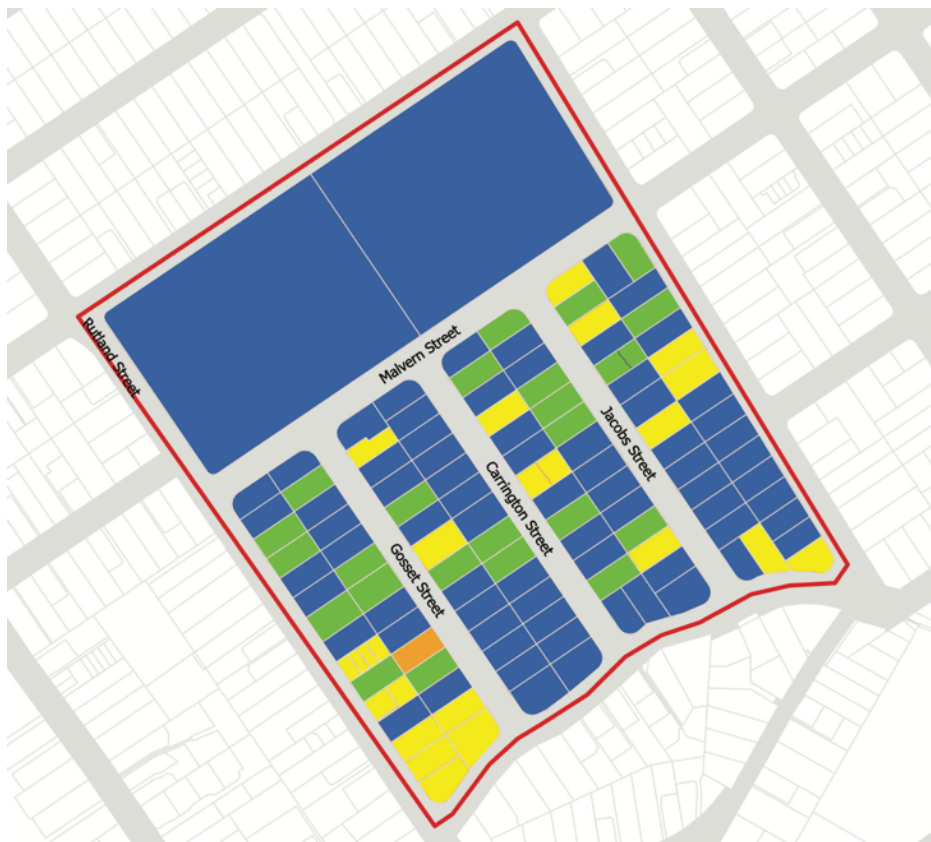


CHRISTCHURCH DISTRICT PLAN

CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA RECORD FORM

Location



Comprised of the houses and park situated in Gosset, Carrington and Jacobs Streets, and parts of Malvern, Rutland, and Westminster Streets, Roosevelt Avenue and Innes Road.

Summary of Current Heritage Protection and Recognition:

There are no Heritage New Zealand Pouhere Taonga listed historic places within this area, nor are any of the buildings or structures individually scheduled as heritage items in the Christchurch District Plan.

Christchurch District Plan Zoning

The Heritage Area (HA) is zoned Residential Suburban Density Transition (RSDT) in the Christchurch District Plan, with the exception of Malvern Park, which is zoned Open Space Metropolitan Facilities and Open Space Community Parks. Most of the properties are located within Character Area Overlay 11 in the operative plan, with the exception of those fronting Rutland Street, between Malvern and Westminster Streets. [CA 11 also takes in the east side of Roosevelt Avenue between Malvern and Westminster Streets, which is not included in the HA.¹]

¹ The block formed by Malvern, Courtenay [Roosevelt], Dee and Cranford Streets, as well as the east side of Cranford Street between Dee and Malvern Streets, was subdivided by the CPT in 1929.

