

# CHRISTCHURCH DISTRICT PLAN

## INNER-CITY WEST RESIDENTIAL HERITAGE AREA RECORD FORM

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### Location



The Inner-City West Residential Heritage Area encompasses most of the city blocks from the northern side of Cashel Street to the northern side of Armagh Street, between Rolleston Avenue and Montreal Street, with the exception of the Arts Centre block, which is excluded from the HA.

### Summary of Current Heritage Protection and Recognition

Heritage New Zealand Pouhere Taonga lists ten houses within the heritage area: 17 and 25 Armagh Street, 2 and 38-42 Gloucester Street, 15, 17, 21 and 23 Worcester Street, 279 Montreal Street and 23/25/25A Cashel Street. The same buildings are also individually scheduled items in the Christchurch District Plan, as are 4 & 32 Armagh Street, 311 Montreal Street and 5 Worcester Street.

Notable trees listed in the Christchurch City Plan are: Southern Magnolias at 273 Montreal Street (T953) and 15 Worcester Street (T1182); a Totara (T1179), a Red Twigged Lime (T1180) and a Copper Beech (T1181) at 2 Worcester Street; a Common Lime (T12) and Variegated Sycamore (T13) at 32 Armagh Street; and a Common Lime at 22 Cashel Street (T481).

## Christchurch District Plan Zoning

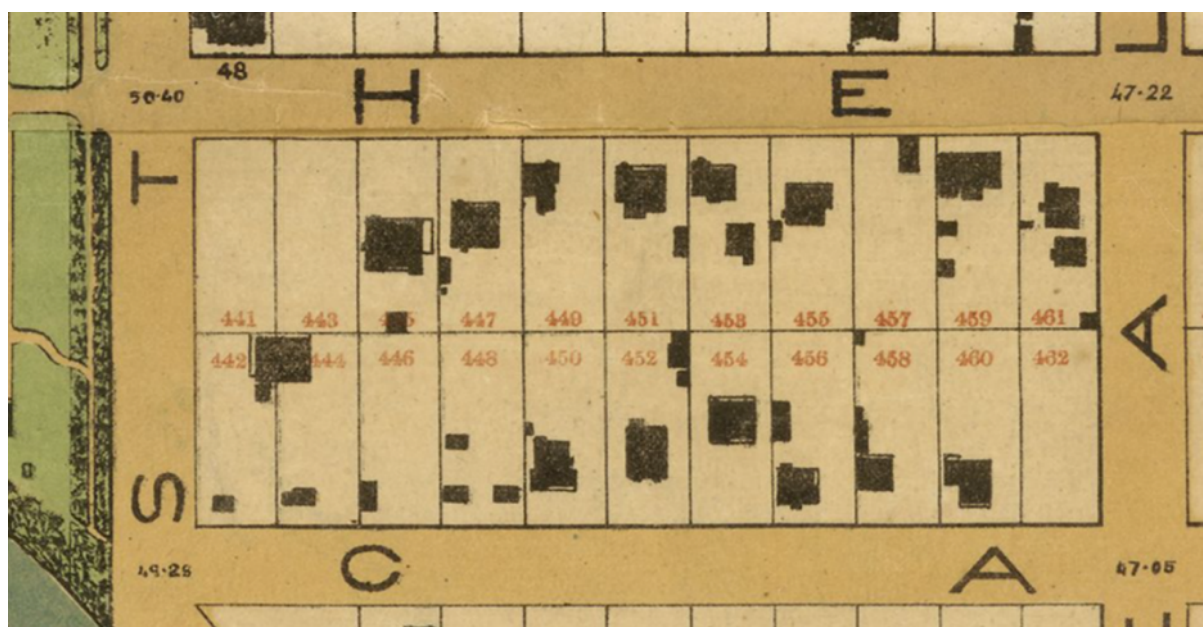
The HA is variously zoned Residential Central City, Special Purpose (School) and Residential Guest Accommodation in the Christchurch District Plan.

