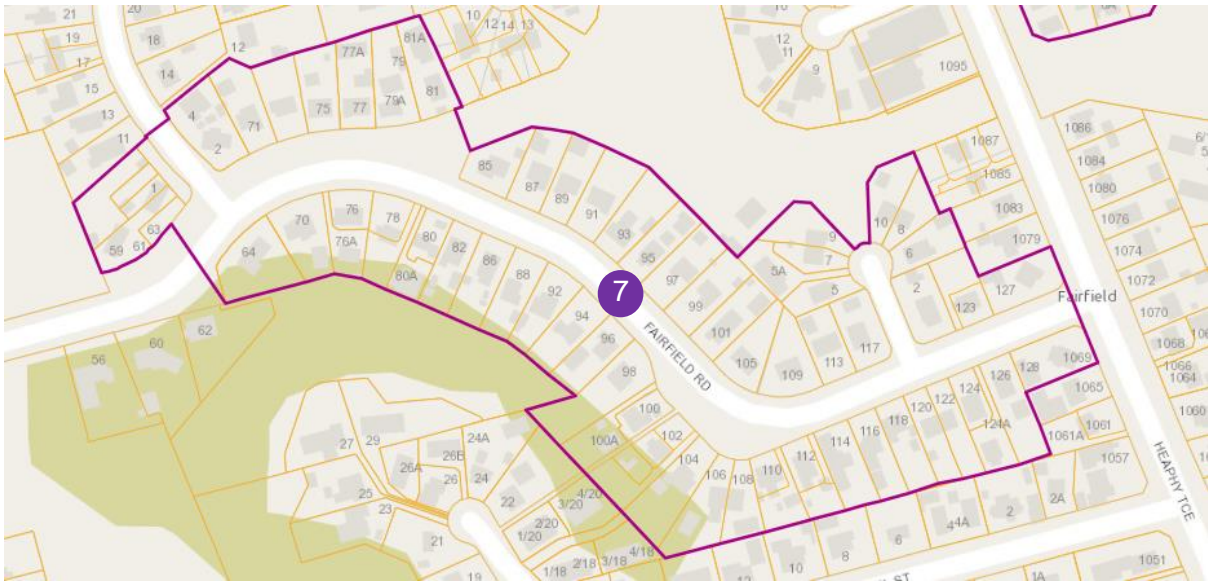


## Fairfield Road HHA – Full Statement



### Development Dates

- Between 1949 and 1953

### City Extension

- Within the 5<sup>th</sup> extension, April 1949

### Background

#### Background (Historic, Cultural and Archaeological Qualities)

The state housing on Fairfield Road was built somewhere between 1949 and 1953. It was named in 1948-9 by the Housing Corporation and Hamilton City Council, after the Fairfield Dairy Farm which had occupied this part of Hamilton.<sup>1</sup>

The western section of the street, linking to Fairfield Bridge (which had opened in 1937), was already in existence in 1948, and the new section of curved road was extended from this to join with Heaphy Terrace, and a northern extension to link to Haultain and Tranmere Street. Existing lots were subdivided and developed for further housing within these streets in the same period.

The development already existing in the area prior to its being incorporated illustrates the pressure for development during the period and the scale of development which took place around the time of the expansion of the city illustrates the need for the 5th extension which added an additional 2,000 sections to the city. By 1951 Hamilton had reached 30,000 and the State was its biggest developer, with Fairfield being one of the new suburbs laid out by the state.

This development was accompanied by large areas of open space for recreation, along with shops at the intersection of Heaphy Terrace with Clarkin Road.

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<sup>1</sup> Hamilton City Libraries

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

Whilst there has been some infill development in the area, buildings are generally simple state house designs, with weatherboard elevations under clay tiled hipped roofs (utilising both brown and terracotta coloured tiles). Many still have their original single chimney and multi-pane timber windows. There are some buildings with gabled roofs (although on the whole these still have weatherboard elevations).

Most dwellings now have a fully formed driveway from the street, although some lots do not have a formed vehicular access or only have a simple driveway formed by lines of concrete.