Summary of Heritage Values

This Heritage Area, comprising 112 residential properties, a church precinct and a local park, represents the development of an interwar 'bungalow' suburb in St Albans.

The HA is located within a basin formed by the Pūharakekenui-Styx River in the north and Ōtākaro-Avon River in the south. The former was an 'important kāinga mahinga kai (food-gathering place) for the local Ngāi Tahu hapū of Ngāi Tūāhuriri' and the latter was an 'important part of the interconnected network of traditional travel routes, particularly as an access route through the swampy marshlands of Christchurch'.² Set aside as endowment land for the Anglican Church, Rural Section 324 was leased in the later 19th century for farming, market gardening and as a cricket ground. The enabling residential subdivision was undertaken by the Anglican Church Property Trustees (CPT) in 1923 to provide funds for church activities. The land parcel was then built up over the following decade to provide middle-class housing close to the Cranford Street tramline and the central city. The CPT gifted or sold the land for Malvern (Rugby) Park and the street names reflect the historic origins of the development.

The houses within this area are typically California Bungalow style dwellings that retain a high level of integrity and authenticity. Predominantly single-storey houses of timber construction, the houses in the HA were built to address the street and sited to accommodate driveways and garaging for privately owned vehicles. Early householders were civil servants, tradesmen, and members of the professional and managerial classes.

The subdivision is framed by the curvilinear form of Westminster Street, which follows the path of St Albans Creek, and the bipartite rectangular form of Malvern (Rugby) Park.



Aerial view of heritage area in c.1940. Canterbury Maps.

² <https://www.kahurumanu.co.nz/atlas>

History of Subdivision and Development

The land that was subdivided by the Anglican Church Property Trustees in 1923 lies within the basin that is delineated by Pūharakekenui-Styx River in the north and Ōtākaro-Avon River in the south. The former was an 'important kāinga mahinga kai (food-gathering place) for the local Ngāi Tahu hapū of Ngāi Tūāhuriri' and the latter was an 'important part of the interconnected network of traditional travel routes, particularly as an access route through the swampy marshlands of Christchurch'.³ Smaller waterways running through the basin, including St Albans Creek which determines the shape of the southern boundary of the HA, are a reminder of the natural and cultural landscape over which the modern city was developed.

Following the Canterbury Association survey of Christchurch in 1850, Rural Section 324 was set aside as endowment land for the Anglican Church. Within what was to become the Borough of St Albans, the CPT held several rural sections in addition to the 100 acres of RS 324; RS 324A consisted of 50 acres, whilst 243F and 243B comprised 100 acres each. According to the Federation of University Women Canterbury Branch's local history of St Albans, the 'Church held onto its rural sections until much of the land around had been developed. The slow subdivision of these Church lands in St Albans, it was believed, greatly impeded the growth of the district for many years'.⁴

The church's holdings did not remain entirely undeveloped, however. RS 324 was leased for agricultural use to local farmers, including George Dickinson (see below), some roads were put through and, thanks to Dickinson's efforts, in c.1880 St Albans Cricket Ground was located on the site of what is now Malvern Park. Between 1884 and 1895 nurseryman Thomas Abbott of Exeter Nurseries ran part of the biggest nursery in the province on land leased from the CPT in what is now the HA. It appears that Abbott may have taken over the Chinese market gardens on Rural Section 324 that were accessed from Chinaman's Road (later Rutland Street). The lease of these 'thoroughly stocked gardens' was for sale in January 1884, having apparently been sub-leased from George Dickinson by Lee Tung Cheon, Ma Chin Lung, Lee Tow and Gee Won.⁵



Advertisement for Exeter Nurseries, The Southern Provinces Almanac, Directory, Diary and Year-Book for 1890, CanterburyStories.

