

Between the Wars 1920s and 1930s

The architecture of the post-World War I period contributes much less to the character of Thorndon, simply because residential land was already closely developed and fewer new houses were built. Change continued of course, as buildings were replaced or large sections more intensively developed; it is not until the 1970s that larger scale developments were carried out on the amalgamated sites of earlier buildings.

The period between the wars saw Victorian and Edwardian styles give way to the influence of the United States, and in particular to the great popularity of the Californian bungalow. This style is characterised by low-pitched roofs with big overhangs and exposed rafter ends; casement windows and fanlights (often with leadlight patterns) in place of double-hung; bevel-backed weatherboards in place of rusticated; shingles in gable ends, and porches rather than verandahs.

The period also saw several other distinct styles emerge. The English domestic revival style - cottage-like houses with asymmetric forms and gables, sometimes shutters, prominent chimneys and tiled roofs

- is represented by several houses in Fitzherbert Terrace.

Georgian-style houses became fashionable during the period. These were often built in brick, they can stand apart for this reason, and also for their very strict formality and symmetry. Classical detailing also played a very important role.



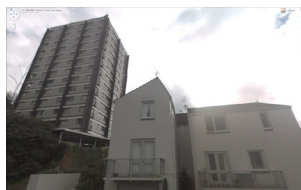
5.3 Built Form

5.3.1 Thorndon Architecture and Building Age

Early Modernism 1940 - 1960

The late 1930s saw the first glimmerings of Modernism in New Zealand, the stripping away of period styles in favour of simple and unadorned buildings. In domestic architecture, this meant functional plans including open plan living areas, easier access to the outside with large areas of glazing, and simple forms including flat or mono-pitched roofs. Some of these features can be seen in Thorndon.

Quite typical 'ordinary' houses of the period, perhaps builder or owner designed but influenced by the precepts of the modern movement, are represented by a few scattered examples. Many such houses were built throughout the country, and Thorndon has several good examples.



Late Modernism and Post-Modernism 1960 - Present

The most distinctive feature of the modern period in Thorndon has been the construction of high-density housing, both in low rise complexes of two to four storeys and in high rise blocks of flats.

A good example of the former type is Thorndon Mews and Pitarua Court in Pitarua Street, which was a landmark design for its time, an example of how modern architecture could be integrated into a long-established residential community. Individual units, even individual spaces, were clearly defined in the exterior forms; this, and elements such as dormer windows and verandahs, led to an easy association with the earlier buildings in the suburb.

During the 1990s, and up to the present, groups of individual houses and low-rise complexes of flats have been designed in a pseudo-colonial style. In some cases this is because of the influence of design guidelines in the District Plan, which have encouraged forms, proportions and details based on period styles. Local conservation architects argue that this has generally meant compatibility in terms of scale, the architectural quality of the buildings has been low, with awkward proportions and unconvincing details. Whether history will

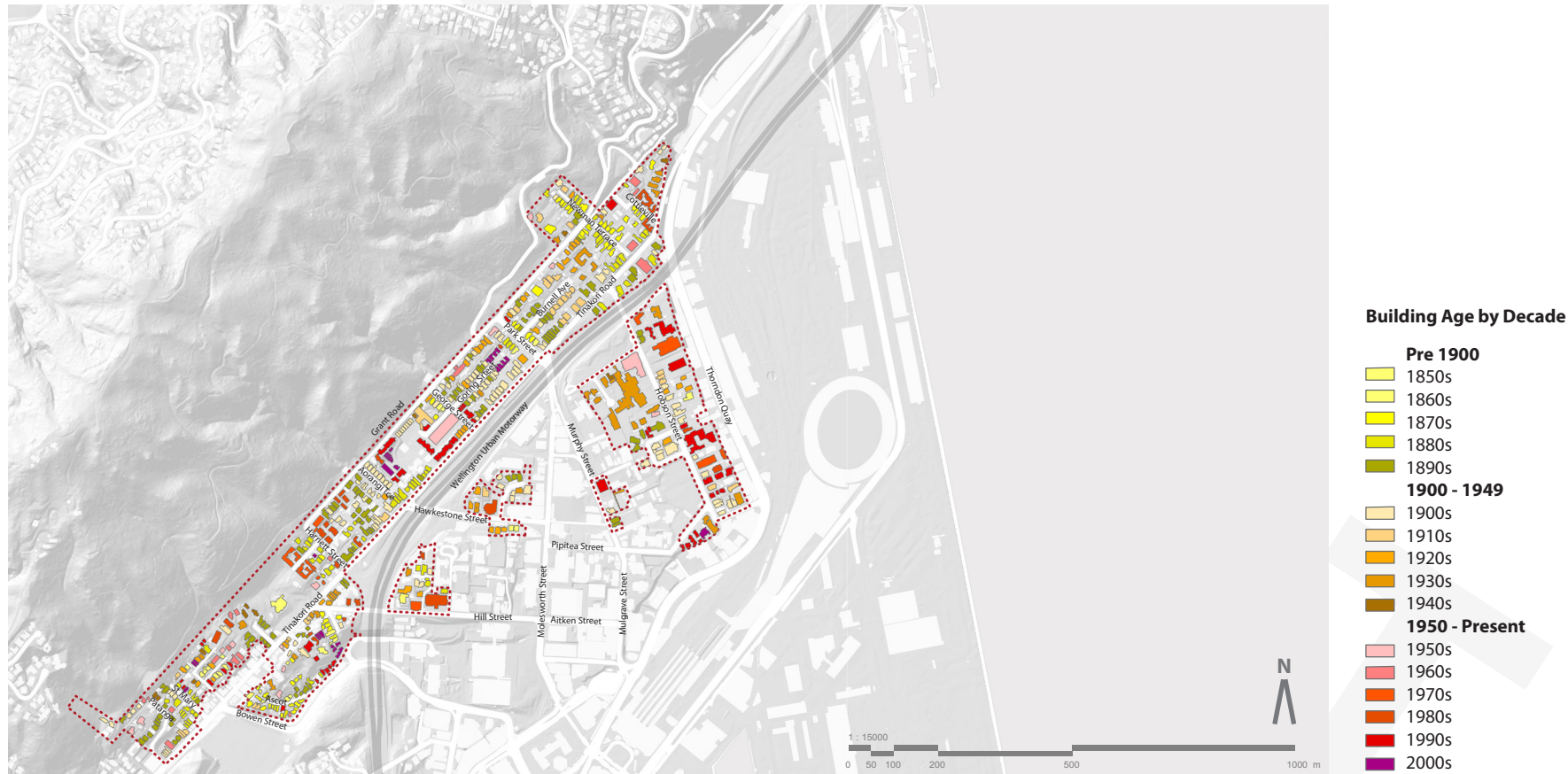
judge them kindly it is impossible to know (they are, after all, a response to a legitimate current concern), but to many observers 'modern compatible' will always be better than 'imitation'.

High rise blocks of flats were a different response to the demand for high density use of residential land. In Thorndon, these buildings are concentrated around the northern end of Tinakori Road and Grant Road. Although some may have merit as individual examples of the Modernist style, they are out of scale in their context. Several are somewhat less intrusive than they would otherwise be because they back on to Te Ahumairangi Hill.



5.3 Built Form

5.3.2 Thorndon Building Age by Decade



Indicative building ages plotted by decade provides an abstract insight into the development of the suburb and study area concerned. Buildings have been dated solely using documentary evidence such as historic maps and building permits. Buildings may therefore be older than described due to the limits of the data available.

5.3.3 Residential Building Type and Size in Study Area

The predominant building type is the villa. Villas are found throughout Thorndon, but the greatest concentration occurs around the north end of Tinakori Road, Portland Crescent and along Hobson Street. Large numbers of late Victorian and Edwardian villas form a strong street wall to the edge of Tinakori Road. Hobson Street residential area is characterised by a large number of “grand villas” from the Victorian era mixed with more recent multi-unit development. Many of these dwellings exhibit singular layouts and styles. Individual designs contribute to a variety of forms, materials, details and decorative treatments. As a result the buildings on Hobson street tend towards architectural individuality both in their form and detail. Portland Crescent is characterised by a general consistency of building age, type and scale, with the two storey villa being the predominant type.

The cottage is another recurring building type, which is found primarily on the slopes rising behind the south end of the Tinakori Road shops, and in the lanes around Calgarry Avenue. This area is a collection of workers’ cottages, and provides a physical reminder of the historical pattern of development in Wellington. Descriptions of all residential building typologies which contribute to the suburb’s architectural character will be addressed in section 5.3.5.

Multi-unit developments are interspersed throughout Thorndon. Typically these developments are taller than the neighbouring buildings and larger in plan area, particularly where the plan configuration has not been related to the characteristic scale of adjacent detached house.

The most common building height is two storeys, although there are

concentrations of single storey dwellings in areas such as Calgarry Avenue, Glenberrie Terrace and surrounds. Building heights will be covered in more detail under section 5.3.6.1.

The general pattern is that the building width relates to the module of a single dwelling. However, the size of this module varies throughout Thorndon. The grand villas of Hobson Street and fronting the north end of Tinakori Road are both wider than the typical cottage, which dependent on orientation, can present either a wide or narrow frontage to the street.

5.3.4 Relationship to Landform

The pattern of residential development within Thorndon changes in association with topography. The flatter and relatively gently sloped areas are characterised by groups of relatively uniform sized and shaped lots and general uniformity of building type and scale. Here the dominant view is of relatively uniform street walls and a generally homogenous roofscape.

By contrast, the more steeply sloped areas south of Harriet Street, contain a wide range of very large and very small sites, generally rectilinear but with a considerable variation in plan proportions. The dominant view from a distance is of a variable arrangement of buildings on the hillside, with planting between the buildings, and a highly complex and intricate roofscape as seen from the street.

