CARRINGTON ROAD IMPROVEMENTS PROJECT

HERITAGE INTERPRETATION AND MITIGATION

RESOURCE CONSENT INFORMATION PACK

JULY 2025

HERITAGE CONTEXT

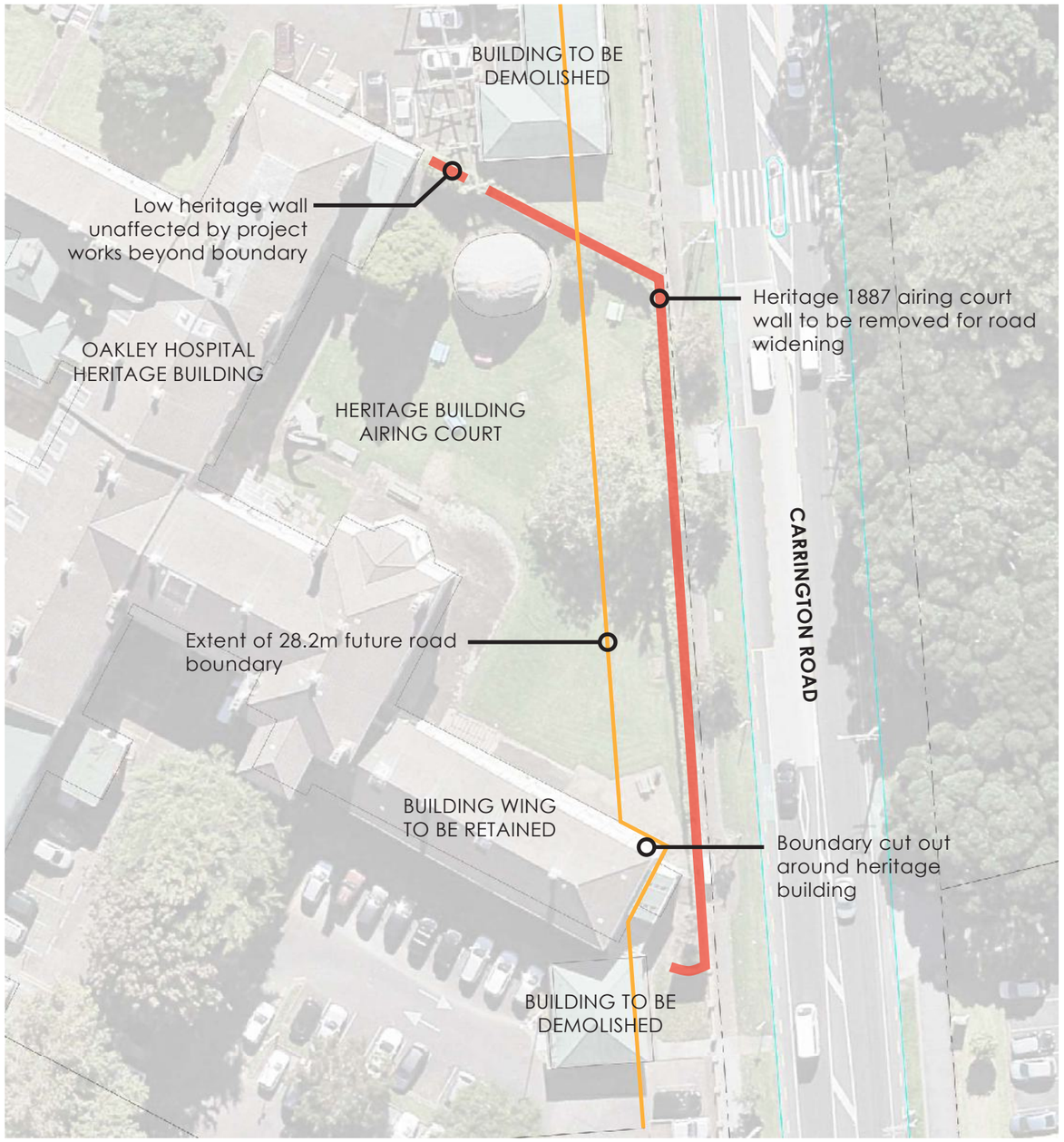
PROJECT CONTEXT

HOSPITAL BUILDING

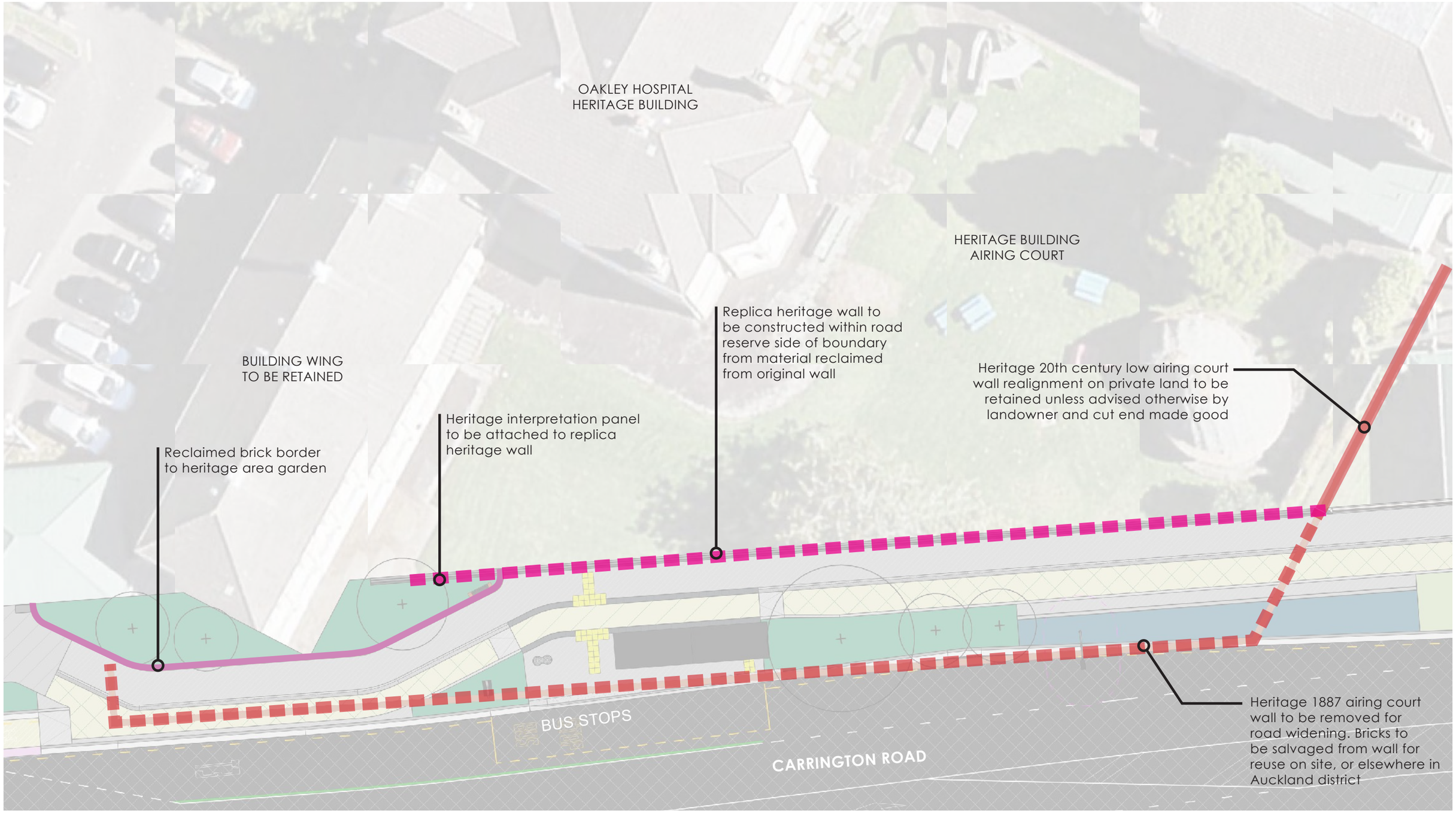
CARRINGTON RD

FOCUS AREA

SCOPE OF ALTERATIONS

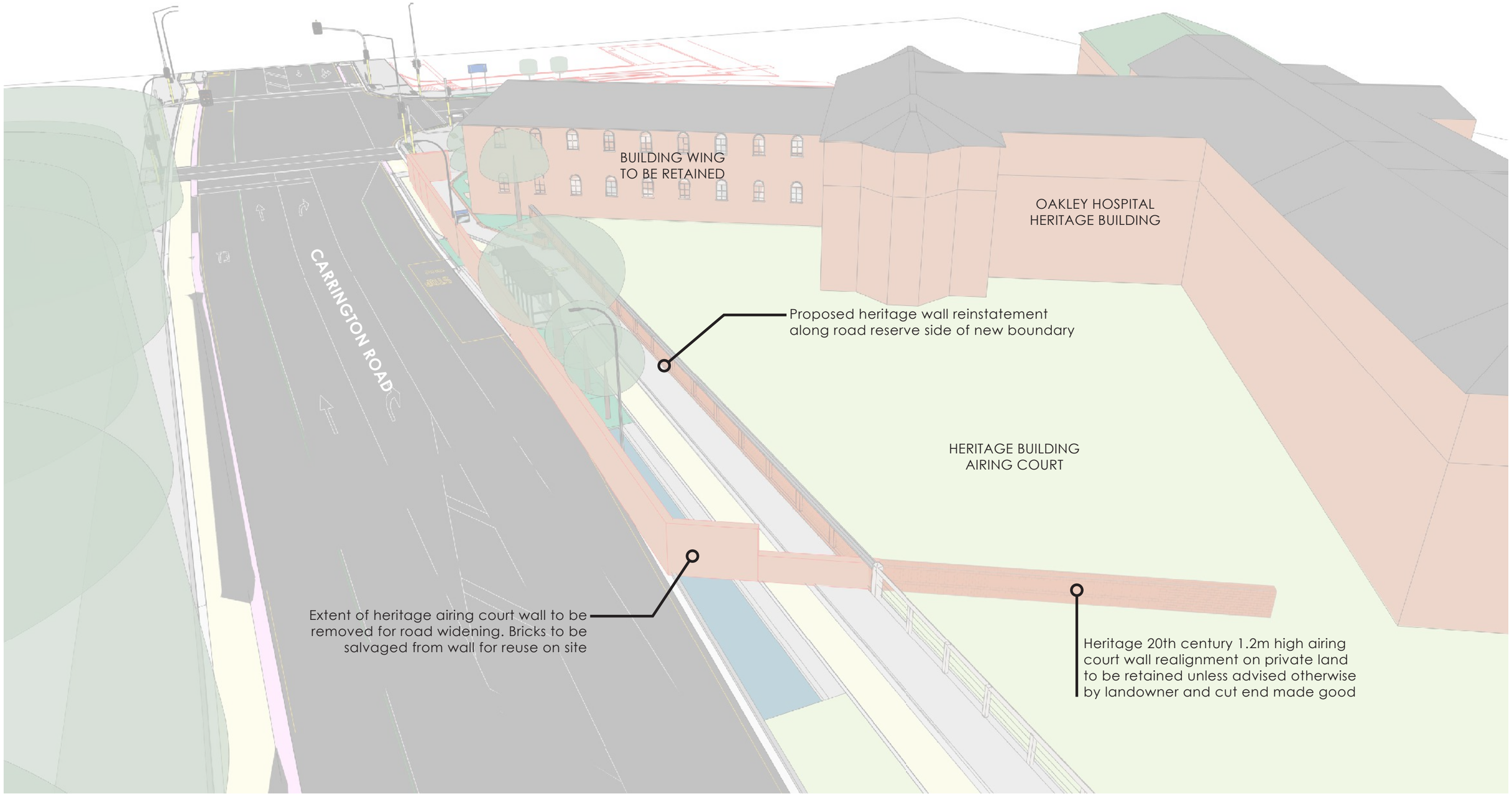


PROPOSED STREET DESIGN & MITIGATION OPPORTUNITIES



Not to scale

OVERVIEW OF EXISTING WALL ALIGNMENT WITHIN NEW STREET DESIGN



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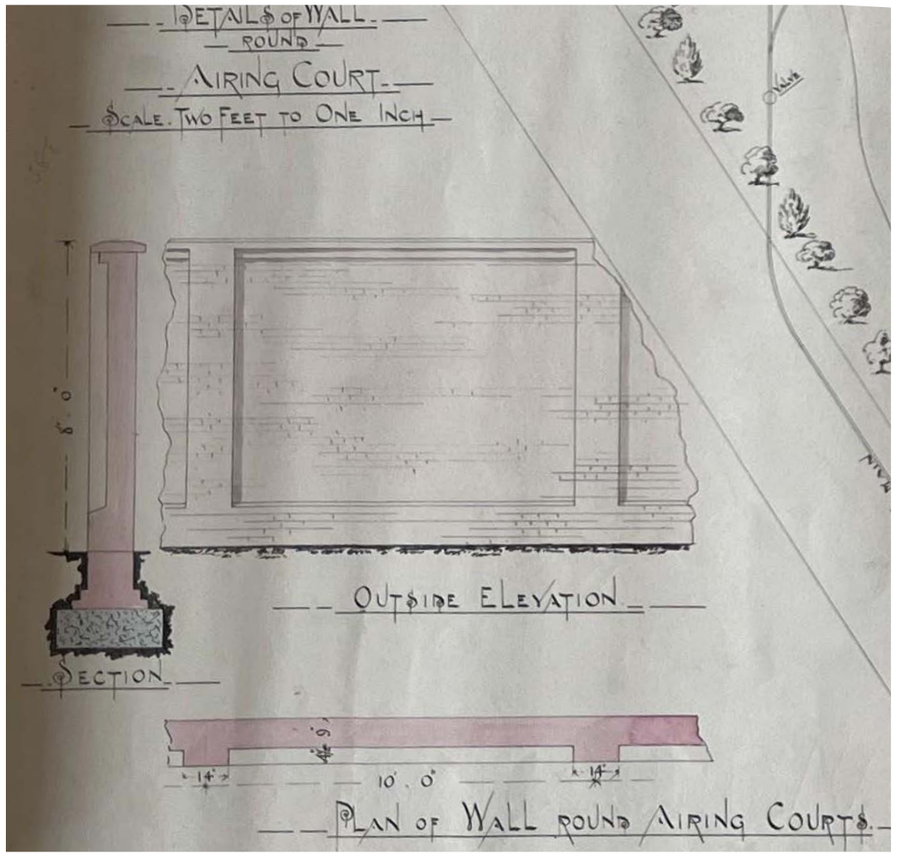
HERITAGE BOUNDARY WALL



AN OUTSIDE ELEVATION OF THE WALL BY CHARLES BEATSON

Source: CARRINGTON ROAD IMPROVEMENTS PROJECT
HERITAGE IMPACT ASSESSMENT, November 2024. Pearson, Dave, DPA Architects, Auckland
Image source: Archives New Zealand R19471955.

