

Suburban Centres Programme

Sumner Village Centre Design Guidelines



Introduction

Purpose of the Guide

Sumner Village has been described in many ways; ‘a relaxed middle aged hippy’, eclectic, unique, with a strong sense of community and it’s own style.

It is within the takiwā of Te Ngāi Tūāhuriri as manawhenua. The Village sits within a rich cultural landscape which recognises the uniqueness of this place whilst connecting it to the wider landscape.

It is all of these things with the underlying desire of the people who live, work and recreate here to keep the village atmosphere and qualities they love.

This design guide summarises key elements and qualities of spaces and buildings that contribute to the character and identity of Sumner Village Centre.

The design guide is a priority action in the Sumner Village Centre Master Plan (“P6”) to help strengthen the built and natural character and the quality of structures, spaces, and plantings throughout the public and private realm.

The purpose of this guide is to assist developers, businesses, designers and site owners in making good choices about the design and layout of new spaces and buildings to contribute to this character.

This is a non-statutory guide giving flexibility for contextual design solutions to be achieved for specific sites, allowing for architectural expression and diversity.

The guide identifies a set of broad objectives for the Village Centre, together with a set of supporting design principles relating to specific themes. These principles do not replace the rules of the Christchurch City Plan. Rather, the principles clarify and reinforce the intent of these rules by helping to deliver a high quality built environment that meets the needs of users of the centre, both now and in the future.



Hollywood Cinema; Marriner Street



Norfolk Pines; Esplanade



Boutique style shops; Nayland Street

Master Plan Context



Summer Master Plan Vision



Character Analysis Findings

An analysis of Sumner Village Centre's character resulted in a range of findings that informs this guide, including:

Natural and Cultural Context

- The striking landforms and geographic containment have resulted in unique built character and had a significant impact on land use and extent of development.
- Significant landforms comprise the beach/foreshore, the cliffs, the undeveloped hill skylines of Richmond and Scarborough, the greater valley floor providing ground for settlement, the headlands of Whitewash Head and Brighton Spit and the Sumner Bar.
- The Village Centre and wider area is of importance to Tangata Whenua, being a place of significant settlement and food gathering.
- There are several sites with significant cultural and historic importance, some of which inform important view lines within the area.
- Built landmarks and natural landforms sit hand in hand with a number of key sight lines, framing important views to the surrounding landscape.
- Sumner Beach is a social, environmental and economic asset as well as creating a distinct beachside character and influencing the wider physical form of the Village Centre.

Streets and Spaces

- The building form within the Village Centre is largely low rise, organic and compact with the exception of some of the newer development.
- The low rise and small grain buildings with varied material palette and facade treatments provide strong architectural interest and richness.
- The narrow pedestrian footpath limits opportunities for public open space and commercial spill-out onto the street. Open space is typically associated with private uses and found in small pockets nestled in between buildings.
- The pocket parks are relatively informal and highly adaptable making them very valuable and a great asset in terms of adding vibrancy and functionality to the Village Centre.
- There are a number of spaces and streets which are vehicle dominated and have poor building interfaces creating an unwelcoming pedestrian environment.
- The wide carriageways reduce the sense of enclosure. However, the small building setbacks create a strong relationship between the buildings and the street edge.

Landscape Quality

- Sumner's geography and microclimate enable a rich variety of indigenous and exotic planting.
- Modification through human intervention and settlement has resulted in the significant loss of the once rich coastal indigenous vegetation. Initiatives to restore the dune system and create greater amenity and ecological integrity of the coast are underway.
- The distribution of street furniture is very sporadic and lacks consistency in terms of style, type and placement. Some streets are cluttered impacting on the aesthetic of the street and reducing the usable width of the footpath.

