

1.7 UPPER SYMONDS STREET

The Symonds Street / Khyber Pass Road junction was likely to have been an early walking track that, like many similar paths, became bridle tracks and later roads that eventually became linked into a formalised roading network. Europeans settled the area in the 1840s as fringe city suburban residences for the wealthy because of its elevated position and views of the Waitemata.

Like many fringe suburban centres, Upper Symonds Street developed and grew in conjunction with the rapidly increasing population and improvements in public transport particularly the tram lines, with a significant period of built development occurring in the 1880s and 1910s. At the height of its traditional development period 1920s-30s the centre provided most of the everyday services, supplies and entertainment needed by the surrounding suburbs (Newton, Grafton, Eden Terrace and Arch Hill).

Upper Symonds Street has retained a number of buildings from the 1880's-1930's with a significant emphasis on Victorian and Edwardian character buildings, although there are some notable buildings from the Inter-War period. Much of the west side and the upper section of Symonds Street, above the Khyber Pass intersection, provide a substantial quality of architectural and streetscape quality. The scale of buildings is medium with two or three storeyed buildings generally on medium sized lots.

Some of the key characteristics of the late 19th and early 20th century buildings include unpainted/painted brick construction with plastered pilasters and detail, verandahs supported on posts, shopfronts with framed picture windows, recessed entries generally with timber shopfront joinery. Of those buildings from the inter-war period key characteristics include brick and plaster construction, suspended verandahs. The shop fronts tended to retain the principle of framed picture windows and recessed entries, however, different materials were used including terrazzo, tiled or plastered stallboards or columns. The proximity of early churches and places of assembly/entertainment to the shopping precinct reinforces the character of Upper Symonds Street.

An important element of Upper Symonds Street is the underlying topography, in particular the location of the ridge which has contributed to a linear urban structure with elevated views. Commercial activity is found on either side of Upper Symonds Street with differing degrees of intensity and mix of land use. An important feature of the commercial street environment is the distinctive historic character of the group of buildings on the western edge of the street with their characteristic continuous building frontages along the street boundary and verandas over the footpath. These qualities, together with elevated views give the suburb a distinctive character.

The centre contains the following scheduled buildings or objects:

- Alex Evans Street 5-7, Newton: St Benedicts Church
- St Benedicts Street 1-9, Newton: St Benedicts's Presbytery
- St Benedicts Street 30A-E, Newton, (off Stable lane): The Stables
- Mt Eden Road 4, Mt Eden: Pumphouse
- Khyber Pass 69-71, Grafton: Holy Sepulchre Church
- Mt Eden Road 2, Mt Eden: Grafton Library (Galbraith's Public House 2001)

1.8 WEST LYNN

The West Lynn shopping precinct developed in the early decades of the twentieth century along the ridgeline of Richmond Road near the junction with Francis Street and Hakanoa Street, servicing the expanding residential population in this area. The shopping centre formed the heart of the Richmond area, which evolved from a rural locale close to industrial activities at Cox's Creek to a densely populated, working class residential neighbourhood. The centre has continued to evolve, providing a varied range of functions within its compact commercial centre.

The centre retains built development from the early 1900s through to 2000. Significant periods of traditional development occurred between 1905 and 1915, and around the 1920s and 1930s. At the height of traditional development around this time the centre provided most of the everyday services, supplies and entertainment needed by the surrounding suburb. It has associations with James Tattersfield, who ran an importers and drapers business from the Richmond Buildings and established the substantial mattress making and textile business in Sackville Street nearby. The centre also has important associations with the Warnock Bros, who lived nearby and ran the soap and candle making business at Cox's Creek as well as being prominent in early local government. The Bryan family grocery business is another significant business which operated on the corner of Tutaneikai Street for about 75 years. The centre has an established identity as a specialist centre for organic health food and homeopathic training.

Changes in the direction of Richmond Road visually define a commercial core between the junction with Warnock Street and the corner of Castle Street.

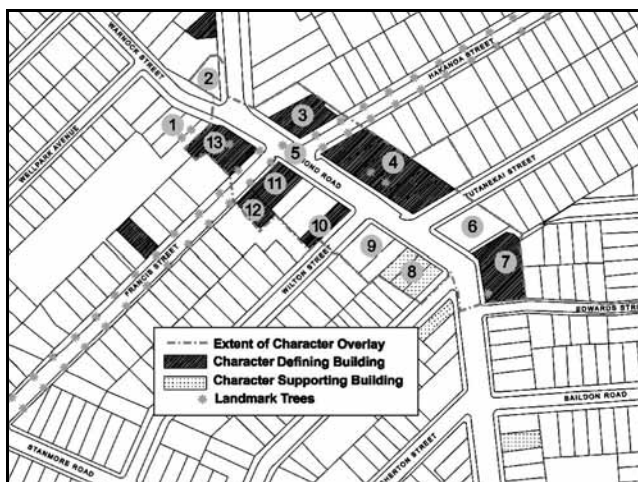
Today, the mix of residential, retail and entertainment activities through the centre, together with a rich mix of building forms and vegetation through the centre, contribute to its village character. The centre continues to service the local community and also attracts a wider catchment as a destination for speciality retail and entertainment.