5.3 Built Form

5.3.5 Residential Typologies in Thorndon Study Area

Box Cottage

The box cottage (or salt box cottage) is a simple building type, used by early settlers. There are a large number represented in Thorndon; however the majority have been enlarged with the addition of one or more lean-tos at the rear and in many cases a front verandah. The style is based on Georgian cottages in the UK in which symmetry in the front elevation is the distinguishing feature. They are simple, elegant and were easy to construct using local materials – predominantly wood with a corrugated iron roof.

Roof styles vary between simple gabled roofs and more complex hip roofs. The pitch of the roof varies between steeply sloped, often with an attic room in the roof-space, or a shallow slope. As the box cottages were expanded a range of plan types evolved described as L, T, U or H house plans which describe the general shape of the floor plan.

These cottages demonstrate the beginnings of a New Zealand vernacular style. Excellent examples of the box cottage remain in Thorndon today.



Georgian Cottage

As suburbs became more established the box cottage transitioned into more complex variations. One of the defining features of the late Victorian Georgian cottage is the verandah across the front of a gabled or hip roofed cottage. The style comes in both single and double storey versions. Collections of these buildings can be found in in Thorndon.

Villa

The villa of the mid - late Victorian era takes many forms but largely evolved from the early cottages. Di Stewart describes the villa as being

“...a statement of the strength and success of the rising Victorian middle class. It is a celebration of their materialism and good taste. Its spacious interiors and various decorative elements combine to declare the Victoria and Edwardian focus on home and family and their obsession with social status.”

Stewart, D. The New Zealand Villa Past and Present. Viking Pacific, 1992

The villa style followed closely on the floor plans of the earlier cottages, but was generally larger. Mass-produced materials such as decorative features were available for incorporation into the building. Villas were often constructed by speculative builders including many of the flat fronted style apparent in both one and two storey examples represented in Thorndon.



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5.3.5 Residential Typologies in Thorndon Study Area

Gothic Revival

These are characterised by steeply pitched roofs with decorative gable end boards. They often had a bay window and verandahs on at least one side and more generally on 2 - 3 sides. A number of the better known examples of Gothic revival style in New Zealand (eg Highwic in Auckland) have been traced to designs from pattern books produced in the United States around the middle of the 19th century. In some respects the easy availability of “off the shelf” plans for houses influenced the development of New Zealand suburbs which were according to Toomath:

“far closer to the American ideals than to British customs. The conventional New Zealand pursuit of the privately owned freestanding house on its own land has produced patterns on the landscape of similar density and scale to those of many United States suburbs...”
Toomath, W. Built in New Zealand. The Houses We Live In. Harper and Collins, 1996.



Italianate

The Italianate style which was flourishing in the West coast of the United States in the last 30 - 40 years of the nineteenth century was emulated in New Zealand. House styles already existing in New Zealand, including Gothic revival, were adapted to incorporate elements of the style. Many of the grander houses in Thorndon incorporate features which have their roots in the Italianate style. In many cases Italianate features were incorporated into the more ornate villa style homes of the later Victorian era, when status as represented by a home, became important.

Distinguishing elements include round-arched window heads with narrower side windows often projected as a bay. Windows with decorative surrounds and rusticated weather boards with features imitating stonework (quoins) gave the buildings a feeling of solidity and permanence. Moderately sloped hipped roofs were the general roof typology for these houses.

“Tall, upright, dignified - even though markedly asymmetrical with their focal bay window offset to one side and the entrance porch to the other - they stood in ranks along older streets of the inner city and nearest suburbs from the 1880s onwards”

Toomath, W. ibid



5.3 Built Form

5.3.5 Residential Typologies in Thorndon Study Area

Bay Villa

Bay villas started to appear in New Zealand in the 1880s and variations continued into the first decades of the 20th century. By the time the villa became a predominant building style, both the interior and exterior decorative features were influenced by the range of materials being manufactured for “off the shelf” sale.

The floor plan of early villas followed on from the simple plans of the earlier box cottage. The exterior had a resonance with the symmetrical Georgian style of the box cottage and responded to the floor plan which generally had a central corridor with rooms off to either side leading through to utility areas at the rear - often within a lean-to built at the same time as the main house.

The villa style in Thorndon is generally represented by more highly decorated and two-storey versions with single, double and corners bays, often incorporating elements of the Italianate style.



Victorian Stick - Eastlake style

The name is derived from the highly decorative features of the building style. These were in the apex of the building's gable end and the vertical, horizontal and diagonal boards raised from the exterior timber wall (generally weatherboard) cladding. Together these decorative features are known as "stickwork".

The style was popular in the US in the late 19th century where they generally had steeply pitched, gabled roofs. In New Zealand the roofs tend to be less steeply sloped and overhanging eaves with exposed rafter ends or brackets under the eaves are a common feature. Additionally, there are often diagonal or curved bracings around the porch. The style is relatively common in Thorndon houses of the Victorian-Edwardian era.

Transitional Villa/Bungalow

In the early years of the 20th century the classic villas started to incorporate features of the bungalow style which was evolving particularly in North America. They were planned as villas often including a verandah and bay, but had flatter roof-lines and wider eaves. If there was a verandah it was likely to be under an extension of the main roof-line rather than as a separate structure with its own roof. There were significantly less decorative features than on the bay villas that preceded them. The style did not persist for long; however there are a number of transitional style houses represented in Thorndon.



5.3 Built Form

5.3.5 Residential Typologies in Thorndon Study Area

Arts and Crafts

The Arts and Crafts Movement was an international design movement that originally flourished between 1880 and 1910. It was initiated by William Morris and was a reaction against the move away from architectural styles which used traditional craftsmanship. It was a response to industrialised design and factory-made building materials and furniture. In Wellington James Chapman-Taylor was a leading exponent of the style. There are several buildings representing this style located in Thorndon.

English Cottage Revival

During the early 1900's, there was a turn to the architecture of the English countryside for inspiration. Elements of the romantic English cottage revival included half-timbering, prominent chimneys, extensive and steep roofs suggesting a thatched configuration, and often asymmetrical form.



Post World War I Bungalow

While off the shelf plans have been available since the nineteenth century in New Zealand, the bungalow style was quickly popularised after the Great War through popular, inexpensive and easy to obtain “off the shelf” plans which reached a much wider audience than before. The defining features of the bungalow suited it to the wet New Zealand climate, particularly the wide eaves style which provided good protection from the rain. The houses had low pitched gable roofs, wide, over-hanging eaves and deep, enclosed porches to provide shelter from rain, wind and sun. During the Depression in the 1930s, the bungalow style was simplified, and a distinctive New Zealand vernacular style developed, persisting until well after the Second World War..



Post World War I Art Deco

There are a few examples of Modern or Art Deco style in Thorndon. Typically this style has a flat or slightly sloping single pitch roof hidden behind the parapet or front elevation of the building. The materials used were generally plastered concrete with distinctive decorative features including geometrical designs and stylised designs from nature. The style reflected the “machine age” thinking of the mid-century decades and has mainly been used for smaller blocks of flats.



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5.3.5 Residential Typologies in Thorndon Study Area

Post World War II Modernism

Blocks of flats continued to be built to a similar size to the interwar Art Deco buildings after the Second World War but increasingly used the latest fashions and technologies including a greater reliance on curtain glazing.

There are also three high rise apartment blocks in Thorndon. These three buildings are defining landmarks in the suburb and relate to the postwar move to demolish older housing stock and shift towards suburban intensification. Of their type, they are reasonable examples of high-rise infill residential housing.

Post-1960s Post-Modernism

Encouraged by changes to the city plan and following international trends away from the strictures of modernism, a number of architects contributed designs for infill housing in Thorndon. Peter Beaven's 1960s infill in Pitarua Street suits its setting while Roger Walker's designs represent an approach a more deliberate break with modernist thinking.