Building Character

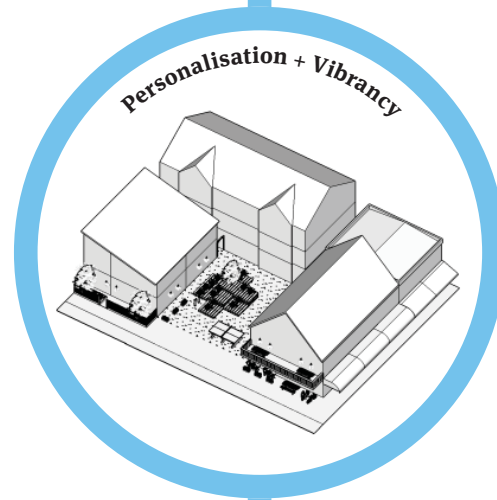
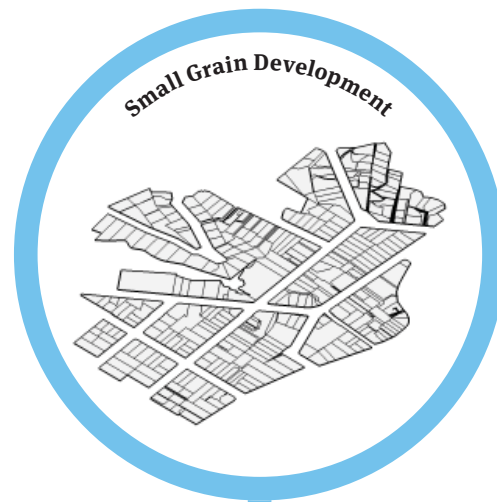
- The buildings in the Village Centre display a range of different typologies and styles which create a very rich and vibrant setting.
- The scale and style of the buildings is a reflection of the subdivision pattern, with many of the sites housing relatively small-scale developments.
- A number of buildings incorporate verandas over the footpath and are characterised by small building setbacks and inset doorways, creating an interesting and varied building line/facade. This contrasts with the more contemporary development which consists of taller buildings with larger floor plates and monotonous façades and rooflines.
- A number of built elements, landmarks and distinctive buildings have heritage significance and use local stone in their construction.
- The material palette consists of stone, timber, decorative glass detailing, corrugated iron and concrete. Timber is used extensively in the Village Centre with traditional style commercial buildings fitted with painted timber shop fronts and timber doors. Weatherboard has also been used in contemporary building detail.
- Variation in construction detailing, signage and other building elements such as lighting, windows, frames, verandas, awnings and screening add to the texture, richness and fine grain, human scale of the Village Centre's building stock.

Village Centre Design Objectives

Design Objectives:

1. Draw inspiration from the natural and cultural heritage.
2. Provide opportunities for recreation and relaxation that are vibrant, adaptable and capture the eclectic nature of Sumner Village Centre.
3. Recognise the Village's human scale.
4. Create an intimate and engaging relationship between the buildings and the street.
5. Ensure changes in floor levels are integrated with the street and existing buildings.
6. Reflect the small scale village feel through the architectural detail within the building façades.
7. Use the roofscape to unify and contribute towards the variety and diversity of building styles and scales in Sumner Village.
8. The beachside character is illustrated through the colour and interest in the buildings, gardens and spaces.

Broad Development Principles



Design Principles: Natural and Cultural Context

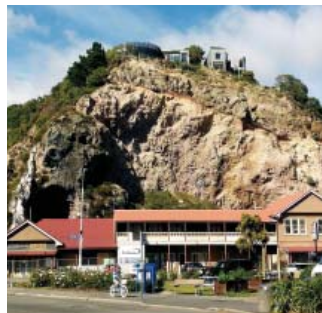
1. Draw inspiration from the natural and cultural heritage.

Natural Heritage

- Visual connections between the Village Centre and the beach and hillside should be maintained and where possible captured to help create a unique sense of place and aid wayfinding.
- A mix of native plant species such as te kouka, mikimiki and pingao alongside a range of exotic coastal vegetation is encouraged to mirror the distinctive and eclectic built character of the Village Centre.
- There are a number of natural features that characterise Sumner, such as the rocky outcrops, cliff faces, the coastline and beach, Sumner Bar, the headlands, the hillside backdrop and the dune system. The impact upon and relationship with each of these features should be well considered with new development.
- Consider how references can be made to the natural heritage in the design of the new development through the use of complementary materials, artistic impression etc.

