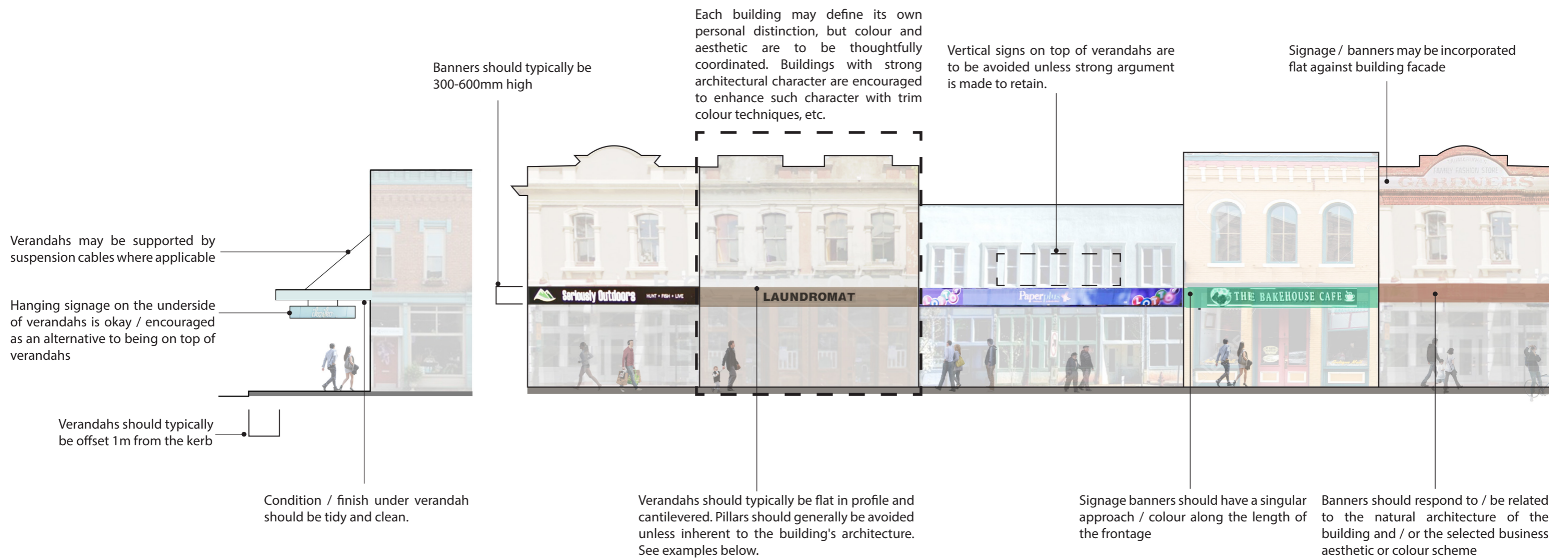


TAUMARUNUI TOWN CENTRE

VERANDAH DESIGN GUIDELINES



EXAMPLE 1: Corner verandah to Manuante St and Hakiha St works well to have pillars, and a profile that has a mild architectural rounded corner.



EXAMPLE 2: Strong historical architecture from this 1912 building is being cluttered by signage that hides the architectural features and a verandah's severe pitch which shows too much tin.



EXAMPLE 3: Signage / banners that are incorporated flat against building facade should be of appropriate height and compatible with the available space.



EXAMPLE 4: This building is using good use of color to accent architectural features, and provide distinction to the business. Excess, unrelated advertisements should be avoided.



EXAMPLE 5: Vertical signage that is attached to the building and has historic value is to remain.





Verandahs should typically be offset 1m from the kerb

Banners should typically be 300-600mm high

Signage / banners may be incorporated flat against building facade

Verandahs may be supported by suspension cables where applicable



Verandahs should typically be flat in profile and cantilevered. Pillars should generally be avoided unless inherent to the building's architecture.

Signage banners should have a singular approach / colour along the length of the frontage



Vertical signs on top of verandahs are to be avoided unless strong argument is made to retain.

Each building may define its own personal distinction, but colour and aesthetic are to be thoughtfully coordinated. Buildings with strong architectural character are encouraged to enhance such character with trim colour techniques, etc.

This corner verandah works well to have pillars to define the corner and transition to the pillared verandahs running along Manuaute Street.



Hanging signage on the underside of verandahs is okay / encouraged as an alternative to being on top of verandahs

Banners should respond to / be related to the natural architecture of the building and / or the selected business aesthetic or colour scheme

Condition / finish under verandah should be tidy and clean.



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