5.3.6 Density in Thorndon

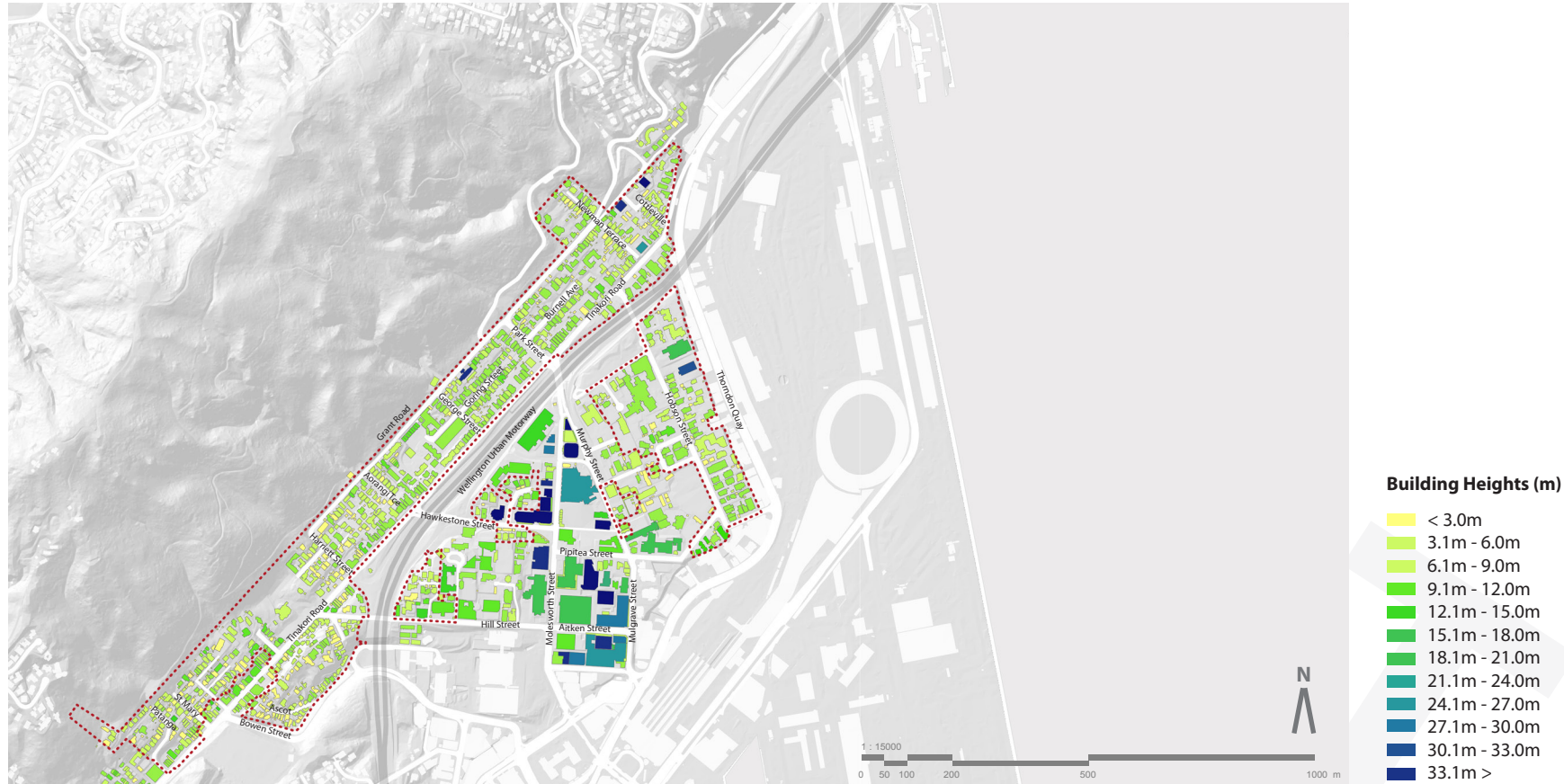
Wellington City contains a variety of residential environments. Thorndon is one of the older, more densely developed inner city suburbs (Inner Residential Zones). The newer, lower density suburbs are located further from the city centre (Outer Residential Zones).

The suburb of Thorndon is wedged in-between the striking town belt and the fringe of central city areas. Thorndon along with other inner residential suburbs such as Mount Victoria, Kelburn and Aro Valley help define the boundaries of central city precincts. The compact urban form of Wellington CBD in respect to the suburbs is clearly evident from the image below.



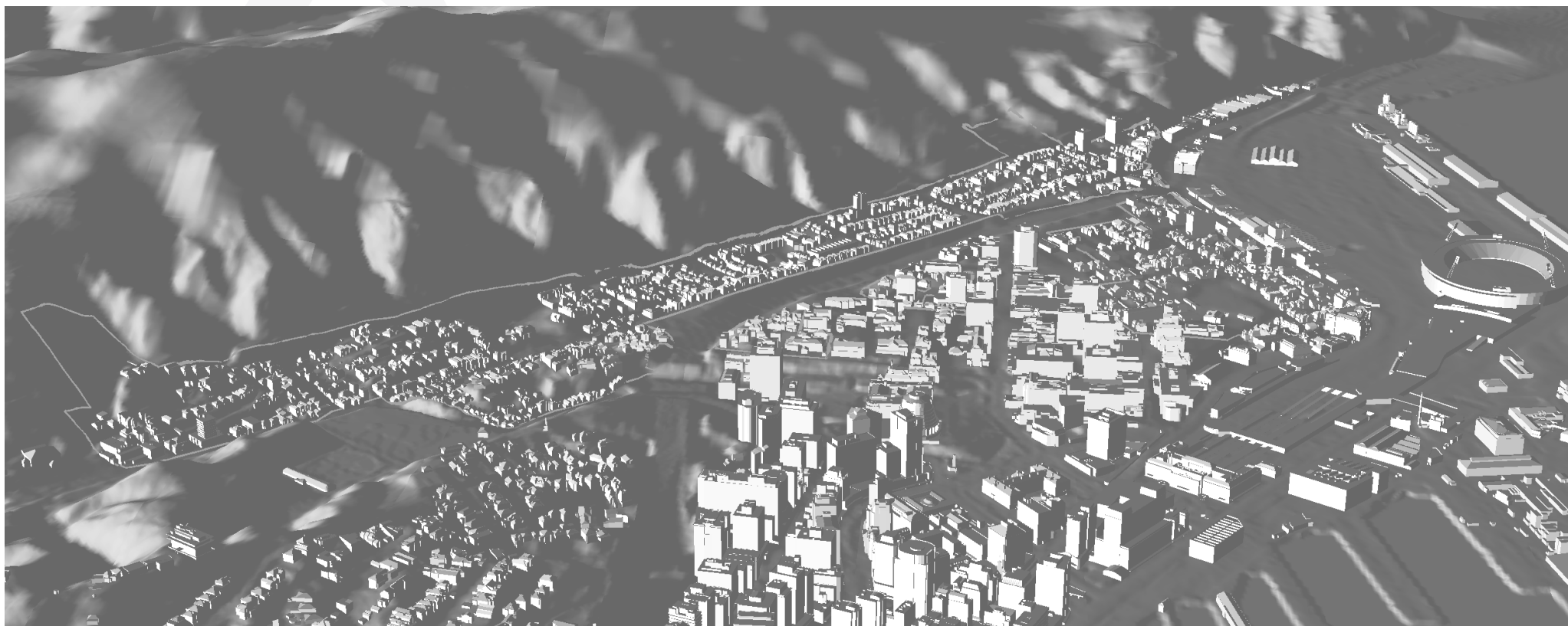
5.3 Built Form

5.3.6.1 Building Heights in Thorndon Study Area



The study area is mainly built up by one to three storey residential (in rare cases exceeding three) dwellings with some notable exceptions such as the tall 1960's tower blocks which are scattered along Grant Road and institutional/community/embassy buildings located around Hawkestone, Hobson and Murphy streets.

The high rise mixed use and office buildings which are concentrated around Molesworth, Murphy, Mulgrave, Hawkestone, Aitken and Pipitea streets further enhance the study area's proximity to the central city. It also provides a backdrop to the houses along Portland Crescent which is a unique characteristic for an inner city residential suburb.



Density within the study area of Thorndon is low with its dwelling density numbers at 22/ha. The population density is 48/ha. In comparison, Mount Victoria which is perceived by many to be a dense low scale residential suburb has a dwelling density of 38/ha and a population density of 90/ha. Tarikaka Street, a heritage area in Ngaio, has a dwelling density of 13/ha and the population density

is 38/ha. From the image above, it is clearly evident how much of an impact the motorway and the urban form with respect to its scale and height of central city buildings demarcate different areas in Thorndon and the study area respectively. There is an obvious consistency and pattern generated by building heights on the Tinakori Road frontage and beyond to Grant Road which has a regular spatial structure.

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However, when there are irregular street patterns involved, good examples being Patanga Crescent, Ascot Street and Glenbirvie Terrace. The building heights on these plots of land have been mainly driven through its topography and natural slope.

Building height very much contributes to the overall character in Thorndon and is perceived by many to be an overarching issue alongside building age and architectural character in discussion of contributing or features in Thorndon and its heritage values. Many argue, if more tall buildings were added over time, the overall rhythm and visual coherence which has been accomplished over many generations across the study area will be lost. The business sector argues that this may limit potential development and in turn affect the growth of the suburb. These opposing tensions will have to be carefully managed so that built form character of Thorndon we have today will remain rich, coherent and as vibrant as possible.



Looking along Tinakori Road from Hobson Street Bridge



Looking towards Tinakori Road from Katherine Mansfield Memorial Park

The general pattern and architectural rhythm generated by the height and scale of buildings on Tinakori Road, in combination with the green backdrop of Te Ahumairangi Hill, forms a continuous visual panorama visible at ground level. This highlights how important this consistent green backdrop is to the suburb in terms of overall visual coherence and character.



Tinakori Road

Hobson Street is a good example where inconsistencies in height and urban form have meant lack in coherence of visual character and rhythm. Non-residential land-uses have also contributed to this result.



Hobson Street

While the 1960's tower blocks play a vital role in the suburb's architectural history, they are also key visual features in Thorndon and act as landmark buildings, providing a sense of location to residents and visitors to the suburb.

These prominent buildings are very much part of Thorndon's townscape character evident when entering the suburb from the central city via Molesworth, Hawkestone, Hobson and Murphy streets.



