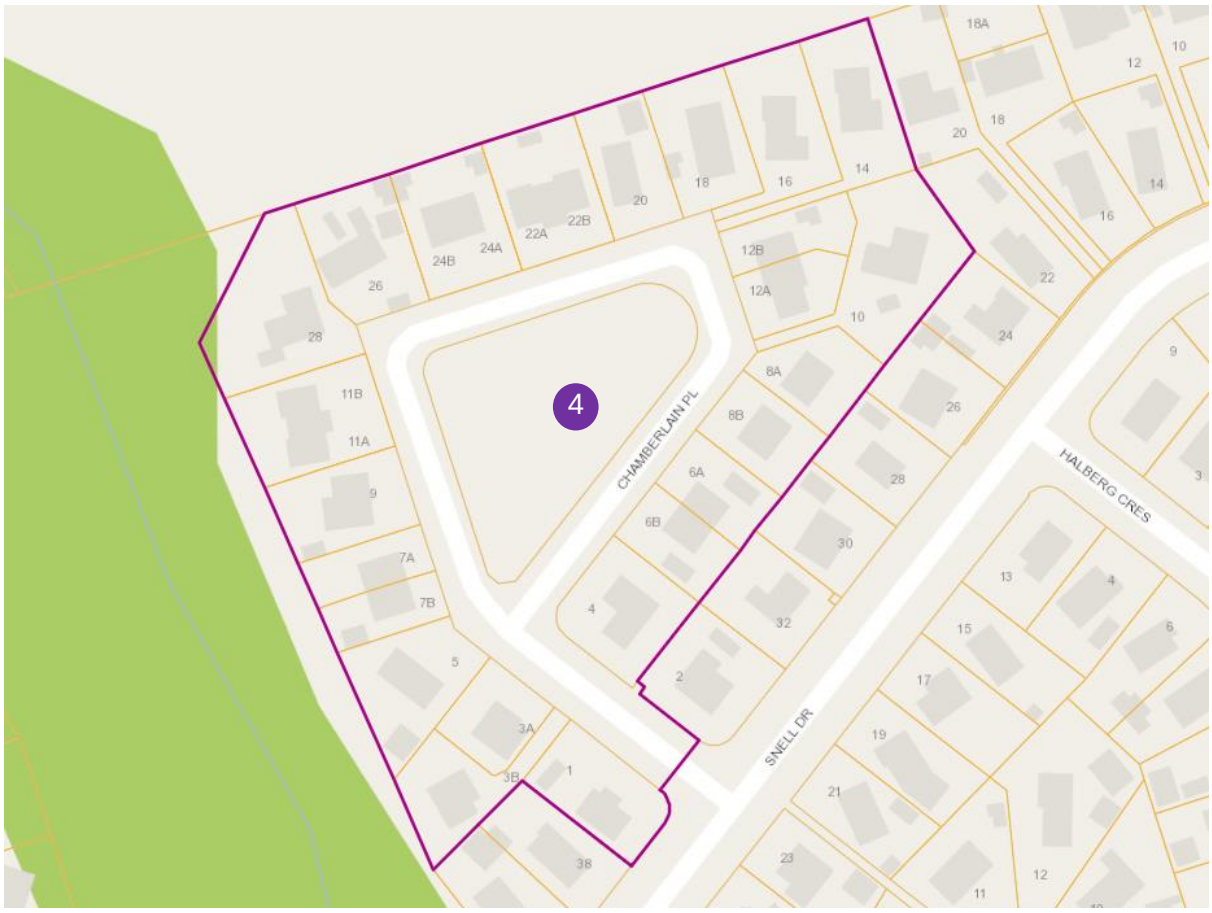
Chamberlain Place HHA – Full Statement



Development Dates

- Road is shown under construction in 1974 aerial photo.
- Certified Subdivision plan dated May 1976
- Dwellings all constructed in the 1979 aerial photograph.