Cultural Heritage

- New development should respect, and where appropriate express the significant relationship between Tangata Whenua and Sumner through the use of sustainable development principles, materials and artistic expression.
- There is potential throughout the wider area to better highlight traditional travel routes which connected whanau and hapu throughout the takiwā (tribal areas) through signposting and pedestrian markers integrated into the public realm to highlight specific routes.
- Opportunities exist to integrate and utilise public art and installations such as heritage markers within streets and public spaces to raise cultural awareness and reflect the local identity.
- Consideration should be given to opening up and maintaining views to important cultural landmarks such as Tuawera (Cave Rock), Maungatere (Mt Grey), Te Karoro Karoro (Brighton Spit), Kaikoura and Tauhinu Korokio (Mt Pleasant).
- Create opportunities for flexible public spaces for community gathering points.
- Naturalised areas should be further restored or new areas developed to reflect their importance to the community whilst maximising their functional and recreational capacity.



Cliff faces



The valley floor



The backdrop of the hills



Tuawera (Cave Rock)



The Headlands: Whitewash Head and Te Karoro Karoro (Brighton Spit)

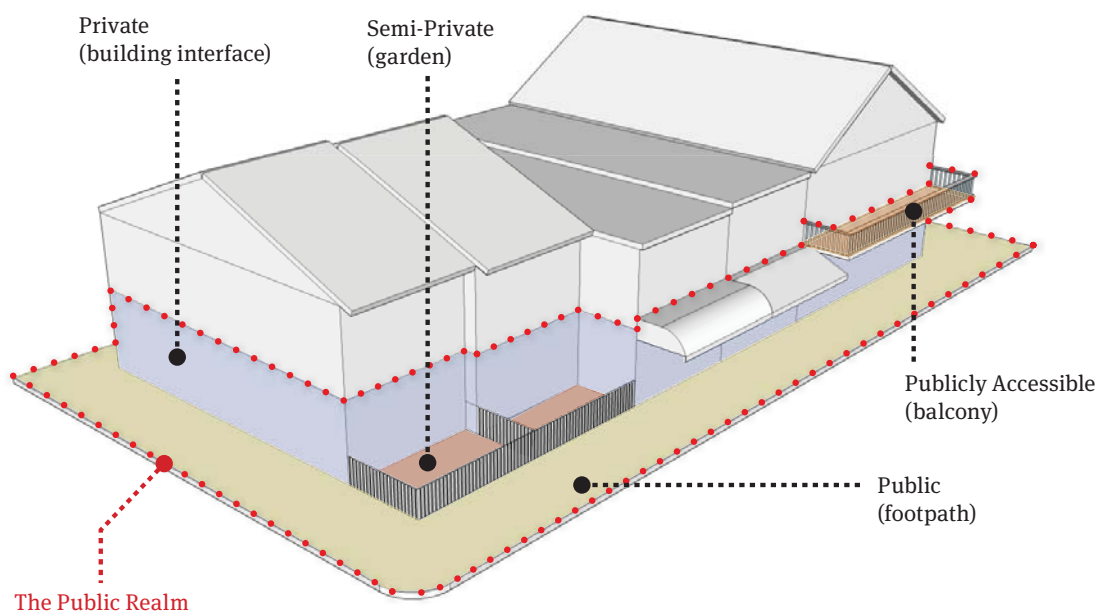
Design Principles: Street

2. Provide opportunities for recreation and relaxation that are vibrant, adaptable and capture the eclectic nature of Sumner Village Centre.