## Summary of Heritage Values

This HA comprises 71 properties, the buildings on some of which date from the early years of Christchurch's colonial development. The area embodies historic, architectural and contextual values relating to its central city location, underlying development pattern and proximity to major cultural and educational facilities, which include Canterbury Museum, Christ's College, the Botanic Gardens and the Arts Centre of Christchurch (formerly the University of Canterbury).

The area occupies the central western sector of the inner-city, whose linear geometry is divided roughly in half by the path of the Ōtākaro (Avon River). Puāri, a major and long-standing Waitaha and Ngai Tahu kāinga nohoanga (settlement) and kāinga mahinga kai (food-gathering place), was located to the north-east of the area (HNZPT Wahi Tapu, list entry # 7607). Following the colonial survey of Christchurch in 1850, a limited amount of development had occurred on all the blocks within the HA by the early 1860s. By 1877 only the block bounded by Gloucester and Worcester Streets and some lots on the north side of Gloucester Street remained largely undeveloped. New builds and the replacement of earlier dwellings in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries created a notable collection of houses whose designs reflect the taste and social standing of their owners. These houses tended to be two-storeyed; their size likely encouraging, from the late 19<sup>th</sup> century, their conversion to boarding houses, signalled the attraction of the area for city workers and visitors. The work of noted local architects, including Samuel Hurst Seager, the England Brothers, Joseph Maddison, Cecil Wood, Colin Lamb, Wilfred Lawry, and, more recently, Peter Beaven can all be found in the area.

In comparison with other residential areas within close proximity to the city centre, the Inner-City West Residential HA retains a high degree of historic authenticity. Over the years, the area has been home to academics, musicians, artists and well-known Canterbury identities. Although many of the larger dwellings have been converted into apartments, flats and commercial premises, the residential character of the area has been maintained.



Detail from TS Lambert's 1877 Christchurch map; showing Hereford/Cashel block. ATLMAPS ATL-Acc-3158.

## History of Subdivision and Development

The four blocks between Rolleston Avenue and Montreal Street in the west and east respectively and from Cashel Street in the south to Armagh Street in the north, were mapped in the colonial survey of Christchurch in 1850. The blocks were all divided into equally sized town sections which were offered for sale from the start of European settlement.

Canterbury College, which in 1958 became the University of Canterbury and is now the Arts Centre of Christchurch, was established at the western end of the block bounded by Hereford and Worcester Streets in the 1870s. The university gradually extended east to occupy the entire block, with all but one of the few earlier houses built on the eastern part of the block being removed.

The block between Worcester and Gloucester Streets was part of the large land holdings which the Canterbury Association allocated to the Anglican Church Property Trustees as part of the endowment supporting the establishment of churches and schools in the city. It passed from the Church Property Trustees to the Rev John Raven, who was one of the trustees, in 1863. When Raven returned to England in 1875 the entire block was still largely undeveloped; it was thus known as 'Raven's Paddock'.

The block was resurveyed by Raven's executors in 1882, however the plan was not approved until 1891. The sections of this subdivision (see DP 1003) were steadily sold off through the 1890s and the first decade of the 20<sup>th</sup> century. The original houses on this block were, like the majority of the houses on the blocks between Cashel and Hereford Streets and Gloucester and Armagh Streets, more substantial homes belonging to wealthy owners. The HA is therefore characterised by houses, and some flats, that date from 1860s through to World War I.

Although the area was separated from the original centre of the city (Market and Cathedral Squares and High Street) by the Ōtākaro Avon River, the early construction of both pedestrian and vehicular bridges made it readily accessible to other parts of the city. Consequently, from the city's earliest years important institutions and facilities became established on land adjoining the three blocks of the HA. Christ's College moved to its Rolleston Avenue site in 1857. The Botanic Gardens, also on Rolleston Avenue, date from 1864 and the Canterbury Museum occupied its first building on its present site in 1869. The only institutional buildings which were built on the three blocks of the HA were Christchurch Girl's High School, which moved to its site facing Cranmer Square in the 1880s, and the accommodation block of College House, at the western end of the block between Hereford and Cashel Streets.

