

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1076
*FORMER LYTTELTON BOROUGH COUNCIL STABLES AND
SETTING - 1 GLADSTONE QUAY, 4 DONALD STREET,
LYTTELTON***



PHOTOGRAPH: CHRISTCHURCH CITY COUNCIL 24/6/2014

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The former Stables have high historical and social significance for their association with Reserve 34, one of the most historic sites in Canterbury, and with the history of local government in Lyttelton.

Reserve 34, on which the former Stables are located, is one of the most historic sites in Canterbury. The reserve, bounded by Oxford Street, Sumner Road, Gladstone Quay and an unformed portion of St Davids Street, was surveyed by the Canterbury Association in 1849. As the first block above the Association's jetty, the site was central to the new settlement, and was taken over by the Association for their own purposes. The house of Association Agent John Robert Godley, offices and immigration barracks were constructed on the site. Immigrants continued to pass through the barracks until the mid-1860s, when the Canterbury Provincial Government sold them for removal.

The Lyttelton Borough Council was formed in 1862 and began leasing parts of Reserve 34 from the Provincial Council in 1864. Donald Street (named for Dr William Donald, an early medical practitioner and first chair of the Council) was put in as a service lane at this time. In 1869 the Council took over the reserve; although much was on long-term ground lease, the whole block remained in council ownership until subdivision in the 1990s. The Borough Council was superseded by the Banks Peninsula District Council in 1989. Since the Canterbury Earthquakes, most buildings associated with the former Borough Council have been demolished.

In 1913 the Lyttelton Borough Council decided to replace the dilapidated stables (perhaps dating to the 1860s) in their works yard with a new building. Although the Edwardian period marked the dawn of mechanised transport, horses were still widely used as work animals until the 1940s. Provision was made in the new stables for the storage of vehicles, including 'rolling plant', which would have been hauled around the steep streets of the town by the animals. Provision was also made for leasing stalls to private citizens in order to garner some additional revenue. The Stables were completed in 1914 and remained in use as Council premises until the 1990s. The horses were replaced by motor vehicles around 1939, when the Stables were adapted to garage motor vehicles.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The former Stables have cultural significance for their association with a way of life involving the use of horses, by both local authorities and private individuals, until the advent of mechanised vehicular transport in the early to mid-20th century.

The site is located within a Ngā Tūranga Tūpuna (65) identified in the Christchurch District Plan - Ōhinehou (Lyttelton). This is located within the wider Ngā Tūranga Tūpuna (71) - Whakaraupō (Lyttelton).

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The former Stables have architectural and aesthetic significance as utilitarian buildings with some architectural pretensions, which were designed by prominent Canterbury architect Joseph Maddison.

Plans for the stables were commissioned from Maddison's firm, Maddison and Brown, in late 1913. Joseph Maddison designed a wide variety of building types during his long career, but made a specialty of industrial buildings such as factories and freezing works. In 1913 he had just completed a career highlight, the Government Buildings in Christchurch's Cathedral Square. The Stables were a well-built utilitarian 'L'-shaped brick structure with gabled roofs (including a step in the wing running east-west) and enlivened by quoins and facings of limestone. The foundation stone was laid in September 1914, at which point the building was well underway. The building has been much modified through the years, and an unsympathetic concrete block and weatherboard lean-to built on to the front of the north-

south oriented wing of the stables in 1983 (together with a similarly undecorated concrete block wall enclosing the front yard) has undermined the building's aesthetic quality.

Over the course of the 2010-2011 Canterbury earthquakes, a number of severe cracks developed in the brick walls of the stables and in one of the internal columns. Subsequently, most of the upper storey brickwork on the gable overlooking Donald Street has been taken down, including some of the quoins in the gable's northwest corner. A conservation plan was prepared for the Christchurch City Council by Ussher and Craig in 2014, but a repair strategy for the building has yet to be decided on.

