

Cashmere View Somerfield Area 'CSA'
Heritage and Character Assessment

Report April 2023

Ashgrove Terrace

Fairview Street

Cashmere View Street

Rose Street



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This report has not been peer reviewed

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List of abbreviations

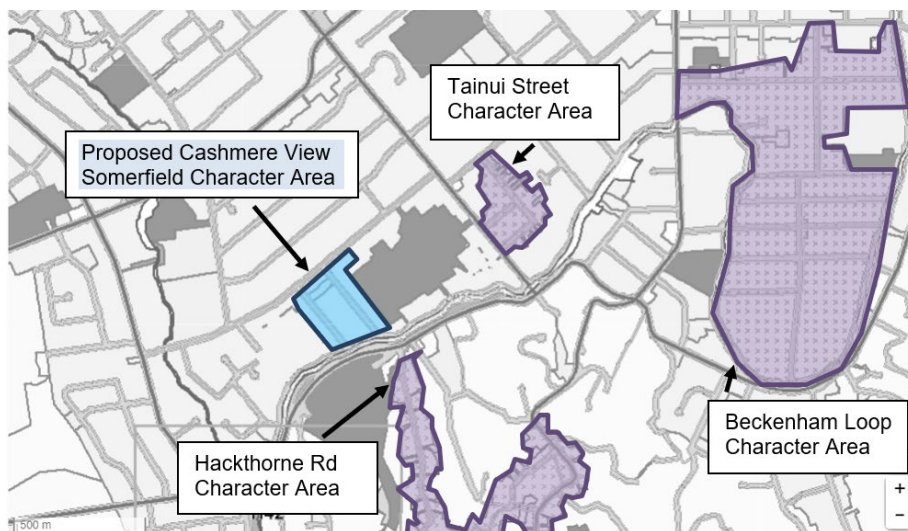
Cashmere View Somerfield Area: CSA

Christchurch City Council: CCC

Executive Summary

This report sets out an analysis of 'Cashmere View Somerfield Area' (CSA) as a neighborhood with historic value and suburban character in Christchurch. The report uses the methodology and definitions set out by the Resource Management Act, Historic Places Trust, and the Methodology and guidance for evaluating Auckland's historic heritage as well as others listed in the sources.

The report proposes the 'Cashmere View Somerfield Area' is zoned with a character overlay to ensure the retention of qualities that make it distinctive and appealing resulting in an attractive and memorable area in Christchurch City. The report will illustrate the CSA has significant special qualities to the area which parallel two nearby current Character Areas Tainui Street and Beckenham Loop. This is particularly timely in light of the proposed Plan Change 13 and 14 which would irretrievably undermine the character value of the neighborhood.



In the 2015 report prepared by BECA Consultants for Christchurch City Council they note;

“Character Areas are generally located in more established areas of the city – containing all or a combination of landscape and built qualities including: dwellings of a certain style or era; dwellings with strong relationships to the surrounding environment; dwellings with high quality landscape features; and landscapes, streetscapes and topography of a unique character or high amenity.”

This report seeks to identify the neighbourhood of CSA as containing these qualities and confirm the area as worthy of protection. Cashmere View Somerfield Area has city-wide significance as an **intact residential neighbourhood with a strong sense of place and identity**. The key elements that contribute to the character of CSA are:

- 1) A high proportion of original houses from early to mid 20th century primarily consisting of single storey bungalows, some wooden bungalows, some brick bungalows and some excellent examples of Art Deco houses.
- 2) An original suburban reserve (Cashmere View Park) set aside for recreational activities to support the 1925 subdivision and development of the area.
- 3) Houses in the area contribute to a sense of neighbourliness with low boundary fencing and unobstructed views to and from the houses and the street.
- 4) Architectural detailing contributes to a richness in house design and consistency is established through the location, scale and proportion of windows and entrances.
- 5) A memorable geography with a regular street grid finishing at the meandering Heathcote River edge.
- 6) Attractive streets with established front and side gardens that are richly planted and contain lawns, shrubs and trees, generous street widths, mature street trees and grass berms.
- 7) The size, form and scale of houses, location of houses on sections are generally consistent along streets.
- 8) Mature trees within properties provide landscape amenity to the area. High levels of street amenity with established front gardens, generous street widths, mature street trees and grassed berms.

