

## Area Name – Dover Street, St Albans

Potential RHA's review criteria	Y/N	Notes
Moderate to high degree of authenticity and integrity	N	House modification and site redevelopment has occurred over many years resulting in a mixed residential environment with houses dating from the later 19 <sup>th</sup> , 20 <sup>th</sup> and early 21 <sup>st</sup> centuries.
Group of inter-related <a href="#">historic heritage</a> places, <a href="#">buildings</a> , structures and/or sites within a geographical area with <u>clear boundaries</u> that together address the interconnectedness of people, place and activities.	N	There doesn't appear to be any connection between the dwellings in this area, other than their physical proximity.
A comprehensive, collective and integrated place with coherent heritage fabric (not fragmented).	N	The street lacks cohesion and coherence and a large number of houses have been modified or replaced.
Contains a majority of sites/building that are of defining or contributory importance to the RHA	N	The absence of a historic narrative prevents the creation of a benchmark for defining and contributory features.
Predominantly developed more than 30 years ago	Y	High Street is mentioned in newspapers from c.1873; renamed Dover Street in 1904. Houses date from the later 19 <sup>th</sup> century to the present day.
Associated primarily but not necessarily exclusively with residential use	Y	St Albans Tennis Club dates to the early 20 <sup>th</sup> century, if not before.
Meets the minimum size for areas (one street block, one side of street/ minimum of 15? Properties – as per character areas)	Y	
Represents and embodies at least one of the heritage values in Appendix 9.3.7.1 at a significant or highly significant level: <ul style="list-style-type: none"> <li>• Historical and Social Significance</li> <li>• Cultural and Spiritual Significance</li> <li>• Aesthetic and Architectural Significance</li> <li>• Technological and Craftsmanship Significance</li> <li>• Contextual Significance</li> <li>• Archaeological and Scientific Significance</li> </ul>	N	The street has typical, rather than notable, historic and architectural qualities.
Conveys/represents important aspects of the Christchurch District's cultural and historical themes and activities	N	The street represents a typical aspect of the city's residential development.
Makes a significant contribution to the Christchurch District's sense of place and identity, and an understanding of its history and cultures.	N	The street is typical rather than notable within the streetscape of St Albans.
Of heritage significance to the Christchurch District (and may also be of significance nationally or internationally)	N	The extant cottages and villas contribute to the established appearance of the street.

**Recommendation:**

Dover Street lacks coherence and a notable development history; it does not meet the criteria for scheduling as an RHA.

