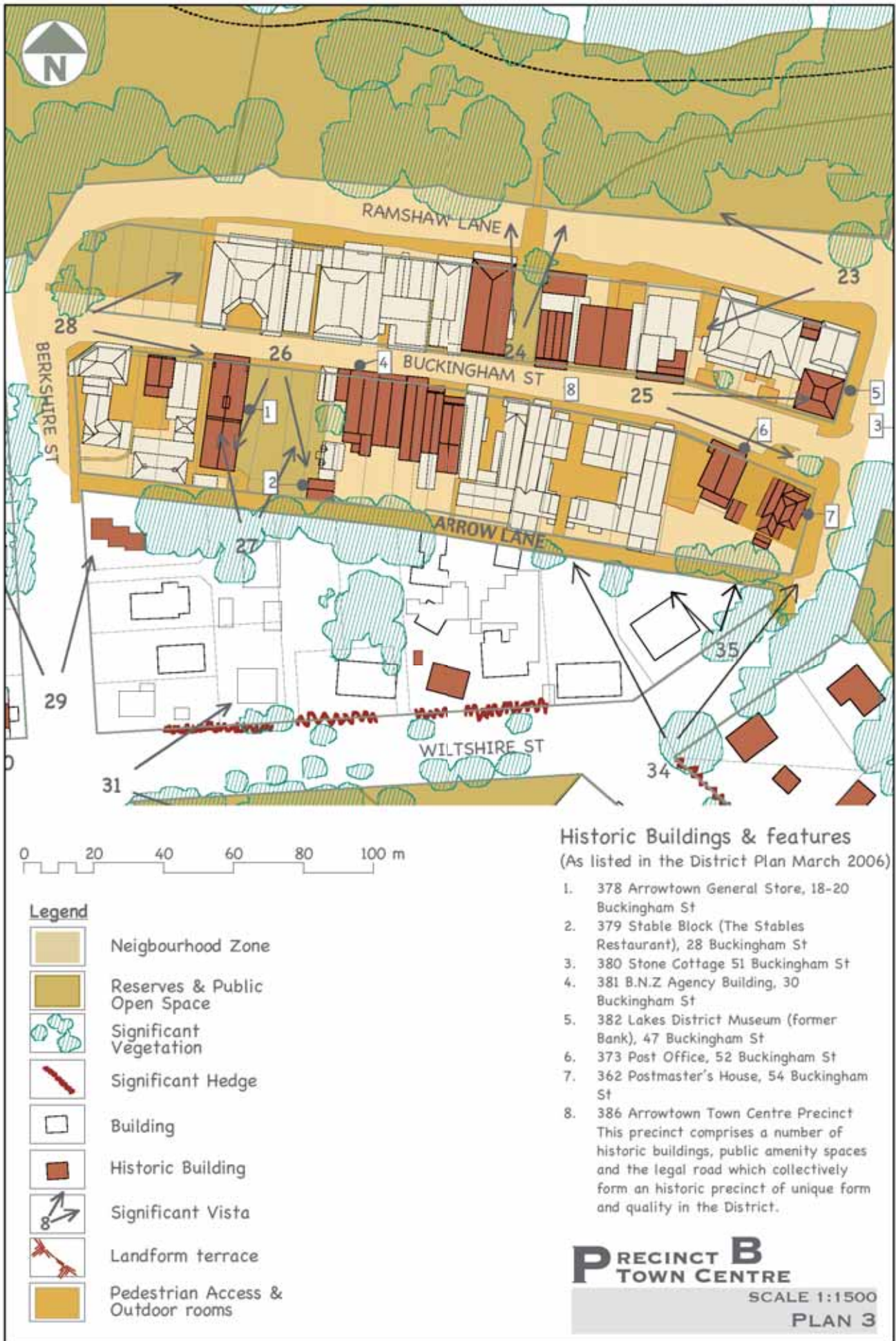
Precinct B corresponds with the area designated in the District Plan as the Arrowtown Town Centre and includes Buckingham Street (the main street) and the Lanes, Ramshaw and Arrow Lane.

The District Plan states:

'The major resources contributing to the heritage value include individual buildings, groups of buildings, the streetscape, the landscape and the overall amenity of the area.'

As this statement identifies, all aspects of the town generate the Town Centre's historic character.

There is a degree of 'overlap' between the Town Centre and adjacent precincts. The historic characteristics of adjacent precincts contribute in a major way to the Town Centre's heritage values.



5.2 GUIDELINES

PRECINCT B: TOWN CENTRE

Specific guidelines have been developed for the Town Centre Precinct with the focus on protecting, conserving and enhancing the heritage character and urban amenity values of this Precinct.

B 1 CONSERVE HERITAGE CHARACTER

The Town Centre's heritage character is derived from the complex inter-relationships of the buildings, the street, the spaces and the vegetation. The individual elements support each other and are dependent on each other. This historic character is also dependent on the Town Centre's setting; the avenue, the river environs and the old residential area on the terrace faces above and to the southwest of the town. The entire town and its setting, therefore, need to be considered as an entity when any type of change is proposed within either area.

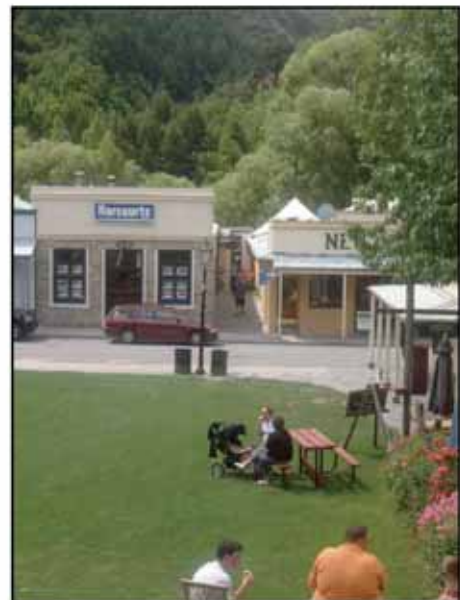
CHARACTER

Important aspects and relationships that generate the historic character for the Town Centre include those outlined below. It is not intended to provide a complete list here, but rather to demonstrate the integrated approach that is important to historic character protection and management.

- The intimate and tightly bound assemblage of buildings, streets and open spaces confined within two blocks. The confined nature of the town is a very important aspect of the town's heritage character.
- The main street, narrow along most of its length, changing direction and widening at its eastern end.
- The small-scale historic buildings, the false fronted shops (predominantly) or the shed type, coming to the main street edge.
- Buildings set further back and more open space where the main street widens. Commercial buildings mixed with residential.
- The relationship of the different types of buildings to the lot boundaries, the main street, the lanes, the courtyards and open space.



Buckingham Street - the west end is narrow and predominantly 'walled' by buildings.



View to main street and river environs across Buckingham Green from Arrow Lane.

- The traditional nature of the lanes, including the types of buildings and their presentation to the lanes. The different characteristics of Ramshaw and Arrow Lane.
- The features and detail of the historic buildings, traditional fences, walls, street treatment (paving, lighting) and planting styles in relation to place, eg the design and style differs for the lanes and the main street.
- The relationship of the Town Centre to its context; the river environs, the avenue, the old residential areas on the terrace face to the south and southwest of the town.
- The vegetation within the Town Centre and adjacent precincts that contributes to the character and amenity of the town.
- The relationship and characteristics of neighbouring precincts are important to the character of the town and vice versa.
- Views and vistas.
- The low key, the simple, the sense of timelessness and the accrued patina on the fabric of elements.



Buckingham Green and Pritchards Store.



The main street looking east.

Heritage character is fragile. Loss or change in relation to any aspects that contribute to character, however small, can impact on historic character. Similarly, inappropriate new buildings/alterations or other works such as paving, street furniture or planting can severely diminish historic character and historic integrity. Proposed change, (including maintenance and upgrades), must therefore be preceded by very careful analysis and consideration.

There are essential principles that must be applied when evaluating change and new work to ensure protection and conservation of the Town Centre's heritage values – these are listed in the Guidelines for Character Protection and Conservation.



Patina acquired with age.

GUIDELINES: CHARACTER PROTECTION AND CONSERVATION.

G Developments must conserve the historic character of the Precinct in relation to all aspects.

G Apply the following essential principles for the analysis and evaluation of change/new work to protect and conserve heritage character. This is fundamental to good design solutions for Arrowtown.

- 1 Understand the key principles for Arrowtown (see 2.2 Key Guiding Principles, page I -17) and in particular the Arrowtown story and apply to design work.
- 2 Consider the Town Centre and its setting as an entity and assess effects in relation to this entity.
- 3 Understand the aspects and relationships that generate historic character, (listed on page B-3 and B-4), and respect in new work/alterations.
- 4 Conserve historic character by retaining and enhancing the historic elements (historic sites, buildings, open space and other features) within the Precinct and its setting.
- 5 Assess and do not compromise the collective contribution of elements and features to site, streetscape, adjacent features and precinct. Heritage character is mostly derived from the collective value of historic features. Placing emphasis on individual items/features inevitably leads to loss of heritage value within a Precinct.
- 6 Assess all features for their contribution to historic character irrespective of whether or not they are listed in the District Plan. (Not all important historic sites or features are listed).
- 7 Retain the characteristics of adjacent precincts that contribute to the historic character of the Town Centre.



Pleasant combination of wall, window and vegetation.



The collective contribution of heritage features - building, vegetation, stone walls.

- 8 Developments in adjacent precincts must not compromise the character of the Town Centre and vice versa.
- 9 Do not allow the commercial Town Centre to expand beyond its current boundaries.
- 10 Conservation Management Plans should be prepared for historic sites, buildings and features. A Conservation Management Plan (prepared by a conservation architect and landscape architect) will provide appropriate guidance for the conservation and management of historic sites and buildings individually or collectively.

B2 APPLY BEST PRACTICE HERITAGE CONSERVATION

The Town Centre is a heritage precinct and the principles of heritage conservation should guide all change and intervention. Best conservation practice is described in the ICOMOS New Zealand(NZ) Charter for the Conservation of Places of Cultural Heritage Value. The conservation of historic sites, buildings features and open spaces should be in accordance with this Charter.

GUIDELINES: HERITAGE CONSERVATION

- G All development decisions must be in accordance with best practice heritage conservation principles.**
- G Follow the principles of the New Zealand ICOMOS Charter, see Appendix II)**
 - 1 All projects (within the Precinct and its setting) for buildings, street works, paving, planting etc., should protect historic character and heritage values.
 - 2 Change must be managed so that the historic relationship between feature/structure and site is not lost.
 - 3 Conservation requires the least possible intervention with a site.

- 4 Choose the appropriate conservation method i.e. preservation, restoration, reconstruction or adaptation.
- 5 Heritage conservation is a specialist field and qualified experts should be used to provide guidance.
- 6 New works should protect the historic value of the site, vicinity and wider context.
- 7 New work should be identifiably of the era of its construction while respecting its context.
- 8 Historic vegetation should be retained and replanted when diseased or at the end of its life. Lost or missing heritage vegetation should also be replanted. Replace with the same species.
- 9 For Buildings see B 15 Existing Buildings, page B-22 and B 16 New Construction General, page B-23.

B 3 VIEWS AND VISTAS

Views and view corridors to the mountains, river environs and the old residential town provide a very important contribution to the unique character and setting of Arrowtown's Town Centre. These views between buildings or from public open spaces, streets, and lanes need to be respected. Key Arrowtown views have been identified, (See Plan 3, page B-2), however, all views in relation to a development need to be assessed as others may also be important.



Views east to Crown Terrace face.

GUIDELINES: VIEWS AND VISTAS

- G Preserve key views and vistas to the enclosing hills, the Arrow River, historic buildings and features.**
- G Assess all views in relation to a development.**
- 1 Position new buildings or additions, new plantings, and other new works, to preserve key and other important views and view corridors.



Retain view shafts to enclosing hills.

B 4 STREETScape

The streetscape is derived mainly from; the buildings, treatment of the street, public space and private space, the paving surface, plantings and street furniture.

The character of Buckingham Street and the Lanes differs due to function and location. Therefore, different guidelines apply.

BUCKINGHAM STREET

Along most of its length Buckingham Street is straight and relatively narrow predominantly flanked by buildings interspersed with a number of courtyards. At its eastern end there is a change in direction and the street fans out to intersect with Wiltshire Street and the Avenue. The buildings along this wider section were traditionally set further back from the street creating a more spacious streetscape.