The proximity of all of these institutions had an influence on the area's development as the 20<sup>th</sup> century advanced; an area of single-family homes gradually taking on a more diverse character as boarding houses and flats became part of the mix. In the years after World War II, before its protracted move to the new Ilam campus, the University of Canterbury (formerly Canterbury College) took over a number of houses, especially in the block between Hereford and Cashel Streets and on the south side of Cashel Street. Earlier, a College-related institution, the men's hall of residence known as Rolleston House, took over a number of houses at the western end of the block between Worcester and Gloucester Streets. Christ's College began buying houses in the northern two blocks of the HA immediately after World War I and a number of these properties remain in College ownership.



Corner of Rolleston Avenue and Armagh Street, 14 September 1921. 1/1-03801-F, Alexander Turnbull Library, Wellington.

At mid-century, the residential character of the area was changing as it lost favour with professional families. Two parallel developments increased residential density and saw the socio-economic profiles of those living in the area change. Boarding houses had been operating within the HA since the mid-1880s but between the world wars several purpose-built apartment buildings were constructed. At the same time a considerable number of large, single-family homes were converted into flats, notably those which came into the hands of members of the Clifford family.

The character of the area again changed as a result of zoning changes introduced in 1962. The intention of these changes was to encourage the establishment of educational and cultural institutions, rather than commercial enterprises, and allow the introduction of medium- to high-density residential development in the area. Through successive zoning and other town-planning changes, these objectives have remained the goal of public policy for the area.

With the departure of the University for Ilam in the early 1970s, the houses which it had occupied were now able to be used for other purposes. Some reverted to being residences while others were taken over by other institutions or, in some cases, commercial enterprises. The Young Men's Christian Association took over the buildings that had been occupied by College House and the Youth Hostel Association leased one of the larger houses that had been part of Rolleston House.

Since the 1970s, the presence of the Arts Centre, which took over the University's town site, has influenced the socio-economic profile of the area. The construction of the YMCA and Gloucester Tower apartment buildings in the early 1990s appeared to signal a new era of residential intensification, but they remain the only high-rises in the area.

After the February 2011 earthquake, the heritage area was located within Zone 1 of the inner-city cordon, to which residents and businesses owners gained access in early March.

While repairs were required in some instances demolitions were few. Today residential uses have largely been maintained within the area, although a number of houses are now owned and occupied by Christ's College and the University of Otago's medical school.



Joan Woodward Collection. Montreal Street houses, 1985. Canterbury Museum.

### **Historic Names and Uses**

The names of the streets running through or bordering the HA, with the exception of Rolleston Avenue, all date from the original 1850 survey of Christchurch.

Armagh Street is named for the Anglican bishopric of Armagh in what is now Northern Ireland and Cashel Street is similarly named for a bishopric in (southern) Ireland. Likewise Gloucester, Hereford and Worcester Streets are named for cathedral towns in the west of England.

Park Terrace and Rolleston Avenue were a continuation of Antigua Street in the original survey of Christchurch. The stretch of Antigua Street from Cambridge Terrace to the Armagh Street corner acquired the name Rolleston Avenue when the city's 'four avenues' were renamed in the early 20<sup>th</sup> century after Canterbury's four provincial superintendents.

The name Rolleston was apt because William Rolleston, the last provincial superintendent, was deeply interested in education and important educational institutions were located on that stretch of road. Rolleston Avenue was at times referred to as the "West Belt" in conformity with the original names of the three other avenues.

### **Distinctive Physical Characteristics**

- The Botanic Gardens, along with the buildings of Christ's College and Canterbury Museum, form a distinct physical boundary along the western side of the HA.
- Canterbury Museum, the Arts Centre of Christchurch and the Christchurch Art Gallery are landmarks in Christchurch and located on the periphery of the HA.

- A variety of house styles are present dating from the 1860s to the early 21<sup>st</sup> century. Many large houses, once owned by affluent Christchurch families, have been turned into apartments or commercial premises, some relating to the educational institutions in the area.
- Materials used on buildings vary; brick and timber are both present.
- Many of the sites still contain areas of open space with mature trees, however some of these areas are being eroded by car parking.
- The relationship between the residential buildings and the pedestrian environment of the street is recognised through the prevalence of the pedestrian gates and way in which buildings show their 'face' to the street.