ORIGINAL BRICK WALL

- Constructed approximately 1887 in conjunction with adjacent building to form airing court to a minimum height of 8' (2440mm)
- The existing wall features English Bond rectangular panels divided by regularly spaced pilasters at 10' (3050mm) centres that terminate in an angled stringcourse surmounting a base three bricks high or greater. The top of the wall has a cement plastered brick cap
- Constructed from locally sourced clay bricks, with average dimensions of 8-9" (~210-220mm) long x 4" (~105mm) wide x 3" (~75mm) high. Existing mortar is red-brown and may be an early cement/lime mix mortar
- Site measurements indicate wall thickness varies slightly from design drawings at 320mm at the pilasters, probably due to variances in the brick dimensions form the design specification
- Ties into a lower brick wall (~1200mm) which returns to meet the heritage building and completes courtyard

BRICK WALL CONDITION 2024, SHOWING RECTANGULAR INSET PANELS, PILASTERS RENDERED CAPPING AND VARIABLE HEIGHT WALL BASE

BRICK COVING COURSE AT TOP OF WALL PANELS

ANGLED BRICK STRING COURSE AT BASE OF WALL PANELS

HERITAGE BOUNDARY WALL REPLICA - HNZ OPTION

DESCRIPTION

Brick reclaimed from heritage wall is reused for a lower 1250mm height wall (1250mm) and a taller 2440mm high wall as per Heritage New Zealand - Pouhere Taonga recommendation

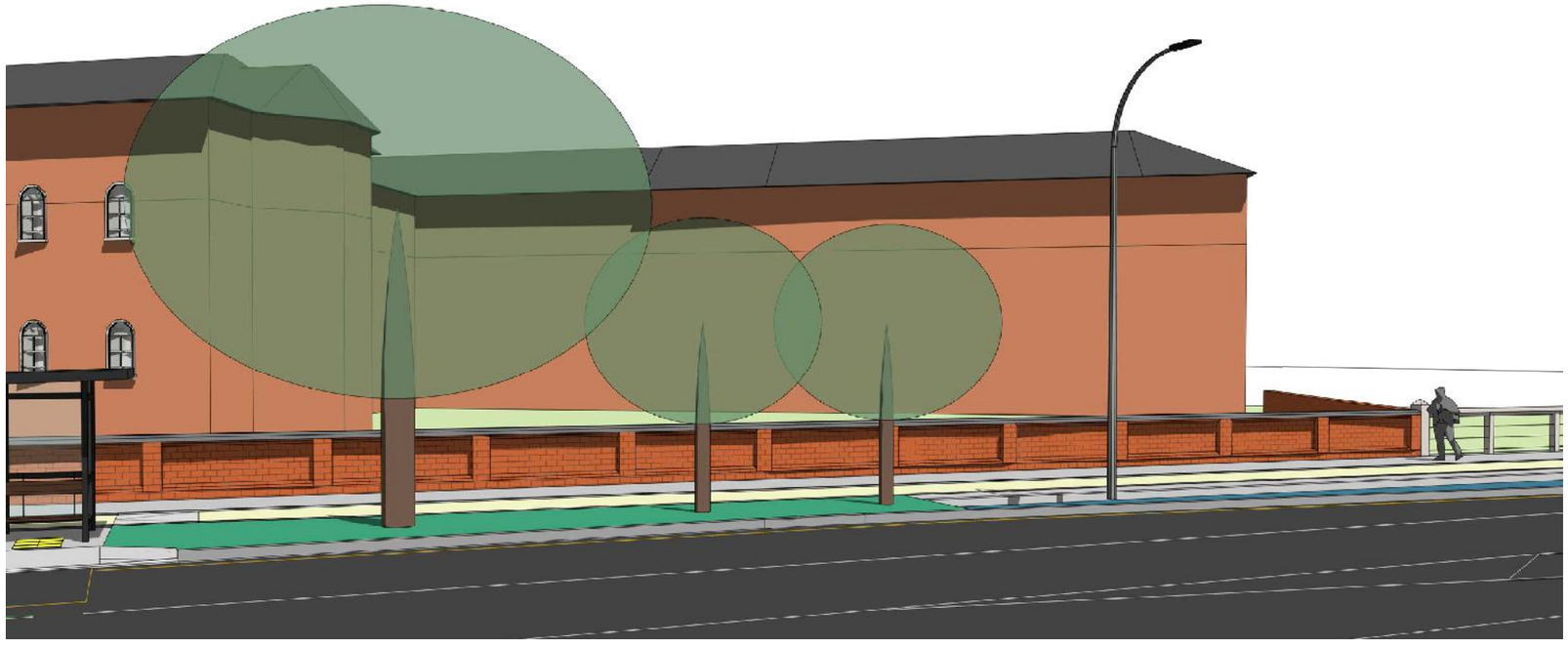
BENEFITS

- Direct and understandable partial replica of heritage wall feature
- Provides edge treatment to courtyard space
- Low height wall provides improved used experience at corridor pinch point next to bus stop