City Extension

- Within the 8th extension

Background

Background (Historic, Cultural and Archaeological Qualities)

The land was brought into the City as part of the 8th Extension. This was Hamilton's largest boundary extension which almost doubled the land area of Hamilton City.

Hamilton's population growth was occurring much faster than predicted, and there was insufficient land for the low- density suburban life that the growing population demanded. Previously the City's boundaries had been adjusted to respond to existing urban development, but the 8th extension planned for population growth, spatial development, and infrastructure.

The subdivision and construction of Chamberlain place coincided with formation of the Housing Corporation of New Zealand in 1974, from the merger of the State Advances Corporation and the Housing Division of Ministry of Works. The street was named by the

Housing Corporation, following a theme of famous coaches or athletic stars. The street was named after Marissa Chamberlain, a track and field athlete who competed in the 1966 Commonwealth Games.[1]

Historic subdivision plans show that in 1919 the land was owned by FJ Tatley, who subdivided land between the current Chamberlain Place and Crosby Road.

The area consists of a single entrance road from Snell Drive which forms a loop around a central open space. Land to the west and north is Reserve, with significant areas of trees within these areas providing a backdrop. The majority of houses face on to the central open space, which was acquired by HCC in August 1977.[2]

A subsequent subdivision was granted in 1998. This appears create new lot boundaries to ensure that semi-detached (duplex) dwelling has its own independent lot.