³ <https://www.kahurumanu.co.nz/atlas>

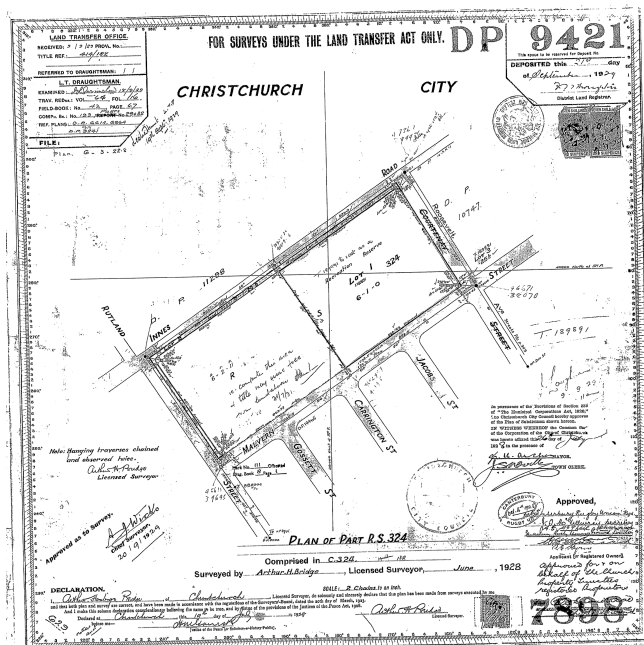
⁴ NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs*, p. 17.

⁵ *Press* 2 January 1884, p. 4.

As it was drawn up for the CPT in 1923, Deposit Plan 6614 created 116 residential lots and three new streets. Five years later, DP 9421 formalised the dimensions of the parkland that the CPT had set aside on the northern side of Malvern Street. This action not only maintained the historic sporting use of the land and finally realised St Albans Borough Council's ambition to acquire part of RS 324 for use as a recreation reserve, but it also, according to the trustees, created a more desirable recreation space within their overall land holdings, rather than surveying a number of smaller pocket parks each time they undertook a subdivision. The CPT had previously gifted the eastern half of what is now Malvern Park to the Christchurch City Council in 1922; initially the council had first right of refusal to buy the western portion. After the council decided that the purchase price was too high, the Canterbury Rugby Union purchased the western parcel from the CPT in 1926; it was officially opened as Rugby Park on 26 July 1929.



Plan of Part Rural Section 324; DP 6614, dated May 1923. LINZ.

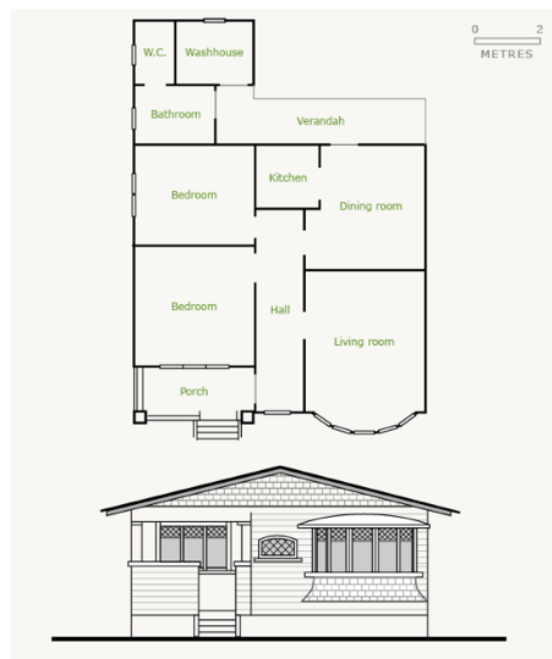


Plan of Part RS 324 on behalf of the Church Property Trustees, dated June 1928. LINZ.

The first of several auctions of the house lots within the new subdivision was held on 30 May 1923; the *Wise's Post Office Directory* of 1926 indicates that the first tranche of houses were by then in occupation. In March of the same year the city council agreed to erect street lights 'at the junction of Malvern street with Gosset, Carrington and Jacobs streets'; lights at the Westminster Street end of all three streets, as well as Courtenay Street, had been approved in December 1924.⁶ The subdivision was close to the terminus of the Cranford Street tramline (1910) but the house lots were also of sufficient width to allow residents to build a driveway and garage if they owned their own car. The opening of a Mission Church in Courtenay Street in 1928 signifies both the increasing residential density of the area and an ongoing connection with the Anglican Church.

