


# AUCKLAND CITY STREETSCAPE STUDY RECORD FORM

## Preliminary Information



LOCATION / ADDRESS: 520 -524 Sandringham Road , Auckland	ITEM NUMBER	CATEGORY (IF SCHEDULED)
		
NAME (IF ANY) NUMBER, STREET, LOCALITY, WARD	LEGAL DESCRIPTION Lot 48 DP 4276	
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  Around 1952, a one-level block of two shops appeared at 520-524, housing an outfitters and linen shop. 1The house attached at the rear is likely to have existed on the site prior to the construction of the shops.	ZONING Business 2	
REFERENCE SOURCES Wises Street Directories	REGISTERED OWNER	
PHOTOGRAPHS (HISTORICAL)	ARCHITECT / DESIGNER Not known	
STATEMENT OF SIGNIFICANCE A modest retail building, it continues the active retail frontage along the eastern side of Sandringham Road. Its small scale provides less enclosure to the street than the more substantial 1 and 2 level 1920s buildings in Sandringham. It retains its original shop fronts with black tile work, chrome plated joinery and recessed entrances which contribute positively to the pedestrian environment in Sandringham .	PERIOD / DATE OF CONSTRUCTION c. 1952	
	MATERIALS Plastered masonry	
	INTEGRITY/ SIGNIFICANT ELEMENTS The building retains its original shop fronts with black tile work, chrome plated joinery and recessed entrances, in good condition.	
AREAS OF SIGNIFICANCE  <input type="checkbox"/> HISTORICAL <input type="checkbox"/> ARCHITECTURAL <input type="checkbox"/> TECHNOLOGICAL <input checked="" type="checkbox"/> AESTHETIC <input type="checkbox"/> SCIENTIFIC <input type="checkbox"/> SPIRITUAL <input checked="" 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 A modest retail building, it continues the active retail frontage along the eastern side of Sandringham Road, but its small scale provides less enclosure to the street than the more substantial 1 and 2 level 1920s buildings in Sandringham. It retains its original shop fronts with black tile work, chrome plated joinery and recessed entrances which contribute positively to the pedestrian environment in Sandringham.	
	CULTURAL HERITAGE VALUE Medium/low	
	DATE OF SURVEY  EXTERIOR: Nov 07, May 08 INTERIOR:	
PREPARED BY: <b>Lisa Truttman and Matthews &amp; Matthews Architects Ltd</b> FOR: <b>AUCKLAND CITY COUNCIL</b> <i>Note: Street numbers derived from Council GIS system, street maps and site survey. They require verification.</i>	BY: <b>Matthews &amp; Matthews Architects Ltd</b> CHECKED: PHOTOGRAPHED: <b>Nov 07</b>	

<sup>1</sup> Wises NZPO Directories