



.Building Form

.Awnings + Signage

Awnings increase the useability and amenity of public footpaths by protecting pedestrians from sun and rain. They encourage pedestrian activity along streets and, in conjunction with active edges such as retail frontages, support and enhance the vitality of the local area. Awnings, like building entries, provide a public presence and interface within the public domain thereby contributing to the identity of a development.

Signage is an important consideration in the design of residential flat buildings located in mixed use areas. Where signage is required for business identification its design should be compatible with the desired streetscape character, with the scale and proportions of the development and without obscuring or dominating important views.



03.44. Solid awnings provide shade as well as rain protection and protect window displays from harsh light and heat.



03.45. Signage contributes to the building's image from a distance.



03.46. Signage gives identity to the entry and legibility for visitors.

Objectives

- To provide shelter for public streets.
- To ensure signage is in keeping with desired streetscape character and with the development in scale, detail and overall design.

Better Design Practice

Awnings

- Encourage pedestrian activity on streets by providing awnings to retail strips, where appropriate, which:
 - give continuous cover in areas which have a desired pattern of continuous awnings
 - complement the height, depth and form of the desired character or existing pattern of awnings
 - provide sufficient protection for sun and rain.
- Contribute to the legibility of the residential flat development and amenity of the public domain by locating local awnings over building entries.
- Enhance safety for pedestrians by providing under-awning lighting.

Signage

- Councils should prepare guidelines for signage based on the desired character and scale of the local area. Considerations include:
 - special character areas, for example, heritage, natural or conservation areas
 - views and vistas, for example, skyline and views
 - streetscape and landscape, for example, scale of built form, tree canopies, street furniture and details.
- Integrate signage with the design of the development by responding to scale, proportions and architectural detailing.
- Provide clear and legible way finding for residents and visitors.

References

State Environmental Planning Policy No 64 (SEPP 64) - Advertising and Signage

.Building Form

.Facades



Facades are the external face of buildings in the public realm and within a site. Their architectural quality contributes to the character and design of the public domain. High architectural quality requires the appropriate composition of building elements, textures, materials and colours and reflects the use, internal design and structure of a development.

The composition and detailing of the building facade has an impact on its apparent scale as well as its appearance. The pattern or rhythm established by the proportions of the facade, the modulation of the external walls, the design of facade elements, their materials and their detailing are all important considerations.



03.47. This facade balances strong horizontal and vertical framing elements with sunscreen and balustrade infill components.



03.48. The more traditional design of this elevation uses a variety of repeated forms and a restrained material palette.



03.49. This elevation defines a distinct top, middle and base, utilising materials sympathetic to the local context.

Objectives

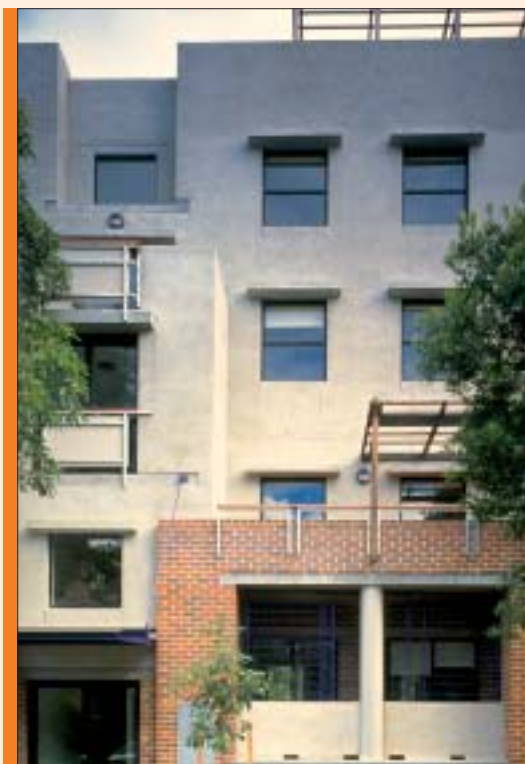
- To promote high architectural quality in residential flat buildings.
- To ensure that new developments have facades which define and enhance the public domain and desired street character.
- To ensure that building elements are integrated into the overall building form and facade design.

