

ST ANN'S

43 ARNEY ROAD, REMUERA, AUCKLAND

HERITAGE and SPECIAL CHARACTER IMPACT ASSESSMENT

JULY 2021

UPDATED APRIL 2022

Cover image: Christian Anderson Architects, June 2021

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1 INTRODUCTION

Subject and Purpose of Report

This report concerns a property known as “St Ann’s”, located at 43 Arney Road in Remuera, Auckland. Currently on the property is a substantial English country cottage style residence, set amongst an extensively landscaped and terraced formal garden and lawns. Other structures on the property include a small garden folly located on the north-east boundary and a distinctive roofed entrance structure which marks the entrance to the garden from Arney Road.

The current owner wishes to make several additions and alterations to the property. These include:

- Internal repairs/alterations
- Transformation of the attic space of the main dwelling into a third storey, with associated dormers and roof window
- New basement garage with tennis court above
- New two storey pavilion with access attached to main house
- New swimming pool and pool house
- New landscaping
- New vehicle access from Arney Road
- Existing garden folly to be demolished

As described in the list of proposed works above, the owner originally wished to construct two dormers on the east face of the roof to allow additional light into the attic space of the residence. However, in the Resource Consent application, the two dormers were deleted to avoid the possibility of the application having to be notified. The resource consent for the remainder of the work was granted on 9 March 2022.

The owner now wishes to apply for a separate resource consent to enable the dormers to be constructed. The original report assessed the impact of the dormers and it was considered that they would have only a minor impact on the heritage values of the place.

This report is in the forms of a Heritage Impact Assessment and a Special Character Impact Assessment. The first part of the document comprises a historical account of the dwelling, noting any changes that may have taken place over time. A summary of the significance of the building is then provided. This is followed by an assessment of the potential impacts that the proposed works may have on both the heritage values of the place and on the special character area within which St Ann’s is located.

Legal Description

The land on which the buildings currently stand is described as Lot 1 DP 359558.

Heritage Protection

Auckland Unitary Plan

43 Arney Road, Remuera, is located within the boundaries of the Special Character Areas Overlay – Residential: Isthmus B – Remuera.

The place is also scheduled as a Category B Historic Heritage Place in the Unitary Plan, known as “St Anns” in Chapter 14.1 Schedule of Historic Heritage (Schedule ID 02485). Category B Historic heritage places are those of considerable significance to the locality or greater geographic area. The listing excludes the interiors of building from heritage protection.

Most scheduled historic buildings have an identified area around a heritage feature known as the ‘extent of place.’ The extent of place comprises the area that is integral to the function, meaning and relationships of the place and illustrates the historic heritage values identified for the place. The ‘extent of place’ associated with St Ann’s listing was reduced in 2015 before the Unitary Plan Independent Hearings Panel from the entire section to the area shown in Figure 1.

It is noted that not all the primary features of Category B places have been identified. Until such time as the primary features of Category B places are identified, all features within the Extent of Place will be considered as primary features for the purposes of implementing the rules of Chapter D17 (Historic Heritage Overlay).



Figure 2. Aerial photograph showing the property boundaries of 43 Arney Road outlined in light blue, with Special Character Area overlay indicated in blue dots. Source: Auckland Council Geo Maps Public.



Figure 1. Aerial photograph showing 43 Arney Road outlined in light blue, with Historic Heritage Extent of Place indicated in purple hatch. The main dwelling, as well as the lych-gate, are located within the Extent of Place. Source: Auckland Council Geo Maps Public

Heritage New Zealand Pouhere Taonga

“St Anns” is listed as a Category B Historic Heritage Place by Heritage New Zealand Pouhere Taonga in Chapter 14.1 Schedule of Historic Heritage (Schedule ID 02485). Category B Historic heritage places are those of considerable significance to the locality or greater geographic area.

The main dwelling on the site is believed to date from 1914-1915. A previous dwelling was present on the site in the late 1880s-1890s. Consequently, the site is likely to be considered an archaeological site, being associated with human activity prior to the year 1900. The earthworks required as part of the proposed additions and alterations to the site may require an Archaeological Authority to modify an archaeological site as issued by Heritage New Zealand, Pouhere Taonga. The Authority may also need to cover any ground disturbance.

This previous dwelling is not acknowledged in the Heritage New Zealand listing of “St Ann’s” and appears to have been unknown at the time the report was prepared.

Commission and Authorship

This Heritage Impact Statement was commissioned by Christian Anderson of Christian Anderson Architects on behalf of Prakash Pandey, owner of the property. It was written by Dave Pearson, principal of DPA Architects, heritage and conservation architects of Devonport, Auckland and by Eleanor Cooper, also of DPA Architects. The proposed works are illustrated in a set of architectural drawings prepared by Christian Anderson Architects in APPENDIX B.

Information Sources

Research for the Historical Account was partly derived from the Heritage New Zealand listing, supplemented with independent research undertaken by DPA Architects. A full bibliography can be found at the conclusion of the report.

2 HISTORIC ACCOUNT

Early History

Remuera had first been settled in around the 11th century by Māori, when the area was named Remu-wera.¹ During the mid-19th century, colonial settlers sought to purchase the desirable and fertile lands of Remu-wera and were met with refusal by Ngāti Whātua.² However, by 1853, the Crown had negotiated land sales for the area, allowing the development of the region for housing.³ By the 1860s, many substantial homes had been constructed, housing some of the most wealthy and influential settlers.⁴ Many homes were set within substantial gardens, turning circles and orchards. In 1915 Remuera, which had previously been governed by the Remuera Roads Board, was amalgamated into Auckland City.⁵ Gradually, the palatial houses of the 1800s gave way to more compact, yet no less elite, townhouses.⁶

Property on Arney Road was coveted for its proximity to the central city, accessibility to the seashore and sweeping views of the Hauraki Gulf. Arney Road was described in 1906 as ‘the most elegant residential thoroughfare in Remuera, being just off the tram line; the residences comprise many of the largest and handsomest in the district, with beautiful grounds, and the road in a graceful sweep leads from the tram line on the high road down to the waterfront in Hobson Bay.’⁷



Figure 3. An 1892 map showing the original allotments of the Suburbs of Auckland. The original property later to become 43 Arney Road is shown in blue. Source: Eden County sheet 4 map 4658, Auckland Libraries Heritage Collections NZ Map 4658.

1 Jenny Carlyon and Diana Morrow, *A Fine Prospect: A History of Remuera, Meadowbank and St Johns* (Auckland: Random House, 2011), 21.

2 *Ibid.*, 20.

3 *Ibid.*, 38.

4 Carlyon and Morrow, *A Fine Prospect*, 54.

5 *Ibid.*, 270.

6 “St Ann’s,” Heritage New Zealand Pouhere Taonga, accessed May 2021, <https://www.heritage.org.nz/the-list/details/2643>

7 “Beautiful Remuera,” *NZ Illustrated Magazine*, 26 March 1906. <https://remueraheritage.org.nz>.

“St Ann’s”

In 1883 Robert William Hammond purchased parts of two lots within Section 11 of the Suburbs of Auckland. This title had three owners before being purchased in 1914 by Charles Nathan.⁸ Figure 4 shows the property boundaries of the section as Charles Nathan obtained it.

Since then, property boundaries have been reduced at least twice, to accommodate subdivisions at the southern end of the section. The Crocus Place subdivision in the 1960s involved the subdivision of the lower region of the St Ann’s property.⁹ In 2006, the southern part of the grounds was further subdivided to allow for new housing, which involved removal of an aviary, originally part of the St Anne’s property.¹⁰

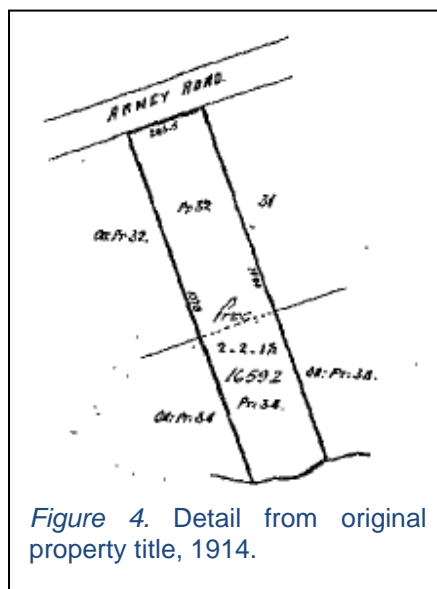


Figure 4. Detail from original property title, 1914.

Evidence of Former Dwelling on Site

According to Heritage New Zealand’s listing for St Ann’s, “no building appears to have occurred during the nineteenth century or the first decade of the twentieth century.”¹¹ Historic photographs of the area, however, show that a large building did exist on the site of the present St Ann’s during the late 19th and early 20th centuries (Figure 5 - Figure 7).

A photograph dated 5th September 1911 shows that by this time the former residence had vanished, leaving an empty section. It is likely that the disappearance of the building was due to a fire having destroyed it. A newspaper article from 8 March 1911 reports a large fire on Arney Road where a two-storey wooden residence inhabited by Mr. Edmund Mahoney and owned by Mr Hale of Wellington was burned to the ground leaving “only a pile of charred ruins.”¹² The article states that the house which burned to the ground was next door to the house of Mr. Rose,¹³ who resided at what was then number 17 Arney Road.¹⁴ The property now known as 43 Arney Road was formerly known as 19 Arney Road.¹⁵ Properties in Arney road did not have street numbers before WW-1.¹⁶

⁸ Heritage New Zealand Pouhere Taonga, “St Ann’s.”

⁹ Photo by Paul F, Baker, 1960s, Auckland Libraries Heritage Collections 1099-8.

¹⁰ Heritage New Zealand Pouhere Taonga, “St Ann’s.”