Landscaping and Public Space

- All streets and spaces should be designed to ensure they are barrier free and usable for all people, regardless of ability or impairment. This means taking care of the design detail and not creating physical and other barriers to access, whether permanent or temporary, visual or physical.
- Give particular consideration to access from streets and spaces into buildings as a result of potential floor level increases as a result of flood level management areas (see Street Interface – Level Change).
- Crime Prevention through Environmental Design (CPTED) principles should be addressed at the outset of the design process to create safe, comfortable spaces for people. It is of particular importance when considering the evening and night time functions of the Village Centre and the design of streets and laneways.
- Each street or space might have different characteristics but should have complementary design elements that provide continuity between spaces. For example these may include the planting, artworks, street furniture and lighting or paving detail, or a combination of these.
- Identify opportunities in the streets and spaces for the incorporation of cultural expression, including art and interpretative elements, early in the design process. Well considered opportunities for expression that become integral to a space can add great value to the Sumner identity over time.

The Christchurch City Council provides free CPTED advice and appraisals for both public and private proposals. For a CPTED tool kit see www.justice.govt.nz/policy/crime-prevention/copy_of_environmental-design.



Design Principles: Street

Public Space

Within Sumner Village, public space is primarily the space within the streets, but is augmented by the many and varied publicly accessible spaces and private courtyards, existing or future laneways.

- Create opportunities for pedestrian priority areas and flexible public space, thinking how each of the spaces will function within the Village Centre collectively, in terms of connection, activity and how they might add to the identity.
- Sumner Village is both a destination and rest stop in the Christchurch cycle network. The provision of well integrated cycle facilities within the streets and spaces is both necessary and increases the Village Centre's commercial viability.
- Consider how the location and design of streets, spaces and lanes can accentuate view shafts to Tuawera (Cave Rock), the upper valley and cliffs, the beach and other built and natural landmarks.
- Spaces, including streets, lanes and courtyards should be designed for climatic comfort, being mindful of the easterly wind, sun and the need for shade. Incorporate west and north facing protected space for use in summer. When building, consider the potential for over-shadowing and wind tunnel effects on open space, and design to avoid them.
- Use paving and landscape detail to extend the perception of public space into private space, providing more spacious, usable spaces that provide for commercial activities to spill onto the streets.
- Transitional projects are a good way to activate temporary or disused spaces, as well as acting as a pilot to test new ideas. Look for opportunities within the development to promote these, independently or in partnership with the community and Council.



Flexible and small scale greening



Co-locating street elements



Inventive seating solutions

Design Principles: Street

Publicly Accessible* and Private Space

- Public space is influenced by areas that are considered private, and vice versa. This includes publicly accessible lanes and courtyards, as well as private gardens and balconies amongst other spaces. These spaces capture the essence of the character of Summer Village through their personalisation and invitation to the community to use them.
- Develop laneways and spaces to create new connections between the Village Centre and the beach, or other destinations, while increasing commercial vitality and creating intriguing places.
- Careful consideration should be given to the impact that private areas have on the public space, including how they interface with each other. This includes the boundary treatments – type, height and materials of fences or walls, the paved surfaces, building interfaces and vegetation.
- Avoid locating service areas adjacent to publicly accessible space, unless well integrated in the building and site design.
- Utilise publicly accessible spaces to maximize commercial frontage and spill-out space for entertainment and dining uses.
- Keep the design elements simple; provide flexibility through the surface treatment, relocatable and adaptable furniture and planters; restricting fixed landscape elements to the edges of the spaces.
- Integrate lanes and spaces with the character of the public spaces they connect to as an extension of these spaces and to help to draw in additional pedestrian activity.
- Use ground surface treatments appropriate to the use i.e. for constant vehicle use versus pedestrian use, considering the quality, look durability and environmental impact. Consider the use of materials that reflect the coastal character
- Where a lane meets a street the lane paving should stop at the building line and finish flush with the adjacent footpath to indicate pedestrian priority.



Activating outdoor spill-out spaces with creative seating solutions



Personalised courtyard space with seating and tree for shading



Activating laneways for outdoor dining

Definitions

Publicly accessible spaces*: privately owned spaces that are commonly used by the public for vehicle or pedestrian access, or other activities.

