

**DISTRICT PLAN – LISTED HERITAGE PLACE**  
**HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE**  
***COLLEGE HOUSE – 100 WAIMAIRI ROAD, CHRISTCHURCH***

College House is an independent hall of residence for undergraduate students attending the University of Canterbury. It was established in 1851 as part of Christ's College and as such is the oldest university college in New Zealand. College House provides accommodation for 159 students and is said to be New Zealand's most traditional university college, in that it maintains practices such as college dining at which students wear formal attire and academic gowns. It was an all male college until 1990, at which time it became co-educational.

College House, then known as Christchurch College, was built between 1964 and 1970, during the period in which the University of Canterbury was relocating to its suburban Ilam campus. The architects Warren and Mahoney were awarded the New Zealand Institute of Architects' Gold Medal for College House in 1969. The complex also received a 25 Year Award from the Institute in 1999 and was included in the 2008 publication *Long Live the Modern* as a landmark in New Zealand's modern architectural history.

The residential campus site contains seven scheduled buildings, most of which are arranged around the College's principal open space, the courtyard.

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 534  
*COLLEGE HOUSE PRINCIPAL’S LODGE AND SETTING – 100  
WAIMAIRI ROAD, CHRISTCHURCH***



**PHOTOGRAPH: 13.1.2015 M.VIAPIOVA**

### **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 Principal's Lodge has historical and social significance for its association with College House its Principals who have occupied the dwelling, and the operation of this independent hall of residence for undergraduate university students for almost 50 years. The first full-time principal of the college was Canon W B Stanford, who was appointed in 1882. Previously, Rev. Hare had served as Supervisor of what was initially called the Upper Department of Christ's College. In 1885 College House moved from the Christ's College site into a house on the corner of Rolleston Avenue and Cashel Street. It was not until 1957, however, that it became fully independent of Christ's College.

Prompted by the progressive relocation of the University of Canterbury to its Ilam site from the mid-1950s, College House moved into purpose-built facilities in Waimairi Road in the mid-1960s. A site development plan for the university dated January 1965, shows Christchurch College, as it was then known, in addition to three other halls of residence. College House was solely for male students until 1990, at which time it became a co-educational residence. Some of the original eight residential blocks on the property were named for former Principals of the college: Charles Carrington, Stephen Parr, John Rymer, W B Stanford and J R Wilford. Others are named for prominent men associated with the site and the college: early landowner John Watts-Russell and Chancellor of the University A K Warren. Research to date suggests Chichele House was named after Henry Chichele (c1364-1443), the founder of All Souls' College at Oxford. In 2007 Laraine Sharr was the first woman to be appointed Principal of College House.

The Principal's Lodge dates from the same period as the other original buildings on the site, which include the residential blocks, dining hall and kitchen (1964-67), the chapel (1966-67) and the library (1968-70).

### **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 Principal's Lodge has cultural significance for its association with the way of life that originated with the residential colleges of Oxford and Cambridge in England. College House continues to maintain its association with the Anglican Church that began in 1851, and well into the 20<sup>th</sup> century its principals were all ordained clergy.

### **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 Principal's Lodge has architectural and aesthetic significance as part of the overall design aesthetic of College House and as an early work (designed 1964) by leading Canterbury architectural practice Warren and Mahoney. The lodge exhibits characteristics of the firm's early style, including concrete block construction painted white, with fair-faced concrete beams supporting concrete floors. The design embodies both British Modernist influences and an awareness of regional architectural history. In a presentation he gave to a Students' Association Conference in 1962, Miles Warren said that the principal's house should be nearby, "...but not too intimately bound-up with the Hall." For this reason the Principal's Lodge was built at the northern edge of the property, with a boundary fence screening its north-facing garden from Waimairi Road. The lodge is a two-storey building that reads as a related but separate component of the College campus. A double garage was built to the east of the lodge in 1995 and in c.2007 Wilkie + Bruce Architects demolished the original garage on the south side of the house and extended the living area at the northeast corner of the lodge. Timber framed windows and French doors have been replaced throughout in aluminium.