¹¹ Heritage New Zealand Pouhere Taonga, “St Ann’s.”

¹² “Blaze at Remuera.” *New Zealand Herald*. 8 March 1911.

¹³ Ibid.

¹⁴ *Auckland Star*, 27 September 1926.

¹⁵ Indicated by a newspaper article from 1934 advertising an open garden at the house of Mr. and Mrs. Charles Nathan at 19 Arney Road, Remuera. *New Zealand Herald*, 5 March 1934.

¹⁶ “Moving Day 1906: Nos. 9,15 and 21 Arney Road, Remuera,” Remuera Heritage, accessed May 2021, <https://remueraheritage.org.nz/story/moving-day-1906-9-15-and-21-arney-road/>



Figure 5. Detail from photograph taken on 25 July 1904, showing former dwelling on site. Source: Auckland Libraries Heritage Collections 1-W1138.



Figure 6. Detail from photograph taken by Henry Winkelmann on 5 sept 1911, showing the site now empty. Source: Auckland Libraries Heritage Collections 1-W1281.



Figure 7. Detail from photograph taken by James D. Richardson on 5 sept 1921, showing the newly built dwelling. Source: Auckland Libraries Heritage Collections 4-4578.

Nathan Family and Erection of Present Building



Figure 8. Perhaps the earliest photo of St Ann's taken from on site (detail). Source: Modern Homes of New Zealand by Architects of Standing.

In 1914 the property later to become 43 Arney Road was purchased by Charles Isaac Nathan (1881-1961), whose family continued to reside at St Ann's for the following forty years.¹⁷ Plans for a new house were produced by Benjamin Charles Chilwell in early March.¹⁸ By late 1915, the house was occupied by the Nathan family, as indicated by a newspaper advertisement from November 1915 wherein 'Mrs Charles Nathan, Arney Road' was seeking a dressmaker.¹⁹ The rationale behind the choice of the name 'St Ann's' is unknown, but it was adopted during the Nathan family's occupation and first recorded in 1929.²⁰

The Nathan family was one of the oldest settler families in Auckland.²¹ David Nathan was among those who established the original tented settlement in Commercial Bay, from which the city of Auckland expanded.²² Charles Nathan was the son of Arthur H. Nathan of the eponymous Auckland merchants company.²³ Charles Nathan became an influential figure in Auckland business and charitable development in his own right, with involvement in business such as the New Zealand Insurance Company and charities such as the Foundation for the Blind. During the Nathan family's 40-year occupation of St Ann's, their philanthropic endeavours associated with the house and grounds were significant. On many occasions the impressive gardens were opened to the public to raise funds for charitable causes.

¹⁷ Remuera Heritage, "St Anns."

¹⁸ Ibid.

¹⁹ *New Zealand Herald*, 26 November 1915.

²⁰ Remuera Heritage, "St Anns."

²¹ Lawrence D. Nathan, *As Old as Auckland* (Auckland: Shoal Bay Press, 1984), 22-23.

²² Ibid. 22-23.

²³ Heritage New Zealand Pouhere Taonga, "St Ann's."

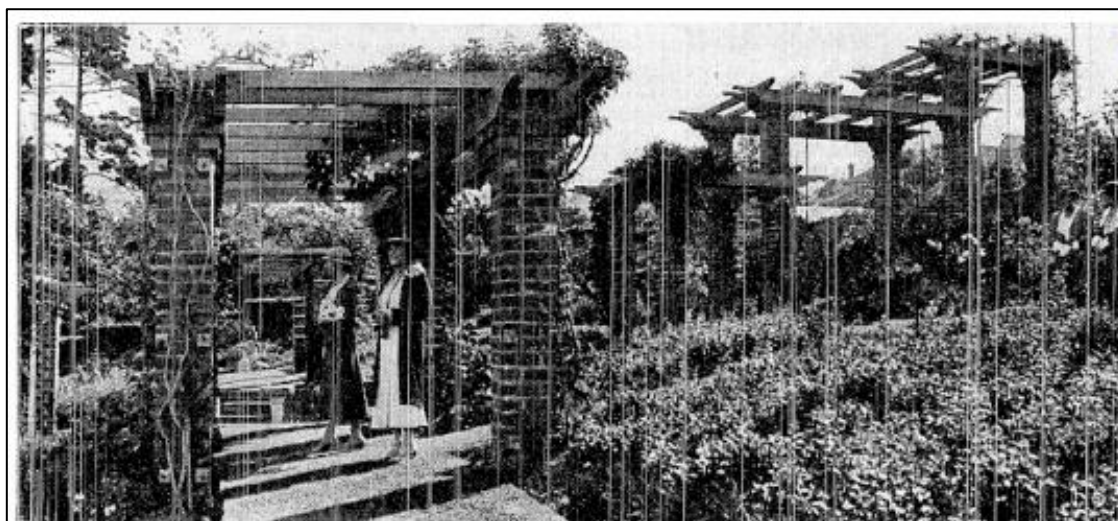


Figure 9. The gardens at St Ann's, during the Nathan family's time there. Source: New Zealand Herald, 5 March 1934.

Chilwell's plans for the house show a residence of grand proportions and its various stylistic influences reflect the strong English flavour of New Zealand architecture at the time. The generous proportions, regular fenestration on the eastern façade, central entranceway and largely symmetrical features recall elements of Neo-Georgian architecture, while the asymmetrical fenestration on the original street-facing façade was more in keeping with an Arts and Crafts influence. Other aspects of Arts and Crafts design evident on the original drawings include the Marseille tile roof, simple ornamentation on the façade and window shutters, tall chimneys, long windows and an art deco style brick motif on the chimneys.

The building comprised a two-storey timber structure with a masonry foundation, tiled gabled roof with tall chimneys and long sash divided-light windows each of ten panes. Ornamental louvered shutters adorned the windows on the eastern façade and possibly on other elevations. The ground-floor housed ten rooms arranged around a central entrance hall, with a veranda on the south end. The central stair hall terminated on the first floor with a gallery, which was a typical feature of Remuera houses at the time. The first floor contained five bedrooms and an upper balcony. A small, roofed structure at the entrance to the house and garden from Arney Road, reminiscent of an English lych-gate, was part of the original design and remains a distinctive feature of the property.²⁴ A small laundry and engine house was originally located south of the main dwelling.²⁵

Early photographs of Arney Road suggest a simple fence of posts with wire or poles ran the length of the street on the eastern side. This is just visible in an early photograph of the house (Figure 8). Sometime before 1944, a brick wall with timber lattice inlays had been built along the property's front boundary, as shown in a photograph printed in the Auckland Star from 1944 (see APPENDIX C).

²⁴ Heritage New Zealand Pouhere Taonga, "St Ann's."

²⁵ "St Anns, 43 Arney Road, Remuera," Remuera Heritage, accessed May 2021, <https://remueraheritage.org.nz/story/st-anns-43-arney-road/>

Several alterations were made to the house during the residence of the Nathan family. Changes to the front porch were drafted on June 20th, 1938 for Mrs. C. I. Nathan, involving the enclosure of the entrance porch (see APPENDIX A). In 1929 the balcony was glazed, and the drawing room was extended in 1934.²⁶ In 1951 a single storey timber cottage, for use as a "Caretaker's Flat," was erected south of the main dwelling.²⁷ This was removed from the site in 1984.²⁸

Subsequent Owners

In 1955 the Nathan family sold the house to the Auckland Kindergarten Association, whose training facilities relocated from Myers Park Kindergarten to St Ann's in 1959.²⁹ When the education of kindergarten teachers was taken over by the Auckland Teachers' College, St Ann's continued to be used as a training facility for graduate teacher education.³⁰ Sometime during this period the vertical strips of ornamentation on the main façade were removed and replaced with weatherboards.

In 1983 the house was purchased by John and Katherine Strevens. Walter John Strevens was prominent in Auckland society as a Manukau City councillor and Deputy Mayor of Auckland during the 1980s and later was director of Strevens Lingerie in Queen Street; Katherine Strevens was an artist.³¹ The Strevens made alterations and additions to the main dwelling in 1984.³² Plans by architect Warwick Lee show an addition of an Edwin Lutyens style bay window spanning the full two storeys of the house at the left side of the front elevation (Figure 11). Alterations were also made to the position of windows on the west and north elevations, as well as the addition of doors leading from the original school room into the grounds on the north elevation. Ornamental ventilators were installed on the street-facing façade beneath the roof gable. The main entrance door to the house was altered to the present form, featuring an arch and fanlight. The entrance porch was removed, as were the louvered window shutters.³³ Around this time the chimneys were painted so that the brick motifs were concealed. In 2007 a copper-clad garden folly was erected on the eastern boundary.³⁴

The overall effect of these changes is apparent when photographs of the house taken in 1977 and 1986 are compared (Figure 10 and Figure 11). The reduction in the ornamentation of the main façade is notable over this period, while the addition of the bay window lent a new element of asymmetry to the main façade.

In November 2020 St Ann's was sold to its present owners.

²⁶ Salmond Reed Architects. "43 Arney Road: Heritage Assessment." 2012.

²⁷ Ibid, 6.

²⁸ Ibid. 7.

²⁹ "Auckland Kindergarten Students 1958-1969," Auckland Kindergarten Association, accessed May 2021, <http://www.kindergartenhistory.org.nz/media/1401/auckland-kindergarten-students-1958-69.pdf>

³⁰ Remuera Heritage, "St Anns."

³¹ Ibid.

³² Salmond reed p 7

³³ Salmond Reed Architects, "43 Arney Road: Heritage Assessment.," 7.

³⁴ Ibid, 7.



Figure 10. Photograph of St Ann's taken by Philip Doyle in 1977. Source: Auckland Libraries Heritage Collection, Record ID 435-16-24.