In the early years of the new subdivision the head of the household was generally a man who might be a tradesman, civil servant, manager or travelling salesman. Retired Baptist minister the Rev John Takle and his wife Maude moved into 34 Jacobs Street in 1926 and in the same year 30 Carrington Street was the home of Grace and Arthur McSherry, a government employee. One of the few two-storey houses in the area (29 Westminster Street) was the home of Ethel Sheate, a widow, from c.1925 and teacher Walter Robinson lived at 27 Gosset Street with his wife Irene in 1930. It seems likely that builders Frederick Wilkinson (11 Gosset Street) and William Newman (16 Malvern Street) built their own homes and others in the subdivision.

As is to be expected in the later 1920s and early 1930s, the California Bungalow style was favoured for the houses in the new subdivision. In the first two decades of the 20th century the bungalow gradually usurped the villa as the predominant housing style for middle class home builders and buyers. The impact of the 'bungalow craze', as some commentators put it, was evident in the greater emphasis on horizontality brought about by a lower roof pitch than the villa, as well as the use of timber shingles, casement and fanlight type windows and a more open floor plan. These were houses designed to accommodate the labour-saving efficiencies brought about by electrical power and lighting and intended to promote a less formal and more 'natural' lifestyle than the villas of the Victorian and Edwardian eras.



Floor plan and principal elevation of a typical bungalow. *Te Ara The Encyclopedia of New Zealand*.

⁶ *Press* 20 March 1926, p. 9.

By the late 1930s some homeowners were already undertaking renovations to their bungalows, typically creating additional floor space in the roof that was then lit by dormer windows. At the same time the Canterbury Rugby Union erected the first major building, a grandstand, on Rugby Park. Since the Canterbury Earthquakes the park has seen further building works, which share the site with the 1929 CRU Jubilee entrance gates that overlook the intersection of Rutland and Malvern Streets. Relatively unchanged since the mid-20th century, the subdivision's bungalows display little sign of the impact the earthquakes have had upon the city.

PRELIMINARY NOTICE.

IMPORTANT AUCTION SALE.

116 CHOICE BUILDING SECTIONS.

WEDNESDAY NIGHT, MAY 30th,
AT 7 P.M.

ON ACCOUNT OF THE CHURCH
PROPERTY TRUSTEES.

IN OUR LAND SALE ROOMS, CORNER
CASHEL AND MANCHESTER STREETS.

THE SECTIONS HAVE FRONTAGES TO
WESTMINSTER STREET, RUTLAND
STREET, MALVERN STREET, AND
COURTENAY STREET, ST. ALBANS,
AND FRONTAGES TO THE THREE
NEW STREETS, namely, GOSSET
STREET, CARRINGTON STREET AND
JACOBS STREET, with concrete channelling
and wide footpaths, asphalted.

The Western End of the Block is close
to St. Albans street, and the Eastern End is
within two minutes of the Crawford street
tram terminus.

ALL THE SECTIONS HAVE LIBERAL
FRONTAGES AND ARE VERY LEVEL.
BEAUTIFUL GARDEN SOIL, WILL
GROW ANYTHING, WELL DRAINED
H.P. WATER SUPPLY, GAS AND ELEC-
TRIC LIGHT WILL BE AVAILABLE.

VERY EASY TERMS OF PAYMENT,
namely 10 per cent. deposit, 10 per cent. in
three months, 5 per cent. in six months, and
the balance in five years, interest at 6 per
cent., with the right to pay off at any
earlier date.

PLANS WILL BE AVAILABLE EARLY
NEXT WEEK AND CAN BE OBTAINED
ON APPLICATION TO THE JOINT
AGENTS—

H. S. RICHARDS and SON, 162 Hereford
street.

CHARLES CLARK, 109 Hereford street.