KEY CONCERNS

- The existing wall return within private land is constructed at a lower height of approximately 1250mm, with additional height added via metal railings. The taller wall section requested by HNZ will not be tying into an equal height wall, making for an unusual transition
- Occupies up to 350mm of valuable space in the road reserve above ground which must be taken from the berm, cycleway or footpath widths
- Footings occupy 2000mm of space below ground in cross section, limiting space for underground services within the constrained road corridor
- Taller wall provides a more attractive canvas for graffiti, making graffiti protection coatings a very important consideration
- The taller wall reduces visibility to the heritage buildings and creates a sense of narrowing along the footpath, thereby creating a less comfortable pedestrian environment.
- Construction dependant on sufficient brick being salvaged from wall, and a skilled contractor

HERITAGE BOUNDARY WALL REPLICA - PREFERRED OPTION (BASED ON KNOWN SPATIAL CONSTRAINTS)



DESCRIPTION

Brick reclaimed from heritage wall is reused for a lower height wall (1250mm) to tie into the existing wall return in private land.

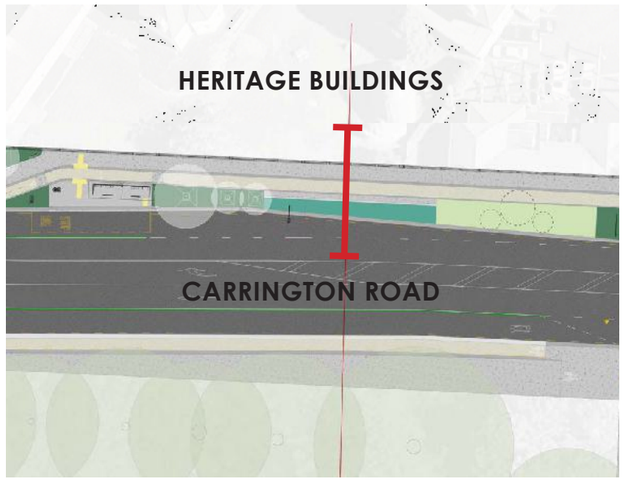
BENEFITS

- Direct and understandable interpretation of lost heritage wall feature via recreation of key wall design elements, but at lower height
- Provides edge treatment to courtyard space
- Permits use of brick in a way that replicates the original use and purpose
- Lower height preserves views to the heritage building, and provides a better pedestrian user experience
- More feasible due to smaller footings and reduced footprint in road corridor, reducing impact on underground service pipe and duct alignments.
- Interpretative signage can be incorporated into top of wall