What is historic heritage?

The Resource Management Act 1991 define historic heritage as the natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:

- Archaeological
- Architectural
- Cultural
- Historic
- Scientific
- Technological

Importantly a lack of understanding of historic heritage values often leads to loss of New Zealand heritage. In the case of the Cashmere View Somerfield Area the value is in the strong recognisable architectural history of the houses in the area.

Character Areas and Historic values

Character Area provisions do not seek to control demolition or removal of character buildings, however they do have modified, or additional, rules and provisions to the standard living rules in the District Plan that recognise their special characteristics. The intention of the Character Areas is to Recognise individual elements and resulting character of each area and allow for management of the area as a whole. ⁽¹⁾

- Manage the collection of features, buildings and places to avoid the incremental loss of character values
- Provide the ability to manage redevelopment of properties and elements within a Character Area which do not currently contribute to the character values
- Recognise the importance of the setting, surroundings and context of distinctive residential environments. ⁽¹⁾

An assessment of historic and character heritage values should include a well-documented review of the properties which together create the special character of a neighbourhood. History includes not just the construction of a single place, but the context of many homes and how these combine to create an overall street scape. Primary sources, such as maps or government records, are more reliable than secondary sources, like newspaper articles so in this case Maps have been used as the main source to date the properties.

¹ As outlined by Christchurch City Council in their briefing document (Christchurch City Council-District Plan Review-Character Areas Draft Brief 2014-11-10)

Desktop Analysis

Using the Christchurch City Council's GIS Maps on Canterbury Maps, a detailed desktop analysis was undertaken for each of the proposed Character Areas, to establish an initial understanding of the consistency and cohesiveness of the underlying character and to identify:

- Buildings approximate age (based on historic maps of the area)
- Buildings which are contemporary and not historically valuable or Post Character Area dating from 1980s (including the modification to existing buildings, construction of new dwellings or construction of ancillary buildings)
- The location of any heritage listed buildings

Character Elements

The assessment of the Character Area included a review of both the elements located within private property, and the public space elements of the streetscape. While streetscape character contributes to the overall character of an area, the character elements of private property were the primary focus of the character assessment. The elements have been reviewed in line with the Tainui Street and Beckenham Loop Character Areas which are already in place. **These two areas provide a good example of neighbourhoods with similarly consistent heritage elements to the proposed Cashmere View Somerfield Character Area (CSA).**

On-Site Assessment

Assessments of the CSA were undertaken in April 2023, using the following methodology:

- Architect carried out site visit in order to assess individual properties, the streetscape and record data within the proposed boundary area.
- A walk through of the Character Area was then undertaken and the site record sheet completed (including individual property classifications and streetscape assessments)
- Representative photographs of each Character Area were taken to illustrate the general streetscape character, examples of dwellings / properties that were primary, contributory, neutral and intrusive in classification.
- Site notes were recorded, including a general summary of each home

Cashmere View Somerfield Area Description

Streetscape

The proposed Cashmere View Somerfield Character Area is located at the base of the Cashmere Hill in the south west of the city and is bounded by the Heathcote River. It consists of all the properties visible along Fairview Street, Cashmere View Street and parts of Rose Street and Ashgrove Terrace directly across from the river.

The neighbourhood is proposed as a Character Area because of the strong relationship between the buildings and the street, the general consistency in scale, form, and style of the buildings (generally single storey bungalow weatherboard or brick houses which are mostly constructed between 1925 and 1945) and the abundance of mature soft landscaping both within and at the boundaries to the properties.