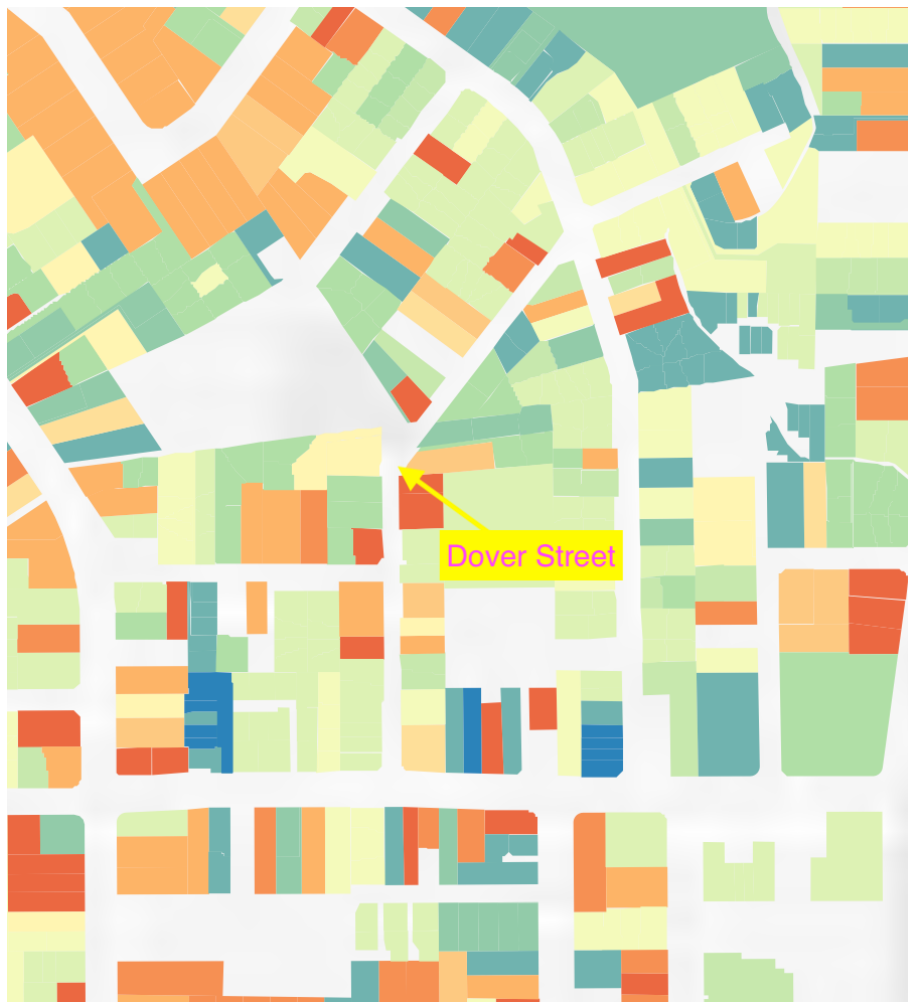
**Dr Ann McEwan / 29 June 2023**

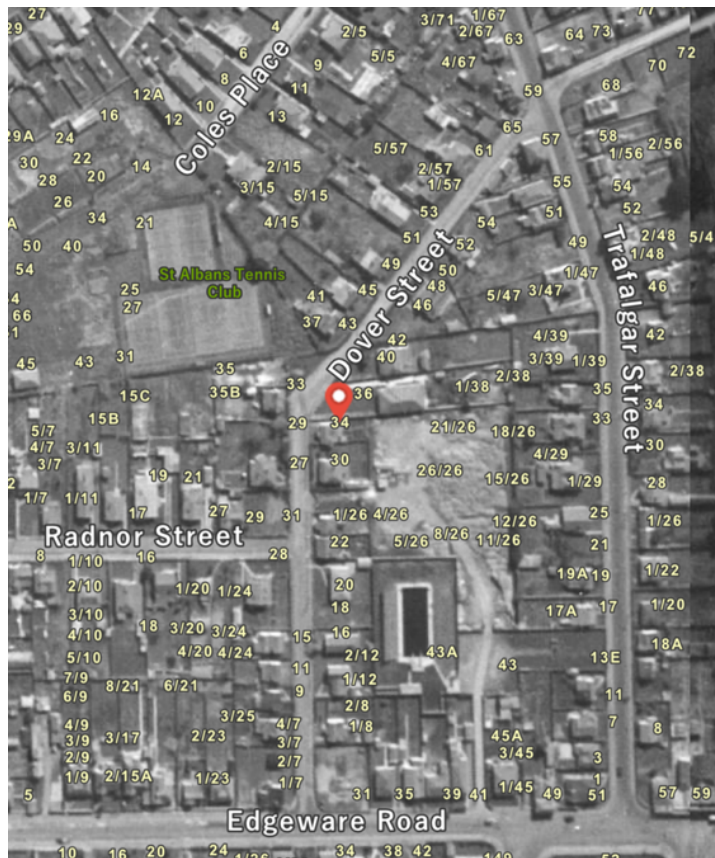
**Resources:**

CCC Age of Houses data

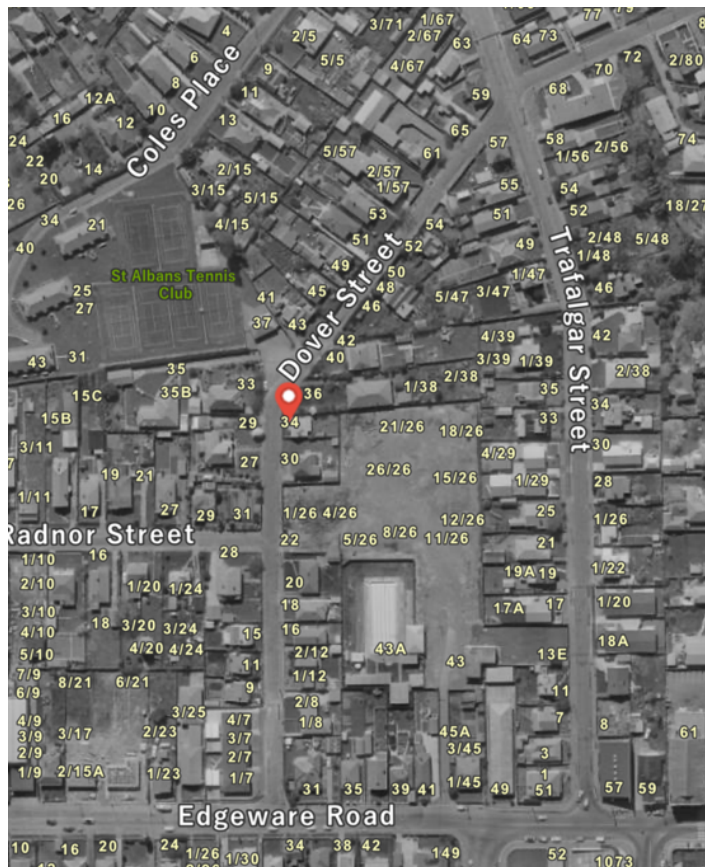