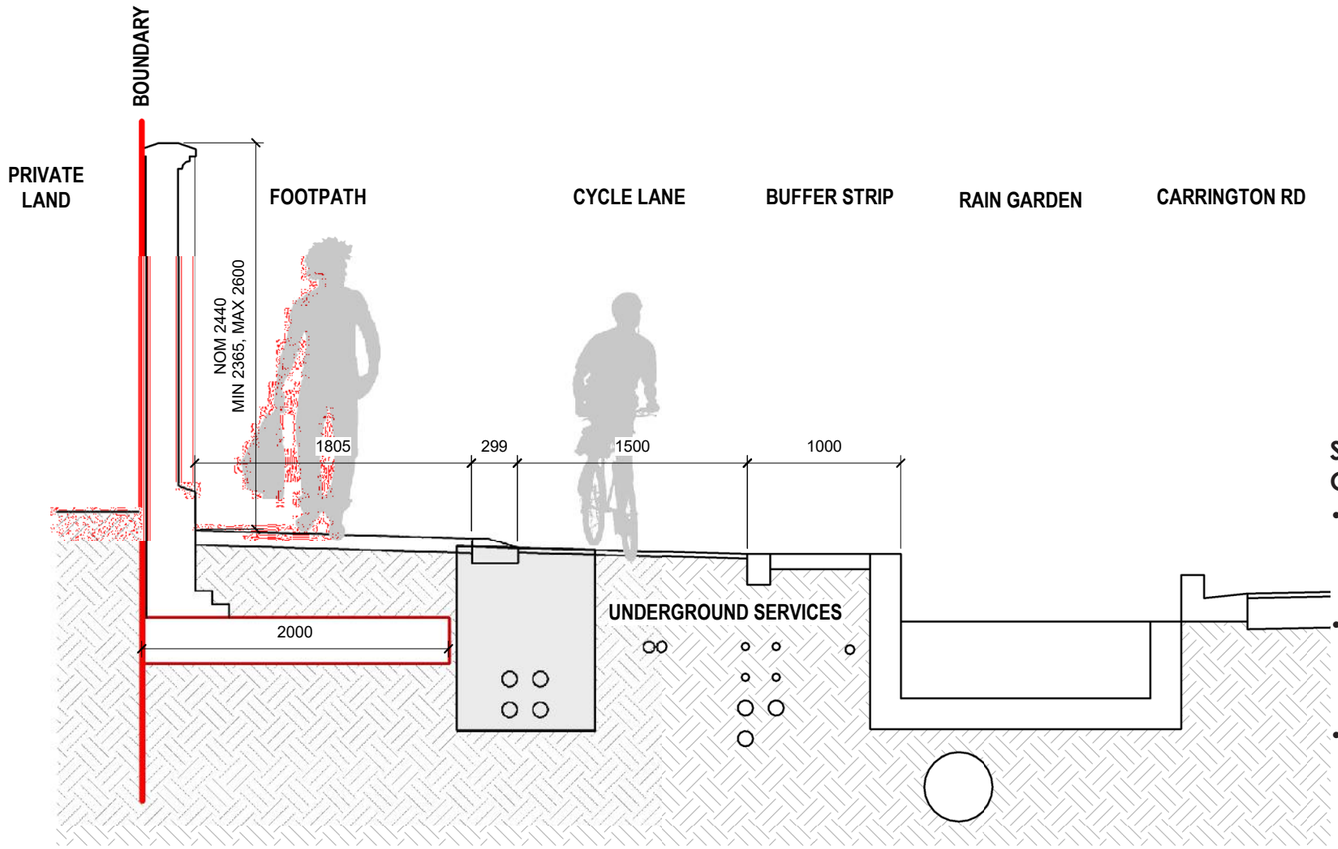
KEY CONCERNS

- Occupies up to 350mm of valuable space in the road reserve above ground which must be taken from the berm, cycleway or footpath widths
- Footings occupy approximately 1000mm of space below ground in cross section, limiting space for underground services within the constrained road corridor
- Construction dependant on sufficient brick being salvaged from wall, and a skilled contractor
- Graffiti protection coatings will be required

HERITAGE BOUNDARY WALL REPLICA - FOOTING IMPLICATIONS

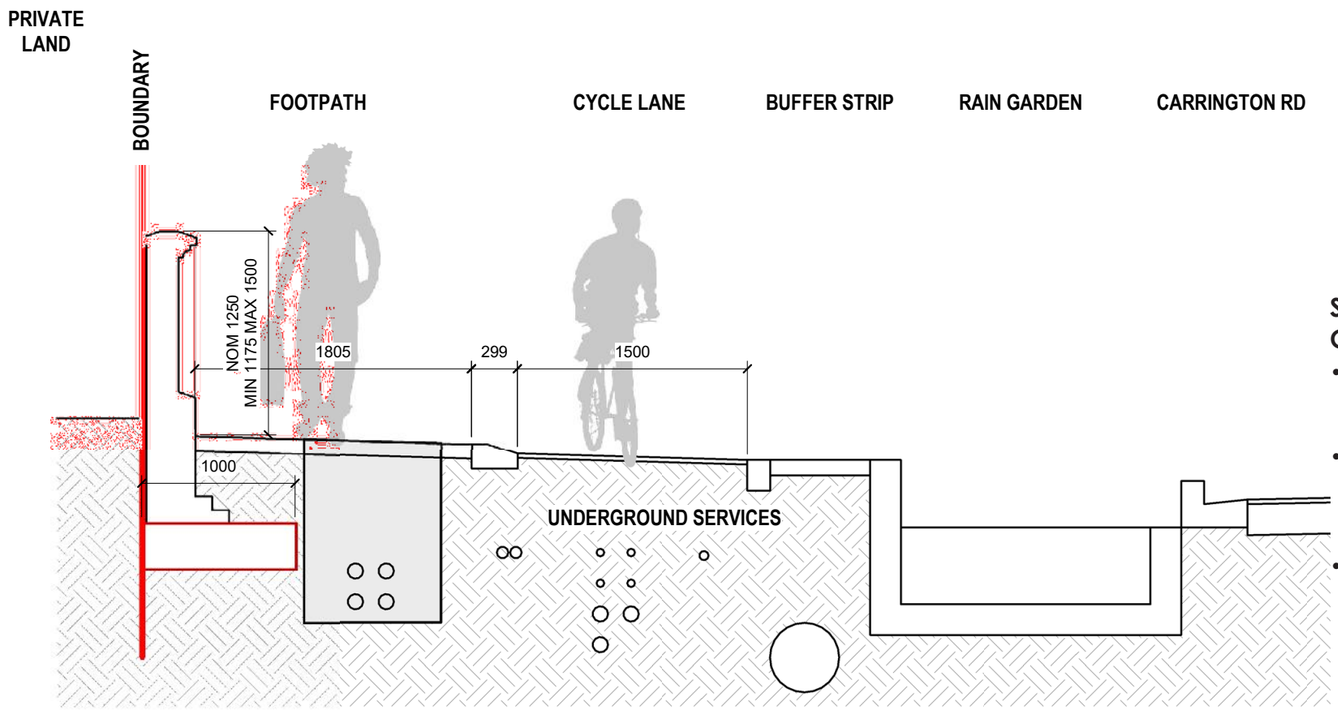


SECTION LOCATION - CH1419



SECTION - HNZ BRICK WALL IN CONTEXT - 1:40

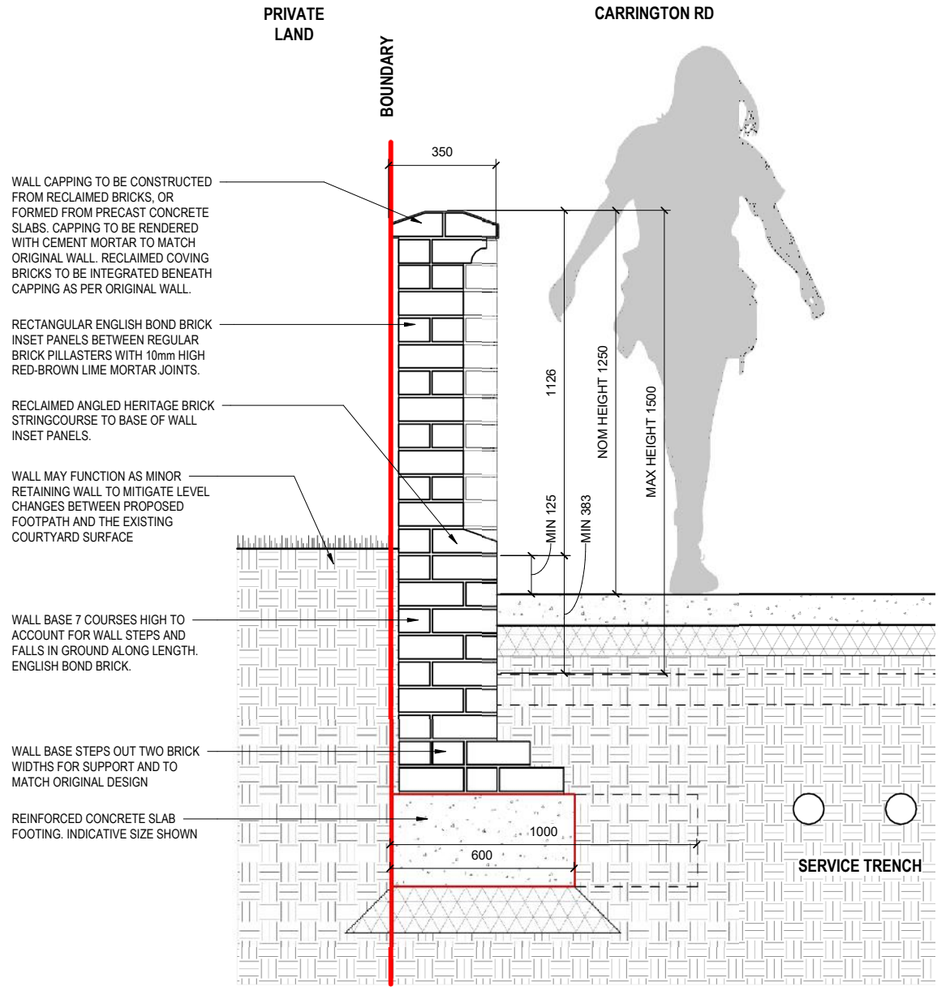
- Pilaster Footing width compromises space available for 450mm diameter trunk water main, gas main, power cables and comms ducts
- Water main would need to be placed under rain garden structure, which is non-compliant with Watercare requirements
- Comms ducts and chambers would clash with separator strip between footpath and cycle lane, compromising safety for vision impaired pedestrians