Front boundaries vary, with some lots retaining open plan (which would have originally typified the area) and/or planted boundaries. However, likely in response to the traffic along the street, there are a number of taller fences which due to the curving street are very dominant discordant features.

The front berm, with street trees, varies significantly in width providing the street with a very spacious character in parts. Lot sizes and layouts are reasonably consistent (recognising that the curves in street has impact on lot shape and layout). A number of the dwellings back on to Caro Park, with easy access to this from the local area (including from both Fairfield Road and Gardiner Place).

Developed by the state at the end of the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period and crossing into the Early Post War Expansions Development Period (1950 to 1980), the simple state house designs, reflect the former whilst the curving street design moves away from the previously regimented grid street layouts to the post war free flowing street form.



*Figure 26 Aerial photo, 1953, illustrating the flowing street layout (retrieved from retrolens.nz)*



*Figure 27 Prior to the Fairfield Road extension; shown in 1948 (retrieved from retrolens.nz)*

The Fairfield Road area contributes to a clear understanding and appreciation of the development expected moving from the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period through to the Early Post War Expansions (1950 to 1980) development period, the post war period where new ideas regarding planning and layout of towns were emerging. The area exhibits High heritage significance as it is a relatively unaltered example of immediate post war development.

Fairfield Road was developed at a time when Hamilton was undergoing significant growth; it was about to reach a population of 30,000 and the post war period brought new ideas regarding the planning and layout of towns. The area records and illustrates this.

The simple state house designs reflect the earlier period, whilst the curving street design moves away from the previously regimented grid street layouts to the post war free flowing street form. Many of the buildings remain relatively unaltered and retain their integrity; they still have original features such as their clay tiled roofs, original chimneys and multi-pane timber windows. Whilst some subdivision has taken place, this has tended to be on a lot by lot basis, so the overall structure of the area is not harmed. That the development was part of the Fairfield project, involving the construction of 800-1000 houses and likely used carpenters from the No 20 training centre for ex-servicemen in Hamilton East adds further historic interest to the area.

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

- Where an existing dwelling displays the features below, any alterations and extensions should respect the features. Where an existing principal building does not exhibit the features, any alterations and extensions should respect the design of the principal building and site as existing. All new buildings, including on rear sites, should incorporate these features. New accessory buildings of greater than 20m<sup>2</sup> on sites where the existing principal building exhibits the features should respect the design of the principal building and site as existing.
- Discourage amalgamation of sites, although subdivision of the rear of existing lots may be acceptable providing that front units respect existing building setbacks.
- Buildings can be placed parallel or perpendicular to the street.
- Alterations or new buildings should utilise designs and materials which match the original early state houses which typify the area:
- It is important that the integrity of the early state houses remain when viewed from the street.
- Painted horizontal timber weatherboard, with some buildings and all chimneys in painted roughcast plaster.
- Roofs coverings should be brown or terracotta colour clay tiles with gables or hipped forms.
- Generally, windows should have timber frames with multi-pane side hung casements, bringing a vertical proportion within a large horizontal shape window.
- Driveways should remain single width. Large areas of parking should be not provided to the front of houses, over and above the driveway which can widen to two cars wide to the front of garages.
- Garages should generally be detached and to the rear of dwellings, with single doors.
- 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 or have low timber fences. Fences or walls taller than this are not sympathetic to the historic heritage values of the area.
- Planting within front yards is acceptable but care should be taken to ensure that species chosen will not grow so large that all views of the main dwelling on the site are lost; views of the dwellings contribute to the heritage values of the area.
- Existing street trees, other street planting and front berms 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 that the housing shortage in Hamilton, which became apparent in late 1920s, was still an issue and there was pressure for new housing development in post war Hamilton.

The Fairfield project, involving the construction of 800-1000 houses, was announced in April 1946. A first block of 23 houses at Fairfield was on the way to completion by June 1947, constructed using carpenters from the No 20 training centre for ex- servicemen in Hamilton East.

