

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 440
*FORMER CHRISTCHURCH TEACHERS COLLEGE AND
SETTING – 1 - 37/25 PETERBOROUGH STREET,
CHRISTCHURCH***



PHOTOGRAPH : M.VAIR-PIOVA, 11/12/2014

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 Peterborough Centre has historical and social significance as it was built as the Teachers Training College. The Christchurch Teachers College began as a department of the Christchurch Normal School, which was on the corner of Montreal Street and Kilmore Street, and was established in 1873. During the early 1920s a purpose built building was planned and the foundation stone was laid in 1924. The main building was completed by 1927 with the women's block and craft lecture room being completed by 1930. The building was built to accommodate up to 300 students. Among the well-known New Zealanders who trained at the Peterborough Street site are former Prime Ministers, Bill Rowling and Jenny Shipley, as well as artists Rata Lovell-Smith and Grahame Sydney. By the 1960s the Training College was outgrowing its site, moving to a new purpose built campus in Ilam in 1978. In 1987 the Arts Centre Trust Board leased the building from the owners, Landcorp Property Ltd. Until 1993 The Peterborough Centre, as it was then called, became an extension of the Arts Centre and was sub-leased to a variety of tenants including the

Christchurch College of Tailoring and Design, Christchurch Drama Centre and the Schizophrenia Fellowship. In 1997 the building was purchased by developer Robert Brown who converted the former Teachers' College building into 37 apartments and renamed it The Peterborough. The building was owned by the individual tenants of the apartments. Following the Canterbury earthquakes of 2010 and 2011 the building has been sold to new owners. They have stabilised the structure and intend to redevelop the building.

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 Peterborough has cultural significance as the former Christchurch Teachers College. From 1927 until 1978 the city's primary school teachers were trained in this building. It thus had a central role in the educational culture of the city over that time period.

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.

25 Peterborough Street has high architectural and aesthetic significance due to its Collegiate Gothic design, a style that was popularized in the early 20th century in America becoming the prevailing style of architecture used on university campuses at that time. The style developed in the late 19th century from the Gothic architecture of Oxford and Cambridge Universities in England.

The design of the Christchurch Teachers College was overseen by the Education Board's architect George Penlington, with staff member David Hutton acknowledged for his work on the design. Among Penlington's other buildings is Hagley High School's main building. The Teachers College building was completed in three stages, the Peterborough Street wing completed in 1926, the Montreal Street wing in 1927 and the women's block and craft lecture room added in 1930. The main entry to the building faces the corner of Montreal and Peterborough Streets with wings extending along both streets. The entrance facade is framed by castellated towers with a Tudor arched entranceway with oriel window above. The gabled roof has cross gables which project forward with capped gables sporting crockets at the apex. The monumental buttressed forms of the building extend along Montreal and Peterborough Street with a courtyard area behind the U shaped building.

The facade of the building utilises structural polychromy in the stonework to enliven the facade and carved stonework further enhances its appearance. The interior faces of the building are brick with Oamaru stone detailing. In 1999 the building was converted to apartments by Stewart Ross Architects. The building underwent substantial renovations for conversion to 37 apartments however the facade of the building and the key interior details have been retained. The interior facade of the building, overlooking the inner courtyard has been altered. A series of squared bay windows, with balconies above, have been added to the ground floor of the Peterborough Street wing and skylight windows have been recessed into the gable roof on the inner side of both wings. A floor has been added to the more Tudor styled women's block and craft lecture room, with a hipped roof. Inside the main staircases and corridors remain in place with 37 apartments integrated into the building.

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.

25 Peterborough Street has high technological and craftsmanship significance for it may reveal about 1920s brick and stone construction, materials, fixtures and fittings. The random rubble stone walls are contrasted with Oamaru stone detailing. The craftsmanship significance of the building is evident in the stone carving. Carved circular motifs, columns with carved capitals and decorative carved panels that enhance the central oriel window are among the high quality detailing on the building. Interior details of notable craftsmanship include the stained glass windows above the main staircase, decorative ironwork on the Peterborough Street staircase and the continuation of the carved stonework detailing from the exterior.

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 Peterborough has high contextual significance through its relationship to Ironside House on its northern boundary and the Jubilee Clock Tower to the north which is also Gothic Revival in style. From 1966 to 1978, Ironside House was used to extend the college facilities as lecture and tutorial rooms. It was named after Miss Ironside, the first women's warden of the college. As a large Gothic Revival stone building on a prominent city corner site The Peterborough also has landmark significance within the city. The landmark impact of the building is enhanced by the castellated towers and large gables that define the corner entry to the building. Formerly the building was part of a much wider precinct of educational buildings that defined this area of the inner city around Cranmer Square, including buildings constructed for educational purposes such as the former Normal School and the former Christchurch Girls High School, both demolished following the Canterbury earthquakes, and Cathedral Grammar School which remains still within the precinct.

The setting of The Peterborough consists of a large rectangular section on the corner of Peterborough and Montreal Streets. The building is U shaped with facades sitting right on the street frontages of Peterborough and Montreal Streets. The courtyard consists of an open lawn with a listed maidenhair tree towards the eastern end. Driveway access is at the western end of the Peterborough Street facade with a listed weeping elm passed on route to the asphalted car parking area that completes the northern side of the courtyard surround. An underground carpark has been constructed under the courtyard.

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 Peterborough is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, possibly including that which occurred prior to 1900. There were buildings on the site prior to the construction of the 1920s building. T S Lambert's 1877 map

of the city records at least five buildings on the site, probably residential. However, archaeological evidence of these buildings is likely to have been destroyed by the construction of the Teacher College building in the 1920s and the excavation required to construct the underground carpark in 1999.

ASSESSMENT STATEMENT

The former Teachers College at 25 Peterborough Street and its setting are of overall high significance to Christchurch including Banks Peninsula for its role in the Canterbury Education system and later residential use. The Peterborough Centre has historical and social significance as it was built as the Teachers' Training College and for its association with well-known New Zealand personalities such as former Prime Ministers Bill Rowling and Jenny Shipley and artists Rata Lovell-Smith and Grahame Sydney. The Peterborough has cultural significance as the former Christchurch Teachers College where the city's primary school teachers were trained from 1927 until 1978. 25 Peterborough Street has high architectural and aesthetic significance due to its Collegiate Gothic design, a style that was popularized in the early 20th century in America becoming the prevailing style of architecture used on university campuses at that time. 25 Peterborough Street has high technological and craftsmanship significance for its 1920s brick and stone construction and for interior details of notable craftsmanship including the stained glass windows above the main staircase, decorative ironwork on the Peterborough Street staircase and the continuation of the carved stonework detailing from the exterior. The Peterborough has high contextual significance through its relationship to Ironside House on its northern boundary and the Jubilee Clock Tower to the north which is also Gothic Revival in style. As a large Gothic Revival stone building on a prominent city corner site The Peterborough also has landmark significance within the wider context of the inner city. The Peterborough is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, possibly including that which occurred prior to 1900.

REFERENCES:

Christchurch City Council, *Heritage File, –The Peterborough Centre – 21 Peterborough Street*
Christchurch City Council, *Christchurch City Plan – Listed Heritage Item and Setting. Heritage 21 Peterborough Street – 2011*

REPORT DATED: 09/12/2014

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.

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