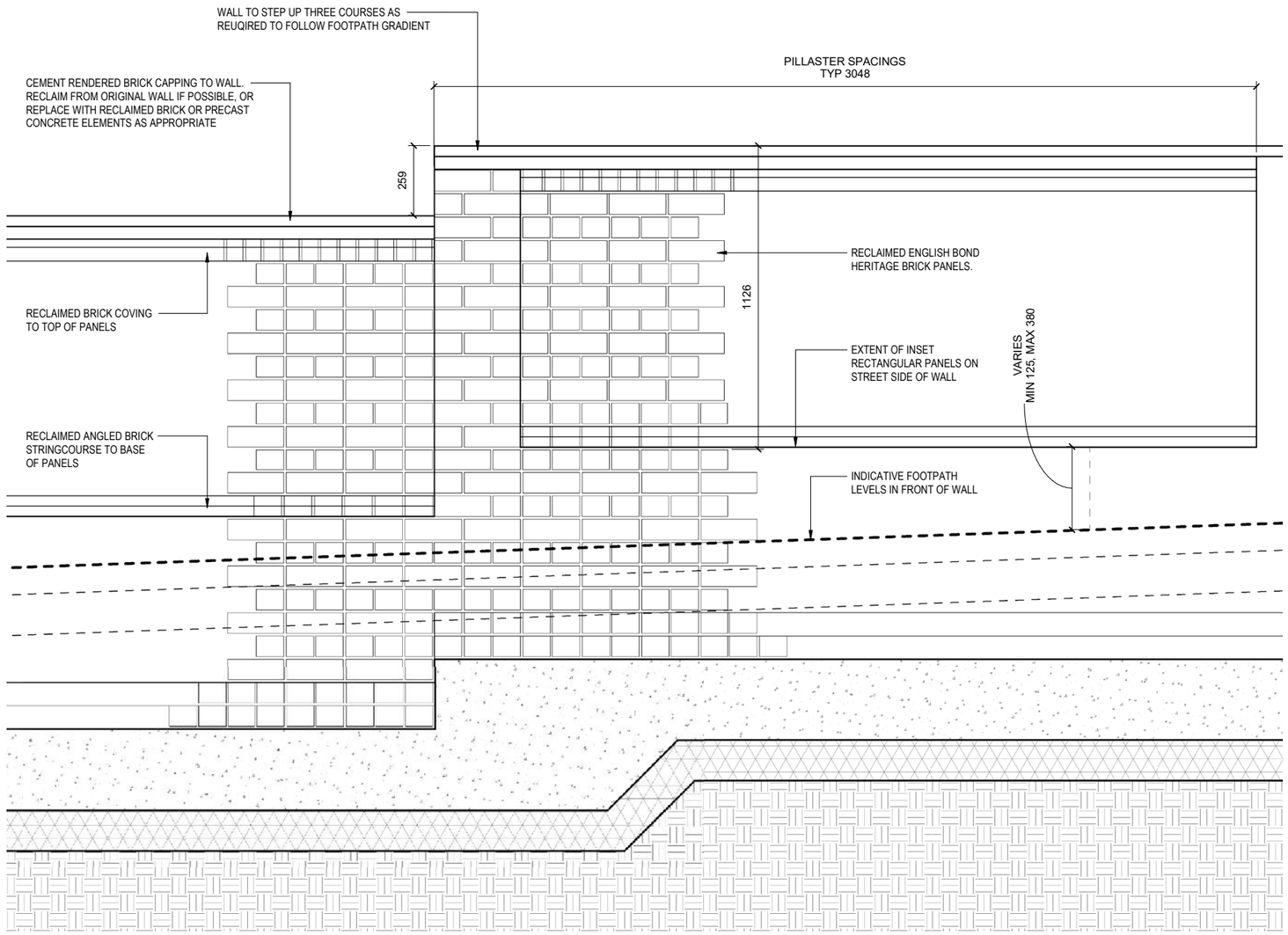
SECTION - LOWER BRICK WALL IN CONTEXT - 1:40

- Preferred option due to ability to intergrate services in compliant and safe manner
- Comms chambers sit fully within footpath, reducing risks of a clash with the separator, or a requirement for a custom footing design for the wall
- Water main can remain outside of the rain garden footprint, making long term servicing and maintenance viable, and reducing risk of damage during rain garden renewal