On both sides of the street the footpaths are narrow, frequently spanned and contained by shop front verandahs.

THE LANES

Traditionally Arrow Lane and Ramshaw Lane were the back yards and service areas to the Buckingham Street shops and main street activities and accommodated the more industrial type town services. The Lanes therefore had a simple, basic 'working' character.

In terms of the historic character and integrity of Arrowtown the character of the lanes is very important and care needs to be taken to retain what remains of this backyard character.

To a significant extent this character has been lost from Ramshaw Lane. Arrow Lane still retains much of its backyard character.

RAMSHAW LANE

Ramshaw Lane is north facing, sunny and faces the river. Willows line much of the interface between the river and Ramshaw Lane providing demarcation and a soft edge between the Town Centre and the River Environs Precincts. They also form a backdrop to the car parking area serving to lessen its visual impact.

The traditional service lane character has been in part replaced with shops and businesses. Footpaths and pedestrian areas are wider than on Buckingham Street with more opportunity for street activities eg. outdoor café seating.



Arrow Lane, building (left) intrudes on the lane.



Ramshaw Lane.

ARROW LANE

Arrow Lane, to the south of Buckingham Street, is narrow, without a footpath and primarily functions as a service lane and pedestrian way. This Lane is well concealed between the town and the base of the terrace. A different perspective of the Town Centre is obtained from the Lane, which provides insight into the original structures of the Town Centre.

The Lane has a distinctive and different character derived from the backside of buildings including sheds and lean-tos. The small scale of the lane together with rock outcrops, schist stone retaining walls and vegetation, are distinctive features. Vegetation bordering the lane includes sycamore, oak, hazelnut and periwinkle and has an overgrown, timeless, untended quality.



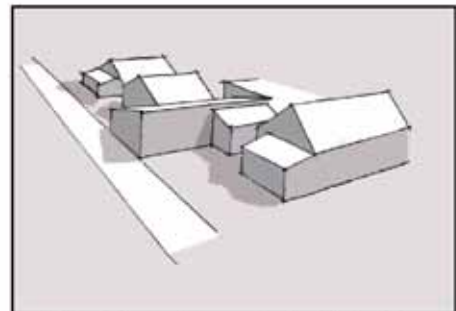
The backyard character of Arrow Lane adds interest and has historic value. It provides a different perspective of the town.

GUIDELINES: THE LANES AND BUCKINGHAM STREET

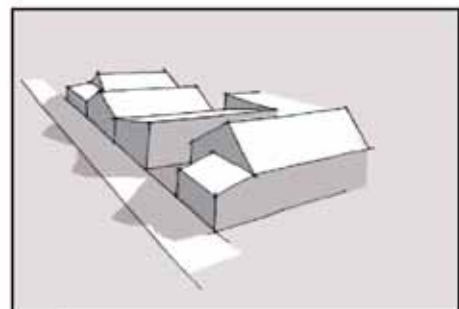
G Protect the individual and distinctive character and charm of Buckingham Street, Ramshaw Lane and Arrow Lane.

G Retain the simple 'working and service' character of Arrow Lane.

- 1 Protect the change in direction and width of Buckingham Street. Do not visually obscure this change with new development.
- 2 Where buildings in Buckingham Street were originally set back from the edge of the street, retain this space. Encourage seating, especially in the sun.
- 3 On Ramshaw Lane, continue the pattern of building setbacks for new development to provide outdoor connections with the street.
- 4 Do not allow vehicle dominance in Arrow Lane and encourage pedestrian thoroughfare.
- 5 Protect the simple backyard 'working' character of Arrow Lane.



Retain the irregular building line and setback against Arrow Lane.



Do not fill the yards with buildings to Arrow Lane.

- 6 Protect and enhance the trees on the terrace face above Arrow Lane. This vegetation is an important part of the character of the Lane and the Town Centre Precinct.
- 7 Lighting will be required in Arrow Lane. The style of lighting and level of light must fit the lane character.
- 8 Protect the willow trees immediately to the north of Ramshaw Lane.
- 9 Underground the power lines to allow greater appreciation of the historic features and buildings.
- 10 Refer B 19 The Shed, page B-40, for Buildings.



Pedestrian capillary to Arrow Lane.

B 5 PUBLIC OPEN SPACES, LINKAGES AND COURTYARDS

Within the Town Centre there are a number of public spaces with their own distinctive character. These include Buckingham Green, Athenaeum Reserve, Marshall Park and the public space alongside the Post Office. Courtyards have also been created as part of commercial developments.

In addition there are several pedestrian ways that link Buckingham Street to Ramshaw Lane and Arrow Lane. These linkages are part of the pedestrian network and provide interesting spaces of varying character. They also allow the Town Centre and buildings to be experienced from different perspectives.



Marshall Park.

MARSHALL PARK

Marshall Park is the small park opposite the Bakery on the corner. It extends between Buckingham Street and Ramshaw Lane. The park slopes towards the Lane and is of simple design (predominantly grass and trees) allowing a connection to the Arrow River from Buckingham Street. The space is defined by hedges to Ramshaw Lane and a picket fence to Buckingham Street. The simplicity of this uncluttered layout needs to be retained.



Buckingham Green and Precinct defined and enclosed by vegetation behind

BUCKINGHAM GREEN

Buckingham Green is a central and historic space between Pritchard's Store and the Stables and extends from Buckingham Street and Arrow Lane. It is again a simple grass area with natural rock outcrops, stone terracing and walling to Arrow Lane. This space is highly valued for town activities, often functioning as a performance space or Village Green. It is well used at all times of the year for sitting, picnicking and play. The mature vegetation on the slopes above Arrow Lane is very important to the character of this space, providing a sense of timelessness and enclosure for the Town Centre.

LIBRARY GREEN

This iconic Arrowtown park is in the adjacent Old Town Residential Precinct, however it also relates closely to the town and is described here with the Town Centre public spaces. It is located opposite the miner's cottages surrounding the Library and extending to Merioneth Street. The simplicity of mown grass and trees dominate. This area is a shaded and tranquil retreat away from the tourist and building dominated Town Centre. The autumn colour is spectacular. The space is well used for market days and at other time for play and passive recreation. The trees on the terrace face behind the library contribute value and enclosure to this space, the Avenue Neighbourhood and to the Town Centre.



Library Green



Athenaeum Reserve

ATHENAEUM RESERVE

This Reserve is between the Town Hall and the Coachman and mainly functions as a laneway between Buckingham Street and Ramshaw Lane, providing a visual link from the main street to the river.

There are several raised stone planters within the space and the surface is paved. The paving does not contribute positively to the historic character of the adjacent buildings or Precinct.

POST OFFICE GARDEN

This space, on the northwest side of the Post Office has in recent times served as a quiet retreat away from the busy main street. Its domestic garden style providing historic context to the site.

The redevelopment of the Royal Oak Hotel and the Post Office will make this space more of a throughway.



Post Office garden.

GUIDELINES: PUBLIC OPEN SPACES

- G Protect and retain the character of existing open spaces, pedestrian linkages, and courtyards.**
- G Encourage more pedestrian linkages and courtyards in new development.**
- 1 Retain the simplicity of Marshall Park, Buckingham Green and the Library Green.
 - 2 Retain the trees and vegetation on the terrace face to the south of Buckingham Green (and the Library Green) This vegetation is of great importance to the enclosure and historic character of these spaces.
 - 3 Replacement of the paving and planting in Athenium Reserve with an appropriate historic design would add value to this space.
 - 4 Retain the low-key domestic garden character and seating area within the Post Office Garden as the role of this open space changes to a thoroughway. This character reflects the residential role of this site in early Arrowtown.
 - 5 New pedestrian linkages running parallel to the main street and the lanes may be acceptable provided that they do not compromise the historic character of the street and lanes by, for example, placing buildings closer to the lanes and reducing backyard space.
 - 6 Keep existing green spaces 'green'.
 - 7 Design new courtyards and/or renovate existing courtyard spaces to reflect traditional Arrowtown. The composition of spaces based on rectangular shapes as opposed to curved or circular is appropriate. Paving, street furniture, lighting, planting etc., should be in accordance with the guidelines outlined.



Uninteresting pedestrian link with poor detailing.

B 6 SURFACES: PAVING, DRAINAGE, KERBS

Traditionally, simple, basic, natural surface materials were used in Arrowtown for street and paving surface. This reflected the town's isolated, rural/industrial beginnings.

The appearance of surfaces is very important to the historic character of Arrowtown.

GUIDELINES: SURFACES

G Use materials and surfaces that are local, low key and reflect traditional Arrowtown.

1. Concrete in its simple unpretentious form; stone, gravels and timber (boardwalk) are best. Do not use precast concrete products, coloured pavers stamped or coloured concrete, stone not used traditionally in Arrowtown or ceramic tiles.
2. Use lightly exposed aggregate concrete as the primary surface for footpaths and paving within the Town Centre. Schist rock (sourced locally) can be used for feature paving and for edging.
3. Preserve original and new stone drainage channels (lower Berkshire Street) and take opportunities to extend their use in other locations where drainage is required.
4. Use stone kerbs in preference to concrete kerbs in the Town Centre including Buckingham Street, Ramshaw Lane and Arrow Lane (and lower Berkshire Street and Wiltshire Street). Do not use continuous machine kerbing.
5. Do not seal parking bays or shoulders. Use gravel. Bituminous seal should only be used for the main carriageways (except Buckingham Street).
6. Retain gravel footpaths on lower Wiltshire Street and Berkshire Streets.
7. Retain gravel shoulders and grass verges on Wiltshire and Berkshire Street.



Schist details.



Stone set in crusher dust and gravel path.



Modern coloured tiles are inappropriate to historic character



Stone edging.

B 7 EXISTING VEGETATION

Historically, there were no tree plantings in Buckingham Street. Tree plantings in the Avenue and in the adjacent residential areas provide a framework of vegetation, which is of great importance to the character of the Town Centre including the lanes.

This includes the willows on the edge of Ramshaw Lane, street trees on Wiltshire Street and the trees and vegetation on the terrace face south of Arrow Lane. (Refer Plan 3, page B-2, which shows significant vegetation in and around the Town Centre.)

The early settlers planted almost exclusively exotic species many of which may be considered weeds today such as sycamore, hawthorn and periwinkle. Other significant plants include fruit trees, walnuts and hazelnuts. All of these species contribute significantly to historic character. Some of these species are potential wildings, however, the Arrowtown Workshops identified the wildings on the adjacent hills (below a certain level) for retention as they contribute to the character of Arrowtown.

GUIDELINES: EXISTING VEGETATION

G RETAIN AND PROTECT HISTORIC VEGETATION WITHIN AND ADJACENT TO THE TOWN CENTRE PRECINCT.

- 1 Retain vegetation identified in Plan 3, page B-2.
- 2 Trees lost, deemed unsafe or at the end of their life span must be replaced with the same species or species of similar form. Where species are no longer permitted to be planted, eg Hawthorn use an appropriate substitute from the Plant Lists, Appendix I)



Trees on Wiltshire Street enclose the Town Centre and form part of the historic fabric.



Willows on Ramshaw Lane are part of the historic vegetation.

B 8 PARKING

Areas for parking have increased significantly in recent years in line with the growth of the town. The main parking areas are on Ramshaw Lane, Buckingham Street, Hansen's Park, Buckingham Avenue, and Berkshire Street with overflow parking within the river area adjacent to Ramshaw Lane.

Parking areas have the potential to dominate the Town Centre and significantly detract from historic character. Careful management is required. Options need to be investigated that would free up parking space.

GUIDELINES: PARKING

G Car parking should not isolate the Town Centre from adjacent precincts or undermine the character of the Town Centre or adjacent precincts.

- 1 Do not create more parking in the Town Centre area. No further parking areas can be developed without adversely affecting the character of the Town Centre and adjacent precincts.
- 2 Do not allow parking for the Town Centre to dominate further in the river environment. (See Precinct A, A3 Vehicles and Parking, page A-6)
- 3 Do not plan parking for peak days. Parking around the streets on special event days is acceptable and this approach fits better with the historic character as opposed to having vast parking areas.
- 4 Bus parking is adequate for current and projected use. Seek ways to reduce the dominance of hard surface areas by breaking up with planting. Plant willows behind the bus park to decrease its dominance.
- 5 Require Town Centre business staff to park in the car park to the north of Romans Lane.
- 6 Investigate the options outlined in the 2003 Arrowtown Workshop for solutions to the shortage of parking space.