Figure 11. Photograph of St Ann's taken in June 1986. Source: Auckland Libraries Heritage Collections 1052-M2-5.

Architect Benjamin Charles (B. C.) Chilwell

Chilwell was born in Wensbury, England, in 1879. He undertook training in England, before emigrating to New Zealand in 1907.³⁵ His early working days in Auckland were as a draughtsman, before practicing as an architect for nearly 40 years.

From 1914 he formed a partnership with Cecil Trevithick, who together designed buildings that included Myer's Kindergarten (1916), the 1924 additions to St Andrew's Anglican Church, Epsom (1867), Endean's Building (1914), Whitcombe and Tombs Ltd Building (1916), Rutland Building (1929) and the Arthur Eady Building, Queen Street (1939), as well as a range of houses throughout Epsom, Remuera and the Eastern Bays.³⁶

Chilwell was a chairman of the Auckland District Branch and an Institute councillor for the New Zealand Institute of Architects.³⁷ He died in Auckland in 1950 at the age of 71.

³⁵ University of Auckland Manuscripts and Archives,
<https://archives.library.auckland.ac.nz/repositories/3/resources/1063>

³⁶ Heritage New Zealand Pouhere Taonga, "St Ann's," and Ibid.

³⁷ Salmond Reed Architects, "43 Arney Road: Heritage Assessment," 7.

3 PHYSICAL DESCRIPTION

Physical Description of 43 Arney Road

The dwelling is positioned on a large 3062 m² section with expansive views across the Waitematā Harbour. A notable feature is the building's orientation, with the principal façade facing outwards across the harbour instead of to the street. Structures on the property include the main dwelling, the lych-gate on the northern boundary, a small garden folly on the eastern boundary, a brick wall with timber inserts running along the front boundary, masonry walls delineating garden terraces and a seating area near the south boundary. The lych-gate is constructed of white-painted timber, with a lattice design resembling the timber insets of the front wall.

The dwelling itself is a two-storey structure clad with timber weatherboards. The east façade has a square fronted projecting bay window. The main entrance way to the house features a timber door set between two concentric archways separated by glazed panels and a fanlight. Arched doorways on the north façade mimic the form of the main entranceway. The street-facing façade features an asymmetrical arrangement of two doors and two windows. The roof is gabled, with two smaller gables extending from each end.



Figure 12. Aerial view of St Ann's taken in 2020. Source: barfoot.co.nz.



Figure 13. Existing view of street-facing façade including lych-gate. Source: DPA Architects.



Figure 14. Existing street view of east façade. Source: DPA Architects.

Site and Context

As a substantial residence with large grounds, various ancillary buildings have been built and removed over the years. The landscaping and garden surrounding the dwelling has also changed many times. Currently, the site is carefully landscaped and includes a box parterre garden directly in front of the house, while at the south end of the section is a large lawn surrounded by raised garden beds and a sunken seating area.

Two entrances to the property from Arney Road exist. A pedestrian entrance to the property is marked by an original roofed entrance structure reminiscent of lych-gates found in traditional English churchyards. The property boundary with Arney Road is defined by a brick wall with timber lattice infills, so that the lych-gate is the primary pedestrian entrance point to the house and gardens. A driveway also extends from Arney Road down the western boundary of the section to a parking area at the south of the house.

Building Form and Materials

True to the original design, the main dwelling at St Ann's comprises a two-storey timber structure clad with timber weatherboards on a masonry foundation. The roof is gabled, with clay tile roofing and with the subsequent addition of a two-storey bay window on the eastern facade. The eastern elevation also has an arched central doorway with glazed surrounds. The joinery throughout is timber, although most of it not original. The garden wall facing the street is brick with white painted timber lattice. The lych-gate is made of timber, with a clay tile roof to match the main dwelling.

Description of the Surrounding Streetscape

Arney Road is a wide street 20m in width, with generous grass berms and established street trees. Combined with large adjoining sections with well-tended gardens, the overall streetscape has a 'leafy,' well-vegetated quality.

Other buildings within the street comprise a mixture of 19th, 20th and 21st century designs. Seven properties on Arney Road are listed as Historic Heritage Places by Heritage New Zealand. Two of these are Category 1 Historic Places: Hanna House at 11 Arney Road and Vernon Brown House at 91 Arney Road. The listed buildings comprise a variety of architectural styles including Georgian-style, Arts and Crafts inspired dwellings and villas. The English Arts and Crafts style was especially popular in New Zealand during the 1910s and 1920s with wealthy families, who sought to display their wealth with houses recalling the Old Country.³⁸

³⁸ "Worley House (Former)," Heritage New Zealand Pouhere Taonga, accessed May, 2021, <https://www.heritage.org.nz/the-list/details/605>

Examples of prominent buildings along Arney Road include:



Figure 15. 11 Arney Road. Source: DPA Architects.

11 Arney Road is a Category 1 listed Historic Place, built in 1915 and designed in the Arts and Crafts style. The roof has sweeping lines and wide eaves, with timber shingles prominent on the street-facing façade. The house is set back deeply from the street with a hedge marking the front boundary.



Figure 16. 27 Arney Road. Source: DPA Architects.

27 Arney Road is a Category 2 listed Historic Place. Also, of Arts and Crafts style and built in 1923, the dwelling has prominent brick chimneys, bell-cast eaves and timber shingled cladding on the first storey. The house has an addition to the south side providing basement parking, a breakfast room, family room and kitchen.³⁹

³⁹ Heritage New Zealand, "Worley House (Former)."



Figure 17. 51 Arney Road. Source: DPA Architects.

51 Arney Road lies directly to the east of St Ann's. The dwelling is of a neo-Georgian style, with hipped roof and classical style portico and columns. The property was subdivided in the 2000s with a separate dwelling built behind.⁴⁰



Figure 18. 40 Arney Road. Source: GoogleMaps.

40 Arney Road is an example of the distinctive contemporary designs interspersed among the more traditional dwellings on the street.



Figure 19. 3 Arney Crescent. Source: GoogleMaps.

3 Arney Crescent, opposite St Ann's. A large Arts and Crafts style dwelling with sweeping steeply pitched tile roofs, asymmetrical layout and shingled cladding demarcating the upper floors. A large white extension at the rear of the house is visible from the street.



Figure 20. 9 Arney Road. Source: DPA architects.

Built during 1900s, this Edwardian style dwelling has a large veranda, divided-light windows and central entry. A lych-gate and hedge demarcate the front boundary.

⁴⁰ "Two-Part Harmony," *The New Zealand Herald*, 26 August 2005, <https://www.nzherald.co.nz/property/emremueraem-two-part-harmony/>

4 HERITAGE VALUES OF ST ANN'S⁴¹

Criteria for Listing

43 Arney Road is located within a Historic Heritage and Special Character Areas Overlay, Overlay – Residential: Isthmus B – Remuera. “St Anns” is listed as a Category B Historic Heritage Place in the Unitary Plan, under A: Historical, F: Physical Attributes, G: Aesthetic and H: Context. The interiors are excluded.

Because not all features of Category B places have been specifically identified, the features within the Extent of Place are considered to be Primary Features until the identification process occurs. The Extent of Place extends over an area within the property occupied by the main dwelling and lych-gate.

Statement of Significance

St Ann's is considered to have significant historical value through its connection with prominent Auckland businessman, philanthropist and member of the Jewish community, Charles Isaac Nathan. Significance is also conferred through the building's connection with architect Benjamin Charles Chilwell. The house is an early example of the domestic architectural work of Chilwell, who became a prominent Auckland architect.

St Ann's also has historical significance for the picture it paints of the living conditions members of the Jewish bourgeoisie had in early Auckland, offering an example of the palatial homes of the city's wealthiest inhabitants that Remuera came to be known for.

St Ann's has significant physical attributes, in its display of both neo-Georgian stylistic influences, along with elements of the Arts and Crafts style. The symmetry of the main façade in the original design of the building, as well as the panelled fenestration, refer to Georgian design, while the asymmetry of the other elevations relates closer to an Arts and Crafts influence. The materials and construction methods are considered typical for buildings of this type in Auckland.

St Ann's is considered to have considerable aesthetic significance, being clearly visible from the street beyond the low brick fence. The building's perpendicular orientation to the street is a significant aspect of the place.

St Ann's also has contextual significance, associated with the distinctive position of the main dwelling on the site and the open space to the east and south of the building. St Ann's also contributes strongly to wider heritage values of the Remuera area and sits among several other listed historic buildings in the vicinity.

⁴¹ Salmond Reed Architects, “43 Arney Road: Heritage Assessment.”

5 SPECIAL CHARACTER VALUES OF ST ANN'S

Special Character Areas

43 Arney Road falls into the ambit of the Special Character Areas Overlay Residential: Isthmus B1. The area demonstrates a period of residential suburban development that occurred in Auckland between the late 19th and early 20th centuries. In the following section, the key values that contribute to Arney Road's designation as a Special Character Area are assessed. The categories used to assess the area align with the values established within the Auckland Unitary Plan, under Section 15.1.7.3.2 **Summary of Special Character Values**.

Historical

Arney Road has historical significance as part of an area that represents the pattern of residential development which took place in and around Auckland City over the late 19th and early 20th centuries. Developed as a residential area for Auckland's wealthiest settlers, Arney Road represents an area where subdivisions had more generous proportions than those occurring elsewhere in Auckland at a similar time.

Houses in the overlay area typically had generous sections facing wide streets, allowing for substantial private gardens and street tree planting. These were all aspects of the Garden Suburb design, and the ample proportions of St Ann's private gardens contribute to the expansive, well-vegetated setting of Arney Road. Early subdivisions on Arney Road were advertised as having easy access to the inner city via tram and this is consistent with suburbs in the special character overlay, which developed in accordance with developments in public transport and roading networks.

