

Centres Design Guide

Appendix 3 – Kelburn

Kelburn is a ‘Neighbourhood Centre’ set on a ridge top at the apex of a curve on Upland Road. A ridge-top location and established residential at its boundary limit its extent, concentrating a broad mix of retail and community facilities to give a sense of vitality.

Defining Features

Kelburn’s distinctive character is based on the following:

Spatial enclosure from its location at the apex of a curve in Upland Road in combination with closely spaced buildings that define the edges of the road.

The group of landmark buildings including St Michael’s Church and Hall and the Kelburn Villas, which collectively are prominent at the apex of the curve of Upland Road.

Concentration of closely packed activity and narrow frontages that give a strong sense of intensity and vitality.

Richness and intricacy arising from diverse building types, narrow frontages, setbacks at upper level and complex additions to buildings.

Asymmetrical street cross-section with contrast between high buildings on the south side of Upland Road and low buildings on the north side

Street trees and the open grassy area around St Michaels Church.

Character Overview

Building type

Kelburn contains a diverse range of building types including a church and hall, converted residential villas, an apartment block and conventional strip retail with the unusual hybrid of villas placed above these.

These villas are set above and back from the street edge, located close to the apex of the curve and are therefore prominent in views when approaching the centre.

The northern side of the street demonstrates a consistent type of development with three low buildings subdivided for narrow retail frontages.

Building size

Buildings on the southern side of Upland Road, range from one to four storeys in height but give an impression of being generally two-three storeys high.



Curvature of Upland Road creates a sense of spatial enclosure

In contrast, the north edge of the street is defined by single storey buildings although these extend one or two storeys below the road. The north-facing rear of these buildings is prominent in views from the Glen, North Terrace and parts of Upland Road close to the cable car.

The entire centre has a relatively fine grain, with many small tenancies and consistently narrow frontages.

Landform and character

Location on a restricted area along a ridge has led to concentration and intensity, and lack of on site car parking.

The escarpment above St Michaels Crescent in combination with the curve of Upland Road lends spatial enclosure to the centre.

Building relationship to the street

Buildings are consistently built to the street edge with shopfronts to the street. Pedestrian access only to the rear of sites is provided with narrow gaps between buildings, thus maintaining an apparently continuously defined street edge.

A minor exception to the norm is the steps up to the Kelburn Villas, and the entrance and lawn space around St Michaels Church. However, these pedestrianised spaces complement the street edge, and provide a location for social and community activities.

There are variable setbacks at high level at the south side of Upland Road where detached villas are set back from the edge of a single storey plinth.

Vehicle access and parking

A complete absence of vehicle access from Upland Road gives total pedestrian priority to the street edge.

Building form and façade treatment

With few exceptions, this is a complex aggregation of relatively small forms. It is characterised by richness and intricacy and is particularly complex and diverse on the southern side of the street.

Visible parts of the north facing facades of buildings on the north side of Upland Road have generally been treated as secondary frontages, with activity within the building taking advantage of northerly aspect and views.

Materials

With the exception of the brick masonry of St Michael's Church, buildings are predominantly light timber framed and visible facades are typically timber clad. Monolithic cladding appears only in one recent development and is uncharacteristic.

Street landscaping

Street trees are an important defining characteristic. Mature pohutukawas by St Michaels Church, and the exotic trees on the other side of the street continue the Upland Road pattern of planting. The trees opposite the shops reinforce the asymmetry of the street here, and provide a soft green contrast to the core retail area.



Rear of buildings prominent in long-range views from the north



Narrow, single storey frontages to the north side of Upland Road



Richness and intricacy within the Kelburn Villas and in the additions at its frontage.



Large, mature pohutukawa trees frame the western entry into Kelburn