Historic poplars and willows provide well sought-after shade for parking in summer and reduce the dominance of parked vehicles.

B 9 FENCES AND WALLS

Fences were traditionally predominantly timber, corrugated iron and post and wire. Picket fences were often used in the main street and there are two examples that are appropriate for the Town Centre. One is located on the front and side yard of the Postmasters House and the other is in front of 59 Buckingham Street – a miner’s cottage.

Local stone freestanding and retaining walls were also part of the historic fabric of the Town Centre.

GUIDELINES: FENCES AND WALLS

G Any new fences and walls must be simple and similar to those used traditionally and appropriate to location.

- 1 Simple wood picket fences are appropriate. The simple fence design in front of the mining cottage is a good example of detail and timber dimensions.
- 2 Schist stone dry stacked retaining walls must be in appearance similar to those used historically within Arrow Lane and Buckingham Green. Local schist stone must be used.
- 3 Free standing stonewalls in the traditional form of dry stonewalls with “coping” stones are appropriate.
- 4 Mortared stone is an acceptable alternative for high public use areas where the stability of dry stonewalls would be an issue. Mortar should appear similar to other existing examples in the Town Centre Precinct. (i.e. Buckingham Street and Ramshaw Lane.)
- 5 Fences must not be of a height to obscure views to buildings and yards as this would detract from the experience of the lanes and Town Centre. The maximum height for ordinary walls and fences is 1.2m. 2m high fences, as defined in the District Plan, should only be used for the minimum area required to hide rubbish receptacles and other services. Do not use 2m fences for entire yards.



Picket fence, miner’s cottage, 59 Buckingham Street.



Simple timber bollard.



Stonewall with coping.



Post office – picket fence.

B 10 VEGETATION : PLANT MATERIALS

A simple palette of plant materials was grown/survived in early Arrowtown.

The type of plants and the way they grow, (including the thickets and overgrown, rambling nature of some areas), contribute significantly to historic character.

GUIDELINES: VEGETATION: PLANT MATERIALS

G New plantings must be appropriate to the historic context.

G Retain historic plantings.

- 1 Trees should not be introduced to Buckingham Street within the Town Centre. Trees should be set back from the main street within courtyards or public spaces.
- 2 Trees are appropriate on Ramshaw Lane and Arrow Lane.
- 3 All trees and other vegetation should be from the historic palette of plants or listed substitutes where species such as hawthorn are no longer permitted. (See Plant Lists, Appendix I).
- 4 Native plants should be used sparingly within courtyards and adjacent to the Town Centre and only as secondary to historic plants. Exotic historic species should dominate. Do not use tussock species or natives en masse.
- 5 Plantings should be simple.
- 6 Allow the 'overgrown', rambling character of plantings to remain or evolve as this is important to the historic patina and special qualities/character. 'Weeds' can also be an acceptable part of the Arrowtown streetscape. Do not remove or spray in a quest for the neat and tidy.



Periwinkle rambling over a bank. The vegetation contributing to the patina of age.



Planting in Ramshaw Lane.

B 11 STREET FURNITURE

Street furniture including rubbish bins, seats, light standards, and picnic tables are features of contemporary life in Arrowtown, however not all were present historically. It is important that the character of new elements does not contradict the historic character of the town.

GUIDELINES

G Site furniture must be simple in design, well placed and satisfy a real need.

- 1 All street furniture including seats and rubbish receptacles should be simple and appropriate to the historic context of a mining town.
- 2 Limit street furniture to where there is a real need to retain the uncluttered simplicity of the street character. Place furniture where it will complement historic buildings and features and not obscure or detract from.
- 3 Avoid ornate designs that would misrepresent the history of the area.
- 4 Street furniture should use traditional materials but be of contemporary design that is sympathetic to its historic context.
- 4 Timber and wrought iron are best. Copper, brass and galvanized steel may be appropriate. Do not use stainless steel, plastic, bright colours, aluminium or fibreglass.
- 5 Avoid one repeated generic design for individual items. A limited variety of designs suited to Arrowtown would be appropriate.
- 6 Do not adopt items from the street furniture used in other historic towns, or elsewhere in the District, unless they are appropriate to Arrowtown.



Rubbish tins



Design appropriate but colour is too loud – use natural timber instead.



Inappropriate design



Fits the character

B 12 STREET LIGHTING & EXTERIOR LIGHTING

Kerosine Lamps were installed to early Arrowtown to provide light along the main routes. The electric light did not come to Arrowtown until the 1940s.

The type and level of lighting is of special concern to the community in relation to the night character of the town. Low light levels and relative darkness is in keeping with the historic character and will enable the moon and stars to be appreciated on clear nights.

A lighting masterplan specifically prepared for Arrowtown would assist good lighting solutions.

GUIDELINES: STREET AND EXTERIOR LIGHTING

G Exterior lights should be simple and include lamp styles appropriate to an early rural mining town.

G Lights should be appropriate to location within the Town Centre.

1 Gas lantern/kerosine style lamps and cast iron light standards should be retained in Buckingham Street.

2 Electric light lamps on timber poles (or an appropriate alternative) and of a simple utilitarian style that reflects the early Arrowtown character should be used for Ramshaw Lane, Arrow Lane and other areas on the periphery of the Town Centre. The lights should be kept at a relatively low height on poles (old telephone pole height). Use higher lights only at intersections.

3 Avoid overhead lamps on tall sectional galvanized poles.

4 Exterior lighting should be a subordinate element and should have a low level of luminescence and be of a colour reflecting that of kerosine lamps and early electric lights. Reduce glare and intensity by using low output lamps to produce a subtle effect.



Lamp stand by Museum (Old Bank building). Pioneer No.3. Original kerosine lamp most widely used in 1860's worldwide.

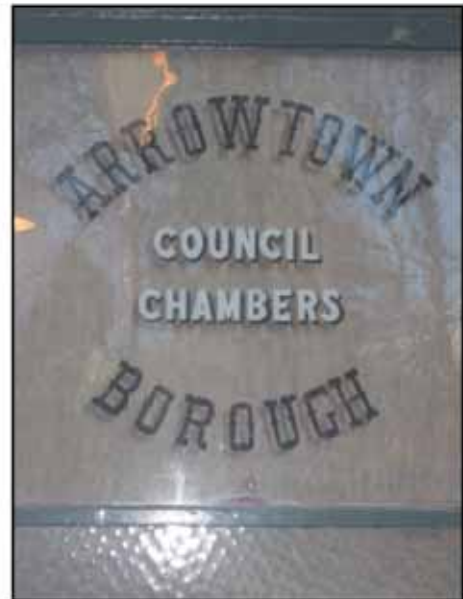


Gas style lamp. Better to use kerosine style lamp above.



X Inappropriate modern light bollard.

- 5 Retain the historic character and historic ambience of the Street. The shadows of buildings and features in subtle lighting with the night skys give rise to this character.
- 6 The scale of lighting i.e height is important and should reflect historic patterns.
- 7 Wall mounted bracket lights, (gas lamp style), are appropriate but should be robust and authentic in materials and scale.



B 13 SCULPTURES, WORKS OF ART, ARTEFACTS, MEMORABILIA.

While Works of Art are to be encouraged there are already a number of sculptures and artefacts within the streets, lanes and courtyards and care needs to be taken not to 'overdo' the number of these works. Too many would detract from the historic simplicity of Arrowtown and this point has or is close to being reached. The context, site, scale and relationship of Works of Art to Arrowtown are very important.

GUIDELINES: SCULPTURES, WORKS OF ART.

- G Works of Art should respect and respond to the character of Arrowtown.**
- 1 Works of Art should connect with Arrowtown. They should aim to complement, not dominate, and be appropriate to context and setting.
 - 2 Avoid cluttering the Town Centre with Works of Art. Do not compromise the historic simplicity of Arrowtown's streets and open spaces.
 - 3 Materials used for Works of Art should be limited to those that are sympathetic to traditional Arrowtown.
 - 4 The display of further artefacts relating to gold mining requires careful consideration. The museum or gold mining sites would be a better place to display these where they can be understood in an appropriate context.

B 14 SIGNAGE

There are a range of signs in the Town Centre including traffic, parking, information, interpretation and commercial signs. Traditionally signs were relatively simple in character. Historic photographs illustrate a limited range of types. On Buckingham Street signs were mounted flush on building fronts or projected over the footpath.

Today the number of signs is greater than historically. It is important that signs remain subordinate to the overall street scene and their size relates to purpose including the pedestrian nature of the area and low traffic speed. Their placement and design should respect historic buildings and the character of the Town Centre.

GUIDELINES: SIGNAGE

G Sign design and placement should respect historic buildings and the character of the Town Centre.

- 1 Signs must not obscure historic building details or important vistas.
- 2 Reduce the number of signs used in a single location by the use of directory or finger signs.
- 3 Signs hand written on the building in the traditional way are best, provided they do not alter or obscure parts of the building.
- 4 Small scale signs, either mounted on to buildings or free standing are appropriate.
- 5 Sign materials shall be similar to those used traditionally. Painted wood and metal are appropriate. Plastic and highly reflective materials are inappropriate.
- 6 Illuminated, neon or flashing signs are not appropriate and must not be used if heritage character is to be protected.



Low-key finger signs are an effective means of conveying information but watch location.



BUILDINGS

B 15 EXISTING BUILDINGS

Buildings and the open spaces between are major contributors to the Town Centre's character.

Two building types traditionally dominated the Town Centre (and continue to do so): the false front shop and the shed.

Other building types had minor roles. For example, the Postmasters House is unique in the Precinct, being of the Bay Villa residential type, providing increased complexity and richness. See B- Fig1, page B-25 to B-28 which shows elevations of the buildings in the main street, as of March 2006.

The protection of heritage is the priority in this Precinct. This means that the existing building stock should be conserved and maintained in Arrowtown, as opposed to the on-going alteration and replacement of buildings that commonly occurs in other towns.

The Precinct should be seen as a functional entity and the individual buildings as its component parts. The entire Precinct is given heritage status in the District Plan and a list of individual heritage buildings is also provided. Not all buildings that have heritage fabric and contribute heritage value are however individually listed and more recent buildings, especially ones of architectural merit, may over-time acquire heritage value. Therefore every building should be carefully evaluated before support is given to its removal, resiting, or modification.



Buckingham Street, 1905, looking east.



Buckingham Street, 1950's, looking west

GUIDELINES: EXISTING BUILDINGS

G Conserve the existing buildings of the Town Centre.

- 1 Protect and preserve all buildings identified in the District Plan as having historic value, and ensure their on-going conservation and maintenance.
- 2 Do not allow the removal or modification of other existing buildings until it has been proven that they do not have historic or urban design value. (The Town Centre Precinct as a whole is listed as a heritage precinct, however not all buildings of historic merit are individually listed in the District Plan.).

- 3 Follow the principles of the ICOMOS NZ Charter for the conservation of existing built fabric. This Charter is the fundamental heritage conservation guideline and should be applied in all cases (see B 2 Apply Best Heritage Conservation Practice, page B-6).
- 4 Undertake all conservation work under the direction of an appropriately qualified conservation architect. Invariably site-specific issues will arise on any conservation project and a conservation architect with the necessary specialist knowledge should direct operations.

B 16 NEW CONSTRUCTION GENERAL

Early buildings in Arrowtown related harmoniously to each other, both in form and materials, without a great deal of apparent conscious effort. Lack of money and technology together with the limited range of materials available helped achieve this cohesiveness.