The streets are generally on a grid pattern with extended berms with slight road angle changes to reinforce the slow pedestrianised street scape. The subdivision was developed around 1925 and the first homes are clearly seen finished and occupied in the 1929 maps.

The street pattern has resulted in some triangular and irregularly shaped lots adjacent to the river fronting properties, with lot and house orientation varying accordingly. Lots also vary from street to street both in depth and width.

The streets are unified by their setting – the striking backdrop of the Cashmere Hills – with differing spatial qualities, due to their different widths and the variety in lot size. The area retains a quality of ‘river edge’ with the street scape meandering down to the Heathcote river and associated mature trees and landscaping.



Setback from Street

Homes located within the area have a range of building setbacks from 4 – 20m apprx. Those on Cashmere View and Ashgrove Terrace have wider setbacks the setbacks seem to increase the closer to the Heathcote River the property is. Properties containing older housing stock average approximately 5 - 8m apprx. There is consistency along the streets.

Boundary Treatment – Planting / Fencing

The fences on the street side are generally low or allow for significant visual connection between the house and the street. The majority (over 50%) of properties have established gardens which assist in forming the boundary between the pedestrian pathways and the property. A small proportion (less than 20%) of houses have garages located at the front of properties. This is often a feature of newer housing typologies and forms a visual barrier between the street and the dwelling. A few properties have high vegetation along the boundary which is used as visual screen blocking houses from the street.

Landscape Characteristics

75% of properties contain mature vegetation and have generous side setbacks giving overall established garden setting to much of the area. Even contemporary buildings have setbacks however there are one or two examples where the homes have been designed to maximise site cover this character has been eroded.

Built Form Elements Dwelling Style / Era

The proposed area is an excellent example of a neighbourhood which retains a significant proportion of example of the New Zealand Bungalow Style. This house design style celebrates the practicality of the arts and crafts movement. The majority of houses were constructed between 1925 and 1945. Common architectural elements include gabled or hipped roofs bay windows and side entry porches. Ornamentation is simple Bungalow Style with the use of dentils, bay window detailing and elements set around the entry porches. There is also a particular special example of an Art Deco home. The original building materials in the proposed Character Area were corrugated metal roofs, brick chimneys, timber windows and painted horizontal timber weatherboards. Many of the dwellings retaining these materials and highlight architectural features in darker colours that contrast with the paler weatherboards. A significant amount of recent renovations have been undertaken to maintain and highlight the Bungalow features of the homes by the residents.

Relationship to Street / Visual Connectivity

Many of the properties have low boundary walls to match the building or medium-height timber fences, with significant visual connectivity. The front doors and windows to habitable rooms are mostly at the front, enabling a visual connection between the house and the street. This connection remains strong for much of the Character Area, except where high solid fences and/or very dense mature vegetation screens the property from view.

CSA Visual Inspection Heritage Examples



113 Ashgrove Terrace

- Wide Berms and set back
- Established Landscaping and Treescapes
- Excellent Art Deco Example
- Art Deco Detailing Retained and Renovated
- Heathcote Rivers Edge
- Home Architecturally Responds to Corner Site with set back and scale



10 Fairview Street

- Wide Berms
- Established Landscaping
- Historical Complimentary Renovation
- Low Boundary Fences Unobstructed Views to and from House to Street
- Bungalow Architectural Detailing



7 Fairview Street

- Wide Berms
- Historical Complimentary Renovation
- Low Boundary Fences Unobstructed Views to and from House to Street
- Bungalow Architectural Detailing
- Scale and Proportion of Bungalow Windows and Entrances leads to consistency along the street



15 Fairview Street

- Original Low Volcanic Stone Boundary Fence
- Renovated Early 20th Century Bungalow
- Size form and scale of these Bungalow homes adds to the richness in neighborhood character.
- Wide grassed berm area