Fairfield Road itself is not representative of a single period of development. The HHA consists of the curving section of Fairfield Road from Haultain Street to Heaphy Terrace along with the short Gardiner Place which links north from this. This section was developed as part of a much larger block including streets to the north. The western portion from Haultain to Woodstock includes a later school development, and roads near the river were developed prior to 1940.

The area delineated by the HHA is one of a large number of places initially developed in the 1950s in Hamilton.

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 building stock includes typical example of post- war state house architecture from second half of the 20th century. This is mixed with infill development from the early 2000s, particularly on subdivided or rear sites and within the visual catchment, but outside the delineated area. based on historical analysis of aerial photography, around 59% of dwellings within the HHA were established through the initial subdivision and construction period with which the area is associated 1950-1960

Developed by the state at the end of the Late Victorian and Edwardian and during and after inter- war growth (1890 to 1949) development period and crossing into the Early Post War Expansions (1950 to 1980) development period, the area reflects some of each, with the simple state house designs reflecting the earlier period, whilst the curving street design moves away from the previously regimented grid street layouts to the post war free flowing street form.

Buildings are generally simple state house designs, with weatherboard elevations under clay tiled hipped roofs (utilising both brown and terracotta coloured tiles). Many still have their original single chimney and multi-pane timber windows. There are some buildings with gabled roofs (although on the whole these still have weatherboard elevations).



Most dwellings now have a fully formed driveway from the street, although some lots do not have a formed vehicular access or only have a simple driveway formed by lines of concrete.

Front boundaries vary, with some lots retaining open plan (which would have originally typified the area) and/or planted boundaries. However, likely in response to the traffic along the street, there are a number of taller fences which due to the curving street are very dominant discordant features.

Lot sizes and layouts are reasonably consistent (recognising that the curves in street has impact on lot shape and layout). A number of the dwellings back on to Caro Park, with easy access to this from the local area (including from both Fairfield Road and Gardiner Place).

While some buildings of the State House style associated with development period of interest have been obviously modified the majority within the HHA area demonstrate reasonable integrity of design. Subdivision patterns have degraded to a degree as a result of later infill particularly from the 2000s.

The buildings are typical of state houses 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 state houses being built at the time, rather than being designed by a particular known practitioner.

The place has **moderate 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 did not begin until the late 1940s. The potential for information regarding earlier human occupation is low.

The place has **low local** 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 reasonably early after the end of the World War II, likely using ex-servicemen who had retrained in Hamilton.

The place has **low 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	Moderate	Local
c) Context Qualities	Not assessed	
d) Technological Qualities	None	
e) Archaeological Qualities	Low	Local
f) Cultural Qualities	Low	National
g) Scientific Qualities	None	

**Statement of Significance**

Fairfield Road was developed at a time when Hamilton was undergoing significant growth; it was about to reach a population of 30,000 and the post war period brought new ideas regarding the planning and layout of towns. The area records and illustrates this.

Developed by the state at the end of the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period and crossing into the Early Post War Expansions (1950 to 1980) development period, the area reflects some of each, with the simple state house designs reflecting the earlier period, whilst the curving street design moves away from the previously regimented grid street layouts to the post war free flowing street form.

Whilst most sites would have been open plan, many now have fences along their street boundaries. Further tall fences would have a negative impact on the heritage values of the

area, but fences of up to 1.2m could be inserted whilst maintaining the historic heritage values of the area.

Overall, the area contributes to a clear understanding and appreciation of the development expected moving from the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period through to the Early Post War Expansions (1950 to 1980) development period, the post war period where new ideas regarding planning and layout of towns were emerging. The area exhibits High heritage significance as it is a relatively unaltered example of immediate post war development. The simple state house designs reflect the earlier period, whilst the curving street design moves away from the previously regimented grid street layouts to the post war free flowing street form. Many of the buildings remain relatively unaltered and retain their integrity; they still have original features such as their clay tiled roofs, original chimneys and multi-pane timber windows. Whilst some subdivision has taken place, this has tended to be on a lot by lot basis, so the overall structure of the area is not harmed. That the development was part of the Fairfield project, involving the construction of 800-1000 houses and likely used carpenters from the No 20 training centre for ex-servicemen in Hamilton East adds further historic interest to the area.