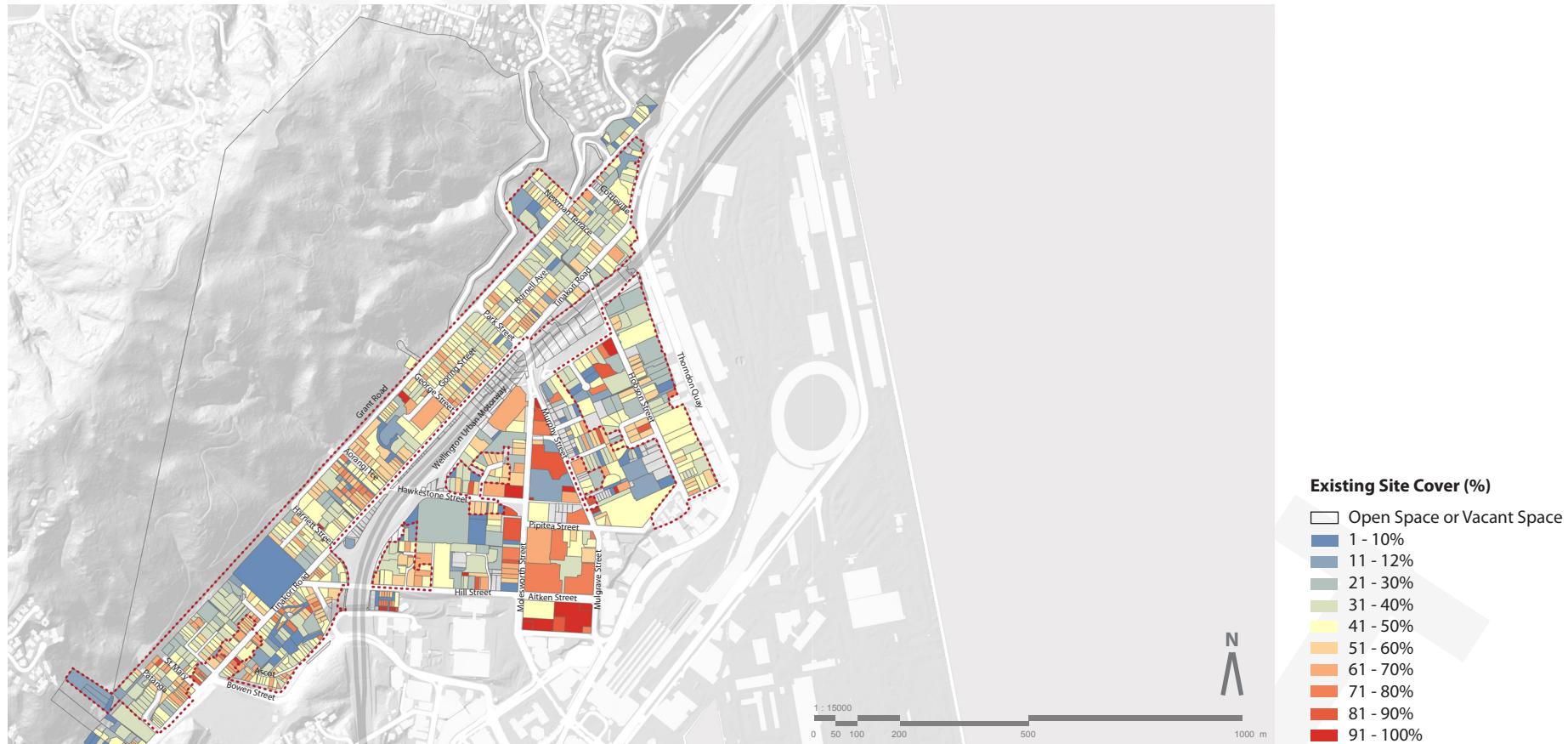
Grant Road



Newman Terrace

5.3 Built Form

5.3.6.2 Site Coverage in Thorndon Study Area



In general, Thorndon has a high concentration of small houses on small plots, with the main exceptions to the north. Buildings have an average total floor area of around 155m² on an average lot size of around 225m².

Given a building footprint area of around 110m², site coverage averages to be between 35-45%. A significant proportion of occupied lots (more than one-quarter) are less than 160m² in area. Areas around Molesworth, Hawkestone, Aitken and Pipitea streets are heavily built up with between 65% and 95% site cover.

On a first glance, Thorndon appears to be a densely settled low-rise residential suburb. However, statistics show that the Thorndon study area has a low dwelling density when compared with Mount Victoria and many other inner residential suburbs of a similar date.

The reason for this gap between the perception of high density and reality of low density is mainly due to the often steeply sloping terrain and the mature planting commonly found in both front and back gardens across the suburb limiting views. Care should be taken to ensure that this impression of the suburb is kept by maintaining these factors.



Looking towards Te Ahumairangi Hill from Glenbervie Terrace

5.3 Built Form

5.3.7 Thorndon Roof Types and Front Facades

Roof Types

There is a wide variety of roof types throughout the area. These include simple gabled roofs often used on earlier cottages, hipped roofs typical of villas and the more complex designs associated with grander villas. Most of these roofs have a moderate pitch and were constructed in 5 foot lengths of corrugated iron. Flat roofs were introduced to the area through small flat developments in the 1930s and continued through to the large tower blocks built in the 1960s and 1970s. Due to the hilly terrain of the neighbourhood, roofs are easily visible and play a major part in establishing the character of Thorndon. Replacement long-run corrugated iron roofs have gained in popularity, and the loss of texture can have a detrimental effect on views across the suburb.

Front Facades

Most buildings formally address the road with gables, bays and doors facing the street. Many single storey cottages are simply detailed but often have deep eaves and ornate brackets. Typically villas present a single formal front facade towards the street. Their rear facades typically have smaller, less formal windows and doors. Art Deco and Modernist blocks of flats tend to have symmetrical facades where the design of the windows provides much of the character of the building. They usually have a single large communal entrance, often with a simple porch. The larger tower blocks tend to be set back from the street within a formal landscape and do not directly address the public in comparison with earlier buildings. More recently, multi unit developments tend to be

clustered around private streets or courtyards and often ignore public spaces, in contrast with earlier buildings.



Wide variety of roof types



Roofs contribute to the townscape character



Formal front facades in Calgarry Avenue



Consistency generates design coherence

5.3.8 Materials

Thorndon as a whole exhibits a limited range of materials, characteristic of the era of construction for the majority of the buildings. Weatherboarding and corrugated iron are the predominant materials for walls and roofing respectively. Monolithic materials such as concrete and modern composite panels are also a common material for more modern developments such as the multiple unit developments and flat complexes. Most buildings have light coloured walls. However, some cottages in Calgarry Avenue and Glenbervie Terrace do portray a mixture of colour contrasts. Materials typical for contemporary suburban development such as naturally weathered timber and brick are uncommon in Thorndon.

5.3.9 Vehicle Access and Parking

Parking at street edges is common and in many cases located and landscaped in a way that does not compromise the definition or visual quality of the street. However, observations and traffic surveys indicate Tinakori Road is subject to traffic congestion at peak hours.

Parking across the full width of frontages along parts of Tinakori Road has broken down the pre-existing pattern of front gardens and definition of the footpath edge. This is not a desirable pattern.



Weatherboards and corrugated iron



Brick retaining walls



Colour in Calgarry Avenue



Contrasts of colour in villas



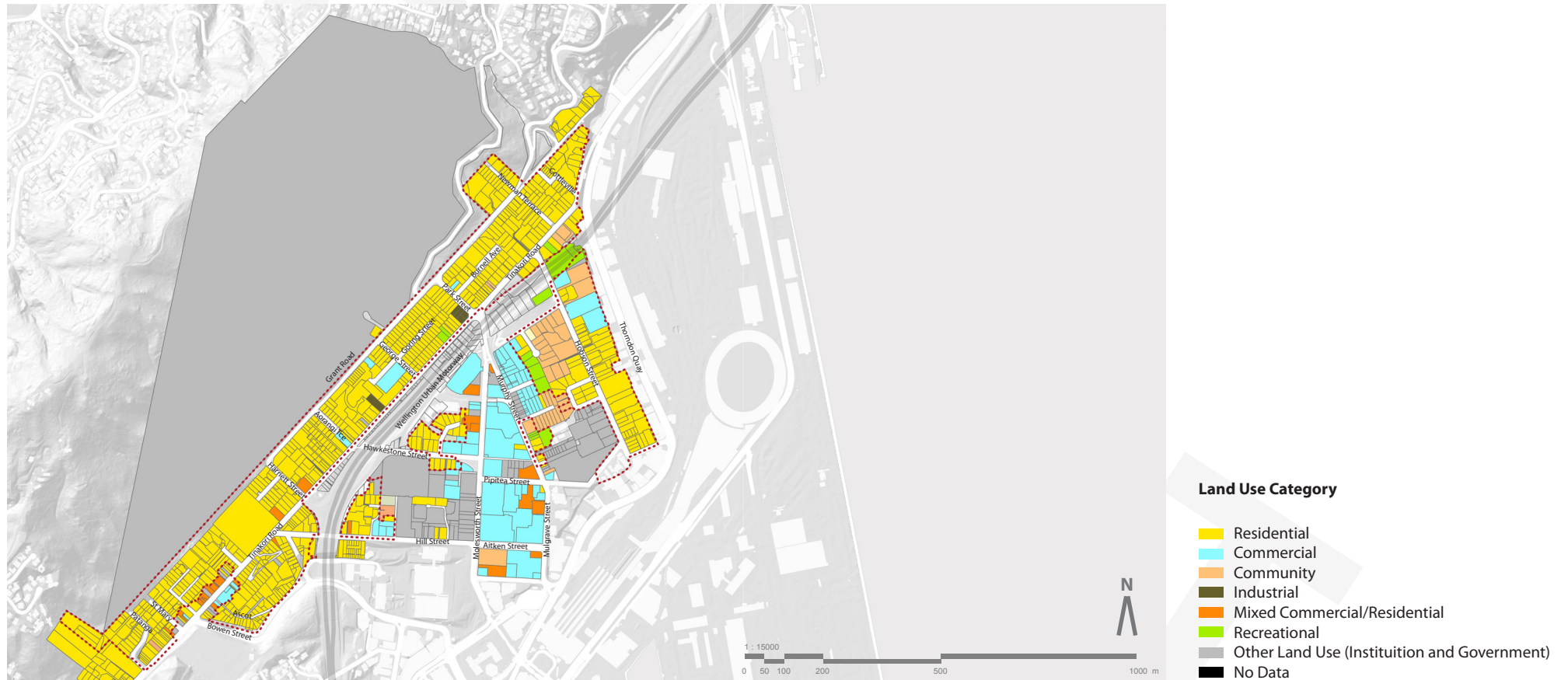
Tinakori Road frontage and parking



Parking is very much part of the streetscape

5.4 Land Use

5.4.1 Thorndon Land Use Information



There are a range of activities in Thorndon. While the primary land use is residential, secondary contributors include commercial, community, institutional and government related uses.