Fairview Street Scape

- Mature Trees planted during original sub division 1925 - 1935
- Wide grassed berm areas
- Majority Single Story Bungalows with weatherboard cladding



37 Fairview Street

- Alternative Layout Bungalow Later 1930s
- Established Landscaping and Treescapes
- Single Story Bungalow Detailing
- Unobstructed views to street and low boundary fence



112 Rose Street

- Alternative Layout Bungalow Later 1930s Distinctive Detailing
- 2nd Story Renovation Likely Mid Century
- Bungalow Detailing
- Established Garden



Cashmere View Street Scape

- Mature Trees planted during original sub division
- Wide Street and grassed berm areas
- Majority Single Story Bungalows
- Low fences for high visibility and street connection
- Established Gardens



Cashmere View Street Bungalows

- Original Houses Renovated to retain architectural character
- Wide Street and grassed berm areas
- Low fences for high visibility and street connection
- Established Gardens



14 Cashmere View Street

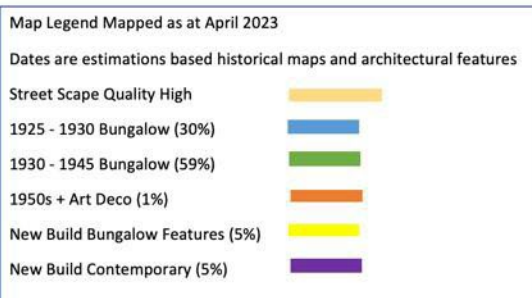
- Original Houses Renovated to retain architectural character
- Wide Street and grassed berm areas
- Low fences for high visibility and street connection
- Established Gardens



20 Cashmere View Street

- Original Bungalow Renovated to retain architectural character
- Wide Street and grassed berm areas
- Established Garden
- Significant Bungalow Architectural Detailing retained

CSA Categorisation of Properties



This map seeks to illustrate the high percentage of heritage value properties that still exist in the CSA area.

- A. 89% of Properties Classic Examples of Bungalow Architecture 1925 – 1945.
- B. Only 5% (or 4 Properties) contemporary homes without any heritage value.
- C. 1 extraordinary example of Art Deco Architecture.
- D. 5% or 4 New builds with Bungalow type classical features fitting in with the neighbourhood.

Map and Archive Information

This report seeks to evaluate the Cashmere View Somerfield Area as a historic heritage place for potential inclusion in the historic heritage area in Christchurch. The information from historic Maps has provided a basis for analysis of the properties. Fairview Street was named in 1927 by Tomas Sydney Dacre. Somerfield was previously part of a mid 19th century farm owned by brother Edward Bishop and Frederick Bishop who were born in Somerfield England.

Press Issue 19104 13 September 1927

NAMES OF STREETS.

CITY COUNCIL DISCUSSION.

There was a brief discussion at last night's meeting of the City Council concerning a proposal to name the new street through land which is being subdivided in Spreydon "Fairview street."

In recommending that such a name should be adopted the By-laws Committee reported:—There is already a street in the City named "Fairfield avenue," but it is not considered that these two names will lead to confusion.