Sir Miles Warren was born in Christchurch in 1929 and he initially gained architectural experience in the office of Cecil Wood (1946-47). After university study in Auckland and work in Christchurch and the United Kingdom, Warren returned to Christchurch in 1955 and started his own practice. His partnership with Maurice Mahoney commenced in 1958. Warren and Mahoney undertook a number of commissions in Christchurch in the 1960s and 1970s that established the practice's signature style, including the Harewood Crematorium (1962-63), College House, and the Christchurch Town Hall (1965-72). Later major commissions included the New Zealand Chancery in Washington, D.C. (1979) and the Michael Fowler Centre in Wellington (1983). Warren is the recipient of a number of honours and awards for his services to architecture, including a CBE in 1974, a KBE in 1985 and he was admitted to the Order of New Zealand, New Zealand's highest honour, in 1995.

## **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 Principal's Lodge, as part of College House, has high technological and craftsmanship significance for its reinforced concrete block and cast concrete construction. The structural system is load-bearing concrete block walls with concrete beams. In a 1968 article in *NZ Concrete Construction*, Miles Warren noted that the construction of College House was an 'extension and development' of the Dorset Street Flats. Furniture and light fittings were designed and made or chosen specifically for the complex, which was built by Charles Luney (1905-2006). Luney also built the Christchurch Town Hall.

## **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 Principals' Lodge and its setting have high contextual significance as an important element within the campus of College House. It stands on the northern edge of the College House precinct, separated from the main student accommodation and service buildings by the Weston Courtyard. The lodge is immediately adjacent to Waimairi Road and it therefore contributes to the streetscape impact of College House. The lodge also has contextual significance in relation to the contemporary Brutalist buildings of the University of Canterbury and to other residential buildings designed by Sir Miles Warren, including the Dorset Street Flats (1956-57). The lodge's setting consists of a large area of land that is bounded on the north by the Ilam Stream and to the south by the Avon River. The Ilam Homestead Gardens provide a backdrop of mature exotic trees to the east, and Waimairi Road provides the boundary to the west. The setting features mature trees to the north, south and east and is characterised by an axial arrangement of buildings and a central courtyard, with rectilinear areas of grass broken up with paths of concrete pavers.

## **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.*

College House has some archaeological value because the place has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred before 1900. Colonial pastoral settlement of Ilam commenced in the early 1850s and the watercourses that border the College House property to the north and south suggest the possibility of evidence of pre-colonial Maori activity in the area.

## **ASSESSMENT STATEMENT**

The Principal's Lodge and its setting have overall significance to Christchurch, including Banks Peninsula. The lodge has historical and social significance as an important component of the mid-20<sup>th</sup> century campus of the oldest university college in the country. The Principal's Lodge has cultural significance for its association with the way of life that originated with the residential colleges of Oxford and Cambridge in England. College House continues to maintain its association with the Anglican Church. The Principal's Lodge has architectural and aesthetic significance as part of the overall design aesthetic of College House and for its style and association with one of New Zealand's most important 20<sup>th</sup> century architectural practices, Warren and Mahoney. The Principal's Lodge has high technological and craftsmanship significance for its materials and method of construction by a construction company that made an important contribution to the city's built environment. The lodge and its setting has high contextual significance for the contribution it makes to a cohesive and integrated architectural precinct.

## **REFERENCES:**

- Christchurch City Council Heritage files, *100 Waimairi Road, College House - Principal's Lodge*
- Julia Gatley [ed] *Long Live the Modern – New Zealand's New Architecture 1904-1984* (Auckland, 2008)
- College House – History and Video Interview with Sir Miles Warren  
<http://www.collegehouse.org.nz>
- The College House List: <http://www.sarndra.com/collegehouse.html>
- Warren and Mahoney – College House  
<http://www.warrenandmahoney.com/en/portfolio/college-house/>
- New Territory Warren and Mahoney – 50 Years of New Zealand Architecture* (Auckland, 2005)
- Warren and Mahoney Architects, 1958-1989* (Christchurch, 1989)
- Miles Warren – An Autobiography* (Christchurch, 2008)
- Resource Consent Application, RMA 92007481 – dated 13 April 2007
- FM Warren 'Designing a Hall of Residence' Paper presented to the NZ Students' Association Conference, Lincoln College, 30 August to 1 September 1962.
- FM Warren 'The Aesthetics of Prestressed Concrete' *NZ Concrete Construction* Vol. 12, January 1968, pp. 2-6.