## **The Significance of the Area to the Heritage of Christchurch**

The historic heritage significance of this area lies in its **historical and social** value as a place that developed as colonial Christchurch grew and was home to members of the middle class before transitioning to rental and visitor accommodation. **Cultural** values are associated with the way of life of the area's former residents. The diversity of architectural styles, particularly those in vogue in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, contributes to the area's **architectural and aesthetic** values. The **craftsmanship** value of the houses is generally typical of the period in which they were built. The area has **contextual** values through its relationship to the surrounding open space and educational and institutional precincts. **Archaeological** values may be present in the area due to its age, pattern of development and use.

### **Historical/Social**

A relatively large number of substantial houses dating from the 19<sup>th</sup> and early 20<sup>th</sup> century survive in this inner-city HA. The area is also distinctive because of the interaction and inter-relationship between residential functions and the various institutions, past and present, which have existed in the wider area and are integral to the heritage of the HA.

Through the first half of the 20<sup>th</sup> century, some of the area's middle-class families migrated to newer residential areas away from the central city. This released houses to allow them to be used for institutional or commercial purposes. Others were converted into cheap flats to meet the accommodation needs of students and city workers.

In the period between the wars and particularly through the 1920s and 1930s, several two-storeyed blocks of flats were constructed, reflecting an important change in the residential preferences of some Christchurch residents.

In the second half of the 20<sup>th</sup> century, changes to zoning and town-planning regulations allowed for a greater institutional focus in the area, along with medium to high density residential living. This led to the construction of a number of townhouse developments, including the only high-rise building in the area, the Gloucester apartment building.

The area also has historical importance as home to a number of individuals who played an important role in local, regional and national affairs. Charles Upham, (1908-1994) a New Zealand war hero who was awarded the Victoria Cross twice during WWII, lived within the HA as a child and adult. At least two significant figures in the musical community, pianist Ernest Charles Empson (1880-1970) and organist Alfred Bunz, lived in the area. Several of the houses were occupied at different times, for shorter or longer periods, by staff of Canterbury College, later the University of Canterbury. Street directories also reveal that



the clergy of several different denominations or religions including the city's rabbi have, at different times, lived in the HA.



View of Hereford looking west from the intersection of Montreal Street. Dr A McEwan.

### **Cultural/Spiritual**

The HA derives its cultural value from the association that many of the houses in the area had and have with the cultural and educational institutions that were or are located in the area. In particular, these include Canterbury College, now the Arts Centre of Christchurch, and Christ's College. College House, later Christchurch College, was the city's only theological college, which contributed to the city's religious life. The way of life of local residents, and their contribution to the educational and cultural life of the city in particular, is part of its cultural value.

### **Architectural/Aesthetic**

The houses in the HA have architectural and aesthetic value related to their style, which provides a visual chronology of middle-class residential development in the area from the later 19<sup>th</sup> century until the present day. Almost half of the houses in the area are Italianate, villa or English Domestic Revival in style; two apartment buildings in the Art Deco/Moderne style attest to changing tastes and ways of inner-city living in the later 1930s. A number of dwellings were designed by noted local architects including Samuel Hurst Seager, Joseph Maddison, the England brothers and Cecil Wood. Other architects to have designed buildings in the area include W. Melville Lawry, Colin Lamb, Peter Beaven and Alun Wilkie.

Although some have been altered to meet higher density residential requirements, or converted for use as professional rooms, many of the historic houses and apartments in the area have retained a high level of external authenticity.



Former Townend cottage, 325 Montreal Street, c.1875. Dr A McEwan.

## **Technological / Craftsmanship**

The craftsmanship of the houses in this area is generally typical of the period in which they were built. Trade skills relating to timber construction are particularly evident in the detailing of verandas, eaves and fenestration. The majority of the houses in the area are constructed from timber, for framing and weatherboard cladding, and corrugated metal; these being the conventional materials of New Zealand housing since the beginning of colonial settlement.

