

SHIRE OF
Augusta-Margaret River

AIM

To create a well crafted and environmentally and culturally appropriate design standard in every aspect of the hamlet development.

OBJECTIVES

1. To develop an appropriate architectural language that makes the built form fit within the environment
2. Attention to detail in the execution of the built environment
3. Use of local styles, details and materials throughout the Hamlet
4. To create a Margaret River style and look that avoids 'internationalisation' of the streetscape by inappropriate architectural styles, materials and signage

RURAL HAMLET DESIGN HANDBOOK

4.2 ARCHITECTURAL DETAIL

4.2.1 CHECKLIST

B

BUILDING RESPONSE

Key Architectural Elements

Suggested key architectural elements that should be incorporated into the architectural language of the Rural Hamlet buildings include:

- Simple geometric volumes and vertical elements
- Predominantly metal sheeting
- Loft spaces
- Deep overhangs of roof structures
- A mixture of masonry and timber wall elements
- Garden walls used as linking elements
- Small punctured openings and double volume openings
- Recessed windows and doors
- Windows vertical (rectangular) rather than horizontal
- Dormer windows
- Balconies and verandahs
- Shutters to control sun
- Large building volumes broken up into parts



ROOFS

Roofs in the Rural Hamlet take their cue predominantly from steeper pitched roofs as found in barns, using their form to create useable loft spaces.

- ✓ Do double pitch roofs with overhanging eaves at gable ends predominate most buildings? With hip roofs being restricted to estate houses and large roof surfaces. Flat roofs are discouraged except on small areas, where used in conjunction with other roof types or where used as roof gardens and outdoor living areas.
- ✓ Have roof pitches been designed to be generally steeper and allow functional loft spaces? Unusable low angle roofs and very steep pitches (e.g. A-frames) are generally not considered appropriate.
- ✓ Have roof spaces been sealed to avoid bushfire embers entering the void?
- ✓ Do the materials used feature non-reflective, subdued earth colours? A limited materials palette for the Hamlet is recommended to create a unified architectural aesthetic. Appropriate materials include: eurotray, oxidised tin, iron, copper, slate or Onduline. Use of unglazed clay and concrete tiles, timber shingles, slate shingles or synthetic roofing should be used sparingly within the Hamlet.
- ✓ Is equipment such as large vents or heat pumps grouped and concealed to make them appear integral to the roof/wall designs? Are flashing and downpipes minimised and made from durable materials, which weather appropriately?
- ✓ Are dormers, lean-to's, verandahs, balconies, chimneys and other devices that are compatible in height and material with the buildings used to break up large expanses? Are masonry or metal clad chimneys encouraged as external expressed building elements?

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4.2.2 CHECKLIST

B

WALLS

Wall materials focus on authentically constructed methods and constitute those nearest to a natural state as possible.

Have walls been constructed either in solid materials, e.g. plastered concrete block construction, rammed earth, stone, plastered or bagged brick masonry; or cavity wall construction using timber cladding such as weatherboard?

- Have a varying palette of facades been used within the Hamlet?
- Have monoclاد plaster systems been avoided?
- Do walls provide deep recesses for doors and windows ?
- Has wood been treated in natural colours?
- Are metals used that feature earth tones and are non-reflective?
- Is stone structural in appearance?
- Is brick either bagged or plastered?

MATERIALS

Suggested building materials within the Rural Hamlet should utilise long lasting and durable components, minimising poor quality weathering over time which may degrade the aesthetic of the development.

- Have only a limited palette of materials been used in any one building and within a Hamlet? e.g. bagged brick as the primary construction method, timber weatherboard as feature panels and slate roofing material.
- Where different materials adjoin, has there been a clear break in the plane of the surface?
- Have mixes of cladding materials, unrelated to structural expressions been avoided?
- Is all block work plastered?
- Do buildings make use of sandstone, limestone and earth as building materials?
- Do materials have honesty and integrity, with an ability to weather rather than get old?
- Has rammed earth or limestone been used as a preferred masonry element?