**REPORT DATED: 12 MARCH, 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 CCC HERITAGE FILES.

**DISTRICT PLAN – LISTED HERITAGE PLACE**  
**HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE**  
**HERITAGE ITEM NUMBER 1336**  
***COLLEGE HOUSE ENTRANCE FOYER AND ADMINISTRATION***  
***BLOCK AND SETTING – 100 WAIMAIRI ROAD,***  
***CHRISTCHURCH***



**PHOTOGRAPH: AMANDA OHS, NOVEMBER 2015**

### **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 College House entrance foyer and administration block has historical and social significance as elements within the purpose-built, mid-20<sup>th</sup> century facilities of College House. Prompted by the progressive relocation of the University of Canterbury to its Ilam site from the mid-1950s, College House moved to Waimairi Road in the mid-1960s. A site development plan for the university, dated January 1965, shows Christchurch College, as it was then known, in addition to three other halls of residence. Until 1990 College House was solely for male students, many of them theological or engineering students, but since that time it has been a co-educational residence.

This block of College House contains the administration functions essential to the running of the College. College House is governed by a board and the administration block includes the purpose built Board Room. The administration block is associated with past and present chairs of the Board and with board members. The entrance foyer serves as the principal and purpose built entrance for students, staff and the public. The pedestrian entrance and the administration block from Waimairi Road have been the public face of College House since they were built.

## **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 College House entrance foyer and administration block has cultural significance for its association with the administration of College House.

## **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 College House entrance foyer and administration block has architectural and aesthetic significance as an early work (designed 1964) by leading Canterbury architectural practice Warren and Mahoney. The buildings are typical of the firm's early style, in which the New Brutalism is embodied in concrete block construction painted white, with fair-faced concrete beams supporting concrete floors. The design demonstrates both British Modernist influences and an awareness of regional architectural history.

Sir Miles Warren was born in Christchurch in 1929 and he initially gained architectural experience in the office of Cecil Wood (1946-47). After university study in Auckland and work in Christchurch and the UK Warren returned to Christchurch in 1955 and started his own practice. His partnership with Maurice Mahoney commenced in 1958. Warren and Mahoney undertook a number of commissions in Christchurch in the 1960s and 1970s that established the practice's signature style, including the Harewood Crematorium (1962-63), College House, and the Christchurch Town Hall (1965-72). Later major commissions included the New Zealand Chancery in Washington, D.C. (1979) and the Michael Fowler Centre in Wellington (1983). Warren is the recipient of a number of honours and awards for his services to architecture, including a CBE in 1974, a KBE in 1985 and he was admitted to the Order of New Zealand, New Zealand's highest honour, in 1995.

The entrance foyer is of architectural importance to the complex as it is the main pedestrian entrance for students and the public. The foyer is designed with a low roof, and acts as a covered walkway with a direct axis through to the open courtyard. The ceiling and floor of the entrance foyer have been recovered - originally the floor was exposed concrete now it is carpeted, and the ceiling has had panels added. The glass panels either side of the entrance have been moved to line up with the doors. The ground floor room to the left off the entrance foyer remains intact with the original board room above. This two storied building has been built around with later additions, so that two of its once exterior walls are now interior walls. The original stairs to the upper floor remain, with Meranti timber balustrade.

## **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.*

College House has high technological and craftsmanship significance for its reinforced concrete block and cast concrete beam construction. In a 1968 article in *NZ Concrete Construction*, Miles Warren noted that the construction of College House was an 'extension

and development' of the Dorset Street Flats, which was considered fitting as each bedroom needed heavy walls and floors to deaden sound. The Meranti timber roof structure of the dining hall contrasts in its material, colour, and texture with the exposed concrete block walls of the block. Furniture and light fittings were designed and made or chosen specifically for the complex, which was built by Charles Luney (1905-2006). Luney also built the Christchurch Town Hall.

## **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 College House entrance foyer and administration block and setting has high contextual significance as the main entrance to the campus and for the contribution it makes to a cohesive and integrated architectural precinct. They are located on the western boundary of the site and are visible from Waimairi Road.

The College's setting consists of a large area of land that is bounded on the north by the Ilam Stream and to the south by the Avon River. The Ilam Homestead Gardens provide a backdrop of mature exotic trees to the east, and Waimairi Road provides the boundary to the west. The setting features mature trees to the north, south and east and is characterised by an axial arrangement of buildings and a central courtyard, with rectilinear areas of grass broken up with paths of concrete pavers.