Physical and visual qualities

Typical of the overlay area, houses in Arney Road express the diverse array of architectural styles in favour at the time, including Edwardian villas, transitional villas, Arts and Crafts influenced houses, English Cottage revival style dwellings and English and Californian bungalows. The Arts and Crafts and neo-Georgian elements of the dwelling at St Ann's mean that it contributes strongly to the variety of traditional houses in the area.

In keeping with the Garden Suburb ideals, houses in Arney Road are detached, single, double or three storey dwellings. The houses have more generous spacing between them than those in Auckland's earlier suburbs. As a settlement area for Auckland's wealthiest occupants, the proportions of properties on the south side of the road were especially ample. Allotments on Arney Road are predominantly rectangular, with the original subdivision of the area delineating large lots of varying proportions. Over the years the original lots have almost all been subdivided, which is also true of 43 Arney Road. Nevertheless, St Ann's remains one of the largest properties on the street (Figure 21).



Figure 21. Aerial view of Arney Road showing property boundaries. 43 Arney Road is indicated in blue. Source: Auckland Council Geo Maps.

15.1.7.2.3 – Description of physical and visual qualities

Built Form

Period of development

43 Arney Road is part of an area that demonstrates a significant period of development, wherein Auckland's residential area rapidly expanded beyond 19th century margins, to occupy much of the central isthmus during the inter-war period.⁴² In 1886 the first horse-drawn tram service began between the central city and Remuera, followed in 1904 by an electric tram service which ran along Remuera Road.⁴³ This period coincided with the construction of many of the first large houses along Arney Road. Styles of houses in the street reflect popular architectural styles of these decades in New Zealand, as does the pattern of urban development.

Scale of development

Arney Road represents a pattern of development by Auckland's wealthiest individuals and as such, the proportions of the subdivision as well as the buildings were more generous than most of the subdivisions and construction occurring elsewhere in the character overlay area. Houses on Arney Road adhere to the norms of the special character area in that they are detached, single or double storey houses. Although 43 Arney Road has had several secondary buildings erected over the years, these have always been subsidiary to the main dwelling in terms of scale.

Form and relationship to the street

The dwelling at 43 Arney Road is typical of dwellings in the overlay area in that it is set comfortably back from the street, although unusually for houses in the street and for the wider character area, it is perpendicular to the road. Its prominent gabled roof is typical of houses in the character overlay areas, which are predominantly of a gabled or hipped format. Remuera is noted for its substantial Edwardian and Arts and Crafts style houses on generous lot, set in large gardens and St Ann's adheres to this format.

⁴² Auckland Council Unitary Plan "Schedule 15."

⁴³ Ibid, 278-281.

A notable feature of St Ann's is the lych-gate, which introduces pedestrians from the footpath to a path leading to the dwelling. The brick wall with timber insets at the street boundary dates from the 1940s or earlier and allows for good visibility of the dwelling and surrounding gardens from the street and contributes to the variety of traditional boundary treatments along Arney Road.

Density/Pattern of development

Compared with other early residential subdivisions in Auckland, Arney Road exemplifies a pattern of low-density development reserved for the wealthiest suburbs. Maintaining the property's original section width of approximately 49m, the section of 43 Arney Road has always been dramatically proportioned compared to other properties in the area. The subsequent subdivision of many properties on Arney Road has served to enhance the comparative spaciousness of the property.

Building types

The distinctive character of the overlay area is informed by the survival of its residential housing stock built between the late 19th century through to the 1940s. In Arney Road, this includes dwellings in the style of Edwardian villas, English Cottage revival, and Arts and Crafts style houses, interspersed with set modern homes. As a dwelling that synthesises elements of English architecture popular at the time, including Arts and Crafts style and Neo-Georgian design, St Ann's strongly contributes to the assortment of traditional building types that characterise the area.

Visual coherence

Several modern houses are scattered amongst the traditional examples and many original houses have been substantially modified. Despite this, a moderate level of visual coherence exists, stemming from many homes in the street still being clear examples of architectural styles popular between the 1890s and 1940s with additions and extensions being made in a largely sympathetic fashion with the original architectural styles. As a timber dwelling with clay tile roofing and masonry fence, 43 Arney Road contributes to the visual coherence of the street in which it is set, through its age, style, materiality and general form.

15.1.7.2.4 - Architectural Values

Styles

St Ann's is a surviving example of a large domestic building built for a wealthy settler family in early Auckland. The dwelling references architectural styles popular in England at the time and displays local architect Benjamin Chilwell's take on these trends. Features of the house which reference an Arts and Crafts tradition include the use of locally available materials, specifically timber weatherboards; a clay tile roof; the picturesque small-paned windows and tall chimneys, as well as the simple ornamentation of chimneys and areas of the original facades. References to a neo-Georgian style of architecture include the rhythmic fenestration and symmetry of the eastern façade, as well as the central position of the main entrance to the house, complete with entrance porch in the original design.

Materials and construction

Timber is the predominant material used for dwellings within the special character areas overlay and the structures at 43 Arney Road are clad in weatherboards with timber joinery. Typical of Arts and Crafts style houses, the roof is clad with clay tiles. Bricks were utilised for the front wall and garden landscaping at some point after the dwelling was constructed. The 1980s addition of a Lutyens style bay window increased the proportion of glazing on the main façade, however, it is in keeping with the Arts and Crafts influences of the building's design.

15.1.7.2.5 - Urban structure

Subdivision

Arney Road represents an area of suburban development where large lots have been progressively subdivided over time. Within the special character overlay area, lot sizes were often established at around 600 m² and so the current 3062 m² section at 43 Arney Road represents an especially generous section size. In keeping with the Garden Suburb ideals which underpinned the subdivision pattern of much of the special character overlay area, wide berms with street trees were incorporated into the development.

Road pattern

Remuera Road adopted the route of an existing path used by Māori, which followed a ridgeline. This road was later augmented by roads extending towards the harbour, including Arney Road, Orakei Road and Victoria Avenue, which each following ridge lines.⁴⁴ The intensification of residential development in the area during and after the 1960s involved the building of several short streets ending in cul-de-sacs. The creation of the cul-de-sac Crocus Place, during the 1960s required the subdivision of the southern portion of 43 Arney Road.

Streetscape

While the earliest subdivisions of Auckland typically did not allow for grass berms or street trees and thus presented a more urban character, subdivisions of the late 19th and early 20th century aspired to a more spacious layout. An assortment of established trees lines the berms of Arney Road.

In some parts of Arney Road, there is good visibility of the houses from the street, afforded by low fences, walls or plantings. 43 Arney Road is separated from the street by a brick fence with timber lattice infills. The wall is low enough that the house remains visible from the street and thus able to contribute to the overall streetscape character.

The lych-gate is a reference to a period in which residential properties were designed with pedestrian access in mind. Another lych-gate exists at the Arts and Crafts style dwelling opposite the property, at 3 Arney Crescent.

Vegetation and landscape characteristics

There is variety in vegetation and landscaping across the special character area generally. Small street trees line the grassed berms of Arney Road and are complemented by some mature, well established trees in the street-facing portions of private gardens. In some instances, tall hedges almost completely obscure dwellings from the footpaths, however in general, hedges are relatively low, and gardens are well-maintained, containing an abundance of trees and shrubs.

⁴⁴ Carlyon and Morrow, *A Fine Prospect*, 8-9.

6 PROPOSED WORK

The property owner is proposing to make several alterations and additions, including:

- Internal repairs/alterations to the main dwelling
- Transformation of the attic space in the main dwelling into a third storey living space
- Addition of two copper-clad dormer windows set within the roof on the east side
- Removal of the existing skylight on western side of main roof
- Addition of a roof window set flush within the main roof in the centre of the west side
- New copper gutters and flashings on main dwelling
- Addition of a door and window on north street-facing elevation
- New basement garage with tennis court above
- New two storey pavilion with glazed breezeway attached to main house
- New swimming pool
- New pool house
- New landscaping
- New timber gate at eastern side of front fence for service vehicle access
- Alteration of steps leading from main house down to garden area

The proposed living pavilion is a two-storeyed structure which presents as a single storey when viewed from the street. The design features a copper-clad hipped roof structure with an approximately rectangular floor plan, with timber weatherboard cladding and timber joinery. Tall, plastered masonry chimneys at either end of the structure will give clear reference to the main building.

The pool pavilion will also have a hipped roof and will be materially similar to the living pavilion, with timber cladding, copper roof and plastered masonry chimney.

A breezeway will connect the south-east corner of the main dwelling to the living pavilion and will be clad with glass to minimise visual obstruction of the view. Within this attachment, stairs will lead down to the recessed garage. The garage will exist below the current ground level, with a new tennis court above, accessed from the driveway on the western boundary.

The living pavilion and pool pavilion will be orientated around a new swimming pool. The pool pavilion is aligned with the central axis of the main dwelling and the living pavilion centrally between the two, so that symmetry is a strong element of the new arrangement.

To accommodate the third storey within the existing attic space of the main dwelling, two dormers on the east side of the roof, and a window set into the west side of the roof, are proposed.

Drawings of the proposed changes are presented in APPENDIX B.

7 ASSESSMENT OF IMPACT ON HERITAGE VALUES

The proposed alterations are located both within the Extent of Place, and in areas of 43 Arney Road outside of the Extent of Place. The assessment of heritage impact will be restricted to those alterations within the Extent of Place (interiors excluded).

The table below summarises the proposed works within the Extent of Place and their assessed impact on the heritage values of the place known as “St Ann’s”.

