

Area Name – Scott Street, Sydenham

| Potential RHA's review criteria | Y/N | Notes |
|--|---------|---|
| Moderate to high degree of authenticity and integrity | N | While many of the original cottages are still extant most have been modified and some sites have been redeveloped in whole or in part |
| Group of inter-related historic heritage places, buildings , structures and/or sites within a geographical area with clear boundaries that together address the interconnectedness of people, place and activities. | Y | Private road c.1875 that was then taken over by Sydenham Borough Council |
| A comprehensive, collective and integrated place with coherent heritage fabric (not fragmented). | In part | Single street, #s 1-42 inclusive; but with some infill and redevelopment present and planned |
| Contains a majority of sites/building that are of defining or contributory importance to the RHA | In part | Modifications undermine authenticity and integrity of original artisan cottages |
| Predominantly developed more than 30 years ago | Y | c.1875 onwards |
| Associated primarily but not necessarily exclusively with residential use | Y | A number of cottages appear to have been built for rent |
| 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"> • Historical and Social Significance • Cultural and Spiritual Significance • Aesthetic and Architectural Significance • Technological and Craftsmanship Significance • Contextual Significance • Archaeological and Scientific Significance | N | Historic, architectural and contextual interest with potential to provide archaeological evidence |
| Conveys/represents important aspects of the Christchurch District's cultural and historical themes and activities | N | Typical rather than important and themes better represented by Shelley/Forbes Streets RHA |
| Makes a significant contribution to the Christchurch District's sense of place and identity, and an understanding of its history and cultures. | N | |
| Of heritage significance to the Christchurch District (and may also be of significance nationally or internationally) | N | |

Recommendation:

The street does not meet the criteria for scheduling as an RHA. Most of the surviving artisan cottages have been modified to some extent and there is insufficient evidence to establish a coherent historic narrative for the street.

Dr Ann McEwan / 23 June 2023

Resources:

CCC Age of houses data
Canterbury Maps historical aerials
Site visit (20 June 2023)

Images:



