## **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 entrance foyer and administration block as part of College House has some archaeological value because the place has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred before 1900. Colonial pastoral settlement of Ilam commenced in the early 1850s and the watercourses that border the College House property to the north and south suggest the possibility of evidence of pre-colonial Maori activity in the area.

## **ASSESSMENT STATEMENT**

The College House entrance foyer and administration block and its setting has overall significance to Christchurch. The entrance foyer and administration block, has historical and social significance as an essential component of the mid-20<sup>th</sup> century campus of the oldest university college in the country. The College House administration block has cultural significance for its administrative function. The College House entrance foyer and administration block has architectural and aesthetic significance for its style and association

with one of New Zealand's most important 20<sup>th</sup> century architectural practices, Warren and Mahoney. The buildings have high technological and craftsmanship significance for their materials and method of construction by a construction company that made an important contribution to the city's built environment. The College House entrance foyer and administration block and setting have high contextual significance for the contribution it makes to a cohesive and integrated architectural precinct.

#### REFERENCES:

Christchurch City Council Heritage files, *100 Waimairi Road, College House – Kitchen, Dining Hall, Office Common Room, Foyer and Accommodation Block*  
Resource consent report/decision RMA92024218 – dated 12 November 2013  
Julia Gatley [ed] *Long Live the Modern – New Zealand's New Architecture 1904-1984* (Auckland, 2008)  
College House – History and Video Interview with Sir Miles Warren  
<http://www.collegehouse.org.nz>  
The College House List: <http://www.sarndra.com/collegehouse.html>  
College House Newsletter (November, 2014).  
[http://collegehouse.org.nz/images/Newsletter\\_2014.pdf](http://collegehouse.org.nz/images/Newsletter_2014.pdf)  
Warren and Mahoney – College House  
<http://www.warrenandmahoney.com/en/portfolio/college-house/>  
*New Territory Warren and Mahoney – 50 Years of New Zealand Architecture* (Auckland, 2005)  
*Warren and Mahoney Architects, 1958-1989* (Christchurch, 1989)  
*Miles Warren – An Autobiography* (Christchurch, 2008)  
FM Warren 'Designing a Hall of Residence' Paper presented to the NZ Students' Association Conference, Lincoln College, 30 August to 1 September 1962.  
FM Warren 'The Aesthetics of Prestressed Concrete' *NZ Concrete Construction* Vol. 12, January 1968, pp. 2-6.

**REPORT DATED: 12 MARCH, 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 CCC HERITAGE FILES.

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 1338  
*COLLEGE HOUSE CHAPEL AND SETTING – 100 WAIMAIRI  
ROAD, CHRISTCHURCH***



**PHOTOGRAPH: 13.1.2015 M.VIAPIOVA**

**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 College House Chapel has high historical and social significance for its role within the life of College House and its association with the Anglican Diocese of Christchurch, which commenced in 1851 and continues to this day. The college was originally established as the Upper Department of Christ's College and well into the 20th century the principals of the college were Anglican clergy. The chapel was built in 1966-67, during the tenure of Chancellor A K Warren, who was responsible for renaming the college to Christchurch College in 1957 (reversed in 1981), relocating College House to Ilam, and supporting the continuation of its dual function as a theological college and residential hall. In 1994 the

College House Institute of Theology was separated from College House, bringing to a close a 143-year association with theological studies.

The chapel has not been used since the 2011 Canterbury earthquake but the college intends to undertake remediation work on the building in 2015. Although the building did not sustain any visible damage, it has been assessed as earthquake prone and requires significant strengthening and repair and other remedial work.

### **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 College House Chapel has high cultural and spiritual significance for its association with the Anglican origins of the college, its former role as a theological college, and as a demonstration of a way of life that originated with the residential colleges of Oxford and Cambridge in England. It is known as the Chapel of the Upper Room, which both describes its elevated position of the chapel overlooking the college courtyard and alludes to the upper room in Jerusalem in which the Last Supper is thought to have taken place. In addition to the dining hall and library, the chapel is an important communal space that is valued by past and present residents of College House.