Existing dwelling (43 Arney Road, Remuera)			
Demolition and removal			
Description of work	Impact on heritage item	Impact on heritage values	Mitigation
Removal of skylight on western side of main roof.	The window is a departure from the original design, probably installed during the 1980s or after.	This section of the roof will be re-clad with clay tiles in keeping with the surrounding roof and will have a positive impact on the historic character of the building.	Not applicable.
Additions and Alterations			
Description of work	Impact on heritage item	Impact on heritage values	Mitigation
Addition of two copper-clad dormers on east side of the main roof to provide natural light to the new third floor living space within.	This will involve removal of small areas of original roof fabric and interrupt the continuity and simplicity of the existing roof.	The Marseilles tile roof is a key feature of the original design of the house and the eastern side is the main profile of the house. The new dormers will be visible from the street and will have a minor negative impact on the heritage values of the building.	The modest scale of the proposed dormers is sympathetic to the overall style of the house and helps to minimise the visual impact of the additions. Copper cladding will make the additions visually distinct from the original form of the building.
Addition of a roof window positioned centrally on the west side of the main roof.	This will involve the removal of a small area of original roof fabric.	The west side of the roof is less noticeable from the street than the east side. For this reason, windows inserted into the roof on this side will cause less disruption to the historic values of the building.	The window is proposed to be set flush within the existing roof, so will be relatively discrete.
Addition of a door and window on the north elevation, to match the doors and windows existing on the façade.	The fenestration of the north façade has already been significantly altered during the 1980s. The addition of a third door and window may involve the removal of a small amount of original fabric.	The proposed new door and window are sympathetic in materiality and design to the existing fenestration and will have negligible impact on the heritage values of the house.	Not applicable.

<p>Alteration of steps leading down from entranceway of main house into existing garden area.</p>	<p>The semi-circular steps leading from the paved area outside the main entrance of the house are a slightly different shape to those on the original architectural drawings for the house. It is uncertain whether they are original fabric.</p>	<p>The replacement of the circular steps leading down into the garden with rectangular steps will not affect the general relationship of the house to the immediate grounds and is considered to have negligible impact on the heritage value of the site.</p>	<p>Not applicable.</p>
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8 ASSESSMENT OF IMPACT ON CHARACTER VALUES

The management of Special Character Areas is achieved by enhancing existing traditional buildings, retaining intact groups of character buildings and by designing compatible new building infills and additions that reinforce the predominant streetscape character rather than detract from it. The table below summarises the proposed works and their assessed impact on the special character values of the house in question and the wider area.

43 Arney Road, Remuera			
Demolition and removal			
Description of work	Impact on fabric	Impact on character values	Mitigation
Demolition of garden folly on eastern boundary.	Although a garden folly was included in the garden maintained by the Nathan family, the existing folly is not original fabric.	The removal of the folly will not compromise the character values of the area.	Not applicable.
Additions and Alterations			
Description of work	Impact on fabric	Impact on character values	Mitigation
Additions and alterations to main dwelling, as detailed in Assessment of Impact on Heritage Values above. These include changes to fenestration and the addition of roof dormers and a roof window.	The changes will have a minor impact on original fabric.	Overall, the changes to the main dwelling are in keeping with the character of the place will have a negligible impact on the character values of the property. The works will also involve the repairs of much of the existing fabric of the dwelling, which will aid the longevity of the structure.	Not applicable.
New basement garage with tennis court above, proposed for the southern side of the property.	Development in this area of the property will require the removal of an existing seating area, which is not original fabric.	This area of the property is not readily visible from the street and proposed developments have a low profile. They will not affect the character values of the area.	Not applicable.
New two storey pavilion with copper roof, timber weatherboard cladding and timber joinery, with glazed breezeway connection to main house.	The accessway between southeast corner of the main dwelling and the proposed living pavilion will require removal of some original fabric. The proposed living pavilion will require removal of an existing terraced garden. This is probably not original.	The connection between the main house and living pavilion is designed to be as transparent as possible, to minimise obstruction to views from the street to the valley to the south of the property. The proposed living pavilion itself is designed to be sympathetic and	The new pavilion has been designed to be stylistically distinct, yet sympathetic, to the main dwelling. As such, the basic interpretation of the site will be relatively unchanged. Careful landscaping with ample areas of vegetation will help incorporate the additional building into a coherent relationship

		<p>subservient to the main dwelling, in terms of scale and form.</p> <p>Materially and formally, it will be clearly distinct from the original structure of St Ann's while the general symmetry of the pavilion, flanked on either end by tall chimneys, gives the structure a clear link to the main dwelling.</p> <p>Overall, the new pavilion is not considered to affect the character values of the area.</p>	<p>with the existing dwelling.</p> <p>The new building will be even further set back from the street than the main dwelling and as such it will complement the existing pattern of development in the street, wherein buildings have traditionally been set in spacious, landscaped surrounds.</p>
New swimming pool in place of existing box parterre garden.	Although the multiple terraces in the existing garden resemble those recorded during the Nathan family residence, the position and form of the existing parterre garden is not part of the original garden design.	The original landscaping of the property at 43 Arney Road included terraces, botanical garden beds and a brick colonnade. The swimming pool deviates from this former style of landscaping but will retain the open character of the front section of the property and have negligible impact on the character values of the place.	<p>The visual impact of the swimming pool will in part be softened by the garden beds proposed for the perimeter of the pool area.</p> <p>The pool, as well as the large lawn area immediate to the street boundary, will preserve the spaciousness that characterises the property.</p>
New pool house in place of existing garden folly. The structure will have a hipped roof, plastered masonry chimney and timber weatherboard cladding.	The garden folly was constructed in 2007 and is not original fabric.	Materially and stylistically, the pool house will be sympathetic to the main dwelling. Placed against the eastern property boundary, it does not interfere with the sense of open space, nor with views between the street to the valley beyond. As such, it is not considered to impact on the character values of the area.	Not applicable.
Insertion of a new gate into the eastern end of the existing brick and timber wall at the front boundary of the property. This is to allow for occasional service vehicles to	The brick wall with timber lattice inlays was built sometime before 1944, during the Nathan family's occupation of the house.	<p>The wall is a distinctive feature of the property which contributes strongly to the character values of the area.</p> <p>The gate will be made of timber, with tongue</p>	The proposed new gate will be of a similar height to the existing brick wall, and of a sympathetic style to the other woodwork on the front boundary.

enter the proposed pool area.	The exact portion to be removed to insert the new gate shows evidence of repair, with some of the bricks having been replaced with a more modern style.	and groove panelling and will be in keeping with the existing joinery around the property. It will have a negligible impact on character values.	The gate will be of a modest height and will not obstruct visibility of the house and grounds.
Ground works			
Description of Work	Impact on fabric	Impact on character values	Mitigation
New landscaping, including garden beds around proposed pool area, tennis court, and tree planting around middle section of the property.	The gardens have changed many times over the years and with the possible exception of the two large trees on the eastern boundary, are unlikely to retain original components.	The incorporation of significant areas of garden and vegetation into the landscape plan for the property is considered to contribute positively to the character values of the area.	Not applicable.

9 AUCKLAND UNITARY PLAN RULES

“St Ann’s” is scheduled in the Auckland Unitary Plan as a Category B Historic Heritage Place. The listing excludes the interiors. As noted, until such time as the primary features of Category B places are identified, all features within the Extent of Place will be considered as primary features for the purposes of implementing the rules of Chapter D17 (Historic Heritage Overlay). The rules governing activities for a scheduled Historic Heritage Place are found in Section D17 Historic Heritage Overlay.

Section D17 Historic Heritage Overlay

In Section D17, “St Ann’s” is scheduled as a Category B Historic Heritage Place. Category B Places are defined as follows: historic heritage places that are of considerable significance to a locality or greater geographic area.

D17.3 Policies

The policies in this section are generally concerned with retaining heritage fabric and adapting heritage items where necessary. They also provide guidelines for new buildings within historic heritage places.

Table D17.4.1 Activity table – Activities affecting Category A, A* and B scheduled historic heritage places

Within this table:

(A9) Modifications to, or restoration of, buildings, structures, fabric or features of a scheduled historic heritage place are classed as Restricted Discretionary Activity.

(A10) New buildings or structures within the Extent of Place of Category B places are classed as Restricted Discretionary Activity.

D17.8.2 Assessment Criteria

This section provides assessment criteria for Restricted Discretionary Activities. The proposed development of the property is assessed in terms of the relevant criteria listed in D17.8.2.

- (1)
- (a) *whether the proposed works will result in adverse effects (including cumulative adverse effects) on the heritage values of the place and the extent to which adverse effects are avoided, remediated or mitigated;*
- (b) *whether the proposed works will maintain or enhance the heritage values of the place, including by:*
- (i) *avoiding or minimising the loss of fabric that contributes to the significance of the place;*
 - (ii) *removing features that compromise the heritage values of the place;*
 - (iii) *avoiding significant adverse effects on the place, having regard to the matters set out in B5 historic heritage and special character;*
 - (iv) *complementing the form and fabric which contributes to, or is associated with, the heritage values of the place; and*
 - (v) *recovering or revealing the heritage values of the place.*

The proposed works will not result in significant adverse effects to heritage values. Alterations to the main dwelling will be stylistically and materially sympathetic to the existing building. Changes to fenestration have already occurred in the past and the proposed changes will not significantly impact the historic heritage values of the place.