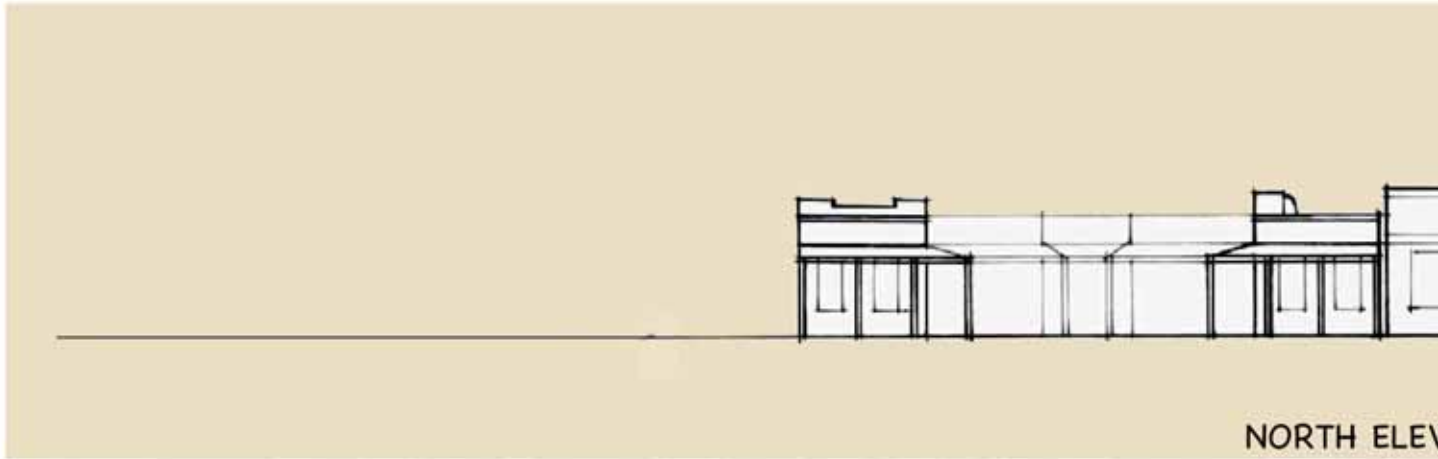
These constraints no longer operate. If, however, traditional building types are analysed and their characteristic site planning, form, scale, composition, details and materials are applied to new construction, new buildings have a much greater chance of being appropriate to their context.

The dominant traditional building types, (i.e the False Front Shop and Shed building types), therefore, provide the guide to new structures. Within these building types there are also a number of subtle differences and these also need to be protected and enhanced in any new construction.

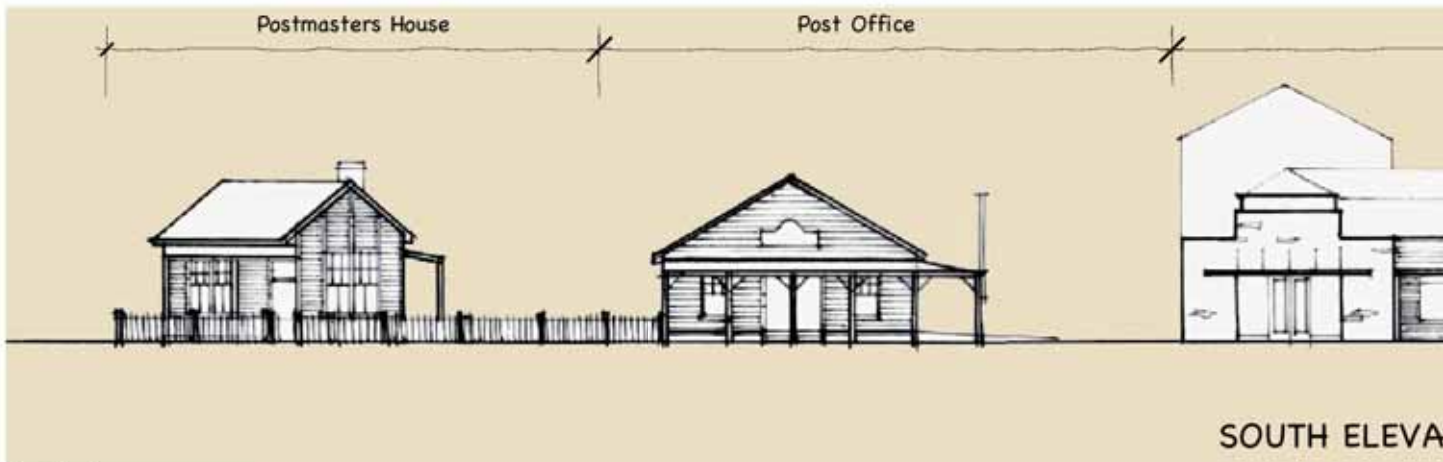
An important issue is the site and height standards in the District Plan i.e Site Standard of 90% site coverage, and a Zone Standard of 7.0m for building height. These standards, however, provide the maximums for development and it may well be that building coverage/height need to be considerably lower in order to protect historic character.

These provisions should be seen as a crude first cut, to 'weed out' proposals that are totally unacceptable. All applications are discretionary. Proposals that comply with the site coverage and height limit should then be fully evaluated against the District Plan's policies, objectives, assessment matters, and the recommendations of these guideline (plus other relevant

BUCKINGHAM STREET - ELEVATIONS

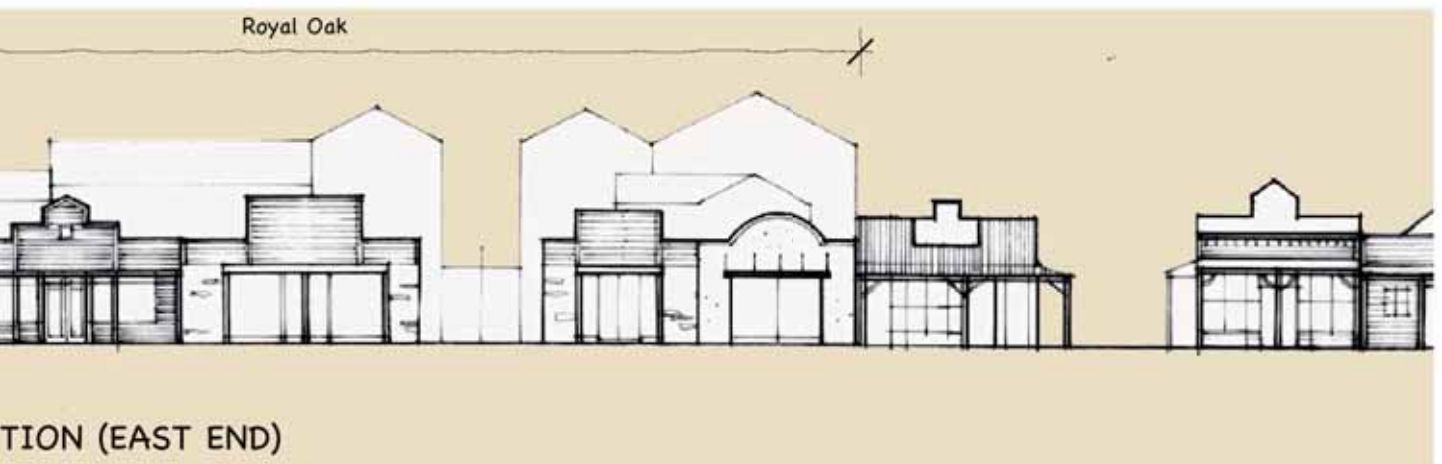


NORTH ELEVATION

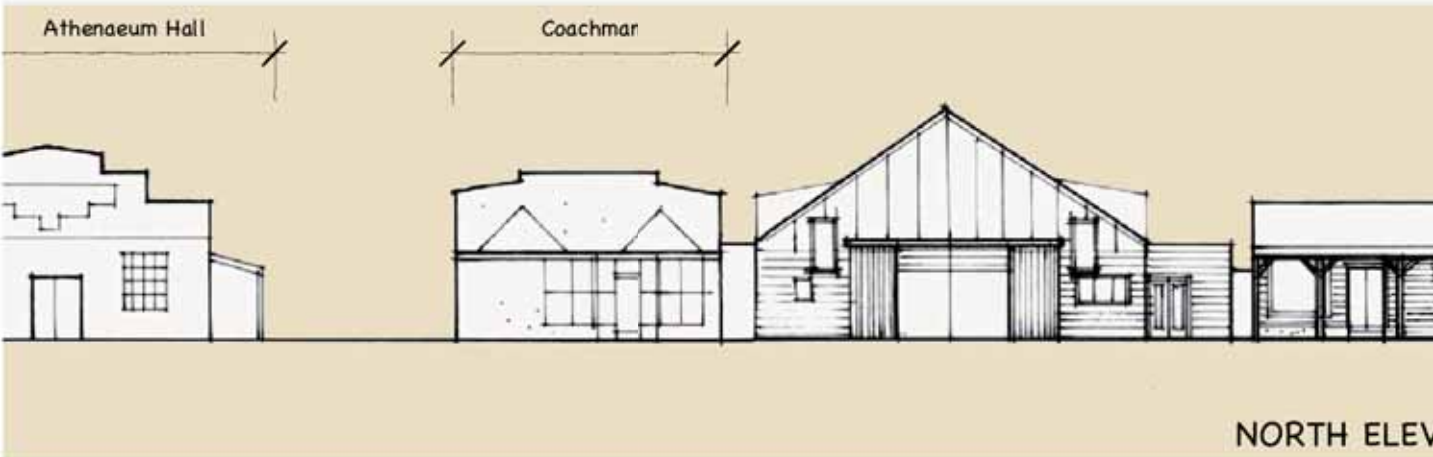


SOUTH ELEVATION

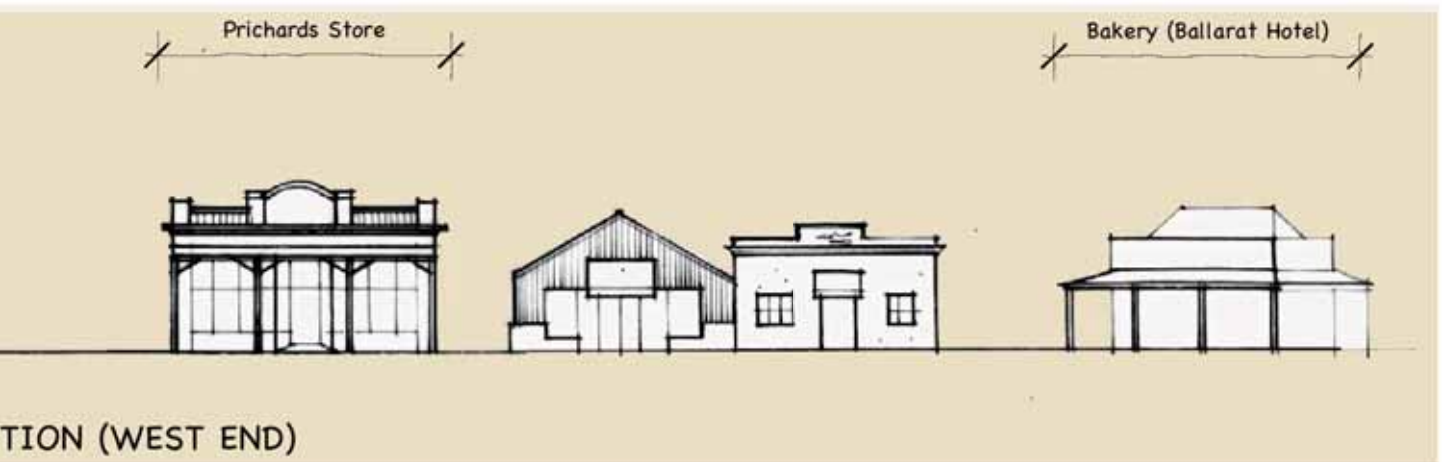
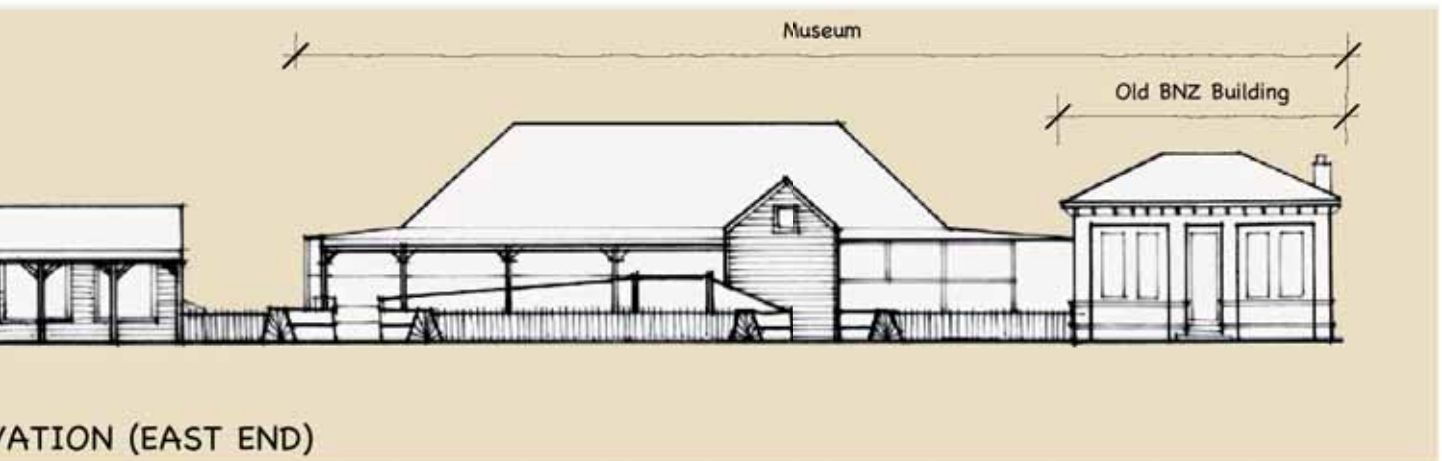
B - Fig 1



BUCKINGHAM STREET - ELEVATIONS



B - Fig 1



documents eg Charrette recommendations). In the course of this evaluation a proposal, or parts of it, may be deemed to be inappropriate despite being consistent with the zone and site standards.