While the mainly commercial centre around Molesworth Street plays a vital role with the business community of Wellington, it also helps define clear boundaries within the suburb. The development of the motorway also contributes by protecting the suburb's residential character from

the encroachment of commercial uses which may have otherwise spilled northwest from the city centre.

In the heart of residential Thorndon, industry has been present for a long time. An example of this is the former cement works that stretched between Tinakori Road and Grant Road north of Malcolm Lane. Remnant buildings of these works survive today, some converted for residential use, providing modern living conditions yet reflecting an important episode in the suburb's history.

The local shopping centre which lies along Tinakori Road is also a key feature in Thorndon and adds character to the area. This area is zoned as Suburban Centre in the District Plan. Because of its commercial character and zoning, it falls outside this study.

While accommodating many public, institutional, governmental sector and international embassy buildings, Thorndon is also home to a variety of community and religious activities, childcare centres and schools. Formal recreation is also evident in Thorndon, a notable example being the Wellington Bridge Club which is on Tinakori Road.

Katherine Mansfield Memorial park and Lady McKenzie garden for the blind provide informal recreation to the neighbourhood alongside Te Ahumairangi and the Botanic Gardens. On fine days these parks are well utilized and serve as social spaces in Thorndon.

The scattering of commercial uses on Tinakori Road highlights the competing demands of land use in the area. In many cases historic houses have been converted to offices and healthcare facilities, spilling over from the city centre.



Former Cement Works



Auto Supre Shoppe, Park Street



Powerhaus Automotive, Tinakori Road



Suburban Centre, Thorndon



Residential house converted to an office



Katherine Mansfield Park, Thorndon

5.5 Thorndon Demographics

5.5.1 Key Facts

Demographic analysis provides insights into the links between the size of the population and growth and distribution, and the cultural, economic, geographic, and other social attributes present in the area. It is useful in describing the population in the suburb and may assist with making predictions about the future needs of the people who live there.

<i>Key Facts</i>		
for Thorndon		for Wellington City
3,840	<i>population size</i>	179,451
21.8%	<i>increase in population numbers since 2001</i>	9.5%
8.1%	<i>people aged 65 years and over</i>	8.3%
7.2%	<i>people aged under 18 years</i>	15.2%
European	<i>the most common ethnic group</i>	European
28.6%	<i>of people were born overseas</i>	31.8%
Professionals	<i>the most common occupational group</i>	Professionals
71.0%	<i>people aged 15 years and over with post-school qualification</i>	48.1%
\$45,100	<i>the median income for people aged 15 years and over</i>	\$28,000
43.7%	<i>of people aged 15 years and over with an annual income of more than \$50,000</i>	23.6%
22.9%	<i>of people aged 15 years and over with an annual income of \$20,000 or less</i>	38.8%
2.1	<i>average household size</i>	2.6
48.9%	<i>one-family households</i>	62%
31.6%	<i>of households in private occupied dwellings own the dwelling with or without a mortgage</i>	29.1%
53.3%	<i>of households in private occupied dwellings rent</i>	18.4%
5.2%	<i>of households have access to three or more motor vehicles</i>	8.6%



The following information are extracts from Wellington City Council Community Profile. The Community Profile is based on the 2006 Census of Population and Dwellings published by Statistics New Zealand

Age Structure

8.8% of the population was aged between 0 and 17, and 12.3% were aged 60 years and over. The major differences between the age structure of Thorndon - Pipitea and Wellington Region were:

- A larger percentage of 25 to 34 (29.7% compared to 14.2%);
- A larger percentage of 18 to 24 (17.1% compared to 10.3%);
- A smaller percentage of 5 to 11 (2.9% compared to 9.6%), and;
- A smaller percentage of 12 to 17 (3.4% compared to 8.6%).

Employment Status

97.3% of the labour force was employed (78.5% of the population aged 15+), and 2.7% unemployed (2.1% of the population aged 15+).

Between 2001 and 2006:

- The number of people employed in Thorndon - Pipitea showed an increase of 630 persons and the number unemployed showed a slight decrease of -3 persons; and
- The number of people in the labour force showed an increase of 627 people, or 27.2%.

Ethnicity

83.8% of the population identified themselves as European and 7.1% as Maori or Pacific Peoples. The major differences between ethnic populations of Thorndon - Pipitea and Wellington Region were:

- A larger percentage of European (83.8% compared to 77.0%);
- A smaller percentage of Maori (5.4% compared to 12.3%), and;
- A smaller percentage of Pacific peoples (1.6% compared to 7.7%).

Travel to Work

The major differences between the method of travel to work of Thorndon - Pipitea and Wellington Region residents were:

- A larger percentage of Walked or jogged (54.8% compared to 8.8%);
- A smaller percentage of Drove a car, truck or van (18.6% compared to 48.5%);
- A smaller percentage of Train (1.7% compared to 5.8%); and
- A smaller percentage of Passenger in a car, truck, van or company bus (1.9% compared to 5.3%).

Household Income

54.5% of the households earned a high income, and 10.4% were low income households. The major differences between the household incomes of Thorndon - Pipitea and Wellington Region were:

- A larger percentage of \$100,001 or more (38.4% compared to 22.1%);
- A smaller percentage of \$20,001 to \$25,000 (2.0% compared to 5.8%), and;
- A smaller percentage of \$30,001 to \$40,000 (4.7% compared to 8.1%).

Dwellings Size

There are 61.4% of 1-2 bedroom dwellings, and 11.0% of 4-plus bedroom dwellings. The major differences in dwelling size between Thorndon - Pipitea and Wellington Region were:

- A larger percentage of Two bedrooms (41.7% compared to 21.4%); and
 - A larger percentage of One bedroom (19.6% compared to 7.0%).
- The largest changes in the size of dwellings in Thorndon - Pipitea between 2001 and 2006 were:
- Two bedrooms (+192 occupied dwellings); and,
 - One bedroom (+81 occupied dwellings).

6 Thorndon Neighbourhoods

6.1 Methodology

The inner residential area of Thorndon has been divided up into 13 discrete neighbourhoods based upon their distinctive features and characteristics. These have been identified through the study of Thorndon's existing context. Map # shows the boundary of the area being studied and the boundaries of each neighbourhood. Community consultations have confirmed that the current character of Thorndon is valued and have identified support for the maintenance of its character while allowing for appropriate change. The existing features which create the character of each neighbourhood are identified under the following headings:

- Topography
- Backdrop
- Building typology
- Street width
- Street layout and building set backs
- Gardens and space between buildings
- Building size
- Views and vistas
- Additions and alterations
- Social values
- Specific features that cannot be easily categorised.

These summaries can be used as a baseline to assess development proposals against to ensure that neighbourhood characteristics are not adversely affected by future changes.

Detailed heritage information about the suburb of Thorndon is taken from the Thorndon Heritage Study (Black, J, Cochran, C, Kelly, M.. Thorndon Heritage Study, Unpublished Report. Wellington City Council 2008). This report includes a history of the area and a detailed street by street analysis of the houses, dates of construction and building types. Excerpts from the report are used as an introduction to each neighbourhood.

Although not every neighbourhood is unique in every factor, there is enough differences in key features to identify different characteristics for each neighbourhood.

Several site visits were made to the suburb by officers involved in developing the place based plan. External advice on the neighbourhood analysis was also received. Draft neighbourhood analyses were circulated to the Thorndon Advisory Group members and discussed at the 15 March 2011 meeting. Their comments have been taken into consideration.

Through studying the neighbourhoods' key characteristics and their relationships to each other, we can understand how the area has evolved over time. The results of this study will provide a basis for creating development controls that allow the protection of the character of Thorndon.

6.1 Thorndon Neighbourhoods



The Ascot Street and Glenbervie Terrace area proposed to become a Heritage Area is currently zoned in the District Plan as an area of Special Character and has been excluded from this part of the analysis.

6 Thorndon Neighbourhoods

6.2 Neighbourhood Analysis

1. Tinakori Road

Tinakori Road links the extremities of residential Thorndon, running for some 1.5 kilometres in a straight line along the foothills of Te Ahumairangi Hill. The Wellington earthquake fault runs along the same line, slightly to the west of Tinakori Road. The road carries a high volume of traffic. The street has the full spectrum of house styles and ages, from the 1860s to the present day, as well as commercial buildings. Some groups of buildings have very high townscape value.

The southern end of Tinakori Road is densely built up on either side, and is contained within the slopes of Te Ahumairangi Hill on the west and the Glenbervie ridge on the east. This part of the road has a very strong and consistent period character and high townscape values, with houses built close together and to the street boundary. There is a rich representation of 19th century period architecture in this section of the road and a high degree of authenticity. In a number of cases off-street parking interrupts the streetscape of this part of Tinakori Road.

The middle section of Tinakori Road is more open, with lower ground and a long string of buildings on the west side, and the tract of open space of the Wellington urban motorway on the east. A landmark period building marks the beginning of this section, the former Shamrock Hotel (1893), and a mix of mainly two-storey buildings stretches north. Some are cottages, one-room wide, some are substantial, all relate well to each other. Although a 'one-sided' streetscape, with a footpath on the east side only, it nevertheless has a strong period character and some very good individual buildings.

