


AUCKLAND CITY STREETSCAPE STUDY RECORD FORM

Preliminary Information



LOCATION / ADDRESS: 628 Dominion Road, Balmoral Shopping Centre, Auckland	ITEM NUMBER	CATEGORY (IF SCHEDULED)
		
NAME (IF ANY) Ngair Chambers	LEGAL DESCRIPTION Pt lot 40, DP4347	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input checked="" type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	OTHER LISTINGS	
HISTORY & KNOWN ASSOCIATIONS The original drawings for Ngair Chambers are not signed or dated, however it is likely that this building was built at a similar time to neighboring development in the late 1920s. The drawings show that this was a mixed use development, containing shops with living accommodation behind at ground level. At the upper level there were offices along the Dominion Road frontage with residential accommodation behind. A central light well allowed natural light into the building at both levels. Dating from the 1930s, the main businesses here have been dairies up until the 1980s, possibly due to the proximity of the cinema next door. Along with surrounding residential development, the electric tram service was an important catalyst for development in the Balmoral shopping centre in the 1920s. This building is one of a number built around this time to serve the needs of the local community. The tram line had reached as far as Herbert Road just to the north of the intersection by 1908 and commercial development in the Balmoral shopping centre commenced around 1910 when the first shop here opened between Balmoral Road and Rocklands Ave. ¹ Subdivision of the surrounding land for residential development was also occurring in the first two decades of the twentieth century. By 1912, the shopping centre had expanded with a baker, grocer, chemist and drapers. The oldest building remaining from this early period of development dates from 1917. (594-596 Dominion Road) . The electric trams were extended to Halston Road in the Balmoral Shops in 1920, and a significant period of development occurred in Balmoral Shopping Centre at this time. ²	ZONING Business 2	
REFERENCE SOURCES Permit drawings on microfilm, Auckland City Council records. Street directories	REGISTERED OWNER	
PHOTOGRAPHS (HISTORICAL)	ARCHITECT / DESIGNER Not shown on original drawings	
STATEMENT OF SIGNIFICANCE This was a reasonably substantial building constructed in the 1920s to provide, shops, offices and accommodation. It contributes to the intact character of the Balmoral shopping centre which was established by a succession of buildings constructed during the 1920s. The building forms part of an	PERIOD / DATE OF CONSTRUCTION 1920s MATERIALS Plastered brick	

¹ DP 4365, LINZ records

² Stewart, p. 200

<p>intact group of single level and two storeyed 1920s buildings in this part of Dominion Road which are generally consistent in age, style, materials and detail. The building provides evidence of the type of shop/ dwelling buildings which characterize many mainstreet strip shopping centers from this period.</p>	<p>INTEGRITY/ SIGNIFICANT ELEMENTS The building exterior remains largely intact. It is divided into three bays with central curved parapet. Plaster moldings define panels on the parapet above the windows. The building retains original timber windows at the upper level in the central bay. Others have been replaced with aluminum joinery. Some original shop fronts remain that incorporate timber joinery, lead light top lights and entrances with curved ceilings.</p>
<p>AREAS OF SIGNIFICANCE</p> <p> <input checked="" type="checkbox"/> HISTORICAL <input checked="" 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 </p>	<p>STREETSCAPE VALUE The building forms part of an intact group of typically two storeyed buildings on the east side of Dominion Road, south of Balmoral Road, built during the 1920s. The buildings are typically designed in variations of a stripped classical style. They are relatively narrow in width, and generally of similar style, scale and detail. Built up to the street edge this group of buildings provides a strong sense of containment and continuity to this part of Dominion Road.</p>
	<p>CONTRIBUTION TO COLLECTIVE CHARACTER HERITAGE VALUE High</p>
	<p>DATE OF SURVEY 2008 EXTERIOR: INTERIOR:</p>
<p>PREPARED BY: Matthews & Matthews Architects Ltd and LJ Truttman FOR: AUCKLAND CITY COUNCIL (Read in conjunction with Character Heritage Study)</p>	<p>PHOTOGRAPHED: Matthews & Matthews Architects Ltd</p>

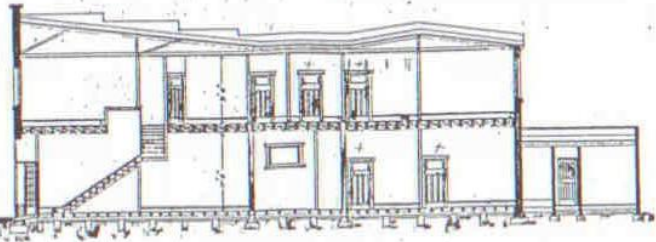
A1

- PROPOSED - SHOPS - AND - OFFICES -
- DOMINION - ROAD -

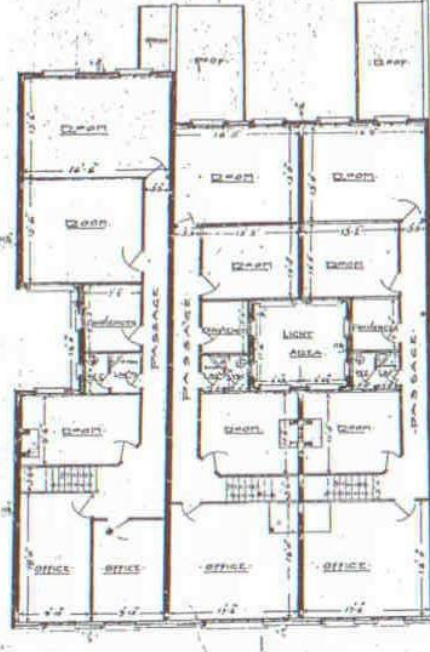
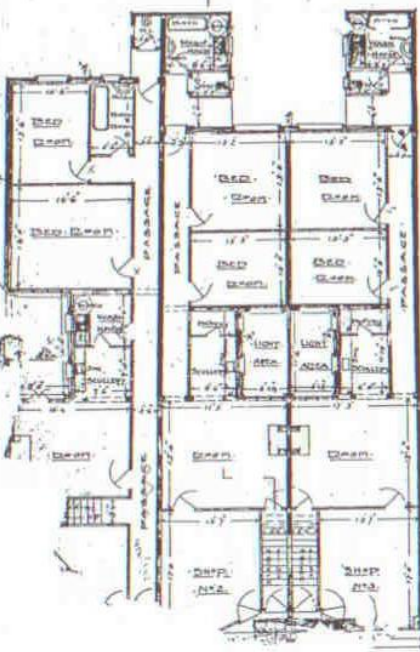
SCALE - 8 FEET - TO - 1 - INCH -



- FRONT ELEVATION -



- SECTION A-B -



- FIRST FLOOR PLAN -

4333

Copy of original drawings held at Auckland City Council.

Copies of original permit drawings at Auckland City Council Records.

