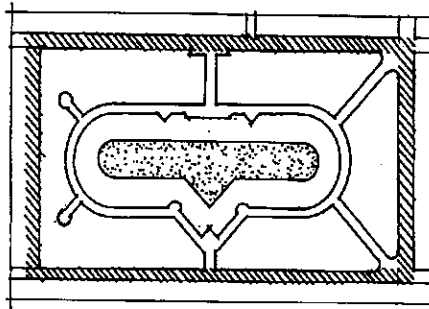
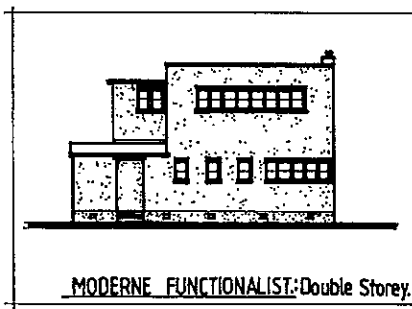
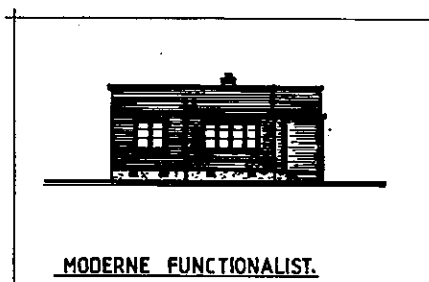
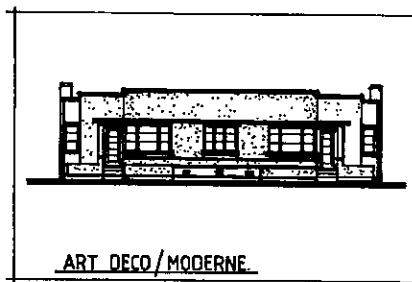
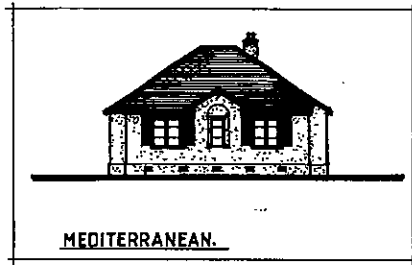
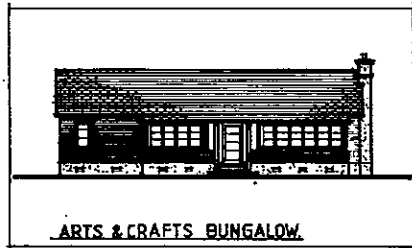
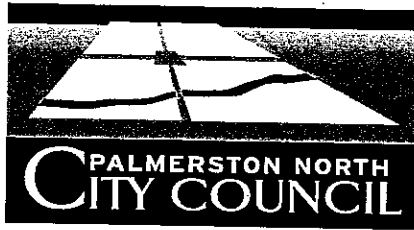


# SAVAGE CRESCENT DESIGN GUIDELINES

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This design guide was produced for

Strategic Planning Unit  
Palmerston North City Council

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*June 1996*

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## 1.0 SIGNIFICANCE OF SAVAGE CRESCENT

While a general shortage, and the existence of a relatively large amount of sub-standard, housing had been recognised as a major social problem by previous New Zealand governments, the First Labour Government elected in 1935 was the first to tackle the issue in a radical and comprehensive way.

The State Housing and State Advances Corporation Acts of 1936, immediately following the 1935 election, put their housing philosophies and programme into action.

This involved the state purchase of blocks of suitably located land in various towns and cities and the design of new residential estates with the houses rented to those in housing need.

As much care was given to the overall layout and design of the estate - its roads, cul-de-sacs, public recreation areas, pedestrian paths and other elements of social infrastructure - as that given to the design and placing of the individual house.

The houses themselves were to be at least equal (if not better than) the average New Zealand house in their range and quality of domestic amenities, the materials they used and the construction processes employed. In short, "workers housing" was not to be an excuse for the cheap, the basic and the mean.