Recommendations to maintain / enhance character in West Lynn

- Recognise and respect the qualities of the underlying landscape context, urban structure and built environment.
- Respect primacy of Richmond Road as forming the commercial spine of the centre.
- Maximise public viewing opportunities to the coast and CBD.
- Surviving early buildings are a primary asset of the centre, and sympathetic treatment will provide a high quality identity, reinforcing the unique qualities of the centre. Buildings identified as "character defining" should be retained, conserved and adapted for ongoing use in preference to redevelopment.
- The existing character of particular blocks should guide any redevelopment:
 - Generally 1 and 2 storeyed scale of commercial buildings, with predominantly plastered brick construction and timber construction
 - Configuration of shopfronts and verandahs, and survival of original detail, including interior detail, to a number of buildings
 - Relatively narrow lot widths
 - Mix of commercial, residential and church uses within or close to the mainstreet commercial core, which give the centre a unique character
 - Primary orientation of development to Richmond Road, with parking and service areas to rear
- Specimen trees and picket fences on some mainstreet residential sites close to the commercial centre is an important characteristic which should be respected.
- Retain angle on-street parking through centre.
- Ensure any site redevelopment within the centre respects the balance between enclosure and provision of setbacks with associated tree planting.
- Carefully locate street furniture so that it does not diminish the established simple form of the pedestrian street environment. Explore the potential for the design of furniture elements in the vicinity of the Richmond Road / Francis Street / Hakanoa Street intersection to tell the stories of the centre's past.
- Improve the visual prominence of the existing accessways to Francis Reserve. Explore the potential to locate a locally relevant artwork to reinforce the Richmond Road / Warnock Street entrance to the Reserve.
- Retain asphalt surfacing of footpaths with bluestone kerbing.

- Encourage detailed feature treatments at the interface between sites and the street environment.
- Improve understanding of the Maori and European history of the area, potentially through a heritage walk brochure, interpretive material within or about key buildings, and potentially on site markers.
- Foster close relationships with iwi to understand and respect Maori values, the people and history associated with the area in all ongoing work.



1. Improve the visual prominence of the existing accessways to Francis Reserve. Explore the potential to locate a locally relevant artwork to reinforce the Richmond Road / Warnock Street entrance to the Reserve. Maximise public viewing opportunity to the Waitemata Harbour.



2. Key site at junction with Warnock Street, with former petrol station. Any future redevelopment to define corner and reinforce entry point to centre.





3. Intact group of traditional buildings built between 1905 and 1930. Retain and conserve early buildings in preference to redevelopment. Retain any surviving shopfront, verandah and interior detail if possible. Retain small brick outbuildings at rear if possible. Retain orientation of development to Richmond Road, serviced from the rear.



Avenue of trees on Hakanoa Street contributes to the centre's character.



4. Block retains early built development dating from around 1900 to 1927, including commercial buildings at corners and group of three residential buildings in centre. Varied range of types, materials and street frontage, including residential gardens with specimen trees and picket fences, contributes to "village" character of West Lynn centre. Retain and conserve early buildings in preference to redevelopment. Adapt residences to commercial functions rather than redevelopment, if possible. Retain any surviving shopfront, verandah and interior shop detail if possible.



5. Focal point of centre created by intersection and pedestrian crossing, kerb extensions, landmark buildings and vegetation.



Norgroves Building.

Significant corner building from 1905/1910 with villa attached.



6. 1980s office building, defines street edge but lacks entry, verandahs or active edge to mainstreet. Encourage any future development to provide active edge.



7. Grey Lynn Community Centre an important landmark and community focal point opposite the corner of Castle Street, marking the entry point into the centre. The design and function of the building relate well to the surrounding neighbourhood.



8. Group of early residences, one with attached shop, providing evidence of mixed pattern of early development of centre. Retain and adapt for ongoing use in preference to redevelopment.





9. Apartments have replaced earlier housing with more intensive residential use close to the commercial core.



10. Significant corner building built in 1926 and extended in 1933. Retain and conserve in preference to redevelopment. Retain surviving shopfront, verandah and interior detail if possible.



11. Significant early shop buildings. Retain, conserve and adapt for ongoing use in preference to redevelopment. Retain surviving shopfront, verandah and interior detail if possible.



12. Former Christian Meeting House in Francis Street, built around 1915, provides evidence of historic development of the community. Retain, conserve and adapt for ongoing use.



13. Intact group of buildings, including the Richmond Buildings (1908), gabled brick building at rear and the Richmond Hall in Francis Street, built in the early 1900s.

Retain and conserve in preference to redevelopment. Retain any surviving shopfront, verandah and interior detail to the Richmond Building if possible.