The northern section again has a strong period character, somewhat different from the southern end – here it is determined by a predominance of large houses, most dating from the late 1880s through to 1914. They are individually interesting houses, many architect-designed, some still set in large gardens, and they are relatively unmodified in their external appearance. Garages underneath the houses are a feature of this section. They take advantage of the relatively steep slopes of the western side of Tinakori Road.



Tinakori Road



Tinakori Road near Suburban Centre



Tinakori Road from Motorway

Topography

- Comparatively flat – slopes down towards the north and the sea with a rise to the west at the northern end.

Backdrop

- Te Ahumairangi Hill
- Motorway at north end
- Suburban centre at south
- Commercial buildings

Building typology

- Diverse - Yet cohesive
- Many garages and patchwork parking/garaging arrangements
- Predominantly 2 storey – varied in places
- Human scale

Street width

- Medium width – limited for current high traffic use

Street layout and building set backs

- Narrow sites
- Strong defining edge (roadway)

Gardens and space between buildings

- Formal boundary arrangements

Building size

- A large number of houses fronting Tinakori Road, particularly at the northern end, are on a larger scale in comparison to those internally between Tinakori Road and Grant Road

Views and vistas

- Views north to Thorndon Quay and sea beyond Te Ahumairangi Hill

Additions and alterations

- Significant additions, alterations and new buildings, particularly in the suburban centre

Social values

- Traffic dominated
- Housing styles gradually change from south to north

Specific features

- Heavy traffic
- Speed limited
- Parking at a premium

6 Thorndon Neighbourhoods

2. Patanga Crescent to Premier House (excluding Tinakori Road Edge)

Patanga Crescent is closely built up, with buildings of a mix of style and ages.... A prominent streetscape feature is a very consistent row of east-facing villas, dating from the mid- and late 1890s, and accessible from a footpath rising well above the street. Of special note is the one large period house, The Anchorage, which is set well back in a mature garden. A four-storey block of modern flats occupies a prominent site.

The lower part of St Mary Street was densely settled by 1891, with some of the cottages dating from the 1870s. The street goes straight up from Tinakori Road to the Town Belt; it is wide, with footpaths on both sides, until the very top where the right side footpath peters out, the street narrows, and the last few houses on the left take their access from a zigzag path that goes on into the Town Belt. The street is closely built up on both sides, with houses of a range of styles and ages (1870s to 1930s); it is a consistent streetscape on both sides, with one prominent house (no.11) high above the street on the south side, and no discordant buildings. Just up from Tinakori Road, a narrow path goes off the street on the left giving access to a tight group of three early and matching cottages, an authentic group.

Lewisville Terrace goes straight up the lower slopes of Te Ahumairangi Hill, and is the steepest of this group of streets. Upper Lewisville Terrace at the top, and Barton Terrace half way up, branch off on the right, climb a little more and then they level out around the contours of the slope; each has a footpath on the upper (left hand) side.

Lewisville Terrace has a somewhat mixed collection of buildings, the dominant buildings on the left being modern Upper Lewisville Terrace and Barton Terrace are more authentic, being closely built up, with an array of building styles and a wide range of ages represented from the 1870s to the present; this gives mixed but interesting streetscapes, despite several more intrusive buildings ... The three streets form an important enclave of Thorndon housing, representative of the whole span of the history of the suburb from the 1840s until today.



Patanga Crescent



Upton Terrace

Upton Terrace shares some of the physical characteristics of the other streets that climb Te Ahumairangi Hill – it is wide and straight in its lower section with footpaths on both sides, while the upper section has a zigzag shape, is narrow, and has no footpaths. Large trees in the elbow of the street give a feeling of privacy to the top section. The street is closely built up throughout; two-storey houses of c.1900 predominate in the lower section, with three on the left hand side hard on the street boundary and one large one set back from the street. These are followed higher up by some 1930s blocks of flats. Some large period houses dominate the top section against the Town Belt.

Topography

- Steep slope defines the houses at 1 – 2 stories (some 1 storey at road rising to 2 storeys behind or vice versa).
- Significant large houses are built on platforms excavated into the hill
- Lewisville Terrace – some modern houses
 - Perspective and topography are important in modern buildings
- Topography breaks up bulk and massing of houses

Backdrop

- Dark green of the town belt - Te Ahumairangi Hill
- White painted wooden handrails along paths are a dominant feature

Building typology

- Pockets of C19th houses

Street width

- Narrow lanes and footpaths

Street layout and set backs

- Steep
- Stairways to houses – not all have immediate access to the footpath
- House positions are diverse

Gardens and space between buildings

- Mature gardens with large trees, often taking advantage of the sloping terrain

Building size

- Human scale – compact vs. larger form in other area.

Views and vistas

- Views to and from Seddon memorial
- To Anderson Park and Botanic Gardens
- Vistas across CBD to Mt Victoria
- Views to Orongorongo hills across the harbour

Additions and alterations

- Some cumbersome additions and new builds

Social values

- Neighbourhood was largely housing for tradespeople when it was built

Specific features

Upton Terrace

- Glazed brick kerbing and channelling; Very steep walking access in places; Houses built to road edge; overwhelming impression of green vegetation

St Mary Street

- Houses front onto the street; very small or no front gardens

Patanga Street

- Builds from 1960s/70s/80s; scatter of bungalows; high, grassed bank defines the lower end of the road with houses above the bank.

6 Thorndon Neighbourhoods

3. Pitarua Street and Harriett Street

Harriett Street climbs from Tinakori Road to link with the southern end of Grant Road, where it meets a cliff face at the foot of Te Ahumairangi Hill. ... a mix of apartment buildings predominates on the north side – some in the old J.J. urtis warehouse building and some modern, while on the south side there is a mix of cottages and houses from different periods, several sited high above the road.

Pitarua Street runs south off Harriett Street, rising and then level through to the side boundary of Premier House. Cottages on either side give way in the second half of the street to two high density yet low rise housing complexes of the 1970s, Thorndon Mews (1971) and Pitarua Court (1975). These were landmark designs for their time, and today fit comfortably in the heritage landscape of the area.



Pitarua Street

Topography

- Steep
- Follows Northeast-Southwest and Northwest-Southeast grid pattern

Backdrop

- Trees in Premier House provide a backdrop to these two streets
- Te Ahumairangi Hill

Building typology

- Mixed housing styles
- The 1960s builds are not discordant

Street width

- Average

Street layout and set backs

- Dense housing
- No through traffic on Pitarua Street
- Few, mainly small front gardens
- Walls on street edge
- Garages on street frontages

Gardens and space between buildings

- Communal spaces

Building size

- Mixed

Views and vistas

- Cottages at the Harriett St end of Pitarua Street provide “gate posts” to the area
- Views from Pitarua Street to Khandallah and beyond

Additions and alterations

- Many new builds from 1960s/1970s/1980s
- Many additions

Social values

- Mid-twentieth century infill, based on a philosophy of community living and shared outdoor space, in keeping with the neighbourhood.

6 Thorndon Neighbourhoods

4. Thorndon Lanes - Torless Terrace, Calgarry Avenue, Aorangi Terrace and Poplar Grove

Torless Terrace, a private road, is a typical 19th century lane, a cul-de-sac, with buildings close to the street edge. It is distinct in its two sides: the south side has a footpath with a mix of cottages and small villas which form a consistent streetscape. The north side has one very distinctive cottage, number 5, its side wall right on the street edge, and sited in a long narrow garden; this is one of the city's oldest houses, dating from at least 1860 but probably earlier. Its garden is the main townscape feature of this side of the lane.....Te Ahumairangi Hill forms a distinctive background in views to the west.

Calgarry Avenue, also a private road, shares physical characteristics with Torless Terrace. It is more closely built up however, on both sides, and it very strongly evokes early working class Thorndon. The buildings date from the last decade of the 19th century. Cars play a part, but with a few exceptions, car parking has been discreetly integrated into the built fabric, albeit with the loss of a few front yards.

The singular factor that separates Poplar Grove from any other small lane in Thorndon is that for much of its length it is not sealed. It has a landmark commercial building on the south side of the Tinakori Road corner, which stands out for its masonry construction and large bulk, an unusually large house on the northern corner, and an industrial building behind now converted for housing, but beyond these buildings the street is straight, narrow and tightly built up with single storey cottages. Its level of authenticity as a street of 19th century cottages is very high.

Aorangi Terrace is largely unchanged from its formation, with the exception of the addition of one house in 1929-30 at the end of the wide part of the street. The Tinakori Road entrance to Aorangi Terrace is a very narrow (one metre wide) path between two houses; these frame a high, narrow view of Te Ahumairangi Hill looking west, a dramatic and surprising entrance to the main western part of the street as it broadens out to standard road width to link with Grant Road. Aorangi Terrace is distinguished in a townscape sense by this narrow slit pathway, and in a building sense by a group of eight originally matching villas on the north side of the wide part of the terrace.



Poplar Grove

Topography

- Mostly flat
- Low-lying

Backdrop

- Te Ahumairangi Hill is very important

Building typology

- At the Grant Road end there are discordant building types
- Mostly single storey
- Lack of architectural detail
- Many early settler cottages

Street widths

- Narrow

Street layout and set backs

- Poplar and Aorangi are through streets
- Very small or no front gardens – many houses open to the street
- Torless and Calgary are not through streets – that is important in how these streets have developed
- There is a special rhythm to these streets
- Popular Grove is unsealed – deliberately not sealed
- These small streets are unique in Thorndon

Gardens and space between buildings

- Tightly developed
- Generally narrow sections – gardens are generally to the rear
- Green vegetation is dominant feature

Building size

- Hen and chicken effect – big houses on Tinakori

Road with small cottages behind.