The designs of many of the early state housing areas were strongly influenced by contemporary model housing philosophies and programmes from England and the United States. Of particular importance were the ideas of Ebenezer Howard and the "Garden City" movement and their influence in the 1920's and 30's on the design of Hampstead Garden Suburb and Letchworth Garden City in England and the Rayburn "Neighbourhood" concepts of Clarence Stein in the USA.

These were the influences on Reginald Hammond, the Government's former Director of Town Planning and chief planning advisor to the Housing Branch of the State Advances

Corporation. He was responsible for the design of a number of early state housing areas and designed the Savage Crescent Housing Precinct between 1936 and 1937.

The Precinct was named after Michael Joseph Savage, Prime Minister of the first Labour Government, and the housing units were the work of a number of architects, some in the direct employ of the Government's Housing Branch, others from private architectural practices selected through a competition for new state housing designs.

Although subject to some change and modification since its construction between 1938 and 1945, the Savage Crescent Housing Precinct remains a significant, intact example of the First Labour Government's innovative model state housing programme.

## 2.0 THE INTENTION OF THE DESIGN GUIDE

### 2.1 Who Is It Aimed At?

Based on previous Council research and an analysis of existing circumstances, the Design Guide has been commissioned by Palmerston North City Council to provide assistance and advice to the individual owners (and potential owners) of the Precinct's houses, so that future additions, alterations and improvements can be carried out in ways consistent with the uniqueness and long-term value of the Precinct.

### 2.2 What Is Its Status

While the Guide is advisory and has no legal status, it has been written with an eye to the individual house-owners and their desire to maintain and enhance their property values.

### 2.3 Why Is It Important?

To the degree that the houses in the Precinct will continue to change and adjust to different owners over time, the Guide provides a wide range of suggested options for how these changes might occur. They have been designed to protect

the unique physical qualities of the Precinct without stifling people's desire to make their own place. To the degree that Precinct houses change over time in accordance with the Design Guide, individual property values will be maintained and enhanced, through their attachment to a unique housing district of national importance.

Both the City Council and the individual property owners have responsibilities in this regard. The Guide is intended to underline that joint partnership.

### 3.0 THE STRUCTURE OF THE DESIGN GUIDE

The Guide is in six parts:

- the House lots
- the Dwellings;
- the Garages;
- the Gardens and Sheds;
- Colours; and
- Conservation Principles (appendix 1)

The guide first moves to a consideration of the individual housing lots, their houses, garages and sheds, and finally down to the detail of people's individual gardens.

A description and background explanation of various aspects of the Precinct accompany each of the sections so that users can understand why the Guidelines make the suggestions they do.

Considerable individual scope is still available for how each house can accommodate changes, modifications or alterations. The Guide focuses on the key patterns where care is needed in making changes if the value of an individual house and the Precinct as a whole are to be protected.

### 4.0 HOW THE GUIDE WORKS

While the design Guide is "advisory" only, there is, however, one simple pragmatic consideration behind the Guide. The Precinct and its houses are unique. That fact translates directly into individual property values. It gives these properties (and the Precinct as a whole) a potential marketing advantage over other houses and in the city and a "niche" advantage against other residential districts.

Taking care of that uniqueness is directly related to enhancing the value of these houses and properties in the Palmerston North housing market. Above all else, this should underline the value of taking advantage of the Design Guide and its advice.

While the Guide describes the general strategies for how to alter your house and property, each housing unit is subtly different in its detail and its finishes from its neighbours. When it comes to how an alteration to a particular house might be detailed in keeping with its special features, it is recommended that the Council makes available the limited services of specialist advice to recommend how this might happen. This need not be a significant cost. It may, at most, involve a couple of hours consultation and a quick indicative sketch.

It is, however, essential if the intentions behind the Guide are to translate into effective, long term physical results. The use of the Guide involves an active partnership between the Council and the residents of the Precinct. The partnership already exists and has been the catalyst for commissioning this Guide.

This is a good foundation to build on if the future of this unique piece of New Zealand's social and residential history is to be secure