1.9 BALMORAL

The Balmoral Road shopping centre developed in the early part of the 20th century, starting with the first shop run by Alexander Spiers Thorburn around 1910. The subdivision of the larger farm allotments into residential sites and the formation of side streets off Dominion Road in the area of the shopping centre mainly occurred between 1907 to 1920. The provision of the electric tram service along Dominion Road as far as Herbert Road to the north of the Balmoral centre by 1908 and its extension to the Balmoral shops by 1917 would have been an important catalyst for further commercial development. Dominion Road has remained a main public transport route to the outer isthmus.

A major period of built development occurred in the Balmoral shopping centre in the 1920s to provide for local needs including a range of retail buildings, post office and the Capitol Theatre. Potters Park officially opened in 1921. The construction of the War Memorial Hall in 1958 as well as schools and churches close to this commercial hub in the 1960s have further reinforced its role as an important local community centre.

The first blocks of the Balmoral Shopping centre retain the most intact and most consistent groups of mainstreet commercial buildings in the centre. They were almost all built during the 1920s and are typically masonry, mostly two storeys and in stripped-Classical style. These buildings are good examples of the type of mainstreet commercial buildings that were being built throughout New Zealand around this time.

The traditional pattern of development close to the intersection with Balmoral Road remains relatively intact and creates a strong enclosure to the street. Both Dominion Road and Balmoral Roads were identified as major arterial routes and provision was made at an early stage for road widening and building line set backs, which are evident in more recent buildings.

Development from 1960s onwards is more varied in scale, materials and form, reflecting changes in the height limit permitted as well as set backs for road widening and parking requirements. Recent development with buildings set back from the street edge and car parking in front is detrimental to the pedestrian environment and at odds with the traditional pattern of built development in Balmoral.

At the intersection of Dominion Road and Balmoral Road landscaping has been provided on sites where buildings previously defined the intersection. Views to the unfinished side walls indicate the removal of earlier buildings. The footpath narrows at the corner to ease traffic movement but



makes it less appealing for pedestrians. Road widening has significantly increased the visual impression of the road reserve and creates a definite separation from the shopping centre and Potters Park on the north side of Balmoral Road.

Potters Park was created on land gifted by Frederick Seymour Potter to the Mt Eden Borough Council in 1916, on the basis that it would be held in perpetuity as open space for the citizens of the area. The 7 ½ acre park was formally opened in 1921 by Governor General Lord Jellicoe. On the west side of Dominion Road the Mt Eden War Memorial Hall was built in 1957, designed by architect C. B. Watkin. It is one of many war memorial community buildings in New Zealand town centres which were encouraged by the government after World War II to provide "living memorials" and continues to be an important focus for the community.

1.10 SANDRINGHAM

The Sandringham shopping centre commenced with the first building at Warings Corner around 1915 followed by rapid development in the 1920s. The western side, close to the intersection of Kitchener Road was initially developed in the early 1920s; with the eastern side following in the late 1920s after drainage had been improved.

The subdivision of the larger farm allotments into residential sites and the formation of side streets off Sandringham Road in the area of the shopping centre occurred between 1908-1910. The early pattern of original allotments has resulted in the bend in Sandringham Road in the heart of the shopping centre, a distinctive feature of the centre today. The electric tram service along Sandringham Road was not achieved until 1925 because a rail over-bridge had first to be constructed near the junction of Sandringham Road with New North Road. The tram service, together with improved drainage, were important catalysts for commercial development, clustered around the intersection of Sandringham and Kitchener Roads. In the decade between 1920 and 1930 the majority of buildings in the centre had been built.

Throughout the 1920s-1950s the shops catered for most of the everyday needs of surrounding residents; including butchers, bakeries, fruiterers, drapers, dairies, fishmongers, chemists and stationers. As the residential population in surrounding streets steadily increased the range of services and civic amenities provided in the shopping centre expanded to include the Mayfair Picture theatre in 1929, the Sandringham reserve (1925) Public Toilets (1930) and a purpose built Post Office in 1956.

The centre retains many of its early buildings including intact groups of one and two storeyed 1920s-1940s buildings, which give the centre a reasonably unified built character. A number of the buildings in Sandringham shopping centre have been designed by well-known architectural practices

such as A Sinclair O'Connor, Massey Hyland and Phillips and R A Abbott and comparative to other suburban shopping centres, are good examples of the shop-with-dwelling type that were built in many commercial centres around this time.

The traditional pattern of development remains relatively intact and creates strong enclosure to the street. The traditional 'Mainstreet' configuration creates a continuous retail frontage with servicing located to the rear of the buildings. The solid building frontages contribute to the street enclosure, as does the continuous verandah cover over the footpaths. On-street parking along Sandringham Road, pedestrian crossings, and the variation in the street alignment contribute to the pedestrian focus of the Centre. The off-set intersection of Sandringham Road with Calgary Street and Kitchener Road, together with the buildings that define its corners, creates a distinctive heart and focus for the Centre.

The strong built focus of the Centre contrasts to the surrounding residential neighbourhoods, where stand-alone dwellings are punctuated by established vegetation. Sandringham Reserve provides an open space focus for the Centre and defines the southern entrance to the Centre.

SECTION CONTINUED