Design Principles: Street

Landscape Materials

- Design with nature in mind.
- Ensure street furniture is durable and able to withstand the Sumner climate, in particular corrosion from salt laden air.
- Consider the reuse and re-purposing of materials/ features to add to the organic and coastal feel of Sumner, reflecting the community's desire for a more sustainable community.
- Consider the lifecycle costing i.e. the cost over the product life, rather than just up front cost.
- Where appropriate use permeable paving and rain gardens to mitigate and treat storm water runoff while building on the Sumner Village character.
- Locate street furniture so it's functional, creates a communal feel and creates understandable public spaces but does not clutter the street.
- Develop furniture which reinforces the identity of Sumner Village through the form, materials and incorporation of other design elements which support the Village brand.



Car Parking and Site Access

- Provide shared, clustered, courtyard parking areas to encourage people to get out of their cars and walk through the Village centre and to the beach, reduce the visual impacts of parking while increasing amenity and provide opportunities for flexible space.
- Vehicle access to new development should be provided from the rear of the site to reduce the impact of vehicle access and parking on the street frontage.



Signage

- Provide for consistent, clear way finding and locational signage in key locations.
- Develop a voluntary Village Centre signage guide that keeps commercial signage to a minimum and that integrates into the buildings and spaces through the scale, colour and design, while contributing overall to an identifiable Village character.



Design Principles: Street

Planting Palette

The aim of the Summer Village planting palette is to provide guidance on plant material that enhances the natural character of the Village Centre.

- Green the walls through either purpose built installations or the use of climbing or creeping plants.
- Create small scale greening through the provision of planter boxes, hanging baskets, flowers, edible planting etc. The collective result of small scale greening can be significant creating beautiful, personalised and identifiable space.
- Balance the use of indigenous and exotic planting species, recognising that each has its place in Summer, expressing the culture and character of Summer's past and present.
- Consider inventive and flexible means of incorporating planting and trees along streets and private space, especially the streets and spaces that cater for oversized vehicles, or changes in use.
- Treat every space as an opportunity to add to biodiversity of Summer, including planting for the birds and the bees.
- Support the restoration of indigenous biodiversity through Summer to recognise the context of the area and support mahinga kai (cultural harvesting).

Trees



Pohutukawa



Ngaio



Norfolk Pine

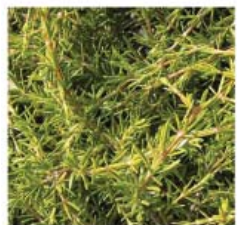


Citrus



Cabbage Tree

Climbers,
Groundcovers



Sand coprosma



Bougainvillea



Succulents (various)



Daisy



Miniature Toetoe

Materials, Textures



Creative planting styles suitable for limited space ie. courtyards



Use of local stone



Potted plants suitable for limited space ie. courtyards



Reuse of materials for temporary planters

Design Principles: Buildings

3. Recognise the Village's human scale.

Scale and Massing

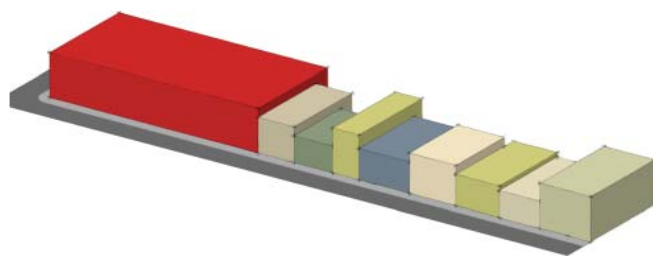
- Buildings throughout the Village Centre are typically one and two stories. Where taller buildings are proposed they should transition in height, reflecting the adjacent context, ensuring they do not visually overwhelm smaller scale development.
- Corner sites, gateways to the Village Centre and areas alongside open space present the best opportunity as locations for buildings in excess of two stories.
- Floor to ceiling heights should respond to neighbouring buildings with an emphasis on building detail and articulation at the ground floor.
- Ensuring minimum floor heights to ceiling heights (i.e. 3.5m) can increase the adaptability of the building to changes over time, and allow more natural light penetration and ventilation.
- The building forms within the Centre are relatively simple and are enhanced through the use of small “quirks”, such as additions to the rooflines, which make each building distinct from one another.

