

AUCKLAND CITY STREETScape STUDY RECORD FORM

Preliminary Information



LOCATION / ADDRESS: 16 Kitchener Road, Auckland	ITEM NUMBER	CATEGORY (IF SCHEDULED)
		
NAME (IF ANY) NUMBER, STREET, LOCALITY, WARD	LEGAL DESCRIPTION	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	OTHER LISTINGS	
HISTORY & KNOWN ASSOCIATIONS This commercial building was built in 1966 for Campbell and Lyons Ltd. It was designed by J M Lovelock of Bartons Plan Services Ltd. A similar building has been built adjacent, dating from around the same time.	ZONING Business 2	
REFERENCE SOURCES Copy of original permit drawing, on ACE Site file at Auckland City records.	REGISTERED OWNER	
PHOTOGRAPHS (HISTORICAL)	ARCHITECT / DESIGNER J M Lovelock of Bartons Plan Services Ltd	
STATEMENT OF SIGNIFICANCE	PERIOD / DATE OF CONSTRUCTION 1966	
	MATERIALS Concrete block	
	INTEGRITY/ SIGNIFICANT ELEMENTS	
AREAS OF SIGNIFICANCE <input type="checkbox"/> HISTORICAL <input type="checkbox"/> ARCHITECTURAL <input type="checkbox"/> TECHNOLOGICAL <input type="checkbox"/> AESTHETIC <input type="checkbox"/> SCIENTIFIC <input type="checkbox"/> SPIRITUAL <input type="checkbox"/> SOCIAL <input type="checkbox"/> TRADITIONAL <input type="checkbox"/> SPECIAL <input type="checkbox"/> RARITY VALUE <input checked="" type="checkbox"/> GROUP VALUE <input type="checkbox"/> OTHER	STREETScape VALUE Kitchener Road has a different character, incorporating both residential development and commercial development of a different type to that on Sandringham Road. 1960s commercial buildings in Kitchener Road were based on typical models of the time which catered for cars. Buildings were set back from the street edge with parking conveniently placed in front, but detracting from the pedestrian experience. The two-storied scale is reasonably consistent with the traditional built form and scale in Sandringham however the buildings were designed as separate structures on individual sites, with side yards, rather than the compact urban form provided by conjoined commercial buildings of the 1920s on Sandringham Road. They provide a transition to the residential pattern nearby, with houses on separate sites.	
PREPARED BY: Lisa Truttman and Matthews & Matthews Architects Ltd FOR: AUCKLAND CITY COUNCIL <i>Note: Street numbers derived from Council GIS system, street maps and site survey. They require verification.</i>	CONTRIBUTION TO COLLECTIVE CHARACTER AND HERITAGE VALUES low	
	DATE OF SURVEY EXTERIOR: Nov 07, May 08 INTERIOR:	
	BY: CHECKED: PHOTOGRAPHED:	Matthews & Matthews Architects Ltd May08