**GUIDELINES: NEW CONSTRUCTION
GENERAL**

G Adopt the essential characteristics of the false front shop and shed building types for new construction.

- 1 Apply the characteristics of site planning, form, scale, composition, details and materials of the traditional Arrowtown building types, (the false front shop and the shed), to new construction.
- 2 Protect and enhance the subtle differences in the character that occur within the Precinct and subtly vary individual buildings within a building type in any new construction.

G New construction should be identifiable as contemporary. It must be in sympathy with and not attempt to dominate its context.

- 1 Make evident in subtle ways the time of a building's construction.
- 2 New buildings must take a secondary supporting role and not dominate. Old buildings in Arrowtown tend to be plain and frugal and with modern resources new buildings could easily overpower them. The historic buildings within the Town Centre should be seen as the 'stars of the show'. See B-Fig 1, page B-24 and B -27. Copy to scale in Appendix III.

G Do not introduce false history:

- 1 Do not build replicas of local buildings or replicas of historic buildings from other places as this misrepresents history and undermines the real heritage value of the Precinct.

2 Do not assume it is appropriate to reproduce a structure that was previously on a site - the context will almost certainly have changed.

3 Do not make exact copies of the characteristic detail or ornament of historic buildings and apply to new construction.

4 Do not relocate buildings from other places into the Precinct.

G The historic lot pattern must be evident in the built fabric, especially in the Buckingham Street facades.

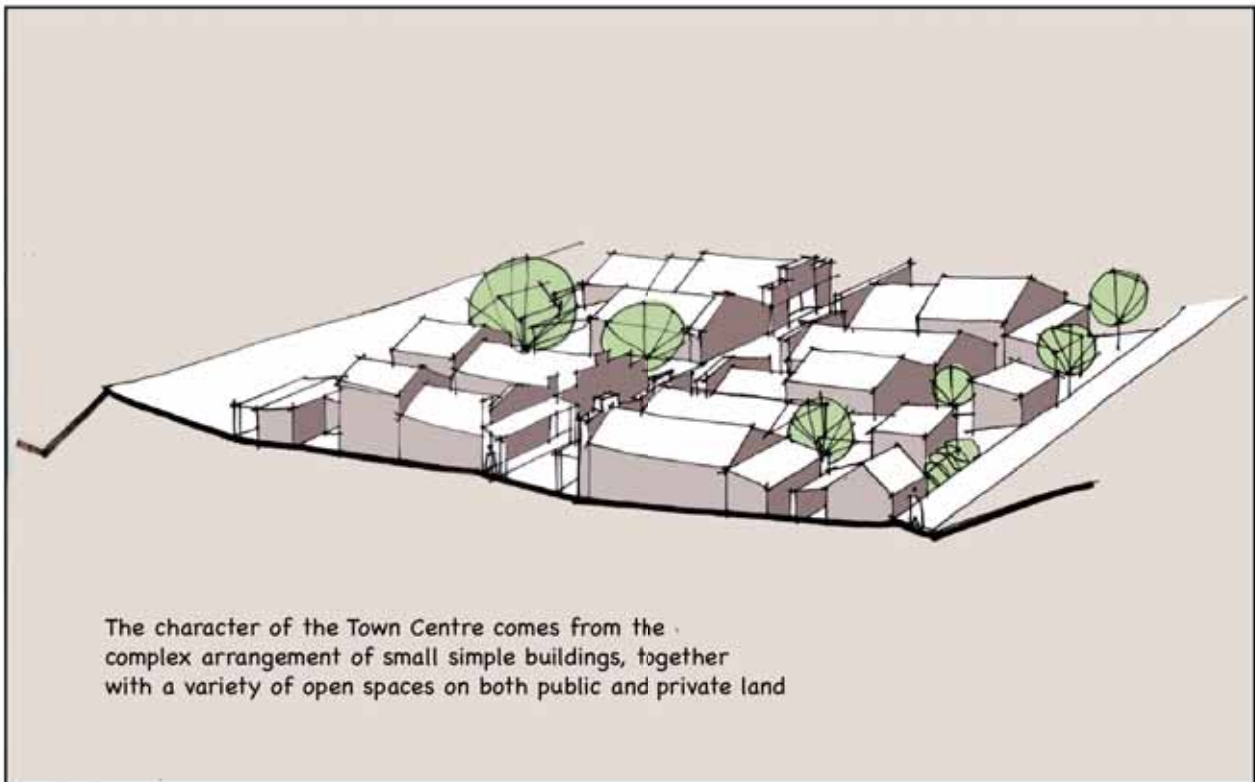
1 The narrow lot pattern of the Town Centre should be expressed in new construction. This is essential when several lots are to be developed as one project. The narrow lot pattern has had a major influence on built form and the continued expression of this pattern is important to the Town Centre's heritage character.

2 On Buckingham Street in particular, buildings should not bridge across lot boundaries.

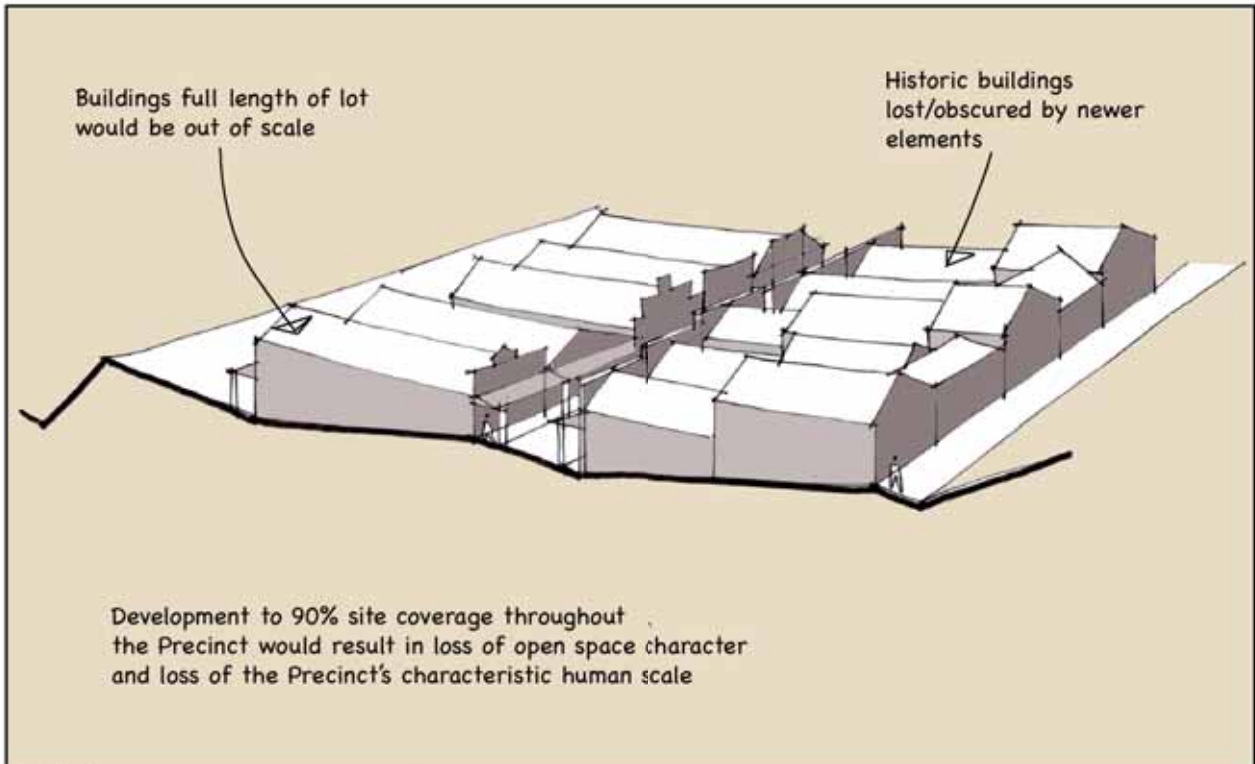
G The maximum height and site coverage standards set by the District Plan may not always be appropriate. New construction must also meet the District Plan, policies, objectives, assessment matters and the guidelines for these maximums to be allowed.

1 Apply the District Plan policies, objectives, assessment matters together with these guidelines to determine the appropriate height and site coverage for new construction. The appropriate height and site coverage may in many cases be significantly less than the limits set in the District Plan standards as the character of the Precinct in part arises from the open spaces within the lots. (If every lot were to be 90% covered with 7.0m high buildings, the character of the Precinct would be destroyed). See B -Fig 2, 3 and 4, overpage.

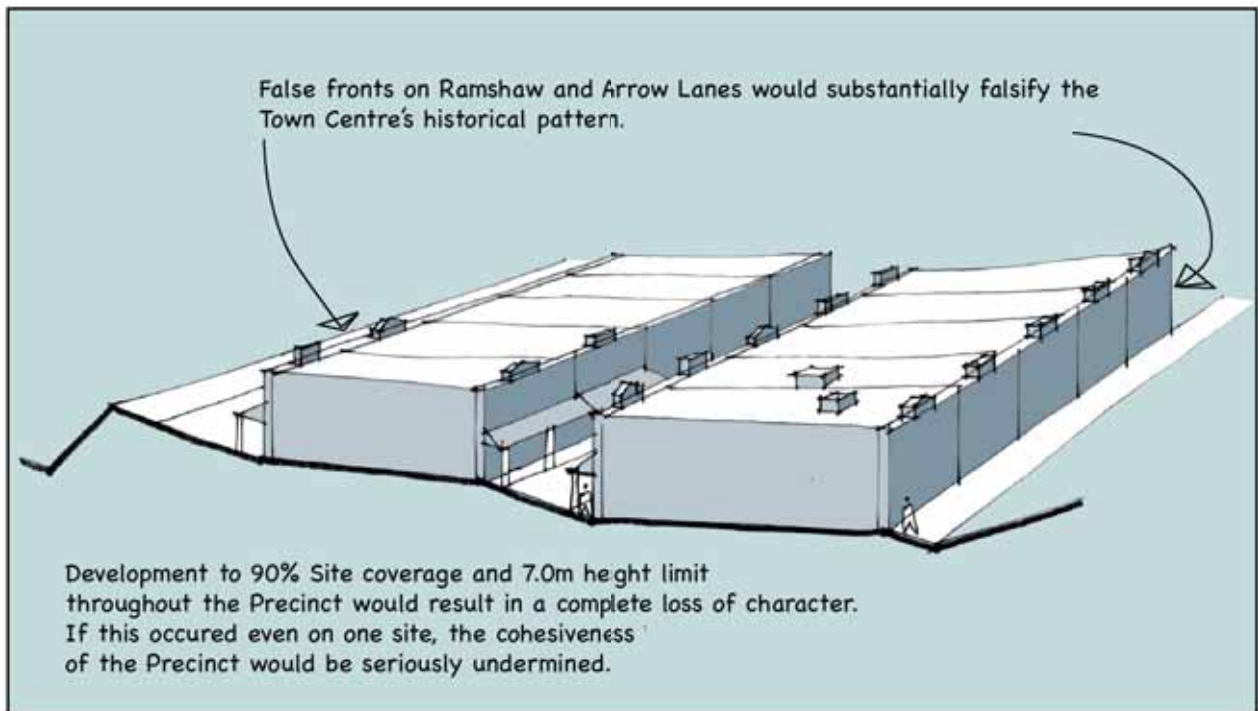




B - Fig 2



B - Fig 3



B - Fig 4

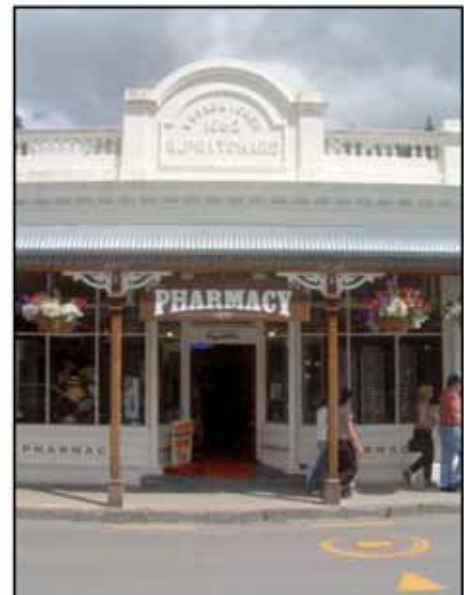
G Follow the principles of the ICOMOS NZ Charter, for the construction of all new built fabric. (See Appendix II). The Charter is a valuable reference for evaluating whether a new design represents good heritage conservation.