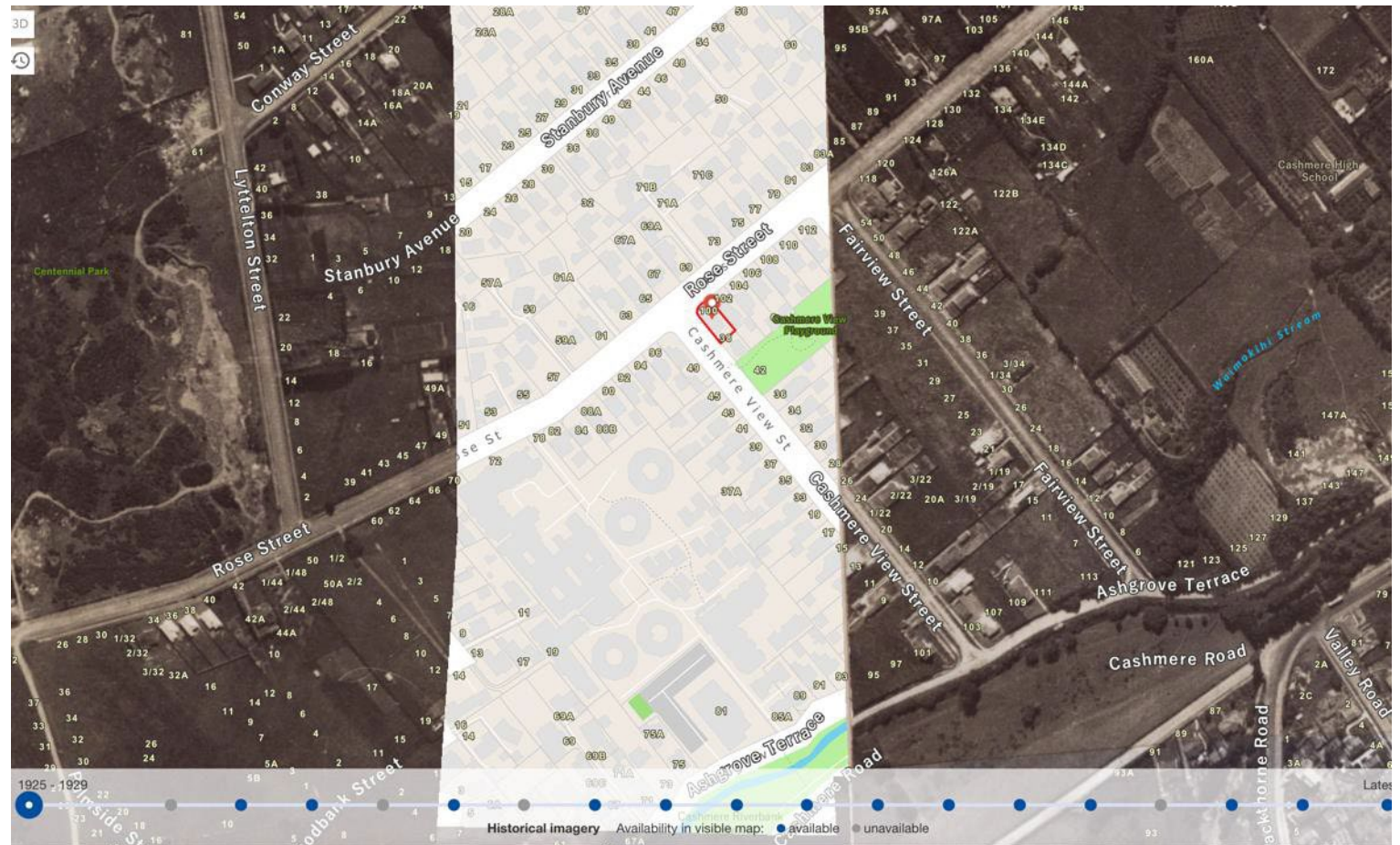
The Mayor said that a certain land agent had gone to the expense of printing a number of circulars advertising the locality and had stated that if the name were altered it would involve him in a loss. He objected to the proposal of the Council being used for commercial purposes. The Council should be consulted first in such cases.

Cr. J. W. Roberts thought that confusion was likely to be caused if such names were duplicated or names very much alike were allowed to be used. He mentioned Bealey avenue and Bealey street.

The Mayor: It was done to oblige one man.