Rhythm and Proportion

- The Village Centre displays an relatively organic and fine grain subdivision pattern. The façade treatment of buildings should reflect the grain (width of the site).
- Where site amalgamation has taken place or larger developments are proposed, care should be taken to ensure that the façades still reflect the fine grain character of the Centre.
- Longer façades should be broken up into vertical planes, so that they read as a series of smaller buildings, which is more typical of the Centre.



Variation in the height, massing and form of the buildings sit comfortably alongside one another



Avoid long continuous façades; vertical design features are used to visually break up the building into smaller modules. Windows relate to the existing proportions and rhythm of the street

Design Principles: Buildings

4. Create an intimate and engaging relationship between the buildings and the street.

Street Interface

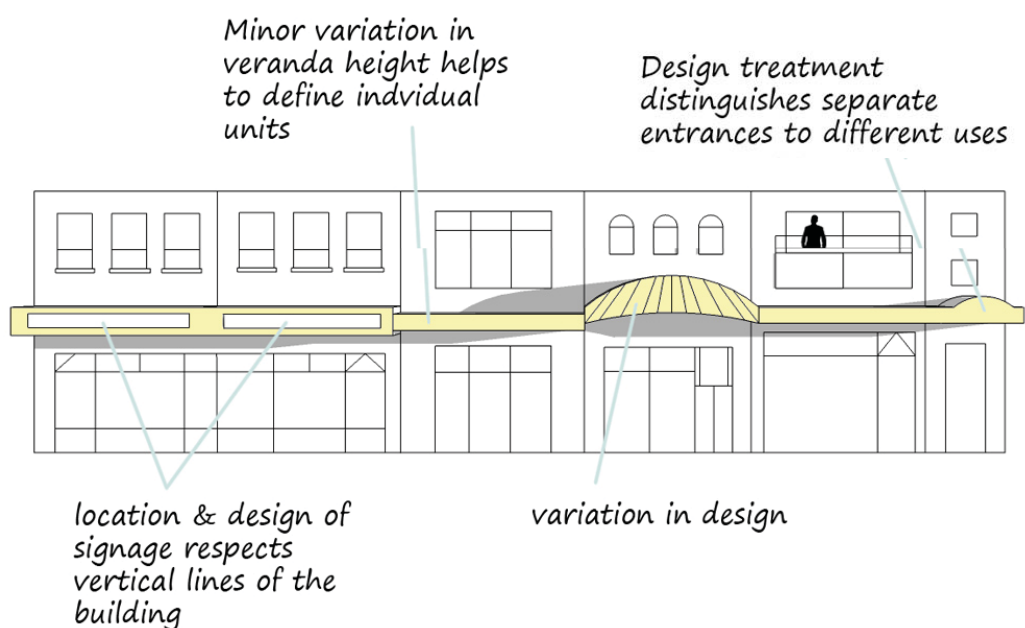
- Buildings should be built up to the road boundary, except where a building setback is provided to create a publicly accessible amenity space. However, care should be taken to ensure that setbacks are limited and considered on a block by block basis to ensure street frontage does not become fragmented.
- Locate uses that encourage a high level of activity at ground floor and encourage commercial spill-out and personalisation of space to activate the street.
- Balance amount of glazing to solid facade to add texture and depth to the street. Curtain glazing or fully glazed façades should be avoided.
- Pedestrian entrances should typically be inset from the facade of the building and be readily identifiable and well articulated. The use of decorative glass detailing is characteristic of traditional buildings in Sumner.
- New developments which incorporate verandas should take cues from neighbouring verandas in terms of height, proportion and style, whilst allowing for variation. (*Refer to Council's 'Policy on Structures on Roads')
- The incorporation of balconies at first floor above verandas can activate the street, providing additional spill-out space for commercial uses and will provide interest and diversity (*Refer to Council's 'Policy on Structures on Roads').