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4.2.3 CHECKLIST

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EXTERIOR FINISHES

The overall palette of external wall finishes are encouraged to be natural in colour and materials.

- ✓ Are all exterior coatings natural mineral based: e.g. clays, stones, sand, cement or lime based which are easy to apply and maintain. Are they able to be maintained without using extensive scraping, sanding or labour intensive preparations?
- ✓ Does the application of finishes to buildings complement elements within the facade, rather than purely adding interest to a facade?
- ✓ Have weathered looks, e.g. cracked paint revealing faux brickwork underneath been avoided? Weathering of building facades should be a time-aging process and not an applied one.



Figure 52. Indicative Elevation along a Rural Hamlet Road

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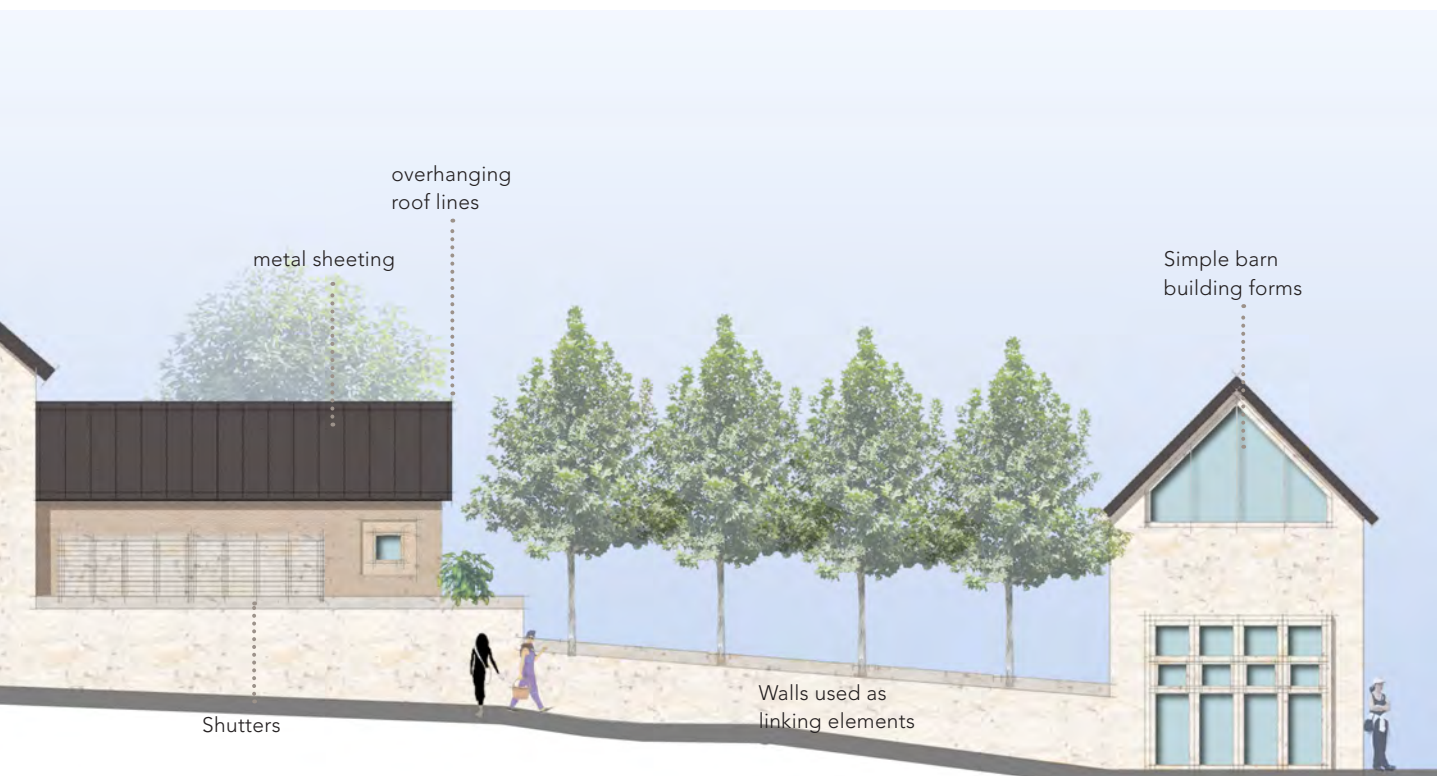
4.2.4 CHECKLIST