### **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 College House Chapel has high architectural and aesthetic significance as one of the most highly acclaimed buildings designed by leading Canterbury architectural practice Warren and Mahoney. The chapel exhibits the typical features of the firm's early style, including concrete block construction painted white, with fair-faced concrete beams supporting concrete floors. The design embodies British Modernist influences and references Cecil Wood's Christ's College Dining Hall. The exposed Meranti timber roof structure creates a sense of verticality in contrast to the horizontality of the exposed concrete block walls. Like the college dining hall and library, the chapel has a copper-clad M-shaped roof that serves to enliven the skyline of the College House precinct and identify the three most important communal facilities on the site. On the short north and south elevations the chapel is jettied out over the ground floor, the larger overhang on the south side being carried on sturdy concrete columns. This suggests the architect's debt to the hovering forms of Le Corbusier, as well as conveying the inherent classicism of Warren's style, even when he is referencing a Gothic Revival building such as Wood's Dining Hall.

Sir Miles Warren (later Sir Miles) was born in Christchurch in 1929 and he initially gained architectural experience in the office of Cecil Wood (1946-47). After university study in Auckland and work in Christchurch and the UK Warren returned to Christchurch in 1955 and started his own practice. His partnership with Maurice Mahoney commenced in 1958. Warren and Mahoney undertook a number of commissions in Christchurch in the 1960s and 1970s that established the practice's signature style, including the Harewood Crematorium (1962-63), College House, and the Christchurch Town Hall (1965-72). Later major commissions included the New Zealand Chancery in Washington, DC (1979) and the Michael Fowler

Centre in Wellington (1983). Warren is the recipient of a number of honours and awards for his services to architecture, including a CBE in 1974, a KBE in 1985 and he was admitted to the Order of New Zealand, New Zealand's highest honour, in 1995.

## **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.*

College House Chapel has high technological and craftsmanship significance for its reinforced concrete block and cast concrete beam construction. In a 1968 article in *NZ Concrete Construction*, Miles Warren noted that the construction of College House was an 'extension and development' of the Dorset Street Flats. All of the furniture and fittings in the chapel, most made from Southeast Asian Meranti timber, were designed by Warren, and include the altar, lectern, pews, kneelers and clergy stalls. He also designed the light fittings, the cross that is suspended above the altar, the candlesticks and the candle snuffers. Sir Miles Warren has claimed that the chapel is Warren and Mahoney's 'finest room'. College House was built by Charles Luney (1905-2006). Luney also built the Christchurch Town Hall.

## **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 College House Chapel and its setting have high contextual significance as a defining feature overlooking the courtyard of College House. Its double-height volume is elevated about the courtyard, resting upon service rooms on the ground floor. The chapel straddles the pathway that runs around the perimeter of the courtyard, thus physically and visually interrupting the regularity of this rectangular open space. The chapel also has contextual significance in relation to the contemporary Brutalist buildings of the University of Canterbury and the Harewood Crematorium Chapel.

The College's setting consists of a large area of land that is bounded on the north by the Ilam Stream and to the south by the Avon River. The Ilam Homestead Gardens provide a backdrop of mature exotic trees to the east, and Waimairi Road provides the boundary to the west. The setting features mature trees to the north, south and east and is characterised by an axial arrangement of buildings and a central courtyard, with rectilinear areas of grass broken up with paths of concrete pavers.

## **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 College House Chapel as part of the College House complex has some archaeological value because the place has the potential to provide archaeological evidence relating to past

building construction methods and materials, and human activity on the site, including that which occurred before 1900. Colonial pastoral settlement of Ilam commenced in the early 1850s and the watercourses that border the College House property to the north and south suggest the possibility of evidence of pre-colonial Maori activity in the area.

## **ASSESSMENT STATEMENT**

The College House Chapel and its setting has high overall significance to Christchurch, including Banks Peninsula, and New Zealand. The Chapel has high historical and social significance as an essential component of the mid-20<sup>th</sup> century campus of the oldest university college in the country. The chapel has high spiritual and cultural significance for its association with the founding of the Anglican Church in Canterbury and the college's former role as a theological college. The College House Chapel has high architectural and aesthetic significance as part of the overall design aesthetic of College House and for its design and association with one of New Zealand's most important 20<sup>th</sup> century architectural practices, Warren and Mahoney. Its exposed Meranti timber roof structure creates a sense of verticality in contrast to the horizontality of the exposed concrete block walls and like the college dining hall and library, the Chapel has a copper-clad M-shaped roof. The Chapel has high technological and craftsmanship significance for its materials and quality of construction by a company that made an important contribution to the city's built environment. The College House Chapel and its setting have contextual significance for the defining contribution it makes to a cohesive and integrated architectural precinct.