Views and vistas

- Views through are important – some important view shafts down streets
- Generally views are internal within the streets

Additions and alterations

- Pressure on land for building additions

Social comment

- Mix of C19th trades people's houses and blue collar workers' houses

Specific features

- Popular Grove is unsealed
- Clearly defined groups of buildings of similar typologies, ages and scales
- Groups or collections of buildings with few changes
- Predominance of private roads

6 Thorndon Neighbourhoods

5. Former Cement Works Area (Malcolm Lane)

Almost all the older houses in Malcolm Lane were removed many years ago and replaced by a large cement works that was established in the area in the 1930s. Today, the Firth Cement Works is gone and the housing is almost all new, dating from the late 1990s or early 2000s.

Modern town house developments fill in previously residential and industrial space in an unstructured layout. A new curving driveway runs through to Grant Road.



Poplar Grove



Malcolm Lane

Topography

- Low-lying – flood potential
- Self contained area
- Levels change across the area

Backdrop

- Backdrop looking west to Te Ahumairangi Hill is important

Building typology

- Current newer architecture draws on Victorian styles
- Not a desired future townscape

Street width

- Undefined street pattern

Street layout and set backs

- No clear definition of streets or set-backs

Gardens and space between buildings

- Few garden areas
- Gardens and space between buildings are limited
- Undeveloped open spaces

Building size

- Former industrial building converted to residential
- Reproduction colonial building styles

Views and vistas

- Lack of visibility to main through routes e.g... Tinakori Road

Additions and alterations

- Future potential for development

Social values

- Interesting mix of industrial and residential

buildings in close quarters

Specific features

- Contains opportunities for future large scale redevelopment

6 Thorndon Neighbourhoods

6. George Street / Goring Street / Little George Street

George Street dips from Tinakori Road then rises to meet Grant Road; it is wide, with footpaths on both sides. Little George Street on the left and Goring Street on the right interrupt any continuity in the buildings, as does the industrial building alongside Little George Street, but on either side at the western end of the street the buildings are all earlier than say 1905, ...they form a coherent group.

Little George Street enters the industrial heartland of the area, still reminiscent of its history in the workshop building that forms the left side of the street, and in the re-used buildings of the concrete batching plant that used to occupy the land. Modern housing here links visually with that of Malcolm Lane and Grant Road.

Running parallel to Tinakori Road, Goring Street is level and wide with footpaths on both sides. It is well-built up and has consistent streetscapes on both sides; the east side has a mix of one and two storey villas, while the west side has a rare collection of compatible two-storey villas with bay windows, verandahs and bracketed eaves. The prominence of these buildings is enhanced by their being above street level, with retaining walls forming the street boundary to many of them. This street comprises very good representative examples of villas of the turn of the century, and given its consistency, it is a very important group.

At the northern end of the street there is an enclave of modern two-storey houses which are compatible (in the context of the street) in terms of scale and materials,



Goring Street



George Street

Topography

- Flat

Backdrop

- Internal within the street and Te Ahumairangi Hill

Building typology

- Apartment Towers adjacent to this area
- Predominantly 2 storey houses
- Some discordant architecture
- Industrial/commercial buildings generally converted to housing or offices

Street width

- Average width for residential area

Street layout and set backs

- George and Little George Streets run parallel to Tinakori Road
- Retains subdivision patterns from early subdivision
- Street pattern is important to perception of the area
- Front set-back is consistent

Gardens and space between buildings

- Houses are close to the street – small front gardens, generally gardens are at the rear

Building size

- Mix of large houses on higher side and smaller on low (east) side
- Views, vistas and/or viewshafts
- Limited external views from street level within the area

Views and vistas

- Internal views within the streets

Additions and alterations

- Few new buildings

Social values

- Adjacent to industrial enclave within a residential area

Specific features

- Opportunity for redevelopment in Little George Street

6 Thorndon Neighbourhoods

7. Burnell Avenue & Park Street

Burnell Avenue is a wide, quiet cul-de-sac running parallel with Tinakori Road off Park Street; it widens out towards the end, and has buildings across the blind end of the street,..... Both sides of the street have large, well-built houses. The most prominent of these is Pendennis, which still has the strong presence in the street that shows in early photos when it stood alone. The houses on this side have added prominence as they are above the street, and some have concrete retaining walls on their street boundary; several interesting gateways and steps give an architectural interest to these walls.

Historically the street has two components – the narrower earlier part at the beginning of the street was developed about 1890. The wider part, from almost halfway up the street was developed when the 2 acre garden of Pendennis, the Levin family house, was subdivided in 1908.

Park Street is not unlike George Street, wide and with footpaths on both sides and linking Tinakori and Grant Roads. However, it carries significant traffic since it lines up with Molesworth Street on the main route out of the city to Wadestown and beyond. The section of the street near Grant Road has a coherent collection of villas on the south side. Amongst them, numbers 9 and 17 are little-altered examples of two-storey villas of c.1900.



Topography

- Slight slope

Backdrop

- Te Ahumairangi Hill

Building typology

- Statement houses
- Quality of housing is consistent, generally architect designed and mostly dates from late 19th century and the first half of the 20th century.
- Diverse

Street width

- Burnell Avenue - Average/wide at north end
- Park Street - Medium width, limited for current use and volume of traffic

Street layout and set backs

- Burnell Avenue
 - Consistency of architecture and street set backs
 - Each side largely consists of 2 storey homes, with 1 single storey on each side
 - Many garages on street frontages
- Park Street
 - Narrow sites
 - Strong defining edge (roadway)
 - South side set back from street, north side no front gardens

Gardens and space between buildings

- Burnell Avenue - Mature trees and formal gardens
- Park Street - Small gardens, tightly packed

Building size

- Burnell Avenue - Large and medium section sizes, similarly large and small houses
- Park Street - Generally larger houses

Views and vistas

- View to Te Ahumairangi Hill
- Burnell Avenue - Internal views within the street
- Park Street - Views down across the CBD

Additions and alterations

- Burnell Avenue - Minor
- Park Street
 - Some garages on street frontages
 - Houses generally original builds
 - Former service station on Tinakori Road corner – vacant site

Social values

- Burnell Avenue - Originally mixed middle class dwellings
- Park Street - Traffic dominated; through road from CBD to Wadestown and beyond

Specific features

- Possible redevelopment site of corner of Park Street and Tinakori Road

6 Thorndon Neighbourhoods

8. Upper and Lower Newman Terrace

Both halves of the street (upper and lower) are closely built up on both sides with early houses in a variety of architectural styles. In fact most were built well before the turn of the 20th century; by 1891 there were just a handful of sites available for building at the top of the western end.



Newman Terrace Series



Upper Newman Terrace

Topography

- Upper - very steep slope up to Town Belt - Te Ahumairangi Hill
- Lower – slopes down to bank above Tinakori Road

Backdrop

- Town belt dominates Upper Newman Terrace– 3 sides of the block are on the town belt

Building typology

- Mixed housing 1 and 2 storey

Street width

- Average

Street layout and building set backs

- Upper – varied set backs, rights-of-way to sections
- White painted wooden hand rails on footpaths/ streets at both ends of Lower Newman Terrace

Gardens and space between buildings

- Mature trees and gardens
- Houses variable spaced due to slope

Building size

- Upper - Generally larger houses, disparate typology/design
- Lower – more consistency
- North side generally single storey, south side 2 storey dominant

Views and vistas

- Tower blocks stand out
- Views to Stadium
- Uphill views to Town Belt - Te Ahumairangi Hill
- Lower Newman Terrace has a feeling of seclusion
- Upper Newman Terrace has a different feel from most other areas of Thorndon due to being surrounded by town belt
- Vistas to Mt Victoria and Orongorongo hills
- Fences/walls to street

Additions and alterations

- Do not predominate

Social values

- Generally highly valued housing mixed with apartment buildings

6 Thorndon Neighbourhoods

9. Cottleville Terrace / Stowe Hill / Frandi Street

Cottleville Terrace - The lower part has a Roger Walker-designed complex of apartments on the left, followed by a mixed but compatible group of six early buildings. On the right is another low-rise modern complex, in scale with the area and in harmony especially with the concrete buildings behind in Stowe Hill. The character of the upper end of the street stands in strong contrast, not just because of the two high-rise buildings (Grosvenor at 19 Cottleville Terrace on the left and Mansfield Towers at 1 Grant Road on the right) but because of the open space (for car parking) around them;

Stowe Hill runs obliquely up from the end of Tinakori Road, with a steep drop on the eastern side down onto Tinakori Road; it has wide views out over the buildings of Thorndon Quay. The western side of the street has a distinctive late-1930s character deriving from the unusual row of buildings – houses, and several blocks of low rise flats. While individual buildings of this type appear elsewhere, this is a concentration that is rare, and of high townscape value.

Frandi Street (originally the northern end of Grant Road) continues the line of Grant Road, starting at Goldies Brae and meandering (without footpaths) along the contour to the north to peter out in a private driveway on the escarpment above Sar Street and Thorndon Quay. There are expansive views from here over the motorway and rail yards to the harbour. Buildings comprise a line of houses high above the road on the west side, and another below the road on the east side of the street. One of them has special historical significance, number 6 Frandi Street, which dates from c.1860, and is visually noteworthy for its decorated gables and finials. Others date from 1900 to the 1920s.