HERITAGE BOUNDARY WALL REPLICA - LOW WALL DESIGN



TYPICAL SECTION 1:20



TYPICAL ELEVATION 1:20

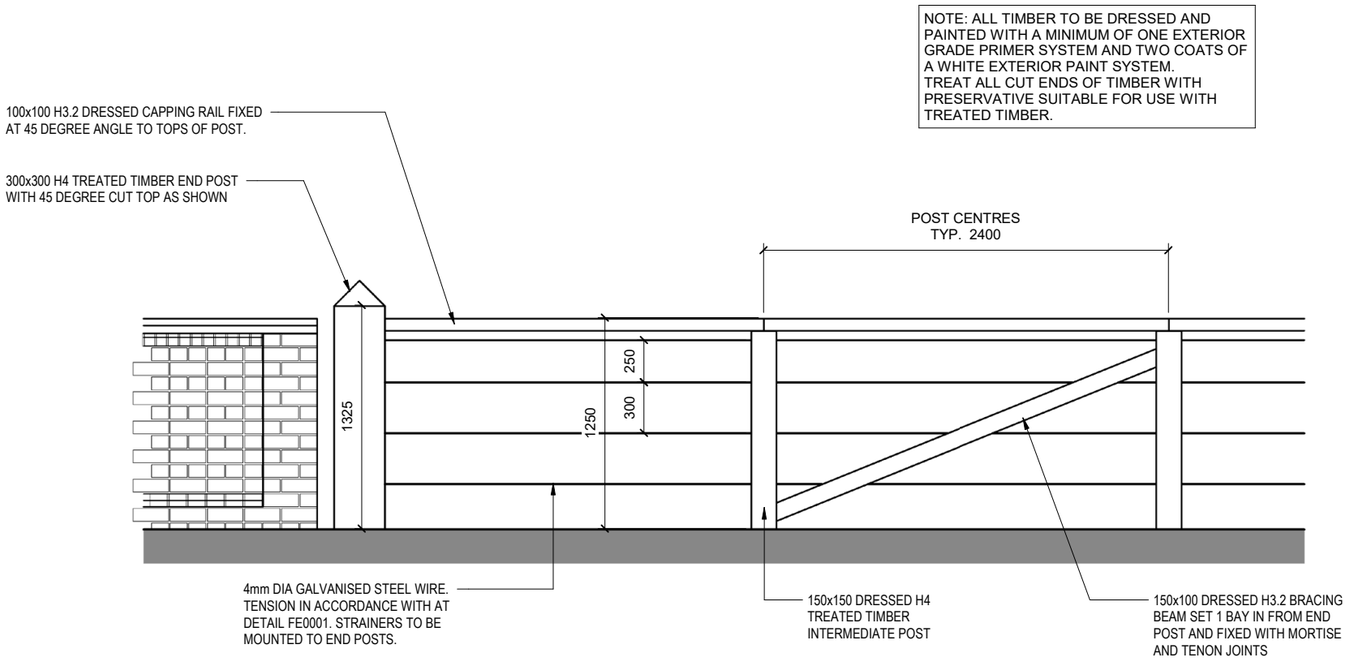
HERITAGE BOUNDARY FENCE REPLICA

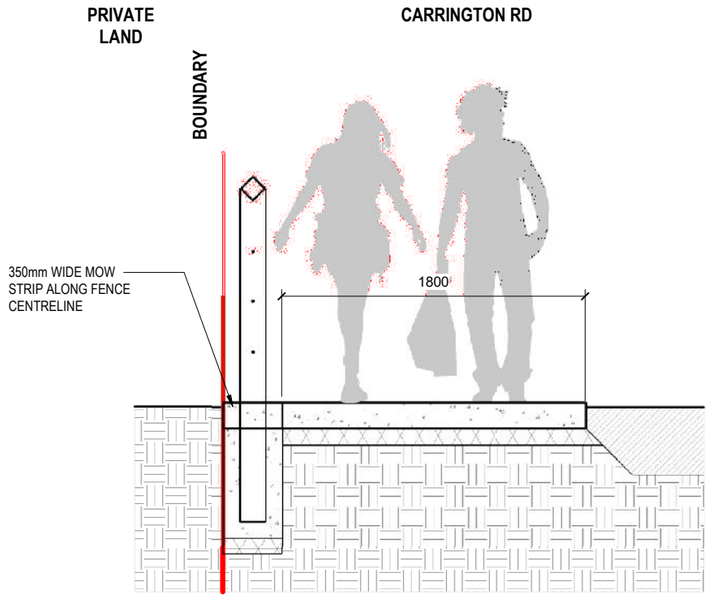
OAKLEY HOSPITAL, VIEWED FROM CORNER OF CARRINGTON RD & GREAT NORTH ROAD,

CIRCA 1890

Oakley Hospital, Carrington Road, Mt Albert, Auckland. Beere, Daniel Manders, 1833-1909 :Negatives of New Zealand and Australia. Ref: 1/4-034414-G. Alexander Turnbull Library, Wellington, New Zealand. /records/23206218