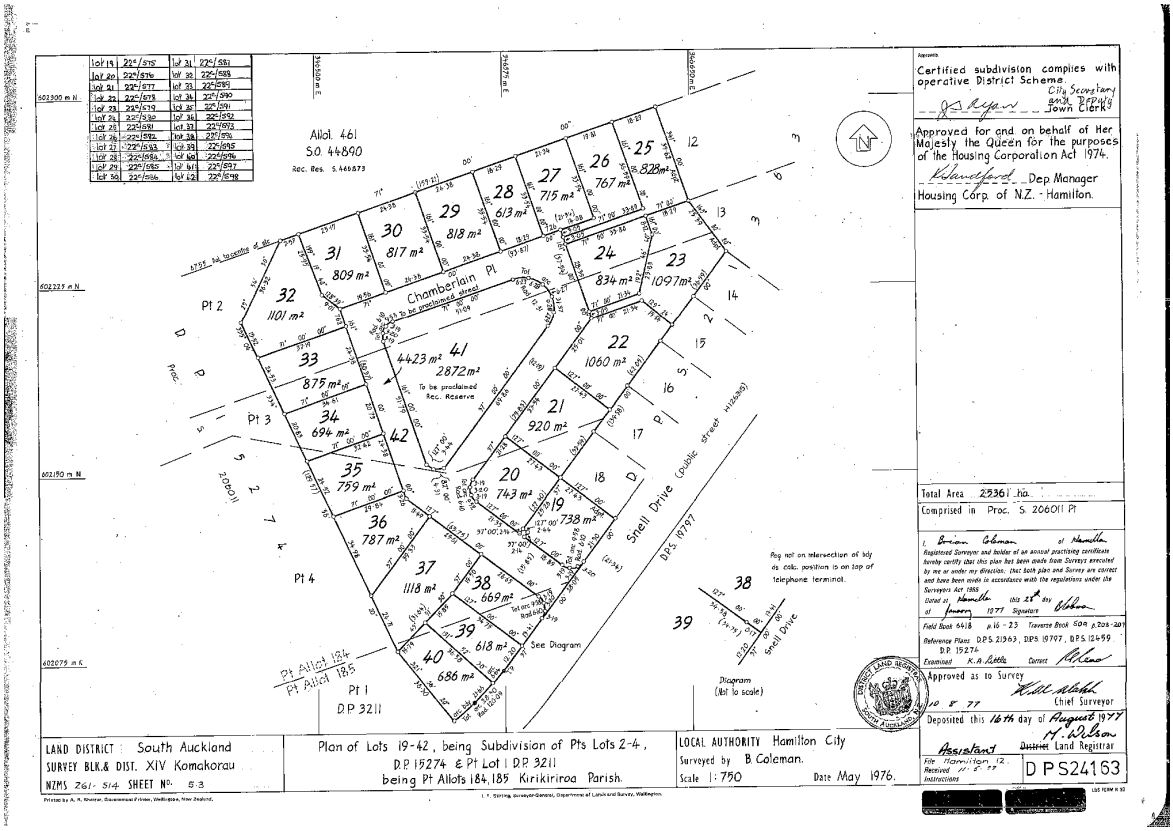


Figure 15 Original 1974 subdivision plan (retrieved from premise.co.nz)

[1] Hamilton City Libraries

[2] Hamilton City Libraries

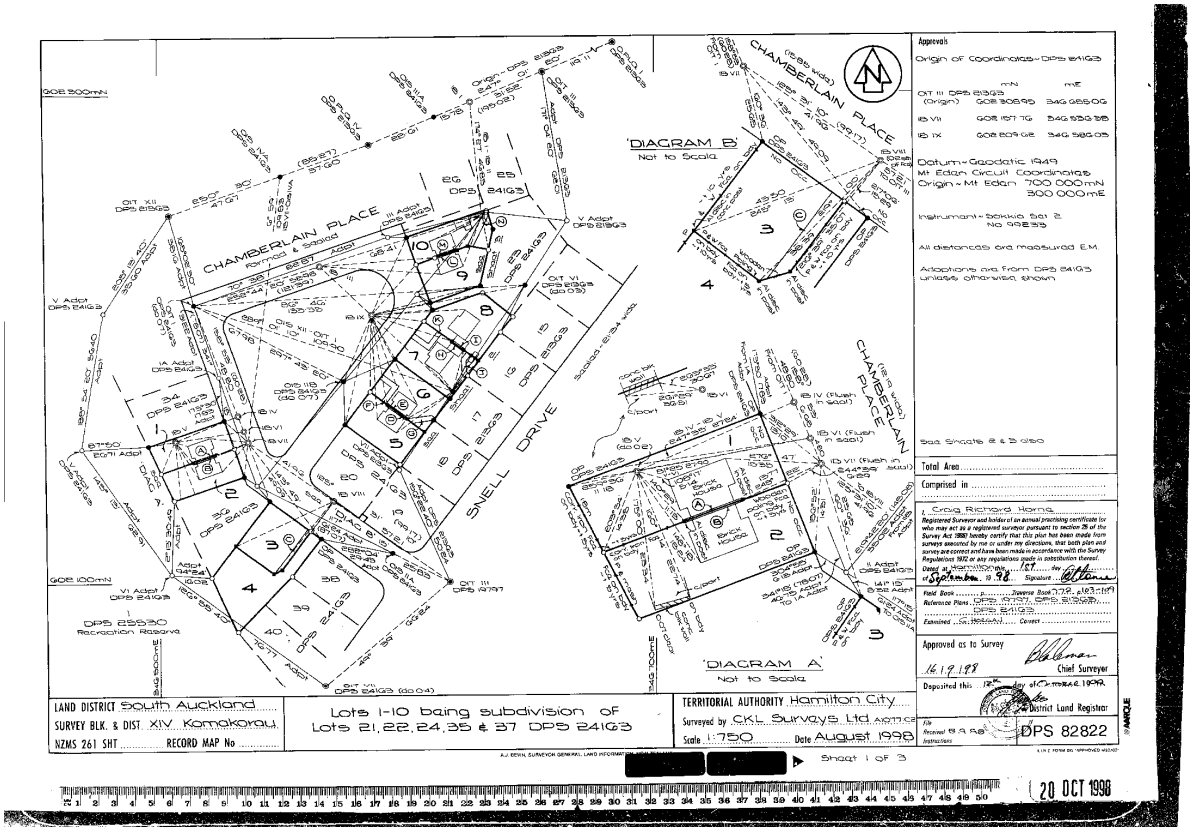


Figure 16 1998 subdivision plan (retrieved from premise.co.nz)

Buildings and Streetscape Elements (Architectural, Scientific and Technical Qualities)

The area includes a mixture of semi-detached and detached single level dwellings. Buildings are of simple state house designs, with concrete (split face) and clay brick or fibre cement weather board elevations under corrugated or tiled roofs. Roofs have either gables or Dutch gables. These are features also seen on market housing during this Development Period. Whilst the materials vary, the simple shape and forms of the buildings ensures that overall, it has a coherent appearance.