<i>(c) whether the proposed works will compromise the ability to interpret features within the place and the relationship of the place to other scheduled historic heritage places.</i>
The proposed works will not compromise the ability to interpret features within the place, nor will they compromise the relationship of the place to other scheduled historic heritage places.
<i>(d) whether the proposed works, including the cumulative effects of proposed works, will result in adverse effects on the overall significance of the place such that it no longer meets the significance thresholds for which it was scheduled.</i>
The works will not result in adverse effects to the overall significance of the place such that it no longer meets the significant thresholds for which it was scheduled.
<i>(e) whether the proposed works will be undertaken in accordance with good practice conservation principles and methods appropriate to the heritage values of the place.</i>
The proposed works, including alterations and the addition of a connection to the living pavilion from the main dwelling, will be finished with a good quality of workmanship to complement the main building.
<i>(f) whether the proposal contributes to, or encourages, the long-term viability and/or ongoing functional use of the space.</i>
The alterations will provide additional living and leisure areas on the site and will contribute to its long-term viability.
<i>(g) seismic strengthening</i>
Not applicable
<i>(h) relocation of features within the extent of place</i>
Not applicable

Section D18 Special Character Areas Overlay – Residential and Business

43 Arney Road, Remuera, is located within the boundaries of the Special Character Areas Overlay – Residential: Isthmus B – Remuera. The rules governing activities in a Special Character Area are found in Section D18 Special Character Areas Overlay.

Section D18.3 Policies (1) to (7)

Special Character areas Overlay – Residential

Policies require all development to have regard to the special character values of the area in which the place is located and to maintain the design and architectural values of the buildings.

D18.4 Activity Tables

(A4) External alterations or additions to a building on all sites in the Special Character Areas Overlay – Residential, is classified as a Restricted Discretionary Activity.

(A5) Construction of a new building or relocation of a building onto a site on all sites in the Special Character Area Overlay – Residential, is classed as Restricted Discretionary Activity.

D18.8.2. Assessment Criteria**D18.8.2.1 Special Character Areas Overlay – Residential**

For external alterations and additions to a building:

(i) whether the alteration or addition has regard to, or complements the form, style and materials of the existing building;
The proposed new buildings are clad with timber weatherboards and copper roofing, with divided-light windows, which are materially similar to the main dwelling. The new buildings both have a symmetrical appearance from the street, mirroring the main façade of the existing structure. The lightness of structure and transparency of the connection between the main dwelling and living pavilion preserves the clear distinction between the two forms and the integrity of the existing dwelling as the primary structure on the property. Alterations to the existing building are all considered to be stylistically sympathetic with the structure's existing materiality and design.
(ii) whether the proposed change contributes positively to the street; and
The proposed changes will maintain the special character values 43 Arney Road currently contributes to the street. The repairs to existing fabric which will occur as part of the overall development will enhance the longevity of the building and its ongoing contribution to the street.
(iii) whether the alteration or addition is designed to have regard to landscape elements, including structural and built elements and existing established trees and hedges which make a significant contribution to streetscape value or if, where this is not practical, replacement planting or a replacement structural/built element is proposed.
The proposed landscaping plan incorporates trees and shrubs in a cohesive setting for the built structures. The spaciousness of the existing surrounds is maintained and the glazing of the living pavilion and connection to the house will preserve some of the existing views from the street to the south of the property. Two mature trees near the eastern boundary are maintained in the proposed design. The proposed landscape plan will contribute to the streetscape character, enhancing the pattern of spacious private gardens and a well-vegetated appearance to the street as a whole.

For the construction of a new building or relocation of a building onto a site:

(i) the design of a proposed new/relocated building will complement the existing patterns of bulk and location, and the relationship to the street in the vicinity of the site;
Both new buildings are located around a central swimming pool, creating a symmetrical arrangement around the axis of the main entrance to the original dwelling. This will complement existing symmetrical elements of the main dwelling. The open, spacious area which has historically existed in front of the main dwelling will be preserved by the pool placement and large lawn alongside. The proposed new buildings are subservient in scale and mass to the primary dwelling, both presenting as single-storey structures from the street. The connection between the main house and the proposed living pavilion is glazed and visually recessive and meets the original structure in a non-obtrusive manner.
(ii) if a new/relocated building is significantly larger than existing adjacent buildings, its architectural design acknowledges the predominant scale of those existing buildings, through its massing and formal arrangement on the site. In the case of non-residential buildings, it is acknowledged that such formal arrangement may not be appropriate;
The proposed new buildings are both smaller in scale than the existing dwelling.
(iii) whether bulk and location standards prevent the achievement of an architectural scale which might otherwise be appropriate to the locality or to the prevailing scale, or whether some relaxation of such standards will enable development of more appropriate form and scale;
Not applicable.

(iv) whether the design of a new/relocated building in a contemporary idiom can be shown by analysis to have qualities which are sympathetic to existing established architectural forms and scale, in such a way as to make a positive contribution to streetscape; and
The proposed new buildings have hipped roofs, tall, plastered masonry chimneys and divided-light windows, reflecting the Arts and Crafts influence common to many buildings along Arney Road. Throughout the history of the property, ancillary buildings have frequently existed, and the proposed new structures continue this tradition. Materially, the proposed additions are sympathetic to the main dwelling.
(v) whether a new/relocated building is designed to have regard to landscape elements, including structural and built elements and existing established trees and hedges which make a significant contribution to streetscape value or if, where this is not practical, replacement planting or a replacement structural/built element is proposed
While the swimming pool replaces what is currently a box parterre garden, the new buildings arranged around the centrally positioned swimming pool accommodate a border of garden beds. Sites for new trees to be planted are suggested on the proposed drawings. The front lawn area, as well as the two large trees near the eastern boundary, are preserved in the proposed new development. The positioning and materiality of the two new buildings is such that they present minimal disturbance to the sense of space and breadth of views that characterise the site.

10 SUMMARY AND CONCLUSION

The property known as “St Ann’s” is located within the boundaries of the Special Character Areas Overlay – Residential: Isthmus B – Remuera. The property is also included in the Auckland Unitary Plan as a Category B Historic Heritage place. There is an Extent of Place which covers only part of the site containing the dwelling and lych-gate.

The existing dwelling, built in 1914-15, replaced a former large house on the site. The exterior of the present building has undergone a series of alterations; some while occupied by the Nathan family and others in subsequent decades.

The current property owner proposes to make several alterations to the roof and facades of the existing dwelling, which are well-considered and relatively minor. The existing dwelling has already sustained several alterations to its facades over the past century. The proposed changes are materially and stylistically cohesive with the existing form of the house.

Two new buildings are proposed, one a living pavilion and the other a pool pavilion, which both refer to the architectural form of the primary building on the site and are subsidiary in scale and mass. Extensive redevelopment of the surrounding grounds is also proposed, including the pavilions, tennis court, garage, swimming pool and other landscaping features. These proposals present a carefully considered alteration to the grounds of St Ann’s, that preserve the heritage values and character values of the property.

The proposal has been assessed using criteria found in Sections D17 Historic Heritage Overlay and D18 Special Character Areas Overlay – Residential and Business. In terms of Section D17, the alterations and additions proposed to the building within the Extent of Place were assessed. These are generally considered to be in keeping with the original style of the house. Overall, the changes to the existing dwelling are considered to have minimal impact on the heritage values of the place.

In terms of Section D18, the changes to the property as a whole were assessed, regarding their impact on the character values of the area. Section D18 is primarily concerned with the impact of the works on the wider environment including the streetscape and surrounds. While the proposed new living pavilion, pool pavilion and connection between the existing dwelling and living pavilion are all readily visible from the street, their design is complimentary to the traditional architectural styles evident along Arney Road. In general, 43 Arney Road will continue to make a significant positive contribution to the streetscape of the special character area.

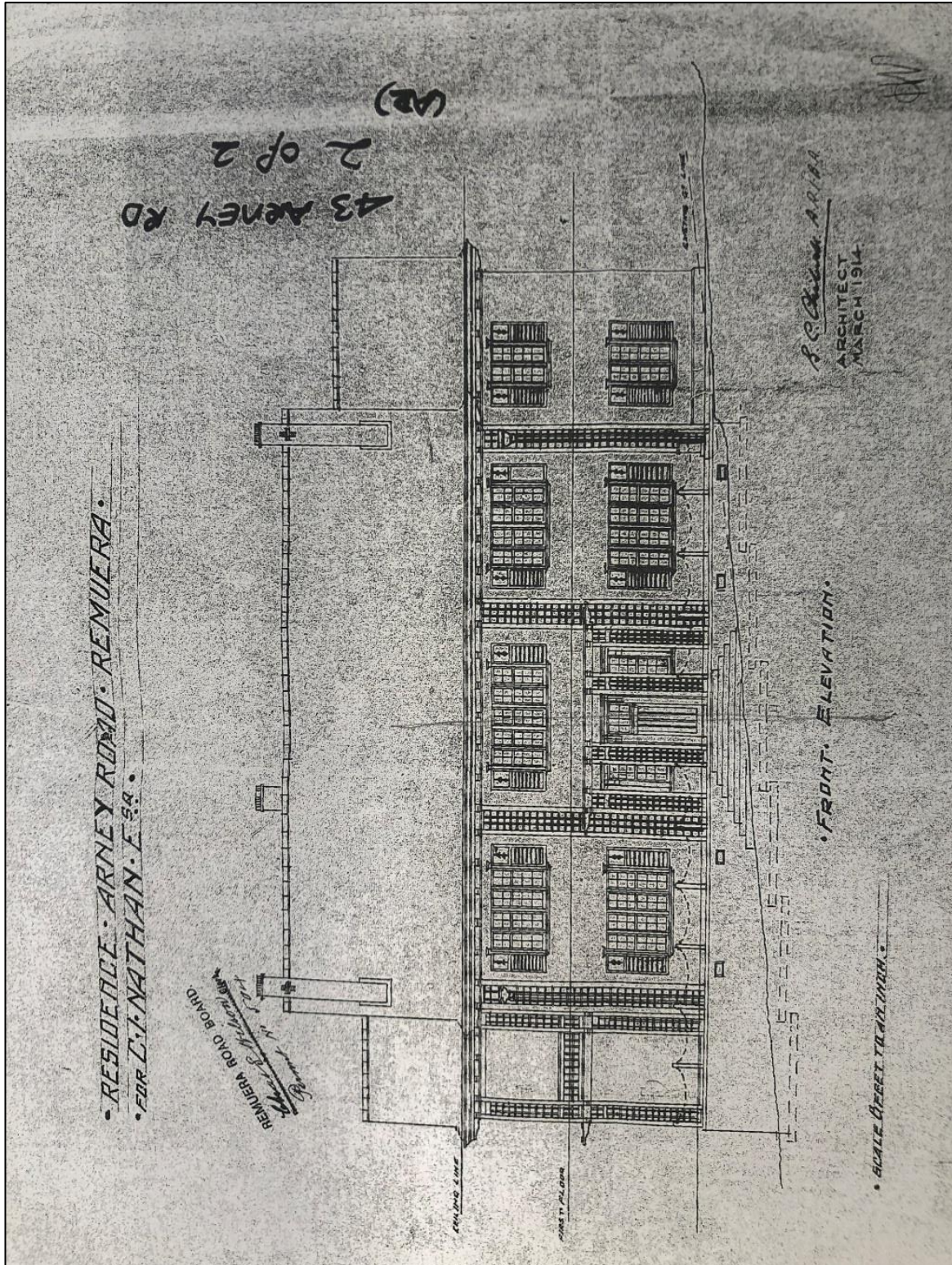
In conclusion, the existing building has historical significance through its association with the original owner of the property and as an example of a residential development made by some of Auckland’s wealthiest early settlers. The proposed changes to the property are considered to be well-conceived and sympathetic to the existing building and character of the wider area. Accordingly, it is considered that the proposal will have negligible impact on the heritage and character values of the place.