## **REFERENCES:**

Christchurch City Council Heritage files, *100 Waimairi Road, College House - Chapel*  
Julia Gatley [ed] *Long Live the Modern – New Zealand's New Architecture 1904-1984* (Auckland, 2008)  
College House – History and Video Interview with Sir Miles Warren  
<http://www.collegehouse.org.nz>  
The College House List: <http://www.sarndra.com/collegehouse.html>  
Warren and Mahoney – College House  
<http://www.warrenandmahoney.com/en/portfolio/college-house/>  
*New Territory Warren and Mahoney – 50 Years of New Zealand Architecture* (Auckland, 2005)  
*Warren and Mahoney Architects, 1958-1989* (Christchurch, 1989)  
*Miles Warren – An Autobiography* (Christchurch, 2008)  
FM Warren 'Designing a Hall of Residence' Paper presented to the NZ Students' Association Conference, Lincoln College, 30 August to 1 September 1962.  
FM Warren 'The Aesthetics of Prestressed Concrete' *NZ Concrete Construction* Vol. 12, January 1968, pp. 2-6.

**REPORT DATED: 12 MARCH, 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 CCC HERITAGE FILES.

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 1339  
*COLLEGE HOUSE ACCOMMODATION BLOCK (SOUTH)  
STANFORD, CARRINGTON, WILFORD, PARR AND WARREN,  
AND SETTING – 100 WAIMAIRI ROAD, CHRISTCHURCH***



**PHOTOGRAPH: 13.1.2015 M.VIAPIOVA**

**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 southern group of residential houses at College House has high historical and social significance as fundamental elements within the college as a whole. Prompted by the progressive relocation of the University of Canterbury to its Ilam site from the mid-1950s, College House moved to Waimairi Road in the mid-1960s. A site development plan for the university, dated January 1965, shows Christchurch College, as it was then known, in

addition to three other halls of residence. Until 1990 College House was solely for male students, many of them theological or engineering students, but since that time it has been a co-educational residence.

The five original residential blocks that define the south side of the college quadrangle were named for four former Principals of the college: W B Stanford, Charles Carrington, J R Wilford and Stephen Parr. The other was named for A K Warren, Chancellor of the University (1951 – 1966) and Bishop of Christchurch (1965 – 1968). The college's three other original houses, Rymer, Chichele, and Watts-Russell, stand on the northern side of the quadrangle, while the newer Beadel and Hardie houses (c.1990) are located separately in the northeastern part of the site. College House was an all-male college until 1990.

Although other buildings within the College House complex sustained damage in the 2010-2011 Canterbury earthquakes, the accommodation block has remained in use.

### **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 accommodation blocks of College House have cultural significance for their demonstration of a way of life that originated with the residential colleges of Oxford and Cambridge in England.

### **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.*

College House's southern accommodation block has high architectural and aesthetic significance as an early work (designed 1964) by leading Canterbury architectural practice Warren and Mahoney. The houses within each block were modelled on the Oxbridge staircase system in which study bedrooms are arranged in groups around stairs and ablution blocks, rather than having ranks of bedrooms accessed from long corridors. The block exhibits characteristics of the firm's early style, including concrete block construction painted white, with fair-faced concrete beams supporting concrete floors. The design embodies both British Modernist influences and an awareness of regional architectural history. In a presentation he gave to a Students' Association Conference in 1962, Miles Warren said that each study bedroom needed to be of a size that allowed for three or four students to have supper together and that they should be grouped in sets of four or five. At College House Warren arranged five study bedrooms on each floor on each level of the three-storeyed accommodation blocks, meaning 75 students could be accommodated in the southern block. The south-facing bathroom towers included shower, toilet and washbasin facilities, and the concrete water tank for each house was placed atop the tower, giving it a Brutalist sculptural effect.

In the mid 2000s, a four year programme to refurbish all eight of the original 1960's houses at College House was undertaken by architectural firm Wilkie + Bruce. This included the replacement or upgrading of all services, new joinery, windows, furniture, carpet and fabrics. Wilkie + Bruce Architects is a well-known, award winning Christchurch based practice that

formed in 1990. Wilkie + Bruce Architects have worked on buildings at College House over the past 25 years which has included a total of 44 different projects. The firm has also worked with other educational institutions such as St Andrews College and Christ's College.