The area maintains the existing levels and topography across sites.

Buildings are located to provide a private rear outdoor space approximately equal to or larger than the front yard area. The majority of houses retain simple lines of concrete for driveways, leading to parking areas/carports (although some do have garages set well behind the main dwelling). Front boundaries are almost all open plan with very limited planting.

The street has a narrow carriageway, with narrow berms and footpaths, on the outside of the street only. There are no street trees, although this is more than mitigated by the large trees within the open space which forms the focus of the area.

Overall, the area appears very unaltered from the 1979 aerial photograph.

Figure 17 Earthworks for the road in 1974 (retrieved from retrolens.nz)

Figure 18 The completed development in 1979 (retrieved from retrolens.nz)

Chamberlain Place illustrates the development and provision of social housing by the newly formed Housing New Zealand Corporation, whilst seeking to provide generous outdoor spaces for all units around a common central open space. The area contributes to a clear understanding and appreciation of the state housing development expected in the latter part of the Early Post War Expansions (1950 to 1980) development period and exhibits High heritage significance as it is a relatively unaltered example of a comprehensive 1970s Housing Corporation development.

Whilst provision is made for vehicular access to each lot, driveways and parking are not a dominant element; even where longer driveways lead to rear lots a central grass strip is maintained in the centre.

Maintaining existing open (unfenced) frontages is an important element in maintaining the historic heritage significance of the area.

The area shows a high degree of integrity of lot size and layout from the original survey and formation of the street, with little change from its establishment, including the retention of the common central open space, which is now a reserve. The dwellings in the street are all 1970s builds, dating from the original subdivision of the area, and most buildings and surroundings appear to be relatively unmodified, including that many lots still retain their simple concrete strip driveways leading to a simple car pad and open front boundary, rather than the larger areas of concrete and tall timber fences seen constructed elsewhere. Whilst the dwellings are typical of those being developed by the Housing Corporation in the local area, and are of simple designs, they incorporate features seen in market housing constructed at a similar time including large windows (some full height) and on some units brick elevations under tiled roofs, and so still illustrate the prevailing architectural tends fashionable at the time. The use of a cul-de-sac road and loop road layout is also typical of the development period, although in this case the incorporation of a loop around a large open space adds additional interest and highlights the desire to create a high quality living environment for residents.

In order for the existing values of the HHA to be maintained, it is important that future development incorporate the following features:

- Any alterations and extensions should respect the design of the principal building and site as existing. New accessory buildings of greater than 20m2 should respect the design of the principal building and site as existing.
- Discourage subdivision of existing sites, as the HHA currently shows a high degree of integrity of lot size and layout from the formation of the street, with little further subdivision and development from its original construction.
- Development should respect existing building setbacks. Buildings on front sites should be placed with their longest elevation parallel to the street.
- Dwellings should generally have simple rectangular plan shapes, although L shape plan forms may also be appropriate in corner locations (overall building floorplan shape).
- Alterations or new buildings should utilise materials which match the original buildings on the site, mainly horizontal painted weatherboard, or red or light brown/buff bricks or split block, with painted plaster plinths.
- Buildings should incorporate plain, flat wall surfaces with rectangular picture windows. Generally, windows should have timber frames with opening top lights, although white aluminium joinery which incorporates similar shapes/divisions is acceptable. Front doors should be recessed within inset porch areas.
- Roofs should be low pitched, with corrugated steel with gables or Dutch gable forms. Gable ends should be finished with a prominent but plain bargeboard and lightweight cladding on gables, such as fibre cement sheeting with shallow profile.
- Driveways should remain single width, comprising two strips of concrete. Large areas of parking should be not provided to the front of houses, over and above a car pad close to the building.
- Garages should generally be detached and to the rear of dwellings, or perhaps as an attached or detached open car port. They should not be forward of the original building.
- Other accessory buildings, regardless of size, should not be forward of the original building.
- Front boundaries should be open, without fences or gates. Fences or walls are not sympathetic to the historic heritage values of the area.
- Planting within front yards is not encouraged.
- All new buildings, including on rear sites, should incorporate these features.
- Existing front berms should not have street trees planted, as existing, but the trees within the central open space should be retained/maintained as existing.