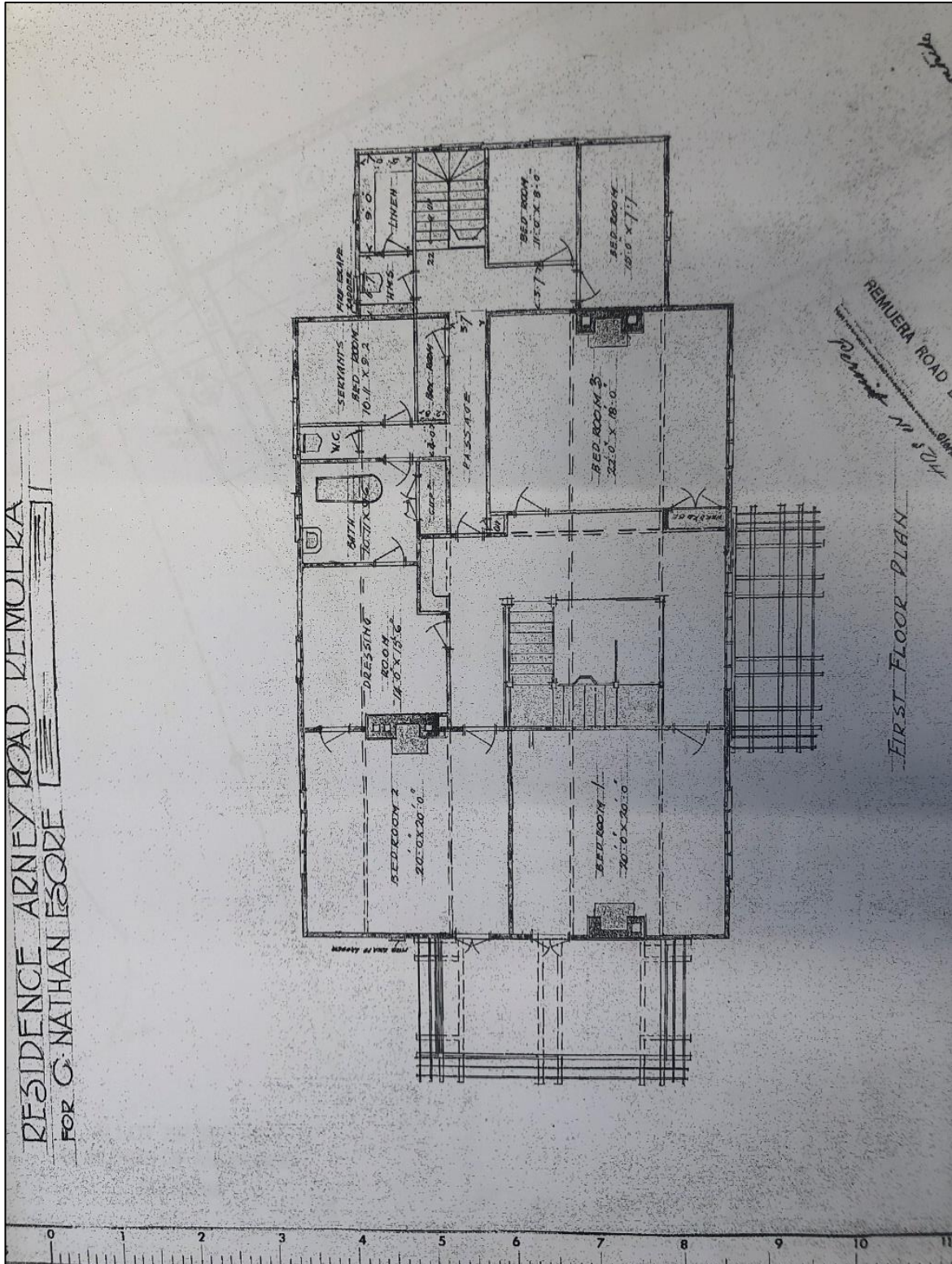
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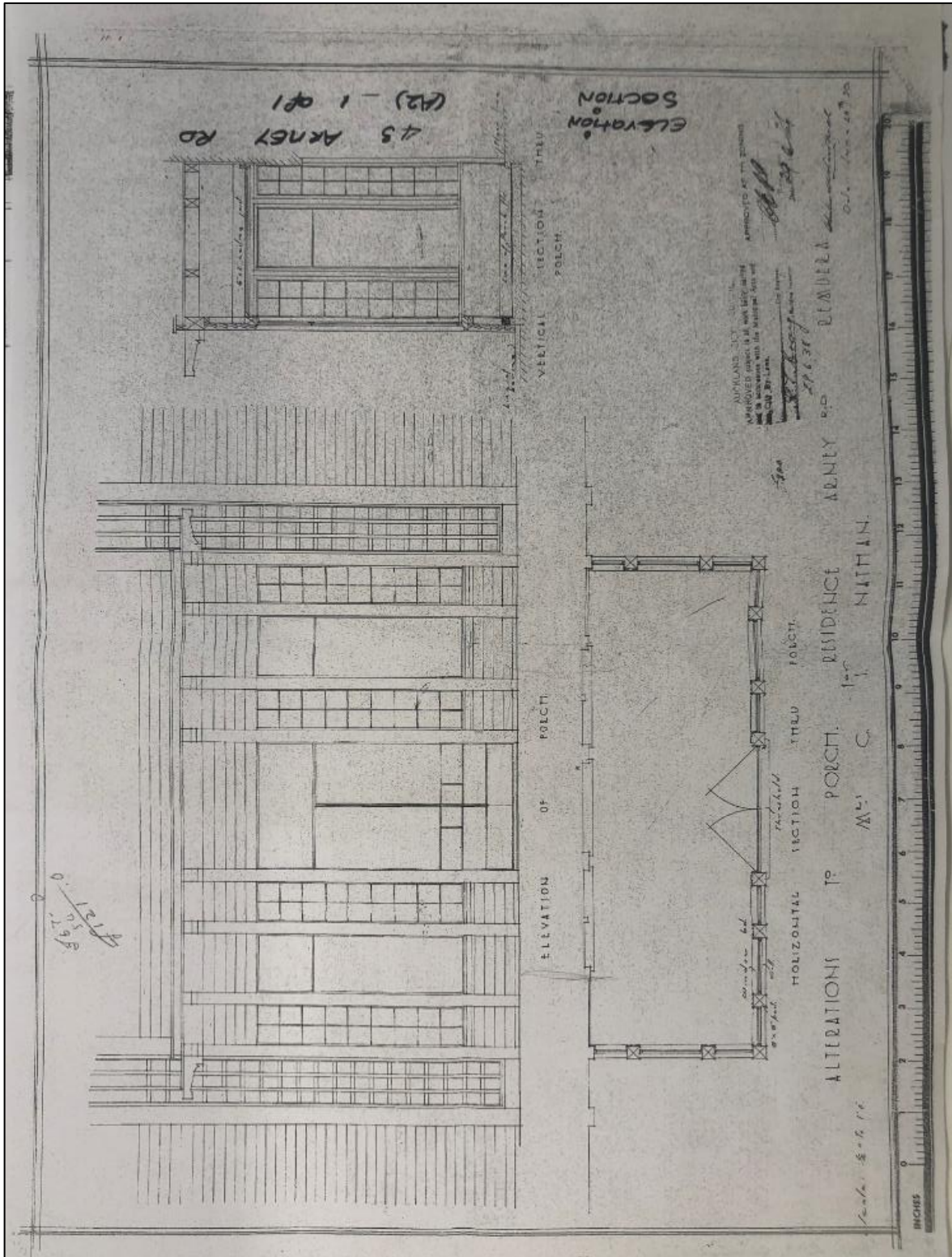
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12 APPENDIX A

- Original architectural plans for dwelling at 43 Arney Road
- 1938 porch alteration drawings







13 APPENDIX B

Selected drawings of proposed works. Source: Christian Anderson Architects.

