

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Avondale
SCA Overlay	Isthmus A
Survey Area Number(s)	40
NPS-UD priority	Walkable Catchment – RTN – Avondale Train Station
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Avondale survey area of Isthmus A is a small part of a larger historic subdivision dating from 1883 (Deeds Reg 17) that extended from Blockhouse Bay Road through to New North Road, and is associated with the Avondale town centre and railway line to the south. The small area is bordered by Rosebank Road, Blockhouse Bay Road, Walsall Street and Robertson Road, with one property in the adjacent block on the corner of Robertson and Rosebank roads. The subdivision generally follows a grid pattern with lot sizes ranging from 500m² to 1400m². A number of the original sites have been subsequently subdivided with rear lots. The most prevalent architectural styles in the area are freestanding single level timber framed, late Victorian and Edwardian Bay villas (1880s-1910s) as well as a small number of bungalows (1920s-1930s). On opposite corners of Robertson Road and Rosebank Road are two historic commercial shops which clearly define the edge of the residential zone. Dwellings from the period of significance maintain a high degree of physical integrity.¹ Modern infill housing is located on both street facing and rear sections. The new housing that has been built in front of the original dwellings has affected the grain of the area. Most houses built in the period of significance are visible behind low picket fences, with drystone and brick boundary treatments also present. Houses built in contemporary styles have taller fences and/or fences of more modern design. Contributing dwellings on Robertson Road and Walsall Street tend to have more consistent setbacks, with variation present in other areas. All sites have off-street parking, typically at the side or rear of the house. All streets have footpaths with grass verges and are lined in bluestone kerbing, with street trees on Walsall Street and Blockhouse Bay Road. Individual lots tend to be well vegetated. The post 1940s infill development has compromised the coherence and cohesiveness of the late-Victorian subdivision (particularly along Rosebank and Blockhouse Bay Roads) but the integrity of the remaining character dwellings remains high.

¹ Based on the survey findings 77% of dwelling from within the period of significance retain a high degree (+1) of physical integrity.



Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	21		
Individual property scores	Score	Number of properties	Percentage ²
	6	9	50%
	5	1	6%
	4	2	11%
	3	4	22%
	2	0	0%
	1	2	11%
	0	0	0%
	Rear/vacant	3	NA

² Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.



Overall findings

The Avondale Special Character Area – Residential **is not of high-quality special character value**. An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 56% of individual properties scoring either 5 or 6.

Recommendation

The Avondale survey area is not of high quality. The survey data does not show sub-areas of high-quality special character and/or potential areas of historic heritage value.

No further special character work is recommended in this area.

Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area ³
NA	NA

Historic Heritage

Number of places / areas currently scheduled	0 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	0 (marked ★ on maps)
Flag: Potential Historic Heritage Area	NA
Sub-area high-quality Special Character	NA

³ At this stage, only flags for potential historic heritage areas are being considered.



Report dated: 17 January 2022

Appendix 1: Index Map



Figure 1: The blue line represents the walkable catchment of the Avondale Train Station