B 17 THE FALSE FRONT SHOP BUILDING TYPE

The early retailing establishments which lined the main street of Arrowtown were predominantly the false front shop building type. They had (as the name suggests) a false front attached to the main building which functioned to dramatise the premises and advertise its wares. See B Fig 5, page b-34.

Some buildings, (false front and others), were set back slightly from the Buckingham Street boundary providing welcome variation in the façade line and in the width of the public footpath.

An analysis of the characteristics of the false front shop was undertaken to provide an understanding of this building type.



Prichards Store - the grandest false front.

For this analysis, typical examples of the false front building type are described rather than Pritchard's Store. The latter is the grandest false front shop in Arrowtown and it should remain unrivalled.

The false front is described in detail in Section B 18, The False Front and its Ornament, page B-36.

Behind the false front, the building itself was generally quite small, its size being limited by both available technology, (eg. how far a roof could span) and cost.

This small size of the typical false front shop building is reflected in the characteristically small size (scale) of its primary elements. The primary element/cell of a building is the term used in the guidelines for the simplest form of a building that is structurally self-supporting. It may or may not have secondary elements, such as leantos or verandahs attached. See B Fig 5, page B-34.

The false front shop buildings traditionally had clear geometric forms and shared a family resemblance, (while not identical), with the predominant form being single-storeyed with gable roof over a rectangular footprint. A hipped roof was very occasionally used.

Over most of the Precinct the lots are narrow, and a single gable typically covered the full width of the lot, with gable end facing Buckingham Street.

At the east end of the Precinct lot width increases and some of the false-front shops had gables with ridges running parallel to the street (eg the original Royal Oak Hotel). The Gold Nugget is the only original building left showing this pattern.

The gable end facing the street is however 'typical' in Arrowtown and new work should follow this form.

A single primary element did not traditionally extend the full depth of a lot from Street to Lane. The Hall is the only exception, and it should remain so. Its enlarged scale helps to distinguish it as a public gathering place.

Buildings evolved over time with secondary elements, mainly leantos and lanterns, or a further primary element, being added to the small, simple primary element.



The simple back of a false front shop primary element as seen from the Lane.

GUIDELINES: THE FALSE FRONT BUILDING TYPE

SITE PLANNING

G The first primary element must face Buckingham Street, and come to or close to the street boundary. See B Fig 5, page B-34.

1 The existing occasional setbacks from Buckingham Street boundary are historically significant and should be retained.

G The first primary element must not extend right through to a Lane. The size limit for the primary element is set by the traditional examples. (Refer Form and Scale, below).

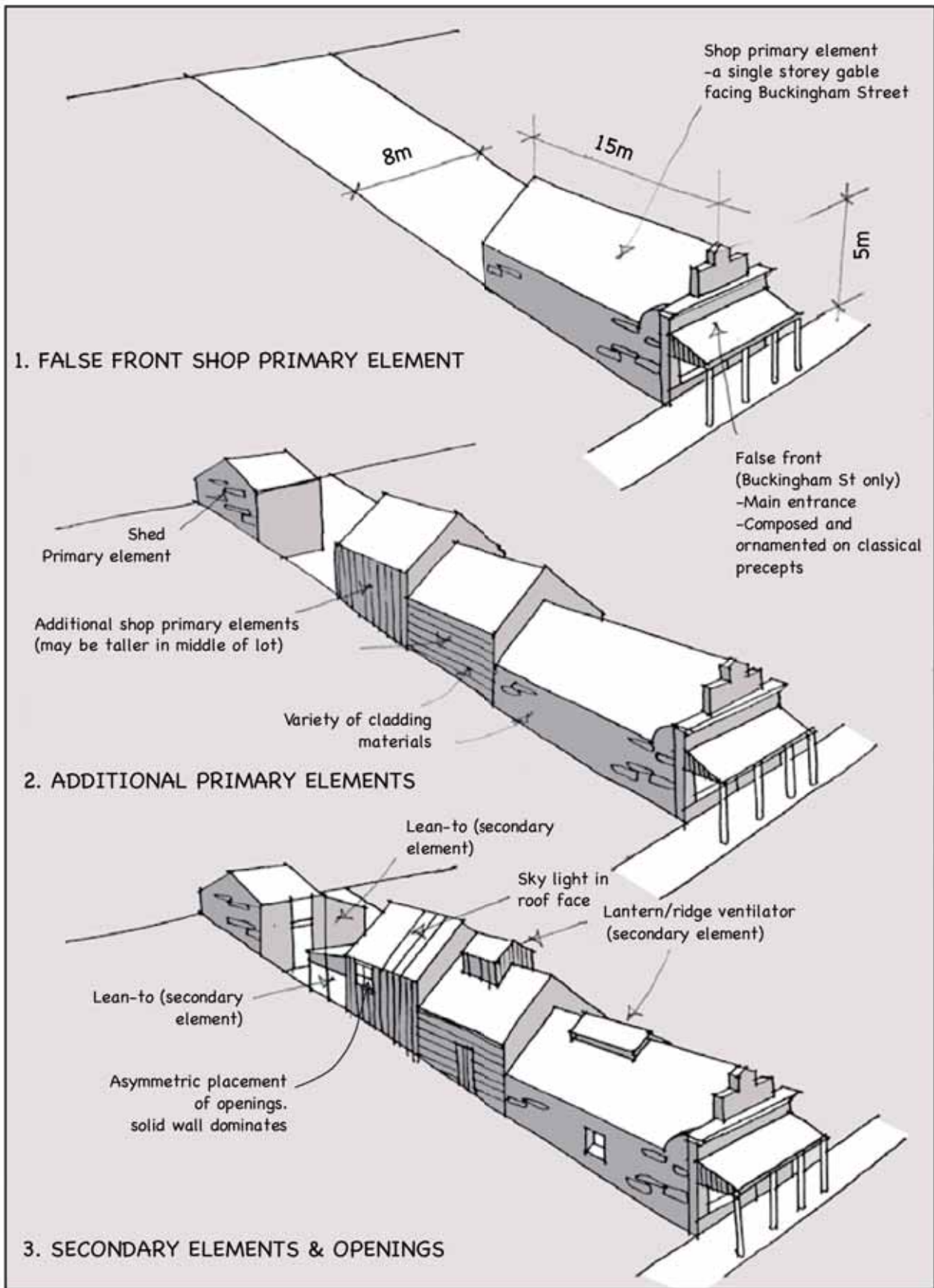
FORM AND SCALE

G New construction should adopt the small scale of the typical primary element.

1 The form of the first primary element should be single-storeyed with an equal gable of pitch 25°- 45°, on a simple rectangular footprint. The gable end should face Buckingham Street. This will encourage facades to be appropriate in width and will also make the connection of the false front to the building more secure and structurally sound. Hip roofs should in general not be used - as an occasional foil they may be acceptable.

2 The maximum size of the primary element in the false front shop building type should be determined by the following criteria:

- A width of approximately 8 metres.
 - A depth of approximately 15 metres.
 - A height to the ridge at Buckingham Street of approximately 5 metres.
 - A floor area of about 120 square metres.
 - An enclosed volume of about 480 cubic metres.
- See See B Fig 5, page B-34



B - Fig 5

G The sides and rear of a primary element should be (in contrast with the false front) wholly or largely solid wall, and treated in a simple, utilitarian manner. See B 20 Openings – All Building Types, page B-44)

G The form of a primary element can be extended by means of a limited range of add-on secondary elements. See B Fig 5, opposite.

These are:

The false front (see B 18 The False Front and its Ornament, page B-36), the leanto, and the lantern.

- 1 The leanto form should be a monopitch roof with 10° - 25° pitch with rectangular footprint. It should be attached to the rear or side of the first primary element, or to any face of subsequent primary elements on a site. It does not need to extend the full width of the wall to which it attaches. It may be a verandah or fully-enclosed. The guidelines for Buckingham Street verandahs (which are described under B 18, The False Front and its Ornament, page B-36) should not be applied, in particular, symmetry, and ornament is inappropriate. See B Fig 5, opposite.
- 2 The lantern should be small, (less than 7 square metres plan and approx 1.0m high), of gabled form with glazed side walls, and set symmetrically on the ridge of the primary element. A ridge ventilator is a variation and is lower and open at the sides rather than glazed. Lanterns should be used sparingly generally skylights which are unobtrusive in the roof plan are preferable.
- 3 Dormers are not a prominent feature of the precinct, and their use is discouraged.
- 4 Other secondary forms should only be used when they can be justified by reference to the immediate context.
- 5 Air conditioning units and the like are not acceptable as secondary elements -unless their effects are successfully mitigated by specific design.



Side walls predominately solid

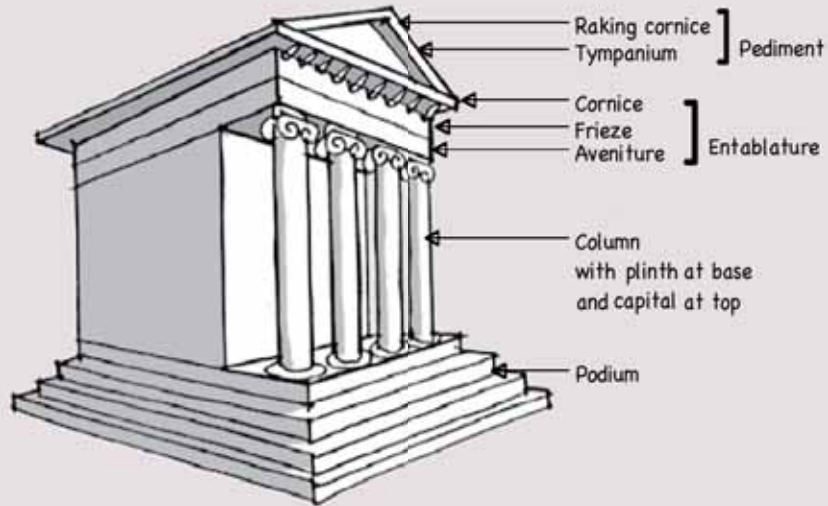
BUILDING COMPOSITION (LARGER FOOTPRINTS).

- G For larger footprints the primary element/cell should be the basic building block. See B-Fig 5, page 34.**
- 1 For footprints larger than one primary element/cell, two or more primary elements appropriately arranged on the site is most likely to be acceptable. i.e a multi-celled building.
 - 2 Primary elements must remain visually distinct. Consider a multi-celled building as several simple buildings constructed separately over time, rather than a single complicated structure.
 - 3 The gable end of the first primary element must face the street. Subsequent primary elements (especially on the wider lots at the east end of the Precinct) may be turned so that their ridges run parallel to the street.
 - 4 Exact duplication of elements, within a composition (or from another building) is not acceptable.
 - 5 A complex of false front shops being developed together, should appear highly asymmetric and diverse. Symmetry should not be applied to parts or the whole.