Heritage Assessment Criteria:

a. Historic Qualities

The place or area is directly associated with, or has a direct relationship to, an important person, group, institution, event or activity, or reflects important aspects of local, regional or national history, including development and settlement patterns, transportation routes and social or economic trends.

The development illustrates the development and provision of social housing by the newly formed Housing New Zealand Corporation, from the merger of the State Advances Corporation and the Housing Division of Ministry of Works, seeking to provide generous outdoor spaces for all units around a common central open space.

The land was brought into the City as part of the 8th Extension.

The use of a cul-de-sac road layout is typical of the development period, as is the loop design of the street. Whilst provision is made for vehicular access to each lot, driveways and parking are not a dominant element; even where longer driveways lead to rear lots a central grass strip is maintained in the centre.

The area shows a high degree of integrity of lot size and layout from the original survey and formation of the street, with little change from its establishment. The dwellings in the street are all 1970s builds, dating from the original subdivision of the street, and most appear to be relatively unmodified. Together, these dwellings form a cohesive, yet varied, collection of 1970s state houses.

The dwellings are typical of those being developed by the Housing Corporation in the local area. Whilst they are of simple designs, they incorporate features seen in market housing constructed at a similar time including large windows (some full height) and on some units brick elevations under tiled roofs.

The place has **high local** historic qualities.

b. Physical/Aesthetic/Architectural Qualities

The place or area is a notable or representative example of:

(i) A significant development period or activity; and/or

(ii) Distinctive or special attributes of an aesthetic or functional nature; and/or

(iii) The work of a notable architect, designer, engineer or builder.

The dwellings are typical of those being developed by the Housing Corporation in the local area. Whilst they are of simple designs, they incorporate features seen in market housing constructed at a similar time including large windows (some full height) and on some units brick elevations under tiled roofs. The majority are relatively unaltered.

The cul-de-sac, curved street layout is typical of the development period.

Overall, the development is a good example of Early Post War Expansion (1950 to 1980) development period, which has undergone very little change since it was developed.

The dwellings are typical of those being developed by the Housing Corporation in the local area. Whilst they are of simple designs, they incorporate features seen in market housing constructed at a similar time including:

- Plain, flat wall surfaces with rectangular picture windows.
- Large windows; mainly horizontally. proportioned with top opening lights, and some full height vertical proportion windows.
- Some corner windows, with a horizontal proportion.
- Often glazed front doors.
- Low pitched roofs mainly with gable ends finished with a prominent but plain bargeboard.
- Some Dutch gable roofs.
- Mainly corrugate roofs, but some tiles.
- Mainly timber weatherboard elevations, with some bricks (buff/pale brown and red) and fibre cement cladding.

The majority are relatively unaltered, providing significant integrity and continuity to the area.

The overall design and layout of the street is also typical of the period, with the street being a curvilinear loop road, adding further to the integrity.

It is a very good, relatively unaltered example of the Early Post War Expansion (1950 to 1980) development period.

The buildings are typical of the period and so do not use unique or uncommon building materials, or demonstrate an innovative method of construction, or are an early example of the use of a particular building technique.