The whole interior of the building has heritage significance including the layout and spaces, structure and linings, fixtures, hardware, materials and finishes. An overview of the interior heritage fabric is included at the end of this document.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The former Stables have technological and craftsmanship significance as an example of Edwardian masonry construction. Such buildings have some rarity value since the Canterbury earthquakes, particularly in Lyttelton.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The former stables are of contextual significance for their site and setting. The former Stables are located on a terrace on the east side of Donald Street, which is a small no-exit service lane. The L-shaped building wraps around the southern and eastern sides of the site, forming a partly enclosed yard. To the south is the former site of the Lyttelton Museum building; to the north is an open yard. The building backs on to an unformed section of St David Street covered in mature trees. The land parcel which the stables sit on extends up to the Sumner Road (including the single-storey Plunket Rooms and its grassed surrounds) and across to Oxford Street (in the form of the Lyttelton Harbour Information Centre). Another brick Edwardian building, the unlisted former *Lyttelton Times* office, is on the opposite site of Donald Street. Altogether the block encompassing Reserve 34 formerly contained six listed buildings, of which three (the Stables, the Lyttelton Harbour Information Centre, and the British Hotel) remain post-earthquake.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The Stables and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods

and materials, and human activity on the site, including that which occurred prior to 1900. Because of the use of Reserve 34 by first the Canterbury Association, and then provincial and local government, the site of the stables has been used as a space for public buildings since the mid-nineteenth century.

ASSESSMENT STATEMENT

The former Lyttelton Borough Council Stables, including the whole interior and setting, are of high heritage significance to Banks Peninsula and Christchurch. The former Stables have high historical and social significance for their association with Reserve 34, one the most historic sites in Canterbury; with the history of local government in Lyttelton; and with the use of horses as motive power. The Stables have cultural significance for their association with the use of horses until the advent of mechanised transport in the early to mid-20th century and hence the way of life based upon horse-drawn modes of transport. The former Stables have architectural and aesthetic significance as a utilitarian building designed by noted Christchurch architect Joseph Maddison, albeit one which has undergone a number of alterations since. The former Stables have technological and craftsmanship significance as an example of Edwardian masonry construction and contextual significance in relation to Reserve 34 and its remaining heritage and character buildings. The former Stables has archaeological significance by virtue of the mid-19th century development that occurred on this site before the Stables were erected in the early 20th century.

REFERENCES:

Christchurch City Council Heritage File: *4 Donald St (Former Council Stables)*

REPORT DATED: 27 February 2015

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

INTERIOR HERITAGE FABRIC OVERVIEW

Unless otherwise stated, the items listed below include all features noted e.g. 'doors' includes all doors in that space

Compiled 2016

Concrete floor of Level 1, Stables Wing 1 was not evaluated (inaccessible due to earthquake damage)

Location	Heritage Fabric
Building Structure Wings 1 and 2	Roof structure Intermediate floor structure Ground floor Structure Wall structure
Stables Wing 1 Ground Level	Exposed internal surface of masonry (brick) walls Remaining rounded edge jamb reveals to stable doors (brick) Window frames and sills (5) on east wall Window frame, with concrete lintel and sill, on west wall Brick and steel columns Exposed structure of concrete ceiling Ladders to First Floor Level Wooden block flooring Concrete drains Electrical conduit
Stables Wing 1 First Floor Level	Exposed internal surface of masonry (brick) walls Double doors and frame with concrete lintel on north wall Exposed roof structure and sarking Electrical conduit
Stables Wing 2 Ground Level	Space and form Exposed internal surface of masonry (brick) walls Stable door on north wall Rounded edge jamb reveals to stable doors (brick) on north wall Window frames and lintels on south wall Brick partition walls Ladders to First Floor Level Concrete drains Electrical conduit
Stables Wing 2 First Floor Level	Space and form Exposed internal surface of masonry (brick) walls Hayloft double doors (5) and frames on north wall Hayloft window and frame on west wall Brick partition walls Exposed roof structure and sarking Electrical conduit