Cottleville Terrace

Topography

- Sloping to steep

Backdrop

- Town belt and dense private spaces
- Two tower blocks dominant

Building typology

- Very mixed infill housing
- Tower blocks – high density
- Quality 1930's housing - Modern – Stowe Hill
- Teakawai – one of the oldest houses in Wellington
- Extremes – follows architectural fashions throughout the 19th and 20th centuries
- Roger Walker houses

Street width

- Narrow
- Winding, inaccessible

Street layout and building set backs

- Mixed – on street and set well back

Gardens and space between buildings

- Large and small gardens
- Further north, houses are spaced well apart

Building size

- Larger houses, apartments, infill townhouse development

Views and vistas

- Views to CBD, Thorndon Quay and the sea
- Retention of early historic vistas

Additions and alterations

- A mix of 19th century and mid 20th century housing

Social values

- Generally highly valued housing

Specific features

- Cross-section of housing styles from very early colonial to late 20th century

6 Thorndon Neighbourhoods

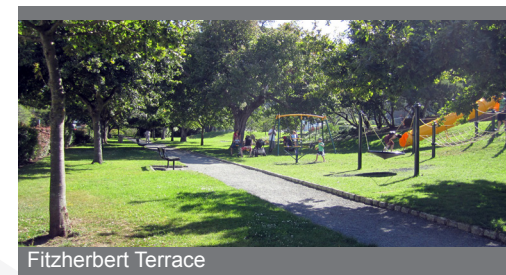
10. Hobson St, Hobson Crescent, Fitzherbert Terrace, Katherine Avenue

Hobson Street is more expansive and level in comparison with Thorndon on the other side of the motorway. The neighbourhood starts at the Tinakori Road end and the bridge over the motorway at the western end and dropping slightly to meet Davis Street at the eastern end. The architecture is decidedly mixed, yet if one were to put aside the 10-storey PSIS flats at 66-70 Hobson Street (1974-76) and the large scale embassy buildings nearby at the western end, most of the rest of the street has a two and three storey consistency and a richness in architectural design and detail. This applies particularly to the north side of the street, the patterns of the south side being interrupted by Queen Margaret College and the playing fields of Wellington Girl's College.

Hobson Crescent, closely integrated with its parent street, continues its architectural theme of large architect-designed houses. One very large house on the north-east corner of the street is a landmark in the street, yet this and adjacent houses within the square of the street have quite small gardens. School entrances and playgrounds weaken a compact and interesting streetscape on the eastern edge of the street.

Fitzherbert Terrace is a rare street in Wellington. It is wide with avenues of trees down a central open space. While buildings on the western side were demolished for the motorway, the eastern side is still intact, although school buildings and the American Embassy dominate at either end. A small group of residential buildings centres around the intersection with Katherine Avenue.

Katherine Avenue is a small cul-de-sac off Fitzherbert Terrace, an enclave that is more educational (Queen Margaret College buildings) and sporting (Thorndon Tennis Club) than residential.



Topography

- Well defined edge – former coastal cliffs
- Flat

Backdrop

- Commercial area of CBD
- Harbour
- Katherine Mansfield Park

Building typology

- Multi-unit housing infill
- Infill at the rear of some of the formerly large sections
- Larger homes
- Majority two storey
- Variety of styles including: Victorian, Arts and Crafts, Bungalows, Art Deco

Additions and alterations

- Many additions to residential housing

Street width

- Wider than the majority of Thorndon streets it is a through-road
- Small side streets

Street layout and building set backs

- Hobson Crescent – one of the best examples of a relatively unmodified streetscape

Gardens and space between buildings

- 'Gap' in residential housing of Wellington Girls College
- Large mature trees dominant

Building size

- Grand houses
- Large houses
- Embassies

Views and vistas

- Sea views
- Te Ahumairangi Hill
- Internal street views

Social values

- Schools
- Sports clubs
- Generally high value housing
- Embassies

Specific features

- Katherine Avenue: Glazed brick curbing and channelling
- Hobson Crescent: white painted wooden hand railings; many front fences/wall of diverse design; garages on street frontages
- Fitzherbert Terrace: Park and playground
- Significant traffic movements related to local schools

6 Thorndon Neighbourhoods

11. Portland Crescent and Hawkstone Street

Portland Crescent is a crescent shaped street, with a collection of large two storey villas from the turn of the century. The verandahs, bay windows, turrets and prominent gables of these buildings provide visual richness and interesting townscape views. A block of flats at the end of the street, although quite different in architectural style, do not detract from the dominant character.

Hawkestone Street is now more commercial than residential, with fewer than 10 houses left, but these reinforce those in the enclave of Portland Crescent. Most were built in the 1920s but two houses dating from, most likely, the 1880s still survive at the eastern end of the street. They are a prominent group, being sited above the road, especially as one comes back out from Portland Crescent.



18 Portland Crescent

**Topography**

- Flat

Backdrop

- Dominated by commercial buildings and development at the edges
- Residential pocket in commercial area
- Severed from the rest of residential Thorndon, but read together

Building typology

- Mixture of eras and styles

Street width

- Narrow

Street layout and building set backs

- Generally built close to the street
- Houses on Hawkstone Street sited high above the road

Gardens and space between buildings

- Elevated from the footpath

Building size

- Large houses – grand scale

Views and vistas

- Largely internal
- Hawkstone Street houses, across CBD to Te Aumairangi Hill

Additions and alterations

- A few additions – not predominant

Social values

- Noisy – traffic in adjacent streets

Specific features

- A small residential enclave surrounded by commercial buildings

6 Thorndon Neighbourhoods

12. Selwyn Terrace

The terrace is narrow... there is an interesting enclave of buildings built close to the street edge and to each other. There is a mix of styles and ages that is unusual even in Thorndon: the street winds around the oldest cottage in the area (number 15, probably 1860s), there are hints of Art Deco in the geometric composition of number 11 (1927), and elegance at the end of the street comes in a surprisingly formal Georgian style house at number 9, built in 1923.



**Topography**

- Steep up into the street;
- Elevated, flat within the area

Backdrop

- Motorway
- Dominated by Convent buildings

Building typology

- Diverse architectural styles

Street width

- Narrow one lane and winding

Street layout and building set backs

- Some house have no vehicle access, some are accessed from the rear
- Houses at lower end open straight onto street – no front gardens

Gardens and space between buildings

- Small gardens enclosed, not visible from the street

Building size

- Generally large houses

Views and vistas

- Small view shafts to the sea
- From western street end – clear view to Te Ahumairangi Hill

Additions and alterations

- Hard to identify as sections are tightly developed

Social values

- Motorway impact is high
- Exclusive housing

6 Thorndon Neighbourhoods

13. Grant Road

Grant Road traverses much of the residential area of Thorndon, running parallel with Tinakori Road and undulating along its length in response to the contours of the base of Te Ahumairangi Hill. The western edge of the road is formed by Te Ahumairangi Hill and the Town Belt, with no buildings on this side until Newman Terrace is reached at the northern end. There is a mix of ages of buildings on the eastern side with representative examples from nearly every decade from the 1870s to the present. The architectural and townscape interest of the street increases steadily from south to north. Around Poplar Grove and Aorangi Terrace there are villas that add to these other groups. Opposite the end of Wadestown Road there are some authentic two storey villas, and most particularly there are some significant houses to be found further north.



Grant Road



Grant Road

Topography

- Undulating

Backdrop

- Te Ahumairangi Hill
- Defined by grassed/wooded bank below Town Belt

Building typology

- Diverse - Yet cohesive
- Some commercial

Street width

- Medium width

Street layout and building set backs

- Narrow sites
- Strong defining edge (roadway)
- North end – white painted wooden handrails on footpaths

Gardens and space between buildings

- Generally tightly spaced
- Small or almost no front gardens
- Many houses open directly onto street frontage

Building size

- Enclaves of larger houses to north end, smaller houses to south end
- A few industrial/commercial buildings

Views and vistas

- Views down across the CBD
- Te Ahumairangi Hill

Additions and alterations

- Many additions and alterations

Social values

- Some business traffic

Specific features

- A through road giving north-south access parallel to Tinakori Road
- Intensive parking on road sides

7 Conclusions

This analysis highlights the positive characteristics which shape neighbourhood identity and those which detract from identity. The analysis is important in that it can inform district planning provisions which ensure that:

- The most valued characteristics are maintained and reinforced
- Past mistakes can be mitigated
- Scenarios for how change is managed can be developed and established.

The plan will assist in providing a broader understanding of neighbourhood character and its potential to inform planning controls to guide future change. By identifying and clarifying the neighbourhood characteristics a context for change can be established that provides certainty for both the building owners and the council. This section has been informed by the work of the New South Wales. Dept. of Urban Affairs and Planning in the publication *Neighbourhood character : an urban design approach for identifying neighbourhood character* 1998.

It is important that future management of Thorndon allows for evolution of the built environment whilst also maintaining the main elements that make up its character and which the community value. In effect the suburb has evolved over the past 150 years to the diverse and appealing place that it is today.

Maintaining the primary heritage features and in the case of listed heritage buildings and the heritage area, this is important. The provisions of the district plan provide for long term maintenance and protection of listed heritage buildings and items.

Particular elements of character such as views, view-shafts and

vistas are important and it is critical to the ambience of the area that they are retained where possible. Analysis of views and view-shafts has highlighted the connections through and across the suburb. Enhancement of these connections by way of retaining through linkages and pedestrian routes will be important in long term management.

The quality of many of the neighbourhoods is particularly valued for the scale of the narrow streets and relatively consistent built form. The study identifies these features and identifies them as in need of careful management. Roof types vary enormously across the suburb. The palette of materials used in buildings and roof types are important and should be maintained. New developments will need to take these issues into account so that they can be integrated into the suburb without causing unacceptable jarring.

Development of the suburb has occurred over a relatively long timescale in comparison with Wellington's outer suburbs. Consequently there is a wide variety of housing types and styles. Together they are intimate in scale and this characteristic is valued by the Thorndon community and also the wider community and visitors to Wellington. The in-depth examination of the suburb in this place based plan provides a snap shot in time from which future evolution can be measured. That is the value of the study.

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