

Memorandum

TO: Emma Spalding- consultant planner

FROM: Peter Christos- urban designer

DATE: 06 May 2019

SUBJECT: **LUC-2019-555:15 Russell Street**

Hi Emma,

Regarding the above application and likely effects on streetscape and amenity values. The site is relatively unique with several constraints including irregular boundaries and difficult topography. 15 Russell Street is located within the central city and is also within a residential heritage precinct. The design is quite ambitious, given the site constraints. A two storeyed dwelling with parking under is proposed on a difficult section and the design includes yard and height/recession plane breaches (some significant). Having said this, the visual effects of the building would be largely controlled as the site is located behind existing buildings and therefore, effects on streetscape values would be marginal. Breaches to the south (effecting 102 and 104 Cannongate) are largely mitigated by separation distances, aspect and topography whereas breaches at the northern boundary could have more direct impact on 19 Russell Street.

Currently, the distance between the south facade of 19 Russell Street and the shared boundary is about 8m. The north facade of the proposed building features recessed sections of facade alternating with vertical roof sections. While the roof sections extend into the yard setback, the facade sections do not and no windows are proposed within the roof sections (majority of the breach along this boundary) with only a marginal area of window (stairwell) breaching the recession plane.

The window layout at the southern facade of 19 Russell Street is essentially the same for the ground and first floor, that is; a full length bay running the height of the building near the north west corner, double casement windows in the centre of the facade and aligned over both levels and a large window near the north east corner aligning with a smaller series of windows at the ground floor. Correspondingly, proposed windows on the north/west facade of 15 Russell Street are designed mainly to allow light into the interior rather than views into/out of the building. They are generally high on the facade and restricted in size- other than moderately large windows providing light into a stair-well. There is little risk that each of the properties would significantly reduce into each properties sense of privacy, in my opinion.

19 Russell Street also has a front yard setback in excess of 7m deep and this area has been developed as a single car park with the remaining space fenced off as north facing amenity space. A deck is also located on the western facade facing north/west to further capitalise on available sun. Amenity space is less developed within the south facing rear yard – which is understandable given the reduced solar access at this part of the property.

With regard to views, the shared boundary is currently lined with sycamores (about 6M tall). These will be removed during proposed earthworks however; the proposed new building would terminate at approximately the same level as the existing trees and therefore framing views similar to the existing situation- although an inherently different view.

Shade diagrams (provided by the applicant) do not include effects from existing buildings and trees however the provided diagrams indicate that shading would generally be only marginally more than existing at certain times of the year at 102 and 104 Cannongate and in some instances slightly less than a permitted development. With particular regard to 19 Russell Street, the shade diagrams indicate that shading would be marginally less than a permitted development.

In my view, the proposed development makes good use of a difficult site close to the central city. The breaches are largely contained to parts of the site that would not have a significant impact on housing to the south of the subject site or the surrounding streetscape. While there would be minor negative effects because of bulk along the shared boundary with 19 Russell Street, I feel that these could be managed by softening the built form with landscape treatments (where space allows) along the shared boundaries.

Regards, Peter Christos,
Urban Design

John Sule

From: Peter Christos
Sent: Friday, 22 March 2019 10:02 a.m.
To: John Sule
Cc: Andrea Farminer
Subject: RE: Expert advice on 15 Russell Street LUC-2018-555

Hi John,
Andrea and I made a site visit to 15 Russell Street yesterday.

We are both pretty comfortable with the proposal (subject to additional info showing context/ roof line with neighbouring buildings).

We felt that as building would be well set back and below the street level and with minimal visibility from Russell Street, it could not be considered to have significant impacts on the heritage values of the precinct (again – subject to final detailing- colour /materials)

We also felt the visual impacts from Arthur Street would be somewhere between zero and very minor.

With regard to the yard breaches, we felt that this may be more about visual effects than shading (initial thinking) and could be dealt with landscape screening.

Cheers, Peter

From: John Sule
Sent: Wednesday, 20 March 2019 2:45 p.m.
To: Peter Christos <Peter.Christos@dcc.govt.nz>; Andrea Farminer <Andrea.Farminer@dcc.govt.nz>
Subject: Expert advice on 15 Russell Street LUC-2018-555

Hi. Further to the meeting the other day. Could you provide some succinct initial advice on the proposal by Mr Fewtrell in relation to the residential heritage precinct to assist the processing planner (TBA) assessing the impacts by **Wednesday 3 April 2019**. Send them to me as I am in the process of finding a lucky recipient.

Cheers

John Sule
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