Balconies over verandas at first floor provide additional spill-out space (Former Ruptured Duck Building, Sumner)



Variation in the building line and facade with inset doorways.



Design Principles: Street

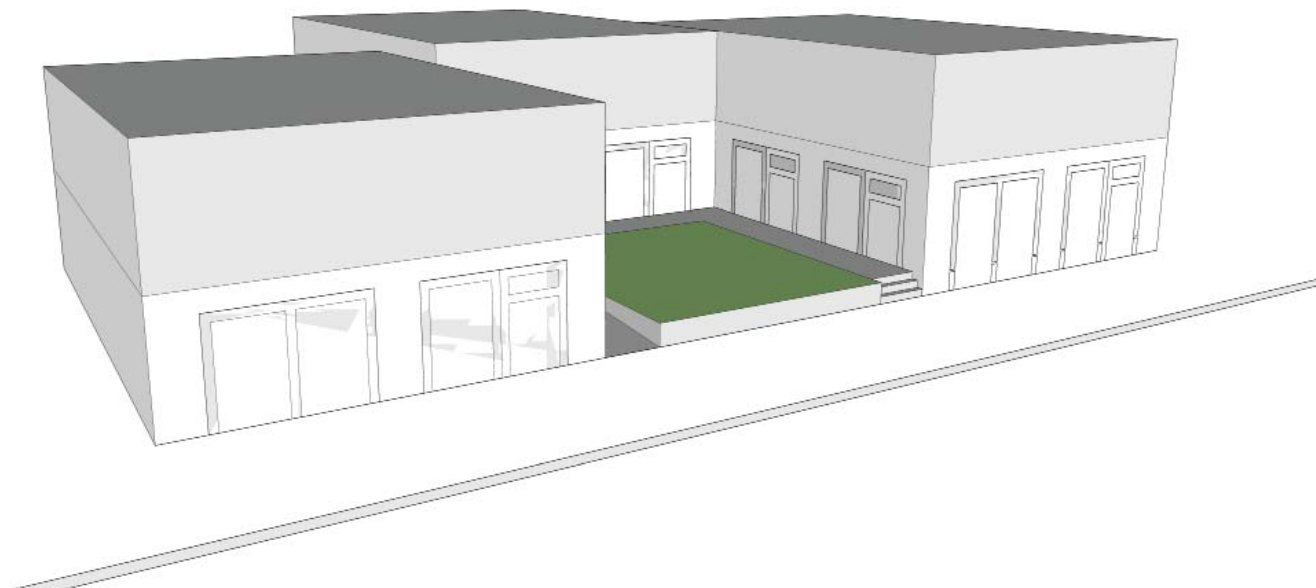
5. Ensure changing floor levels are integrated with the street and existing buildings.

Street Interface; Level Change

- Due to potential changes in the floor level as a result of potential for flooding between existing, new buildings and the street, care needs to be taken to provide good access and integration between the street and the buildings.
- Consideration needs to be given as how to mitigate for level differences between new and existing buildings within the same block.
- Level change should be dealt with onsite through setbacks, ramps and stairs and should not encroach onto the public footpath.
- Where a setback is required to deal with the level change the potential for the creation of a small publicly accessible courtyard space should be explored for use as commercial spill-out.
- Where possible, facade detailing (i.e. materials) should continue down to the street level, rather than creating a distinct building platform.



The former 'Thirsty Marriner' Public House; Marriner Street. An example of dealing with level change within the plot through the creation of usable spill-out space along the street.



Courtyard - Inset courtyard creates the opportunity for open space for commercial spill-out whilst detailing with level change on site by allowing room for a ramp and stairs around a centred courtyard.