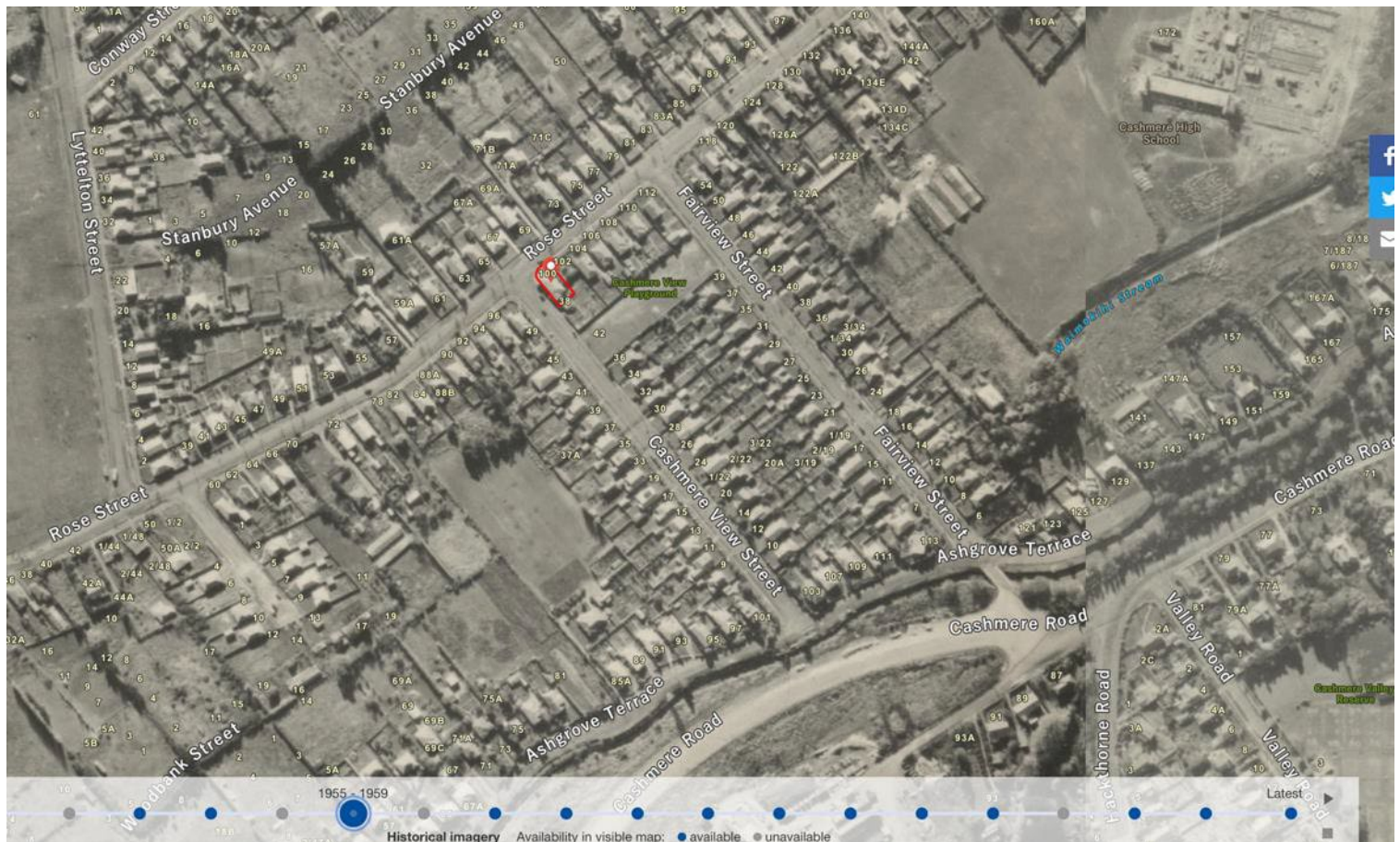
Cr. D. G. Sullivan: I have no objection to taking back the clause.

This course was agreed to.



Aerial Photograph 1927
Canterbury Maps April 2023

Aerial Photograph 1955
Canterbury Maps April 2023





Aerial Photograph 1958
Canterbury Maps April 2023