The image contains four perspective drawings of a proposed building. The top-left drawing is labeled 'VIEW FROM ROAD' and shows a two-story building with a gabled roof and a chimney, situated on a grassy slope overlooking a body of water. The top-right drawing is labeled 'VIEW FROM POOL PAVILION' and shows a closer view of the building's facade, featuring a large glass entrance and a covered outdoor area. The bottom-left drawing is also labeled 'VIEW FROM ROAD' and shows the building from a different angle, highlighting a large tree in the foreground. The bottom-right drawing is labeled 'VIEW FROM ENTRANCE' and shows the building from the perspective of someone standing at the entrance, looking towards the rear of the structure. The drawings are rendered in a light, sketch-like style.

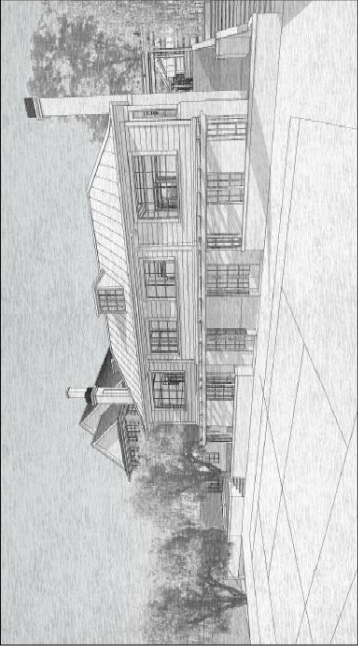
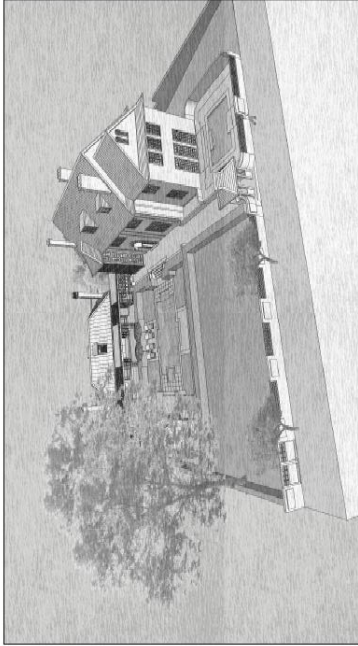
PRELIMINARY

DATE	24 Nov 2011	SCALE	As Shown	NO.	A
PROJECT	ST ANN'S, 43 ARNEY ROAD - REMUERA	CLIENT	FRANKLIN & SHAWNE PARKER	DESIGNER	CHRISTIAN ANDERSON ARCHITECTS
ARCHITECT	CHRISTIAN ANDERSON ARCHITECTS	ADDRESS	43 ARNEY ROAD - REMUERA	DATE	24 Nov 2011
PROJECT NO.	11169	PROJECT NAME	ST ANN'S, 43 ARNEY ROAD - REMUERA	SCALE	As Shown
PROJECT NO.	11169	PROJECT NAME	ST ANN'S, 43 ARNEY ROAD - REMUERA	SCALE	As Shown

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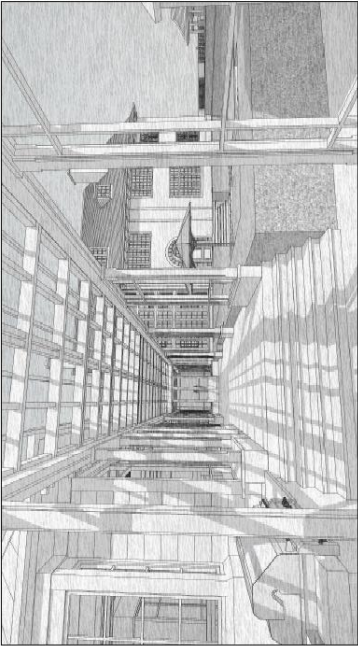
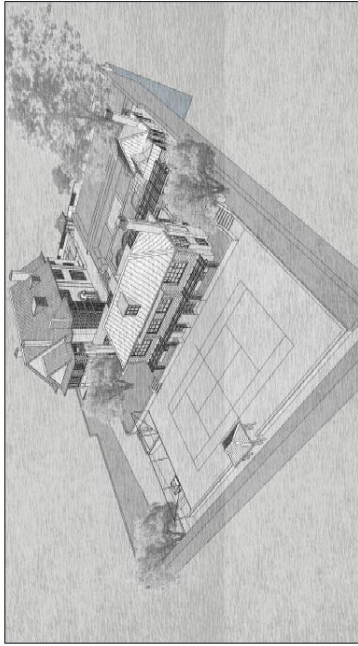
PERSPECTIVE IMAGES

11169 in

PRELIMINARY

DATE: 25/01/2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1:100
 SHEET: A

OVERVIEW FROM NORTH

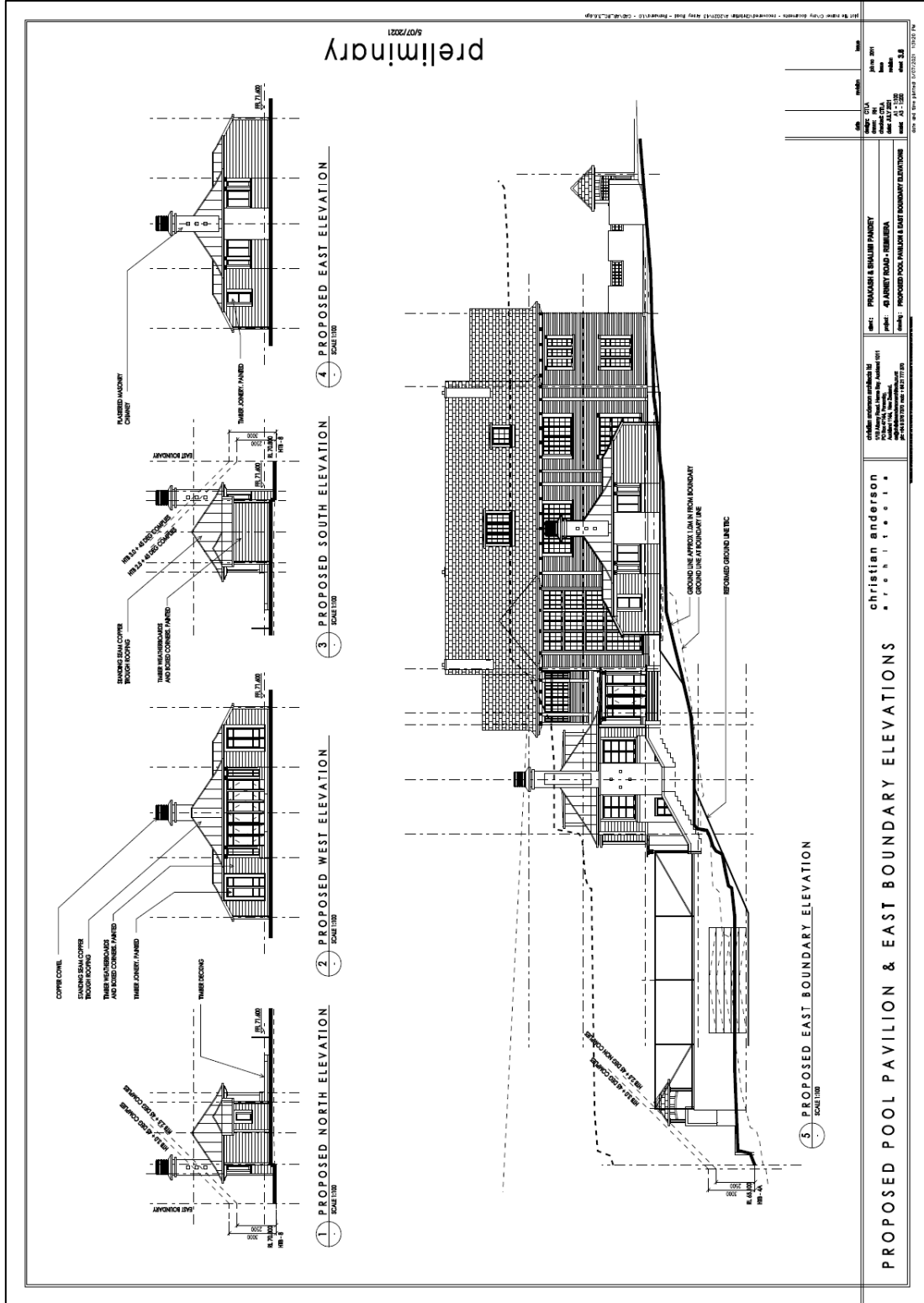
OVERVIEW FROM SOUTH

CHRISTIAN ANDERSON
 ARCHITECTS LTD
 100 RANGIOTEA ROAD, REMUERA, AUCKLAND
 PH: 09 251 2000 FAX: 09 251 2005

PROJECT: ST ANN'S - REMUERA
 DRAWING: PERSPECTIVES

PERPECTIVE IMAGES

11.69 m



Christian Anderson Architects Ltd 103 Albany Road, Auckland 1011 Telephone: +64 9 274 8600 Fax: +64 9 274 8601 www.christiananderson.co.nz		Project: PROPOSED POOL PAVILION & EAST BOUNDARY ELEVATIONS Client: PROPOSED POOL PAVILION & EAST BOUNDARY ELEVATIONS Date: 21.12.2021 Scale: 1:50
Date: 21.12.2021 Scale: 1:50	Date: 21.12.2021 Scale: 1:50	Date: 21.12.2021 Scale: 1:50

PROPOSED POOL PAVILION & EAST BOUNDARY ELEVATIONS
 christian anderson architects



MEMBERS OF THE POST AND TELEGRAPH DEPARTMENT replacing a telegraph pole which was blown over during last night's storm. The pole crashed through the woodwork of the wall at the home of Mr. and Mrs. Charles Nathan, "St. Anne's," 43, Arney Road, Remuera, and came to rest on the brickwork. It is thought that the pole crashed about 3 a.m., when a loud noise was heard.

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