Design Principles: Buildings

6. Reflect the small scale Village feel through the architectural detail within the building façades.

Articulation and Detailing

- Create variation across the face of the building structure through extensions, recessions and offsets in the building form.
- Architectural features should be subtly tied into the building lines, including those of the neighbouring buildings, through the use of colour and material to accentuate particular elements.
- Consideration should also be given to ensuring side walls that are visible from the street are well articulated.
- Summer has a wide variety of window types. Windows should typically be recessed into the wall and surrounded by trim to accentuate the sense of wall depth.
- Building forms should display a strong relationship between the ground floor and upper floors, with clear vertical building lines and some identification of ground and first floors such as change in materials or a simple dado line. The upper floor facade should incorporate a high level of texture and articulation although less so than the ground floor where the focus should remain.



Strong relationship between the ground floor and upper floors, with clear vertical building lines.



Variation in materials adds texture and depth to the street scene.

Definitions

Articulation: The use of architectural details such as verandas, porches, doors, gargoyles, windows, balconies, building materials, texture and colour to visually distinguish elements of the building and give vertical and/or horizontal emphasis to these features.

Dado: The dado is the lower part of a wall, in this instance making reference to the ground floor portion of the building.

Design Principles: Buildings

7. Use the roofscape to unify and contribute towards the variety and diversity of building styles and scales in Sumner Village.

Roofscape

- Variety in roof type and pitch is encouraged. The material and colour palette of the roofscape has significant variation across the Village Centre, with changes in texture, colour and material occurring from building to building.
- The use of pitched roofs and higher parapets can allow single storey and smaller scale buildings to sit more comfortably alongside taller buildings by providing a height transition.
- Modulation and variation within the roof form should be used to reduce the scale and bulk of a building by breaking it into elements.
- Integrating windows and other architectural features into the roof can also help break up the visual mass of a roof and add variety to the roofscape.
- Care should be taken to ensure that proposed roof forms sit comfortably alongside neighbouring buildings.



Detailing within the roofscape



Variety within roofscape



Transitioning of height through the use of setbacks and modulation of the roof.



Definitions

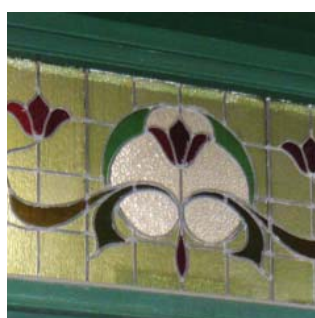
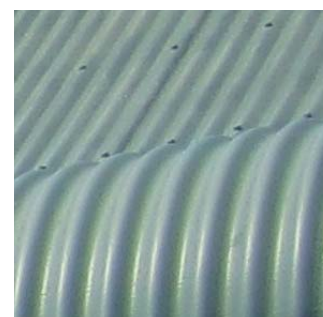
Modulation: The use of vertical and horizontal changes in the form and scale of a building and between adjoining buildings including changes in roof height, building projections or recesses, to create clearly defined buildings or building elements

Design Principles: Buildings

8. The beachside character is illustrated through the colour and interest in the buildings, gardens and spaces.

Materials and Colour

- Use high quality, durable and easily maintained materials that reference the coastal and Sumner character such as stone, decorative glass detailing, corrugated iron, concrete and timber which are all used extensively throughout the village centre.
- Consider how contemporary methods or interpretations of naturally sourced materials and forms of construction may be used, particularly to ensure they are less prone to earthquake damage.
- Both a material and colour palette has freely and naturally developed, with the combination of materials and colour creating a vibrant and rich texture that defines the character of the Village Centre. New materials and colours are welcomed to add to the eclectic character as long as they compliment rather than dominate.
- The village colour palette ranges from neutral and recessive tones to pastel colours, blues and reds on traditional buildings. Accent colours could be used on window trim, balconies and other architectural features to help create more depth and interest in the street, whilst adding to the vibrancy and variation.



Existing Material and Colour Palette