B

WINDOWS AND DOORS

Fenestration in the Rural Hamlet buildings is encouraged to remain simple in design and should be considered as an integral part of the design of the building.

- ✓ Are openings characterised by one of the following two approaches? (a) large glazed openings in the wall (e.g. loft space or double volume glazing or contrasted by (b) carefully positioned small punctured openings within walls.
- ✓ Do windows and doors surrounding the community square share the same designs and materials so that they represent a coherent aesthetic language?
- ✓ Are all window and door openings recessed sufficiently to provide rain protection? In residential buildings, are large areas of glass shaded by overhangs, balconies, louvres, shutters and porches to minimise visibility from off site?
- ✓ Are most windows vertical rather than horizontal?
- ✓ Are timber materials used, particularly for windows?
- ✓ Is glass non-reflective coated and tinted to control solar heat gain, but without a mirrored appearance?
- ✓ Are glass entryway doors only used in retail entrance doors as part of a glazed facade? Have they been avoided as entry doors in residential buildings?
- ✓ Do ground floor retail spaces allow for a large percentage of glazed frontage onto streets and public spaces?



RURAL HAMLET DESIGN HANDBOOK

4.2 ARCHITECTURAL DETAIL

4.2.5 CHECKLIST

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BUILDING RESPONSE

Building Detailing

Special detailed elements on the Rural Hamlet buildings will help to define the local character of the neighbourhood.

- ✓ Have expressive entries been provided? This may be achieved by overscaling the entry doors, using specially crafted ornamentation such as carved timber panels, and plastered or stone reveals around the entranceway.
- ✓ Are reveals/surrounds around windows and doors made from timber, stone or masonry?
- ✓ Have window shutters, with or without louvres, been placed on sunny north and west-facing facades? Preference is given to timber shutters and louvres, however aluminium may be used if it is carefully executed.
- ✓ Are any security bars present, both decorative as well as functional? To encourage wrought iron which is elegant.
- ✓ Are window flower boxes present? If so are they integral to the building? Are they fitted with permanent greywatering tubes from the roof direct to the window base to enable automatic watering of the flower boxes?
- ✓ Have grills, grids, inspection covers and all visible components of service providers been completed in decorative surfaces and not purely in utilitarian finishes?

Building Signage

- ✓ Is signage designed into the structure of the building as part of the building aesthetic and colour palette? Does it blend into the range of materials used in the facade?
- ✓ Has dominance of the building facade by the size or position of signage been avoided?
- ✓ Have a limited range of colours been used in the sign, with bright or overpowering colours avoided?
- ✓ Are signage graphics as simple as possible, with limited text? They should only include the company/place of interest/street etc; and information such as contact details or branding slogans are considered inappropriate.



Figure 53. Indicative Northern Elevation Rural Hamlet

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4.2.6 CHECKLIST

B

SITE IDENTITY

Driveways

An appropriate design approach to driveways should include a gradual transition from vehicular spaces to visitor parking through to pedestrian scale spaces.

- Has the design of on-site driveways been to minimise grading and excessively steep slopes, tree cutting or other disruption of the site? Does it provide a usable width for both pedestrians and cars?
- Have concrete kerbs been avoided? Have surface materials been selected to blend the new construction into the surrounding natural environment?
- Are edging surfaces (such as brick pavers or exposed aggregate concrete) been used in parking areas to help in the transition from the car to the pedestrian environment?
- Does paving match or is similar in style to paving used for other outdoor areas such as courts, terraces and/or stairs?
- Have swales and/or other permeable surface materials (e.g. Gobi blocks) been used on or beside driveways to facilitate stormwater management?