## **Contextual**

The contextual value of the HA arises from the development pattern created by the placement of its historic housing, which is predominantly two-storeyed, on lots that often extend to the mid-line of the block. Mature trees and vegetation, pedestrian gates and boundary fencing complement the appearance of the buildings that have retained a residential use. The tramline running along Worcester Boulevard creates a distinctive foreground for the residential buildings that extend along the northern boundary of that street. Street trees enhance the residential character of Armagh and Cashel Streets and the visual prominence of the houses adjacent to the Christchurch Art Gallery in Montreal Street adjacent is especially notable.

## **Archaeological**

As development has occurred in the area since the mid-19<sup>th</sup> century, the HA has potential archaeological values relating to its pre-1900 residential use and occupation.



## Principal References

Christchurch City Libraries 'Christchurch Street and Place Names'; available online.

Gordon Slatter *The Story of Rolleston House 1919-1974* (Pegasus, 1977)

GL Clark *Rolleston Avenue and Park Terrace Christchurch* (1979)

John Cookson & Graeme Dunstall (eds) *Southern Capital Christchurch – Towards a City Biography 1850-2000* (CUP, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, June 2005)

Rodney Wells & Don Hamilton *The Buildings of Christ's College 1850-1990* (Caxton, 1991)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

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Aerial view of Christchurch City, 1940. ATL.

## Schedule of Individual Items to be included in the HA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>HNZPT List Entry</i>	<i>Contribution to Heritage Area</i>
former Wigram house service wing	Armagh Street	No	Defining
House	1 Armagh Street	No	Contributory
Former Jones house / Rolleston House	4 Armagh Street / 64 Rolleston Avenue]	No	Defining
House	6 Armagh Street	No	Defining
Townhouses	14 Armagh Street [units 1-4]	No	Neutral
House	16 Armagh Street	No	Defining
'Inveresk', former Anderson house	17 Armagh Street	Yes List entry # 3117	Defining [Scheduled item #34]
Townhouses	20 Armagh Street	No	Neutral
House	21 Armagh Street	No	Neutral
Townhouses	22 Armagh Street	No	Neutral
'Red House'	25 Armagh Street	Yes List entry # 3703	Defining [Scheduled item #35]
Townhouses	28 Armagh Street	No	Contributory
Townhouses	30 Armagh Street	No	Neutral
former Sir George Harper residence / Flats	11 Cashel Street	No	Defining
Townhouses	15 Cashel Street	No	Neutral
College Court Flats	19 Cashel Street	No	Defining
'Tait House'	23, 25, 25A Cashel Street	Yes List entry # 9997	Defining [Scheduled item #326]
Visitor accommodation	27 Cashel Street	No	Defining
Cashel Flats	31 Cashel Street	No	Defining
Former Knight/Jones house	33 Cashel Street	No	Defining
Ronald McDonald House	37-43 Cashel Street	No	Intrusive
Former Bennett house / Rolleston House	2 Gloucester Street	Yes List entry # 3729	Defining [Scheduled item #216]

Condell's and Corfe dayboy houses and staff accommodation	4-8 Gloucester Street	No	Contributory
'Somes House' school house	7 Gloucester Street	No	Defining
Vacant lot	9 Gloucester Street	No	Intrusive
House	13 Gloucester Street	No	Defining
Former house	14 Gloucester Street	No	Defining
House	18 Gloucester Street	No	Defining
House	19 Gloucester Street	No	Contributory
Vacant lot	21 Gloucester Street	No	Intrusive
'The Gloucester' apartment building	28 Gloucester Street	No	Intrusive
House	25 & 1/25 Gloucester Street	No	Defining
Former Beaven house	29 Gloucester Street	No	Defining
Townhouses	31 Gloucester Street	No	Contributory
Former Macdonald/Upham house	30/32 Gloucester Street	No	Defining
'Gloucester House'	33 Gloucester Street	No	Defining
Former house	34 Gloucester Street	No	Contributory
'Orari', former MacDonald house	38-42 Gloucester Street	Yes  List entry # 3712	Defining  [Scheduled item #217]
Former Dr Chilton's house	16 Hereford Street	No	Defining
House	18 Hereford Street	No	Defining
Townhouses	20 Hereford Street	No	Neutral
House	24 Hereford Street	No	Defining
Former Strain house	26 Hereford Street	No	Defining
House	28 Hereford Street	No	Contributory
Residential building	32 Hereford Street	No	Neutral
former 'The Lodge' private hotel / YHA hostel	36 Hereford Street	No	Contributory
House	38 Hereford Street	No	Defining