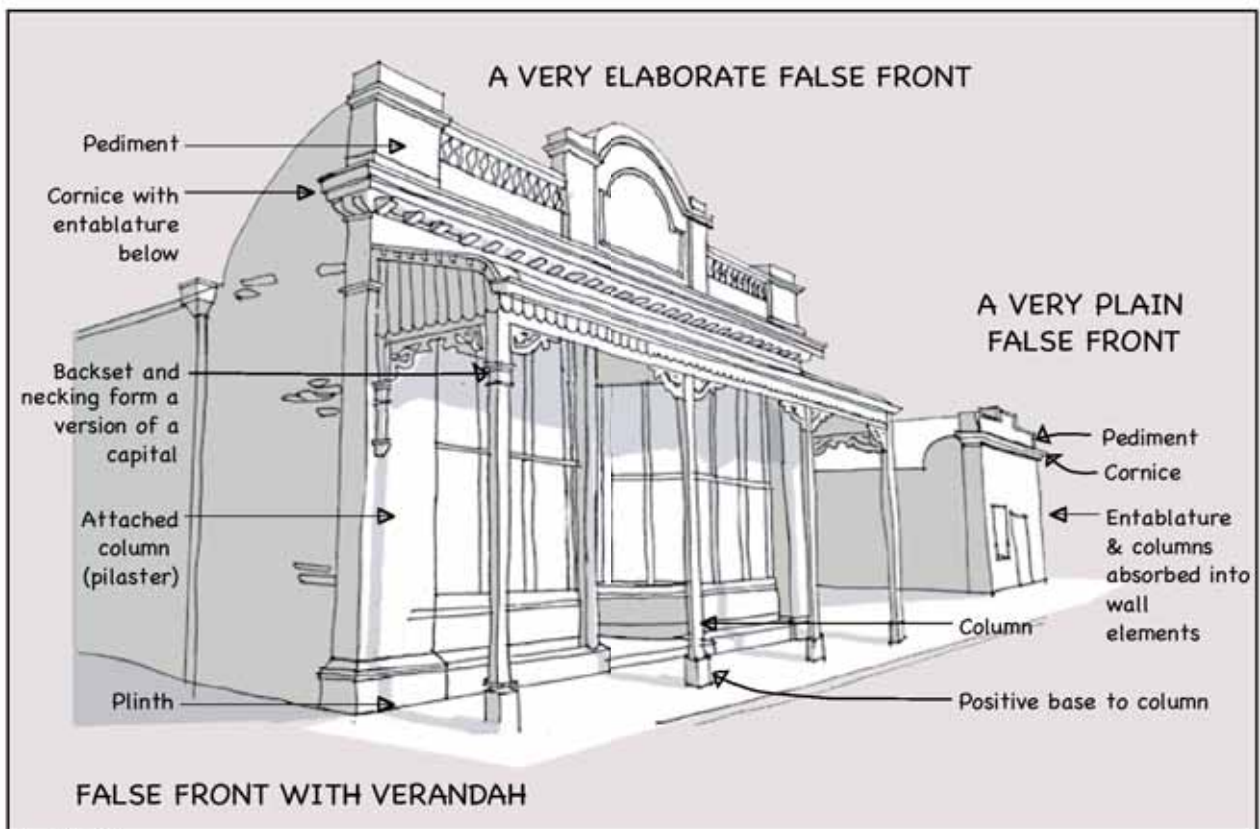
B 18 THE FALSE FRONT AND ITS ORNAMENT

The false front occurred only in Buckingham Street. It is the signature of the false front shop building type, seeking to make a statement in the manner considered to be correct for public and commercial buildings. The false front is the only building element that is not strictly functional.

The false front has its origins in the classical style of Greek architecture –namely the Greek temple. The gable end of a shallow gable roof (the pediment), is supported on a deep beam (the entablature), which is in turn supported on shafts (posts). (See B -Fig 6 and 7, opposite). The whole was symmetrically composed and very carefully proportioned.



THE ELEMENTS OF CLASSICISM ARE DERIVED FROM GREEK ARCHITECTURE -THE GREEK TEMPLE



B - Fig 7

The Arrowtown version of the false front tended to be a relatively plain and sometimes crude version of classicism due to the lesser skill base and fewer available resources than in the cities.

The false front on stone buildings was stone and plastered and painted with mouldings and other ornament. On wooden buildings, it was timber with timber mouldings.

Buckingham Street verandahs, (where they existed), were part of false fronts. They were painted timber structures, and ornamentation was again guided by classicism.

The ornamentation on buildings can be seen as the formalizing of the practical finishing techniques of construction, such as a frame holding a panel in place or a bracket connecting a beam to a pole. In the Arrowtown context there was much inventive use of off cuts of commonly available timber sizes which gives ornamentation a characteristic scale and texture within the Precinct.

GUIDELINES: THE FALSE FRONT AND ITS ORNAMENT

G A false front must be placed on the gable end of the primary element. It must face and be close to Buckingham Street. False fronts must not be used in the Lanes or in other locations.

G A false front must be designed to relate harmoniously with existing examples on Buckingham Street, especially those in the immediate vicinity.

1 The false front should not be more visually elaborate or dominant than the false front of typical historic buildings, i.e. it should not compete with the false front of Pritchards Store.

2 The proportions of a new false front must be compatible with its immediate context. Relate to Building Elevations of Town Centre, B-Fig 1, pages B- 5 to B-28.

- 3 The false front must incorporate the main entry to the building.
- 4 A verandah on Buckingham Street is desirable but not mandatory. Where they occur, verandahs must be treated as an integral part of the false front.
- 5 A false front, (including its verandah), must be a symmetrical composition of classical elements with attention to proportions. (See B - Fig 6 and 7, page B-37). Adherence to an exact system of proportions is not required, but a horizontal emphasis can be observed in the Precinct's traditional false fronts, and that should remain the dominant proportional bias.
- 6 The false front should be the same width as the traditional examples at the western end of the street. This will reinforce the narrow lot pattern.
- 7 Where a complex with several new facades is proposed the proportions of the individual facades should not be the same, or the Precinct will deteriorate into a battle between 'warring tribes'.
- 8 A degree of non-functional ornament is appropriate on a false front but not elsewhere. Ornament should follow classical precepts and reflect the scale and texture of traditional false front ornamentation. The complexity of ornamentation on the false front of the Bank and Pritchard's Store is not appropriate for new construction.
- 9 A false front verandah should be the full width of the façade, have a 8° - 15° mono-pitch roof, (on occasion slightly bull-nosed), together with closed verandah ends and positive post base details. Verandahs must be painted.

B 19 THE SHED

Over the history of the Precinct, the Shed has always been a fundamental building type. In recent times, however the number of sheds has been much reduced.

Sheds were traditionally a particular feature of the two lanes from where the industrial and manufacturing activities and the stabling of horses took place.

Sheds were simple in form and often very small. They tended to be informally sited, were not necessarily set to the boundaries and often did not occupy the full width of the site. They were more focused towards activities within the site and did not encourage public entry from the Lane.

Traditionally the backyard scene revealed from the Lanes included considerable area of yard as well as sheds, as described in B 4 The Streetscape, page B-8. If every lot were to be predominantly occupied by buildings, with little open space, the lane character would be lost. See B Fig, 2, 3 and 4 page B-30 and B-31. Arrow Lane currently retains this backyard character relatively intact.

On Ramshaw Lane, the original back lane quality has been largely lost as people have orientated their businesses to the sun, river and views. It seems unlikely that this Lane will revert to a low-key lane in the foreseeable future. Currently it is becoming dominated by two storeyed facades, which are unrelated to Arrowsmith's legacy of building types.

The Shed building type offers the best way to allow a degree of intensification to occur in a style more in keeping with Ramshaw Lane's history. It is desirable that there is not a predominance of two storeyed buildings coming right to this Lane. The set back of buildings from the lane should increase as building height increases.

Sheds were initially common in Buckingham Street. They were replaced as more frontages were required for retailing.

Sheds have a simple primary form. A gabled roof was most common in Arrowsmith, but monopitched roofs were also used. Secondary elements, almost exclusively leantos, were used to extend the primary element. Detailing was completely plain/ utilitarian and did not indulge in symmetry or ornament.

Sheds were typically smaller than the primary elements of the false front shop. This added to the visual richness of the Precinct by providing contrasting elements at different scales.



The simple form of the shed.

Sheds were typically single storey. On occasion they were 1.5 storeys for stables with an upper loft, however, this should not be considered the norm in new work.

GUIDELINES: THE SHED BUILDING TYPE

- G** The shed building type should be used for buildings that relate to the lanes. The false front shop type must not face a lane.
- G** Sheds are appropriate as an occasional building type in Buckingham Street.

SITE PLANNING

- G** Along Arrow Lane, sheds should come to the boundary for approximately 30% only of the total lane length, so that the built edge is highly indented. The set back distances should be irregular. This will preserve the complex, informal outdoor back yard character of the lane margin.
- G** Along Ramshaw Lane, the shed primary element should come to the boundary for no more than 50% of the total lane length. This will increase both the degree of indentation of the built edge and the amount of useable outdoor space.
- G** Along Buckingham Street, sheds should come to the boundary or close to it. They should only be occasional participants. False Front shops must remain the dominant building type.
- 1** Decisions on where it is appropriate for sheds to abut the lane must be made with reference to the immediate context and to the character of the lane as a whole. Too many buildings abutting the lane boundary will make the lanes too enclosed.
- 2** The open backyard space of lots should not be dominated by vehicle parking.

- 3 Sheds should be asymmetrically arranged on a site. They should not extend the full width of the site. Entry points on side walls will encourage pedestrian exploration of the site.**

FORM AND SCALE

- G Sheds to be simple forms reflecting the small scale of typical traditional sheds.**

- 1 The form of the primary element should be a simple rectangular footprint roofed by an equal gable of 25°-40° pitch. The ridgeline can be either parallel to the lane or parallel to the side boundary. A monopitch roof of 8° -30° pitch may be an acceptable variation.
- 2 The primary element in the shed building type should have:
Optimum:
- A footprint of about 30 square metres.
- An enclosed volume of about 150 cubic metres.
- The primary element must not exceed:
- A maximum footprint of 50 square metres.
- A maximum volume of 250 square metres.
- 3 The Coachman's Hall should not be used as a model for new construction. While essentially a shed, it is extremely large and its scale is not typical of sheds in the Precinct.

- G Sheds close to Arrow Lane should be low and single storey as seen from the lane, with a 2.5m maximum to eave above lane level. The floor level should not be above lane level.**

- G On Ramshaw Lane, a shed should be single storey on the boundary. 1.5 storey is acceptable if set back a minimum of 2m. Two-storey may be acceptable if set back from the boundary to the lane by approximately 3m or more. This would also allow the potential for sunny outdoor spaces to be more successfully utilized, without conflict with pedestrian use of the footpath.**



Ramshaw Lane: opportunities for outdoor living, but buildings lack an Arrowtown character

G In the middle of a lot, it may be acceptable for a shed to be placed above existing ground (on a raised plinth) so that it reaches the height limit. This must not result in an adverse effect on the integrity of any existing building.

G The only generally acceptable secondary element is the leanto form.

1 The leanto should have a roof pitch 8°-15° and a maximum width of 4.0m.

2 The leanto's variant, the verandah, is most likely to be appropriate facing Ramshaw Lane or into a courtyard in association with a second entrance and/or to control sun.

3 The verandah is not appropriate facing Arrow Lane.

4 Sheds should not have verandahs onto Buckingham Street.

5 Air conditioning units and the like are not acceptable secondary elements - unless their effects can be successfully mitigated by design.

G Symmetry is not appropriate for shed design

G Sheds should be plain and utilitarian with no ornamentation.

BUILDING COMPOSITION

(LARGER FOOTPRINTS)

G A larger floor area can be achieved by adding secondary extensions to a single primary element, or by using two or more primary elements (as long as the overall building remains acceptable). See B Fig-5, page B-34.

G Consider elements as separate cells in a multicelled building. Each element must be separate or visually distinct. (When designing, it may help to consider the various elements as being added one by one over time).

B 20 OPENINGS – ALL BUILDING TYPES

In the two building types that dominate the precinct, (the false front shop and the shed), the openings, such as window and doors), were generally minimised, no doubt due to cost and structural difficulties. Windows were small and where operable - often hopper or horizontally-pivoting. Doors were usually ledged and braced, or sometimes 4 panel frame and panel.

By contrast a special effort was made to emphasise openings in the false front. The door was central, and the windows positioned symmetrically around it. The door often had glazed panels in it. In the plainer or less retail focussed premises the windows were double-hung. The more elaborate shops used shopfront glazing. This increased the proportion of glazing in the façade, but due to a raised sill and a grid of glazing bars, still provided a lattice visually separating outside and in a characteristic scale.

Openings play a major role in allowing interaction between the interior of the shop and the street or open space. The usual features associated with modern retailing, such as frameless glass doors with stainless steel pulls, however, have no place in this Precinct.

The side and back walls tended to be closed, with solid wall dominating with few, if any, openings.

