

T H E H A M P T O N S

DESIGN GUIDE SUPPLEMENT

Introduction

Over recent application cycles, the Design Panel has noted a consistent pattern: proposals lacking visual clarity, architectural articulation, or adequate landscape resolution often fall short of approval. These outcomes are not due to stylistic disagreements, but to a shortfall in the **presentation, legibility, and design integration** that The Hamptons vision aspires to uphold.

“Had the guidelines been thoroughly reviewed from the outset, many of these issues could have been addressed, significantly increasing the likelihood of first-time approval. The key takeaway is that success lies not in complexity but in clarity, thoughtful integration, and adherence to the design principles outlined.”

This supplement is intended to **clarify expectations, illustrate minimum requirements**, and support designers in achieving first-round approvals — not by restricting creativity, but by **championing well-resolved, well-communicated design**.

What Defines an Architectural ‘Feature’?

Every street-facing elevation should include at least one **distinctive architectural element** that provides interest, balance, and a sense of arrival.

Examples include:

- Recessed or framed entries with porch, portico, or canopy features
- Vertical batten screen walls or expressed columns
- Contrasting material junctions (e.g., plaster inset with vertical cedar)
- Articulated cladding patterns or horizontal banding (e.g., brick soldier course)
- Variation in wall plane (e.g., recesses, bays, or parapet returns)
- Integrated pergolas or deep overhangs for entry expression
- Feature windows (but not gable rake-glazing or attic windows, which are prohibited)

Note: These are not decorative “add-ons” but part of the overall architectural composition. An entry door placed on a flat wall plane without cover or visual frame is **not** considered an architectural feature.

Visual Communication Standards

At a minimum, submissions are expected to include:

- 3D Street-View Render — an eye-level perspective showing material contrast, façade modulation, and entry definition
- Landscape Plan — not just lawn and scattered planting, but a structured, integrated approach to the front yard
- All Elevations — with heights, materials, windows, and doors clearly labelled
- Material Palette — identifying cladding, joinery, roof, garage, and front door treatments

Floor plans and flat elevations alone don't provide sufficient context for assessment.

As a design-led development, The Hamptons places real value on clear, well-communicated architectural intent — and applications that provide this upfront will stand a far better chance of smooth, timely approval.

Examples – What We're Looking For

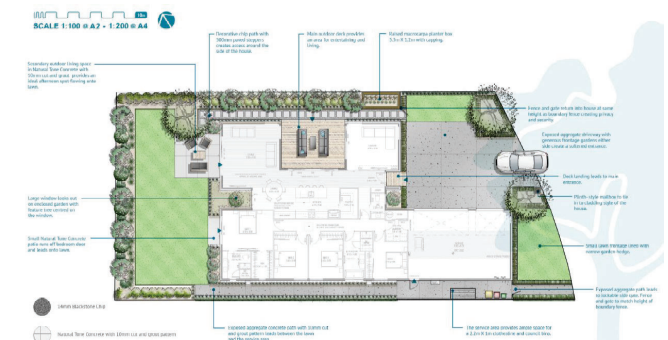
Approved Example – “Lot Acceptable”

- Clean gable form with modest but refined entry
- Brick banding at base, creating grounded appearance
- Simple material palette: vertical cedar + plaster
- Professionally drafted landscape plan with front hedge, feature tree, and path layout
- Eye-level render clearly showed material transitions and façade depth



Common Issues in Rejected Applications

1. **No 3D render provided** – Panel unable to gauge streetscape impact
2. **No defined entry element** – Elevation is flat and uninviting
3. **No landscaping shown** – Front yard is left ambiguous or undefined
4. **Same material across entire façade** – Lacks hierarchy or visual contrast
5. **Poor documentation** – Plans unclear, incomplete, or visually inconsistent



Examples of Acceptable Architectural Detailing

Note: This is not an exhaustive list, and any architectural elements should be thoughtfully integrated as part of the overall design — not treated as 'bolt-on' features.





Checklist for Successful Submission

Before lodging your design for approval, ensure:

- A **clearly articulated entry** is visible from the street
 - A **visual break** in the main elevation is present (material or massing shift)
 - Your **landscape plan includes planting structure** (e.g., hedge, specimen tree, groundcover zones)
 - You have included a **realistic 3D render** showing your proposed design in context
 - Your application **reflects and respects the Design Guide** and includes commentary where discretion is sought
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Final Word from the Design Panel

We're here to support quality — not to stifle creativity.

Many recent resubmissions have passed on second review simply because of clearer communication and modest refinements. The most successful outcomes:

- Are **simple, thoughtful, and well-resolved**
 - Avoid visual clutter, gimmicks, or “boxy” façades
 - Align with The Hamptons' understated architectural language
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“We encourage revisiting the guidelines with a focus on clarity, entry definition, and integrated landscaping before resubmission. This approach gives every application a strong shot at swift approval.”

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