

DESIGN GUIDELINES ROOFS

HIGHER DENSITY

The roofs would be the most prominent feature of the buildings from nearby hills and would be designed to help minimise their impact on the surroundings.

SHAPE

To minimise air turbulence and make best use of space, roofs of buildings >1½ storeys high would be pitched and at an angle greater than 47½°. Large buildings would appear to have similar roofs, in pitch and width, to keep the scale the same at a distance. Flat or lower pitched roofs would be acceptable to the rear.

MATERIALS

In the densest areas the roofs over 1½ storeys and rainwater goods would be of non-reflective metal, of a dark grey colour and many south-facing pitches would have solar heat collectors. The finish would be matt to minimise glare and reflection.

VENTILATION STACKS

Flues and vents would generally be gathered into individual stacks positioned on the ridge, creating a tidier roof surface and a regular visual break.

ROOF VARIATIONS

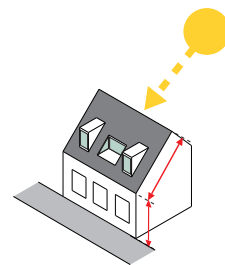


Half and three-quarter floors make roofs inhabitable while building height would be perceived as low.

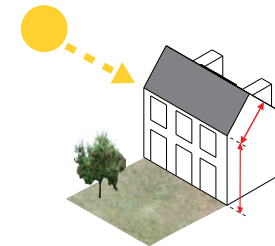


A lower building to the street side ensures good lighting conditions on street level and makes the perceived building height lower.

Please see pages 70 & 73 for building heights.



Larger roof surface towards the street, letting more light down to street level.



Smaller roof surface towards the backyard, enabling larger windows to the private side.