Canterbury Maps historical aerials

Photographs taken by AE McEwan, 19 June 2023

**Images:**

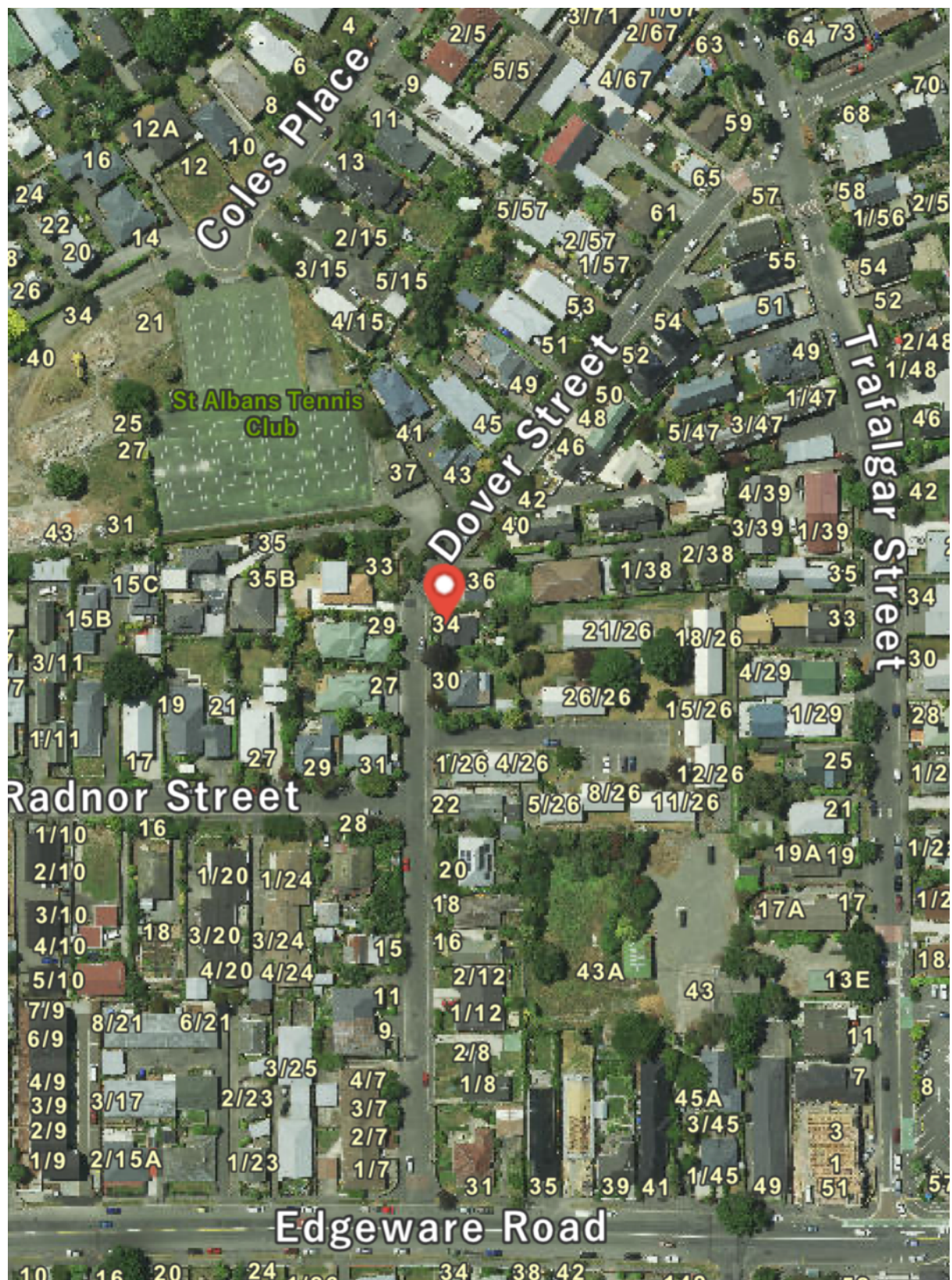


1940-44



1970-74





Present day