Vacant lot	273 Montreal Street	No	Intrusive
House	275 Montreal Street	No	Contributory
Former house	277 Montreal Street	No	Contributory
West Avon Flats	279 Montreal Street	Yes List entry # 1944	Defining [Scheduled item #387]
Vacant lot	305 Montreal Street	No	Intrusive
House	309 Montreal Street	No	Defining
Former Kennedy house	311 Montreal Street	No	Defining [Scheduled item # 389]
Townhouse apartments	315 Montreal Street	No	Neutral
Ravenscar House	52 Rolleston Avenue	No	Intrusive
Flats	54 Rolleston Avenue	No	Neutral
Vacant lot	64 Rolleston Avenue	No	Intrusive
'Flowers House' boarding hostel	72 Rolleston Avenue	No	Neutral
Former Rich house / Rolleston House	5 Worcester Street	No	Defining [Scheduled item #566]
Former Taylor house	15 Worcester Street	Yes List entry # 1891	Defining [Scheduled item #567]
Former Page house	17 Worcester Street	Yes List entry # 1892	Defining [Scheduled item #568]
Former Seager house	21 Worcester Street	Yes List entry # 1893	Defining [Scheduled item #569]
Former Cole house	23 Worcester Street	Yes List entry # 1894	Defining [Scheduled item #570]
Former house, 'Ballintore'	27 Worcester Street	No	Contributory
House	31 Worcester Street	No	Contributory
Vacant lot	33 Worcester Street	No	Intrusive
Flats	35 Worcester Street	No	Defining
MED electricity substation	35E Worcester Street	No	Contributory



## Key for the Contribution to the HA

### *Defining*

Buildings, structures and other features that establish the historic heritage values of the Heritage Area. Defining buildings, structures and features embody the heritage values of the area and retain a level of authenticity and integrity sufficient to demonstrate these values.

\* Any building or structure that is individually scheduled within Appendix 9.3.7.2 of the Christchurch District Plan is deemed, regardless of its group ranking, to be making a defining contribution to the historic heritage values of the area.

### *Contributory*

Buildings, structures and other features that support the historic heritage values of the Heritage Area. Contributory buildings, structures and features are consistent with the heritage values of the area and may be either modified or modern buildings, structures and features in sympathy with the design and typology of their neighbours.

### *Neutral*

Buildings, structures and other features that neither establish, support nor detract from the historic heritage values of the Heritage Area. Neutral buildings, structures and features may be modern buildings that introduce a new typology (for example a cluster of flats or townhouses) or a new pattern of land development (such as cross-leasing); they generally respect the overall scale and density of the area.

### *Intrusive*

Buildings, structures and other features that detract from the historic heritage values of the Heritage Area. Intrusive buildings, structures and features are developments and typologies that are inconsistent with the historic heritage values of the area, including, but not limited to, non-residential uses and/or high-rise buildings. Vacant lots, from which buildings have been demolished or removed, are also considered intrusive within the streetscape of the Heritage Area.

## CONTEXT RECORD FORM

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### *Area/Element Description*

Two of Christchurch's inner-city blocks set within the context of an institutional precinct incorporating, education, the arts, health and recreation.

### *Contributing landscapes*

The Botanic Gardens

### *Street and block pattern*

Regular grid block and street pattern first surveyed in 1850/51.

### *Section layouts*

At time of subdivision, highly regular long, rectangular sections, however altered through ongoing amalgamation and subdivision.