The buildings are of interest in so much as they are typical of State Houses which were constructed in the 1970s (the latter part of the Early Post War Expansions (1950 to 1980) development period).

The place has **high local** physical/aesthetic/architectural qualities.

c. Context Qualities

The place or area is an important landmark or feature or contributes to or is associated with a wider historical theme, traditional, or cultural context, or physical setting.

The place has **unassessed** context qualities.

d. Technological Qualities

The place or area shows a high degree of creative or technical achievement at a particular time, is directly associated with scientific or technical innovations or achievements, or is associated with scientific "break-through". The place uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.

The place has **no known** technological qualities.

e. Archaeological Qualities

The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods, or to provide evidence to address archaeological research questions. For example, but not limited to: The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.

Development of the area began in the early 1970s. The potential for information regarding earlier human occupation is therefore low.

The place has **no known** archaeological qualities.

f. Cultural Qualities

The place or area is important or significant:

(i) As a focus of cultural sentiment; and/or

(ii) As a context for community identity or sense of place, and provides evidence of social,

cultural or historical continuity; and/or

(iii) For having symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The place or area has a high degree of interpretative potential to increase understanding of past lifestyles or events.

The area has some significance as an area of state housing (which is in itself of National significance) constructed soon after the formation of the Housing Corporation. The infill housing in Chamberlain Place can be seen as an example of the integration of State housing tenants into suburban communities, rather than forming large estates.

The housing was designed around an area of open space; the majority of houses face on to this. The open space provides a sense of place (community identity) to the Chamberlain Place area.

The street was named by the Housing Corporation, following a theme of famous coaches or athletic stars. The street was named after Marissa Chamberlain, a track and field athlete who competed in the 1966 Commonwealth Games.

The area has **moderate national** cultural qualities.

g. Scientific Qualities

The potential for the place or area to contribute scientific information about how the natural environment has influenced, events, phases or activities related to development.

The place has **no known** scientific qualities.

Summary Table of Heritage Values

The place is considered to have heritage significance in relation to the following criteria:

Heritage Criteria	Significance	Context
a) Historic Qualities	High	Local
b) Physical/Aesthetic/ Architectural Qualities	High	Local
c) Context Qualities	Not assessed	
d) Technological Qualities	None	
e) Archaeological Qualities	Low	Local
f) Cultural Qualities	Moderate	National
g) Scientific Qualities	None	

Statement of Significance

Chamberlain Place is a subdivision by the Housing Corporation of New Zealand.

The development illustrates the development and provision of social housing by the newly formed Housing New Zealand Corporation, whilst seeking to provide generous outdoor spaces for all units around a common central open space. Whilst provision is made for vehicular access to each lot, driveways and parking are not a dominant element; even where longer driveways lead to rear lots a central grass strip is maintained in the centre.

Maintaining existing open (unfenced) frontages is an important element in maintaining the historic heritage significance of the area.

Overall, the area contributes to a clear understanding and appreciation of the state housing development expected in the latter part of the Early Post War Expansions (1950 to 1980) development period and exhibits High heritage significance as it is a relatively unaltered example of a comprehensive 1970s Housing Corporation development. The area shows a high degree of integrity of lot size and layout from the original survey and formation of the street, with little change from its establishment. The dwellings in the street are all 1970s

builds, dating from the original subdivision of the area, and most buildings and surroundings appear to be relatively unmodified, including that many lots still retain their simple concrete strip driveways leading to a simple car pad and open front boundary, rather than the larger areas of concrete and tall timber fences seen constructed elsewhere. Whilst the dwellings are typical of those being developed by the Housing Corporation in the local area, and are of simple designs, they incorporate features seen in market housing constructed at a similar time including large windows (some full height) and on some units brick elevations under tiled roofs, and so still illustrate the prevailing architectural tends fashionable at the time. The use of a cul-de- sac road and loop road layout is also typical of the development period, although in this case the incorporation of a loop around a large open space adds additional interest and highlights the desire to create a high quality living environment for residents.