JONES, McCROSTIE COMPANY, LTD.,
Auctioneers, Corner of Cashel and
Manchester streets. 8195

Auction notice for the sale of the new subdivisions. *Press* 5 May 1923, p. 20. PapersPast.

Historic Names and Uses

Gosset Street is named after Archdeacon Charles Gosset (1851-1923), who served a number of Anglican congregations in Canterbury, including those of Woolston (1891-1902) and Merivale (1902-15), and was also an Archdeacon of Christchurch.

In keeping with the Anglican church theme of street naming in the 1923 subdivision, Carrington Street was named for the Very Reverend Charles Carrington (1859-1941), who was the Dean of Christchurch Cathedral between 1913 and 1927.

Dean Henry Jacobs (1824-1901) was the first headmaster of Christ's College, hence the naming of both Jacobs House at the College and Jacobs Street.

Between 1888 and 1909 Malvern Street was known as Tay Street, after the Tay River in Scotland. It was renamed for a town in Worcestershire in England.

Known variously as Chinaman's Lane/Road, Churchill Street and Church Road before 1904, Rutland Street was named for John Rutland (1825-97), a builder. The earliest street names appear to be a reference to the Chinese market gardeners who developed part of RS 324 in the early 1880s.

Westminster Street, formerly Green's Lane/Road and part of Shirley Road, was named for the City of Westminster in London, England, in 1909.

In 1947 that portion of Courtenay Street between Innes Road and Westminster Street was renamed Roosevelt Avenue in honour of US President Franklin D Roosevelt who had died two years earlier. Courtenay Street, formerly Grafton Street, was named in 1904 and thus appears on early survey plans for the CPT's 1923 North St Albans subdivision.

Innes Road did not appear in the Christchurch street directories until 1887 but is named for David Innes (1830-65), an early Canterbury settler and runholder who bought Benjamin Wyatt's 'Springfield Estate' in St Albans in 1859.

Malvern Park takes its name from the street on its southern boundary (see above); it is also known as Rugby Park in light of its part-ownership and use by the Canterbury Rugby Union since the late 1920s.

Distinctive Physical Characteristics

- The new streets created in 1923 (Gosset, Carrington and Jacobs) are aligned on a north-west to south-east axis, meeting Malvern Street in the north and Westminster Street in the south. The latter follows the curvilinear form of St Albans Creek.
- Innes Road is a major arterial route within the city's roading network; Rutland Street has traffic calming features and dedicated cycleways on both side of the carriageway. The new streets are narrower roadways with grassed berms and, particularly in Gosset Street, street trees.
- Most of the houses are in the California Bungalow style, which has been sympathetically referenced where houses have been enlarged. A consistent setback creates a sense of uniformity in the streetscapes, which is leavened by the individual detailing of each house.
- Timber and corrugated metal are the predominant building materials, used both for their structural qualities and to achieve variety in texture and detailing. Roofs are

typically low pitched hipped or gabled in form, with cross-gables, bay windows and sunhoods emphasising the horizontality of the bungalow style.

- Fencing varies but generally maintains the openness of the lots to the public domain. Low- and medium-height hedging, boundary walls and picket fences are generally in sympathy with character of the houses. Where front yard garages have been built these are also largely in keeping with the materials and styling of the house they serve.
- On the flat terrain of St Albans the views within the area tend to be of the immediate environment. Views into and across Malvern Park characterise the northern portion of the area; glimpses of the Port Hills can be seen looking south on the north-west/south-east aligned streets. The park, street trees and grassed berms create the appearance of a well-established suburban neighbourhood, in conjunction with the individual houses and their garden settings.



Bungalows in Gosset Street. A McEwan, 13 October 2021.