### *Key Long views*

Southern Alps and Port Hills




### *Key Short views*




Botanic Gardens, Canterbury Museum, Cranmer Square and Cathedral Square, Christchurch Art Gallery

### *Contextual Significance*






These blocks are important to the residential heritage of Christchurch's inner city, including the size of the sites, location of the building on these sites and the site elements. They illustrate the importance of the public/private interface, Garden City ideals and the value of an inner-city location in regard to local activities and access. Irrespective of the number of car parks that have recently been accommodated in the area, the development of the area, having less consideration for the car and more focus on pedestrians, is still evident in the overall design and specific elements of the sites and buildings.

## INVENTORY OF PUBLIC AND PRIVATE REALM FEATURES




FEATURE	DESCRIPTION	
OPEN SPACE	N/A	
STREAMS	N/A	
CEMETERY	N/A	
LANDMARKS	The Arts Centre and Canterbury Museum (Rating: Primary)	
MEMORIALS	N/A	
PLAQUES	N/A	
GATES/PILLARS	Many pedestrian entry gates and associated features (Rating: Primary)	 





			
<b>PATHS</b>	N/A		
<b>STRUCTURES</b>	Telephone boxes, tram lines, sculptures and assorted paraphernalia of Worcester Boulevard in relation to the Arts Centre activities (Rating: Neutral)		
<b>FENCES</b>	Variety of fences, at different heights (Rating: Neutral)		








		 	
<b>WALLS</b>	<p>Variety of walls of varying heights, ages and styles (Rating: Contributory)</p> <p>(Rating: Neutral)</p> <p>(Rating: Intrusive)</p>	  	
<b>WHARFS/PIER S</b>	N/A		
<b>STEPS</b>	N/A		
<b>SEATS</b>	N/A		
<b>SIGNS</b>	N/A		




	<p>Worcester Boulevard has been substantially rebuilt to a highly detailed level of design (Rating: Neutral)</p>	
<ul style="list-style-type: none"> <li>• WIDTH</li> </ul>	<p>All the road reserves are a standard width of 20m (Rating: Primary)</p>	
<ul style="list-style-type: none"> <li>• ALIGNMENT AND LAYOUT</li> </ul>	<p>Refer to Streets</p>	
<ul style="list-style-type: none"> <li>• MATERIAL</li> </ul>	<p>Gloucester, Hereford and Cashel Streets are asphalt (Rating: Contributory) Worcester Boulevard is a combination of cobbles, concrete and asphalt (Rating: Neutral)</p>	
<ul style="list-style-type: none"> <li>• KERB AND CHANNEL</li> </ul>	<p>All the streets have concrete kerb and channel renewed in recent years (Rating: Neutral)</p>	
<ul style="list-style-type: none"> <li>• FOOTPATH</li> </ul>	<p>Both sides of variable widths (Rating: Contributory)</p>	
<ul style="list-style-type: none"> <li>• BERM</li> </ul>	<p>Cashel Street only (Rating: Neutral)</p>	
<p><b>Street trees</b></p>	<p>Street tree planting in tree wells on Worcester Boulevard (Rating: Neutral)</p> <p>Recent street tree planting in Cashel Street (Rating: Neutral)</p>	 

• CLUSTER	N/A	
• AVENUE	(Rating: Neutral)	
• INTERMITTENT	N/A	
• SIZE	Immature (Rating: Neutral)	
• SPECIES	Unidentified	
<b>Garden planting</b>	N/A	
<b>Private Realm Features</b>		
<b>MATERIALS</b>	Brick, masonry, rock, timber, iron, concrete (rating: Contributory)	
<b>BUILDING SETBACK</b>	Highly variable across the area but with a predominance of setbacks between 8 and 14m (Rating: Contributory)	 
<b>ANCILLARY BUILDINGS</b>	Garages within the site and small-scale garages on the street frontage (Rating: Neutral)	



			
<b>TREES</b>	Mix of predominantly exotic, trees (Rating: Contributory)	  	
<b>VEGETATION</b>	Mix of vegetation, although carparking has reduced the area of front yard vegetation (Rating: Contributory)		

			
<b>VIEWS</b>	Cathedral Square, Canterbury Museum, Botanic Gardens (Rating: Contributory)	