On-site Parking

In general the design of private on-site parking should be carefully considered as part of the lot design, resulting in parking spaces which do not detract from the streetscape.

- Are parking areas and garages sufficient to accommodate the on-site parking and enclosed storage of residents' vehicles?
- In comprehensively designed building developments has this parking been clustered in one area within a convenient distance to each unit?
- Has extensively paved areas for the long-term external storage of vehicles been avoided?

On-site Pedestrian Access

- Have paths, outdoor stairs and terraces been designed to blend with the natural topography and vegetation and with any associated retaining walls, fences or building foundations?
- Has the use of many different contrasting materials been avoided? Recommended materials include stone, gravel, wood, paving bricks and cobbles.



Figure 54. Indicative Southern Elevation Rural Hamlet

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4.2 ARCHITECTURAL DETAIL

4.2.7 CHECKLIST

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EXTERNAL FENCES AND WALLS

Walls and fences are an important part of the Rural Hamlet and slightly different approaches to building within the centre and fringe result in a varying palette of functions and designs.

The primary function of enclosure within the Hamlet centre is to help define private and public spaces within a tighter living environment. External walls and fences in the Hamlet fringe should be generally lower in height than those in the Hamlet centre and reflect the rural character of the environment.

- ✓ Has a sufficient level of enclosure been provided to make the private space comfortable and usable? Does this still allow sufficient visual permeability to create safety and surveillance as well as attractive boundary facades?
- ✓ Do all lot front boundaries within the Hamlet employ one of the following methods of enclosure? (a) Does it use low steps, porches and boxed structured landscaping as part of the building wall edge where setbacks are small? (b) Does it use walls to create front boundary courtyards where setbacks are larger; and to define lots?

- ✓ Have higher walls been designed to include semi-permeable parts such as wrought iron or treated timber? Low walls may consist of solid materials.
- ✓ Have appropriate materials been selected? e.g. limestone and/or rammed earth.
- ✓ Do all walls appear as an extension of the house?
- ✓ Have long stretches of solid blank walls been avoided, or broken up with recesses, changes in material or height, or planting?
- ✓ Is the approach to materials used in buildings the same that has been applied to external walls?
- ✓ Have the rear boundaries of lots on the edge of the Hamlet been reinforced to create a strong visual edge to the Hamlet?
- ✓ Are all walls and fences designed to fit in aesthetically with the design of surrounding buildings, not just purely for function?
- ✓ Have chain link fences and fences made of roof iron been avoided?



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4.2.8 CHECKLIST

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Gates

- Are all gates related in form, materials and style to the main residence and associated walls and fences?
- Are gates/pedestrian access provided onto public reserves, public piazzas, public walkways or streets where lots front such spaces?

Exterior Lighting

Lighting within lots should generally follow similar definitions to that indicated for roads.

- Is ambient light levels on site provided for safety, but generally low at night to be consistent with rural amenity ambience of the area?
- Have exterior light sources and brightly illuminated surfaces visible from outside the lot been avoided, particularly within the Hamlet fringe?


Site Utilities

- Are all utilities provided to a point at the edge of the site and installed underground? Have utility boxes been located within site boundaries and screened from off-site?
- Have all outdoor work areas and outside equipment, including satellite dishes and/or gas tanks, been completely screened from off-site views by the use of architectural features, plant materials, or where feasible, integrated into the form of the building?
- In maisonettes and apartments within the Hamlet centre, has each unit been provided with a dedicated enclosed storage space?
- Are all on-site utilities accessed from lanes or private courtyards; and not from streets or public pedestrian thoroughfares?



RURAL HAMLET DESIGN HANDBOOK

4.3 LOW IMPACT LIVING



➤ Margaret River Strategic Plan aims to be at the ‘cutting edge’ in terms of sustainable design to actively reduce the impact of today’s development on future generations.

Individual building design, construction and use has a significant impact at a collective level.