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 'bungalow suburb' that was developed in the later 1920s and early 1930s following its subdivision by the Anglican Church Property Trustees in 1923. **Cultural** value can be attributed to the area as a demonstration of the way of life of a cohort of Christchurch residents between the world wars, as well as in the local churches and memorial gateway at Rugby Park. The area's **architectural and aesthetic** value arises from the high level of authenticity and integrity that has been retained in its California Bungalow style single-family homes. The **craftsmanship** values embodied in this area are indicative of the good quality of inter-war housing construction, some of it undertaken by builders who lived and worked in the area. **Contextual** values of note relate to the relationship of the buildings to one another and to the park that was integral to the original subdivision. **Archaeological** values may arise from the agricultural and sporting activities undertaken in the area in the later 19th and early 20th centuries, in addition to the potential to discover more about interwar building practices and lifestyles.

Historical/Social

As an inter-war 'bungalow suburb', the HA is associated with the residential development of the city during the interwar period, as well as the Anglican Church's 20th century activity as a landowner and developer. The area is associated with the men and women who made

their home in this new St Albans housing subdivision in the later 1920s and early 1930s. They contributed their labour to the city as office workers, civil servants, tradesmen and commercial travellers and participated in the social life of their community.

The HA was developed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Malvern Park had a long history of sporting use before it was acquired by the city and rugby union and the creation of a Mission Room in Courtenay Street in 1928 was evidence of a continued link with the Anglican Church even after the subdivision had been completed.

Cultural/Spiritual

The HA has cultural value as a demonstration of the way of life of a cohort of middle-class Christchurch residents during the interwar period. The area has been esteemed as an area of special character for many years and also has a notable association with the sporting life of the city. The presence of two churches, one just outside the area, and a memorial gateway at the entrance to Rugby Park also demonstrates the cultural values of the area.

Architectural/Aesthetic

The HA has architectural and aesthetic value as an interwar suburban development that retains a high level of authenticity and integrity in its California Bungalow style homes. The area demonstrates the popularity of the California Bungalow style for middle-class housing by the 1920s and its 'triumph' over the villa style of the Victoria and Edwardian eras.

Builders, rather than architects, are associated with the design and construction of bungalows around New Zealand during the inter-war period. Bungalow clients often selected their house from a pattern book of designs; such books offering a variety of plan forms, façade compositions and timber details, so that clients could create a degree of individuality within the set norms of the bungalow style. Several builders appear to have built their own homes in the area and it seems likely that they may have built others too.

Technological / Craftsmanship

The craftsmanship value of the houses in this area is generally typical of the period in which they were built. The individual houses demonstrate the materials and methods used in the interwar period to create new homes of good quality and pleasing aesthetics. The majority of the houses are built from timber, for framing, cladding and decorative detailing, and corrugated metal and therefore follow the vernacular pattern of housing in New Zealand since colonial settlement.

Contextual

The contribution this area makes to the city's environmental values arises from its established character and the high level of authenticity and integrity that its houses have retained. On a flat site with few pre-existing features, it is the linear disposition of the streets, with their grassed berms and street trees, that principally establish the area's landscape and contextual values.

Each house is set back from the street, creating a sense of uniformity within the streetscape, and as a group the houses demonstrate a high level of consistency in form, styling and detailing. The absence of infill housing and modern development means that the area strongly expresses its interwar design origins.

Malvern Park also makes a notable contribution to the contextual and landscape heritage values of the area, particularly as the northern terminus of Gosset, Carrington and Jacobs

Streets. The buildings that stand on the south corner of the park obscure longer views from Gosset Street but also embody the area's long association with sport, especially rugby.

Archaeological

Although development of the HA post-dates 1900, the area may possess potential archaeological values relating to the historic use of the area by Maori and the colonial use of the land by the CPT and its lessees, whether as agricultural land or for recreational purposes.

In December 1897 it was reported that the CPT had resumed possession of the grounds of the St Albans Cricket Club, which was located on that part of Rural Section 324 which is now Rugby Park. At the time the land was leased to Messrs Dickinson, Mann, Bonnington and Hirst.⁷ George Dickinson, who also owned RS 252, was a successful dairy farmer and skilled cricket player who named St Albans in memory of his cousin Harriet Mellon, Duchess of St Albans. Prior to 1900 another part of the CPT plot was in use as a nursery by Thomas Abbott's Exeter Nursery; earlier still it may have been the site of a Chinese market garden adjacent to what is now Rutland Street.