On Ramshaw Lane, in some courtyards and along pedestrian alleys, it may be appropriate to vary from the closed, solid wall dominated character and increase the proportions of openings in a wall.

There are an increasing number of courtyards as part of public routes through commercial developments, however, the most important 'public squares' are Buckingham Green and Athenaeum Reserve. The heritage character of these spaces is dependent to a large extent on the nature of the side walls of the adjacent buildings and an increase in the openings onto/overlooking these spaces would seriously diminish heritage values.

Doors and windows facing the street were timber sash in timber



Window -double hung with lattice.
Double-hung window



An interesting hood detail

frames and were painted. On side and rear walls they were not always painted, but today painting is recommended to avoid compromising timber durability.

Roof glazing was used, especially on stone buildings, where openings in walls were not easy to achieve. The Lantern is another possible approach (See B 18 Guidelines: False Front Shop Building Type, Form and Scale page B-42).

GUIDELINES: OPENINGS

G The approach to the placement and proportions of windows and doors should be based on the traditions of the Precinct.

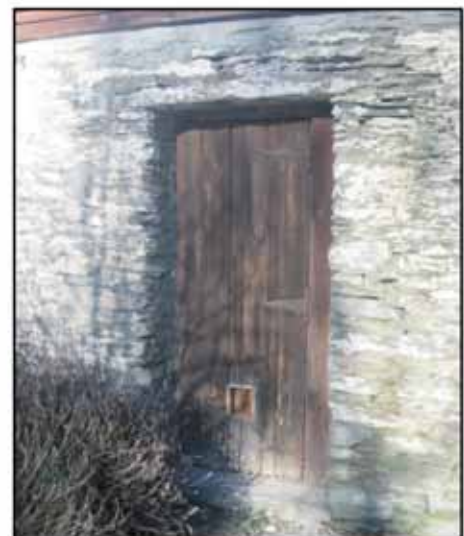
- 1 In false front facades, windows and doors should be symmetrically arranged. Doors should be the main entrance and placed centrally. Double-hung windows should have a maximum width of 900mm and a maximum height of 2000mm. Shopfront windows should have painted timber glazing bars giving a maximum glass panel area of 2.0 square metres. Proportions should be vertical or square. Sills should be 400mm above floor height. Where glazing bars are used the characteristic scale of traditional examples should be adopted.
- 2 Typically, on rear and side walls of false front shops, and on all walls of sheds, solid wall should dominate. Windows and doors should not be arranged symmetrically within a wall. The placement and proportions of windows and doors needs to be carefully considered as a composition. Windows should have a vertical proportional emphasis. Where there are double-hung windows to the front, windows to the side and rear should be small (less than 800 x 800mm). Where the front of the building has shopfront glazing, side windows can be double-hung. This regime should apply on Arrow Lane and to commercial developments abutting public open space within a block.
- 3 On Ramshaw Lane and in the pedestrian alleys and courtyards within commercial developments, a higher ratio of openings to wall may be appropriate. Windows and doors should be carefully, but not symmetrically, arranged. Windows should have a vertical proportional emphasis.



Frame and panel door with top light



Solid wall with no openings



Ledged and braced door with solid wall dominating.

- 4 Openings onto/overlooking Buckingham Green and Athenaeum Reserve need to remain limited. The predominantly solid walls are important to the heritage character of these spaces.
- 4 All doors and windows should have timber sash and frames. Frames in other materials, eg aluminium or steel are not acceptable. Frameless glazing is not acceptable.
- 5 Doors and windows should be painted. Clear finish should not be used.
- 6 Roof glazing is encouraged as an alternative to compromising the dominance of solid wall (rear and side walls). Roof glazing should be part of the roof slope and should not project.

B 21 CONSTRUCTION AND MATERIALS

The Town Centre Precinct is characterised by a limited palette of materials and this served as an important character generating and unifying factor. The palette should continue to be restricted.

The materials used in early buildings were sourced locally and processed only to the minimum extent necessary. These criteria should be used to help determine which (if any) new materials can be added to the palette.

The older buildings in the precinct are also united by a shared approach to construction. Each building element was constructed independently over time. Hand technologies were used, with a minimum of prefabrication. It was therefore relatively easy to fit new work into its context. Components were often recycled.

New buildings are more likely to be compatible with existing buildings, if they replicate to the greatest practical extent traditional processes of construction.



Use of brick limited to chimneys and trim.

GUIDELINE: CONSTRUCTION AND MATERIALS

G New buildings should be designed so that each primary element is independent both structurally and in terms of construction. Single complicated structures 'dressed' in a variety of claddings should be avoided.

G Materials should be put together using similar construction techniques to those used traditionally in Arrowtown.

G The palette of materials should be restricted to those used traditionally in the Town Centre. It may be acceptable to use other materials, which meet the criteria of local and minimal processing.

G MORTARED STONE

1 A local stonework style has developed over the years, using the local schist rock with earth/lime mortar. This style should be used for all stone external walls of buildings. Often these walls were whitewashed.

2 Smooth cement plastered with plaster mouldings incorporated was used for the more elaborate of the Buckingham Street false fronts.

3 Stone should not be used for secondary additions unless the primary element is also in stone.

4 Stone should not be overused: more than half the primary forms in the Precinct have always been light timber construction.

G CORRUGATED IRON (FOR ROOFS AND WALL CLADDING)

1 Corrugated iron is the traditional roofing material.



Stone wall.

- 2 Most roofs have traditionally remained unpainted. The old formula for galvanized iron weathers to a beautiful matte patina, but is unfortunately no longer available.
- 3 Colorsteel is rather too shiny and is not recommended. Low gloss paint finish is acceptable.
- 4 Zinalume and the modern galvanised steel are too bright and intrusive, and should not be used.
- 5 'Oil-only' steel is very bright at first, but appears to dull off to an acceptable extent after five or more years.
- 6 Corrugated iron can also be used as a wall cladding. It is unlikely to be appropriate for a false front. Painted timber trim similar to that used with weatherboards should be used with corrugated iron wall claddings.

G TIMBER WEATHERBOARDS

- 1 Painted horizontal timber weatherboards in bevelback and rusticated profiles are common. They should be used with traditional trim like facings and boxed corners, and should be painted.
- 2 Tongue and groove boarding is used for situations like the soffits of main street verandahs, and close butted boarding (often with decorative cut outs) for closed ends of these verandahs.
- 3 Non-timber weatherboards are not acceptable as they are an imitation of timber and are unlikely to retain their 'pseudo' timber appearance as the product ages.

G PLASTER

- 1 Plaster has traditionally been used for false fronts/facades on stone buildings, and its role has gradually increased to disguise the module of the increasingly-used concrete block.
- 2 Plaster should be whitewashed or matt painted.
- 3 Plaster styled to imitate stonework should not be used as it detracts from heritage character.



Painted weatherboards with boxed corner



Brick used sparing

G BRICK

- 1 The use of brick should be limited to its traditional role, which included chimneys and on occasion lintels and trim in stonework. Fired brick was a relatively highly-manufactured, expensive and rare material in early Arrowtown.

B 22 COLOUR

Early paint colours for walls were generally in the ochre/fawn/cream range, subdued in hue, which resulted in materials and buildings relating harmoniously to each other in most instances.

GUIDELINES: COLOUR

- G Colours for a building should be chosen to complement each other, adjacent buildings and their context. Each building should have its own colour scheme. A group of buildings should not have the same colour scheme.**
- G Paint colours should be selected from Resene or Aalto Heritage Colour Charts, or closely compatible with these. Colours brighter in hue to those in the charts should be avoided.**
- G For restoration projects, colours should replicate those colours discovered on the building by paint scraping.**
- G For roofs there is little justification to depart from the Precinct's predominantly grey roofscape, however, some tonal variation is appropriate.**

B 23 PRECINCT B: THE TOWN CENTRE

LIST OF INFORMATION REQUIRED/NECESSARY TO ASSIST APPROPRIATE DESIGN AND DECISION MAKING.

A SITE ANALYSIS

- 1 Site and context information – use plans, photographs and written documentation.

In relation to the site show on a scaled plan the following.

- Existing buildings
- Existing access points, footpaths,
- Orientation to north, slope including contours
- Fences, walls, retaining walls, boundaries and easements
- Trees and other vegetation on the site
- Other features on the site, paving details,
- The specific identification of all features on the site, adjacent sites and in the vicinity.

In relation to the surrounding area

- A location plan in relation to the precinct as a whole.
- The built form, scale and character of adjacent buildings and those in the vicinity.
- Views to and from the site
- Relationship to public spaces, courtyards, the street.
- Vegetation on the site, adjacent properties or public open space.
- Identify the character generators and historic features.
- Identify the public and private use in the area.

- 2 Identify and provide an evaluation of the historic character and features of the site and surrounding area – use the guidelines to identify and evaluate the importance of the site and its features to the heritage character of the Town Centre precinct (and where applicable adjacent precincts).



B PROPOSAL

- 1 For new construction work provide details on proposals for
 - The site layout including buildings, paving, access ways, fences vegetation, and any other aspects.
 - The building design and materials to be used.
 - Fence design details.
 - Materials proposed for courtyards, backyards, paving etc.
 - Vegetation, including proposed species.

- 2 Information to be provided with development proposals should include
 - To scale plans of the proposed development.
 - A plan should show how the developments design relates to any existing development on the site, adjacent properties, the street and the Precinct.
 - Proposed integration with the pedestrian network of the Town Centre.
 - Proposed new building construction drawn within the context of adjacent developments (more than one each side.) In the case of the main street the proposed new works is to be drawn in on the Buckingham Street profile to portray the scale and proportions and show how it fits into the context of the existing building elevations. Use the profile in the guidelines. Refer B-Fig 1 pages B-24 to B-27. There is a copy to scale in Appendix III.
 - Proposals for driveways, retaining vegetation, paving etc.

- 3 Provide an outline of the proposed development and its design response to the site, adjacent sites, open spaces, and buildings, neighbourhood and precinct.

- 4 Where development includes an historic building or item of recognized heritage value include a Conservation Management Plan (prepared by an appropriately qualified professional). This Plan should be accompanied by an evaluation of the proposed works. An assessment by a qualified landscape architect of the heritage value of vegetation and recommendations should be included.

B 24 PRECINCT B: TOWN CENTRE DEVELOPMENT ASSESSMENT CHECKLIST

Check changes and developments against the following list. If there is a “No” in any box, review that particular aspect and seek ways to modify the proposals so that it can become a “Yes”.

1 Views and Vistas

- All views in and out of the site are identified.
- Proposals will not compromise views.

2 Historic features/character generators

- All aspects of the Town Centre that contribute to its heritage character have been identified.
- The historic features and elements/characters will be protected and enhanced.

3 Collective contribution of features

- The collective heritage value of features has been identified and has been properly assessed.
- The proposal will not diminish or destroy the collective heritage value of features within the site, vicinity or Precinct.

4 Proposal in context.

- The proposal is shown in relation to the context of the site, adjacent properties, and the Precinct and its effects have been properly evaluated
- The proposal will fit within its context and protect the values of the Precinct.
- The proposal will not affect the adjacent Precinct.
- The development protects/enhances the adjacent buildings heritage character, sun and views.
- A landscape architect has assessed the proposal and its effects.

5 Site planning

- The site layout reflects the traditional layout on the lot for the false front shop or shed building type.

6 Buildings

Existing buildings

- Existing buildings that contribute to heritage character (listed on the District Plan or not) or have identified architectural merit are to remain.

Where modification of existing buildings is proposed.

- A conservation management plan has been prepared for structures of heritage value.
- The conservation management plan applies to the whole site.
- A conservation architect and landscape architect have evaluated the proposed development in relation to the conservation management plan.

New Construction

- The proposed new construction meets the District Plan objectives, policies and assessment matters and the guidelines in this document.

7 Vegetation

- All existing vegetation has been identified and its contribution to historic character properly.
- The vegetation has significance beyond the Precinct.
- The vegetation will have no negative affect on the neighbouring precinct
- Trees and other vegetation contributing to the heritage character of the site, or precinct will remain.
- New plantings will enhance the character of the Precinct and are appropriate species.

8 Fences or other boundary definition

- The existing fence has heritage value and will remain.
- The fence/wall proposed is appropriate to the Precinct.

9 Paving and other details

- All details eg drains, paving areas and other features that contribute to historic character will remain.
- New paving materials are appropriate to the site and Precinct.