DETAIL VIEW OF BOUNDARY FENCE, SHOWING TIMBER POSTS, RAILS, WIRES AND HEDGING

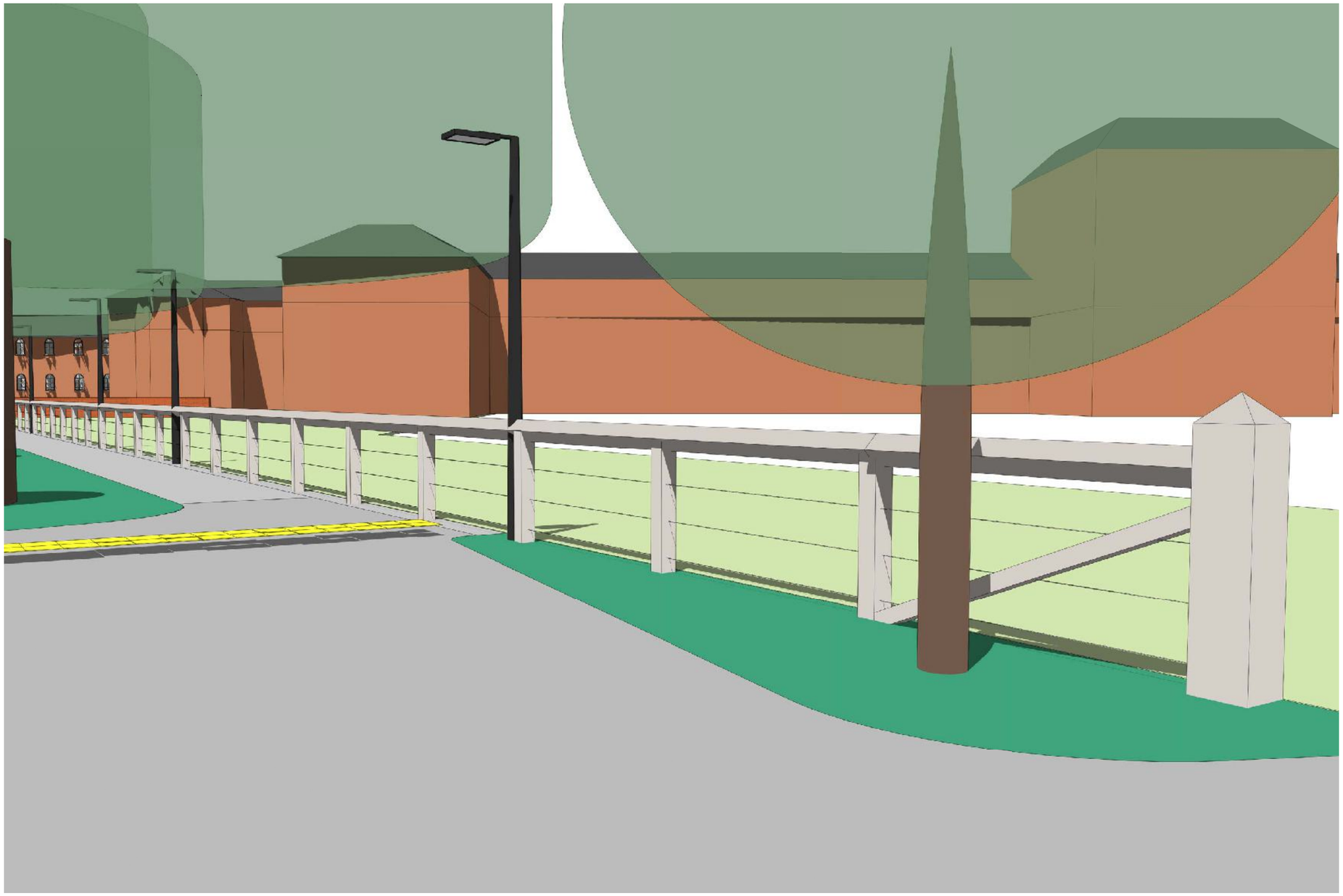




PROPOSED REPLICA FENCE

- Height estimated from photos and heritage designs & set to match heritage wall reconstruction
- Height strikes a balance between security and visibility
- Solid timber end posts anchor fence and permit the fitting of gates if required in future
- Braces utilised to support wire tensioning
- Wires discourage access under the fence and additional wires may be added for higher security design
- Top rail design resists sagging and discourages jumping the fence
- Fence located in road reserve to ensure AT ownership
- AT has primary responsibility for maintenance & control of appearance
- Footpath alignment adjusted as required to accommodate fence

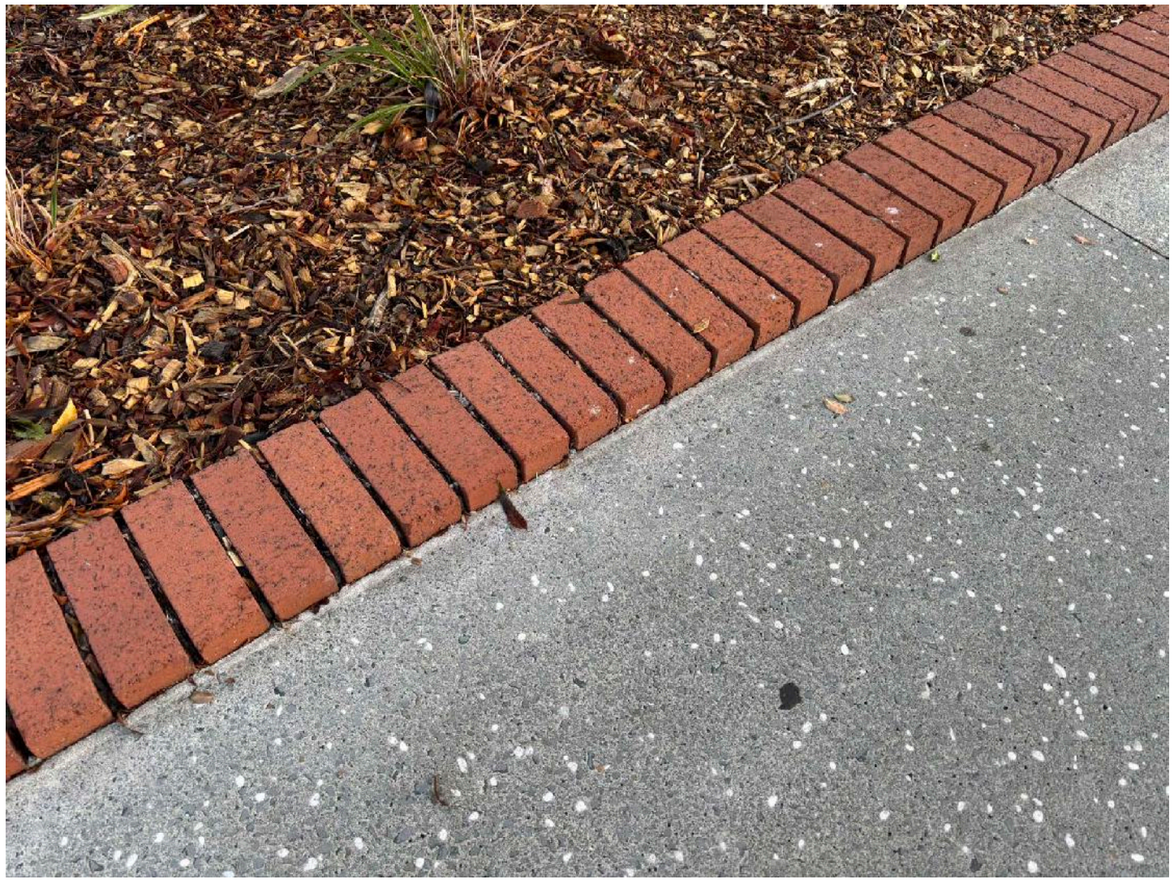
HERITAGE BOUNDARY FENCE REPLICA



ADDITIONAL ELEMENTS

HERITAGE INTERPRETATION PANELS

A heritage panel may be designed in collaboration with Auckland Council and Heritage New Zealand - Pouhere Taonga to tell the story of the Oakley Hospital Building, and its subsequent life as a Unitec campus. This could be a small plaque or a larger interpretation sign fixed to the top or side of the wall near to the bus stop to maximise visibility.



BRICK EDGING / MINOR WALLS

Bricks may be reused to form brick edging to garden beds to retain mulch / soil. This example is found in the New Lynn Town Centre