The HA also has the potential to reveal evidence about its interwar development, particularly in relation to contemporary housing construction, landscaping and garden practices.

Principal References

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

'Christchurch Street and Place Names', available at <http://christchurchcitylibraries.com/Heritage/PlaceNames/>

Ngāi Tahu Atlas *Kā Huru Manu*; available at <https://www.kahurumanu.co.nz/atlas>

'Suburbs' *Te Ara The Encyclopedia of New Zealand*; available at <https://teara.govt.nz/en/suburbs>

Dr John Wilson 'Contextual Historical Overview for Christchurch City', CCC, 2013.

REPORT COMPLETED 5 December 2021 / revised 12 May 2025

AUTHOR Dr Ann McEwan / Heritage Consultancy Services

⁷ Press 22 December 1897, p. 3.

Schedule of Individual Items to be included in the HA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>Contribution to Heritage Area</i>
House	2 Gosset Street	Defining
House	7 Gosset Street	Neutral
House	8 Gosset Street	Defining
House	9 Gosset Street	Defining
House	11 Gosset Street	Contributory
House	12 Gosset Street	Defining
House	14 Gosset Street	Defining
House	17 Gosset Street	Neutral
House	18 Gosset Street	Defining
House	21 Gosset Street	Defining
House	22 Gosset Street	Defining
House	23 Gosset Street	Defining
House	25 Gosset Street	Contributory
House	26 Gosset Street	Contributory
House	27 Gosset Street	Contributory
House	30 Gosset Street	Neutral
House	31 Gosset Street	Defining
House	36 Gosset Street	Defining
House	37 Gosset Street	Defining
House	38 Gosset Street	Contributory
House	40 Gosset Street	Defining
House	41 Gosset Street	Defining
House	42 Gosset Street	Defining
House	43 Gosset Street	Contributory
House	44 Gosset Street	Neutral
House	1 Carrington Street	Defining
House	7 Carrington Street	Defining
House	8 Carrington Street	Contributory
House	9 Carrington Street	Defining
House	11 Carrington Street	Defining
House	12 Carrington Street	Defining
House	15 Carrington Street	Defining
House	16 Carrington Street	Defining

House	20 Carrington Street	Contributory
House	21 Carrington Street	Contributory
House	24 Carrington Street	Defining
House	25 Carrington Street	Contributory
House	28 Carrington Street [A & B]	Neutral
House	29 Carrington Street	Defining
House	30 Carrington Street	Defining
House	31 Carrington Street	Defining
House	32 Carrington Street	Defining
House	33 Carrington Street	Defining
House	36 Carrington Street	Neutral
House	37 Carrington Street	Defining
House	41 Carrington Street	Defining
House	42 Carrington Street	Defining
House	43 Carrington Street	Defining
House	44 Carrington Street	Contributory
House	1 Jacobs Street	Defining
House	7 Jacobs Street	Defining
House	8 Jacobs Street	Defining
House	11 Jacobs Street	Neutral
House	12 Jacobs Street	Defining
House	15 Jacobs Street	Contributory
House	16 Jacobs Street	Defining
House	17 Jacobs Street	Defining
House	20 Jacobs Street	Defining
House	21 Jacobs Street	Defining
House	24 Jacobs Street	Defining
House	25 Jacobs Street	Defining
House	26 Jacobs Street	Neutral
House	30 Jacobs Street	Defining
House	31 Jacobs Street	Defining
House	34 Jacobs Street	Defining
House	35 Jacobs Street	Contributory
House	38 Jacobs Street	Contributory
House	39 Jacobs Street	Contributory
House	41 Jacobs Street	Contributory