Better Design Practice

- Consider the relationship between the whole building form and the facade and/or building elements. The number and distribution of elements across a facade determine simplicity or complexity. Columns, beams, floor slabs, balconies, window openings and fenestrations, doors, balustrades, roof forms and parapets are elements, which can be revealed or concealed and organised into simple or complex patterns.
- Compose facades with an appropriate scale, rhythm and proportion, which respond to the building's use and the desired contextual character. Design solutions may include but are not limited to:
 - defining a base, middle and top related to the overall proportion of the building
 - expressing key datum lines in the context using cornices, a change in materials or building set back
 - expressing the internal layout of the building, for example, vertical bays or its structure, such as party wall-divisions
 - expressing the variation in floor to floor height, particularly at the lower levels
 - articulating building entries with awnings, porticos, recesses, blade walls and projecting bays
 - selecting balcony types which respond to the street context, building orientation and residential amenity: cantilevered, partially recessed, wholly recessed, or Juliet balconies will all create different facade profiles
 - detailing balustrades to reflect the type and location of the balcony and its relationship to the facade detail and materials



03.50. Use of varying facade alignments and sunscreens articulate the taller mass of this building.



03.51. This building facade is ordered using rectilinear elements, clearly defined volumes and a change of materials.

- using a variety of window types to create a rhythm or express the building uses, for example, a living room versus a bathroom
- incorporating architectural features which give human scale to the design of the building at street level. These can include entrance porches, awnings, colonnades, pergolas and fences
- using recessed balconies and deep windows to create articulation and define shadows thereby adding visual depth to the facade.
- Design facades to reflect the orientation of the site using elements such as sun shading, light shelves and bay windows as environmental controls, depending on the facade orientation.
- Express important corners by giving visual prominence to parts of the facade, for example, a change in building articulation, material or colour, roof expression or increased height.
- Coordinate and integrate building services, such as drainage pipes, with overall facade and balcony design.
- Coordinate security grills/screens, ventilation louvres and carpark entry doors with the overall facade design (see Parking).

Reference

Residential Flat Design Pattern Book



.Building Form

.Roof Design

The roof is an important architectural element for the overall composition and expression of a building. The shape and form of a roof and its associated elements responds to the environment and the context. Quality roof design responds to various viewpoints within the local context, such as the roofscape observed from adjacent taller buildings and the silhouette viewed from the street below. In some areas the roof forms part of a distant view and sits within a larger skyline.



03.52. This roofscape design subdivides the appearance of a large building into multiple volumes sympathetic to the existing neighbourhood.



03.53. The roofline is punctuated by maisonette apartments, which rise above the dominant horizontality of the building.



03.54. A variety of roof forms, pitched roofs with dormers and towers are used to reflect roof forms of the surrounding urban context. Service plantrooms are well concealed.

Objectives

- To provide quality roof designs, which contribute to the overall design and performance of residential flat buildings.
- To integrate the design of the roof into the overall facade, building composition and desired contextual response.
- To increase the longevity of the building through weather protection.

Better Design Practice

- Relate roof design to the desired built form. Some design solutions may include:
 - articulating the roof, or breaking down its massing on large buildings, to minimise the apparent bulk or to relate to a context of smaller building forms
 - using a similar roof pitch or material to adjacent buildings, particularly in existing special character areas or heritage conservation areas. Avoid directly copying the elements and detail of single family houses in larger flat buildings; this often results in inappropriate proportion, scale and detail for residential flat buildings
 - minimising the expression of roof forms gives prominence to a strong horizontal datum in the adjacent context, such as an existing parapet line
 - using special roof features, which relate to the desired character of an area, to express important corners.
- Design the roof to relate to the size and scale of the building, the building elevations and three dimensional building form. This includes the design of any parapet or terminating elements and the selection of roof materials.
- Design roofs to respond to the orientation of the site, for example, by using eaves and skillion roofs to respond to sun access.
- Minimise the visual intrusiveness of service elements by integrating them into the design of the roof. These elements include lift over-runs, service plants, chimneys, vent stacks, telecommunication infrastructures, gutters, downpipes and signage.
- Support the use of roofs for quality open space in denser urban areas by
 - providing space and appropriate building systems to support the desired landscape design (see Landscape Design and Open Space)



03.55. This contemporary interpretation of an attic contributes to a dynamic night time roofscape.



03.56. The feature roof line of this building gives the building a strong identity.

- incorporating shade structures and wind screens to encourage open space use
- ensuring open space is accessible.
- Facilitate the use or future use of the roof for sustainable functions, for example:
 - allow rainwater tanks for water conservation
 - orient and angle roof surfaces suitable for photovoltaic applications
 - allow for future innovative design solutions, such as water features or green roofs.
- Where habitable space is provided within the roof optimise residential amenity in the form of attics or penthouse apartments (see Ceiling Heights).

Reference

Residential Flat Design Pattern Book