House	42 Jacobs Street	Defining
House	45 Jacobs Street	Defining
House	46 Jacobs Street	Neutral
House	48 Jacobs Street	Contributory
House	49 Jacobs Street	Defining
House	50 Jacobs Street	Neutral
Rutland Street Church	12 Rutland Street	Neutral
House	20 Rutland Street	Defining
House	24 Rutland Street	Neutral
House	28 Rutland Street	Contributory
Townhouses [4]	30 Rutland Street	Neutral
House	34 Rutland Street	Defining
House	38 Rutland Street	Contributory
House	42 Rutland Street	Defining
House	46 Rutland Street	Defining
House	50 Rutland Street	Contributory
House	54 Rutland Street	Contributory
House	58 Rutland Street	Defining
House	9 Westminster Street [known as 5 Gosset Street]	Defining
House	29 Westminster Street	Defining
House	33 Westminster Street	Defining
House	41 Westminster Street	Defining
House	45 Westminster Street	Neutral
House	53 Westminster Street	Neutral
House	3 Roosevelt Avenue	Defining
House	5 Roosevelt Avenue	Defining
House	7 Roosevelt Avenue	Defining
House	9 Roosevelt Avenue	Defining
House	11 Roosevelt Avenue	Defining
House	13 Roosevelt Avenue	Defining
House	15 Roosevelt Avenue	Defining
House	17 Roosevelt Avenue	Defining
House	19 Roosevelt Avenue	Neutral
House	21 Roosevelt Avenue	Neutral
House	23 Roosevelt Avenue	Defining

House	25 Roosevelt Avenue	Contributory
House	27 Roosevelt Avenue	Defining
House	6 Malvern Street	Defining
House	12 Malvern Street	Defining
House	16 Malvern Street	Defining
House	24 Malvern Street	Defining
House	30 Malvern Street	Defining
House	32 Malvern Street	Contributory
House	48 Malvern Street	Contributory
House	50 Malvern Street	Contributory
Malvern Park, including 1929 Canterbury Rugby Union Jubilee gates	178-180 Innes Road	Defining

Key for Contribution to 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

Area/Element Description

Rectilinear streets, with the exception of Westminster Street, which follows the course of St Albans Creek. Two halves of Malvern Park reflect the history of its gifting and development; mature street trees in Gosset and Malvern Streets reflect later 20th century planting practices.

Contributing landscapes

Malvern Park

Street and block pattern

Grid

Section layouts

Highly regular sections both in area and dimensions.

Key Long views

Port Hills to south

Key Short views

Malvern Park & neighbouring streets

Contextual Significance

An interwar subdivision that fits within the pre-existing grid pattern of neighbouring streets. Local park creates a recreational amenity for residents and others.



1929 Canterbury Rugby Union Jubilee Gates.

INVENTORY OF PUBLIC REALM FEATURES

FEATURE	DESCRIPTION	
Open space	Malvern Park (Rating: Defining)	
STREAMS	N/A	
CEMETERY	N/A	
LANDMARKS	N/A	
MEMORIALS	N/A	
PLAQUES	N/A	
GATES/PILLARS	N/A	
PATHS	N/A	
STRUCTURES	Malvern Park buildings (Contributory)	
FENCES	Variety of residential fences in conjunction with original housing (Rating: Contributory) Residential fences in conjunction with redeveloped housing (Rating: Neutral)	
WALLS	N/A	
WHARFS/PIERS	N/A	
STEPS	N/A	
SEATS	N/A	
SIGNS	N/A	
LIGHTING	Varied (Rating: Neutral)	
MATERIALS	N/A	
COLOURS	N/A	
STREET		
• WIDTH		
• ALIGNMENT AND LAYOUT		
• MATERIAL		
• KERB AND CHANNEL		
• FOOTPATH		
• BERM		
Street trees		
• CLUSTER		
• AVENUE		
• INTERMITTENT		
• SIZE		
• SPECIES		

Garden planting		
MATERIALS		
BUILDING SETBACK		
ANCILLARY BUILDINGS		
TREES		
VEGETATION		
VIEWS		