Sir Miles Warren was born in Christchurch in 1929 and he initially gained architectural experience in the office of Cecil Wood (1946-47). After university study in Auckland and work in Christchurch and the UK Warren returned to Christchurch in 1955 and started his own practice. His partnership with Maurice Mahoney commenced in 1958. Warren and Mahoney undertook a number of commissions in Christchurch in the 1960s and 1970s that established the practice's signature style, including the Harewood Crematorium (1962-63), College House, and the Christchurch Town Hall (1965-72). Later major commissions included the New Zealand Chancery in Washington, DC (1979) and the Michael Fowler Centre in Wellington (1983). Warren is the recipient of a number of honours and awards for his services to architecture, including a CBE in 1974, a KBE in 1985 and he was admitted to the Order of New Zealand, New Zealand's highest honour, in 1995.

### **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.*

College House's southern accommodation block has high technological and craftsmanship significance for its reinforced concrete block and cast concrete beam construction. In a 1968 article in *NZ Concrete Construction*, Miles Warren noted that the construction of College House was an 'extension and development' of the Dorset Street Flats, which was considered fitting as each bedroom needed heavy walls and floors to deaden sound. The complex was built by Charles Luney (1905-2006), who also built the Christchurch Town Hall. The bathrooms have been remodelled since the block was first occupied.

### **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.*

College House's southern accommodation block and setting has high contextual significance as a defining feature within the College House precinct. The study bedrooms in the five southern houses overlook the courtyard because they are orientated to the sun. By contrast the three houses on the north side of the courtyard present their bathroom towers to the courtyard. The southern accommodation block also has contextual significance in relation to the contemporary Brutalist buildings of the University of Canterbury and to other residential buildings designed by Sir Miles Warren, including the Dorset Street Flats (1956-57).

The College's setting consists of a large area of land that is bounded on the north by the Ilam Stream and to the south by the Avon River. The Ilam Homestead Gardens provide a backdrop of mature exotic trees to the east, and Waimairi Road provides the boundary to the west. The setting features mature trees to the north, south and east and is characterised by an axial arrangement of buildings and a central courtyard, with rectilinear areas of grass broken up with paths of concrete pavers.

## **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.*

College House's southern accommodation block and its setting as part of College House has some archaeological value because the place has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred before 1900. Colonial pastoral settlement of Ilam commenced in the early 1850s and the watercourses that border the College House property to the north and south suggest the possibility of evidence of pre-colonial Maori activity in the area.

## **ASSESSMENT STATEMENT**

College House's southern accommodation block and its setting have high overall significance to Christchurch, including Banks Peninsula, and New Zealand. The five houses situated in this block have high historical and social significance as a fundamental component of the mid-20<sup>th</sup> century campus of the oldest university college in the country. The accommodation blocks of College House have cultural significance for their demonstration of a way of life that originated with the residential colleges of Oxford and Cambridge in England. College House's southern accommodation block as part of College House has high architectural and aesthetic significance for its design and association with one of New Zealand's most important 20<sup>th</sup> century architectural practices, Warren and Mahoney. College House's southern accommodation block has high technological and craftsmanship significance for its materials and method of construction by a company that made an important contribution to the city's built environment. The southern accommodation block and its setting have high contextual significance for the contribution it makes to a cohesive and integrated architectural precinct.

## **REFERENCES:**

- Christchurch City Council Heritage files, *100 Waimairi Road, College House Accommodation Block (South)*  
Julia Gatley [ed] *Long Live the Modern – New Zealand's New Architecture 1904-1984* (Auckland, 2008)  
College House – History and Video Interview with Sir Miles Warren  
<http://www.collegehouse.org.nz>  
The College House List: <http://www.sarndra.com/collegehouse.html>  
Warren and Mahoney – College House  
<http://www.warrenandmahoney.com/en/portfolio/college-house/>  
*New Territory Warren and Mahoney – 50 Years of New Zealand Architecture* (Auckland, 2005)  
*Warren and Mahoney Architects, 1958-1989* (Christchurch, 1989)  
*Miles Warren – An Autobiography* (Christchurch, 2008)

FM Warren 'Designing a Hall of Residence' Paper presented to the NZ Students' Association Conference, Lincoln College, 30 August to 1 September 1962.

FM Warren 'The Aesthetics of Prestressed Concrete' *NZ Concrete Construction* Vol. 12, January 1968, pp. 2-6.

**REPORT DATED: 12 MARCH, 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 CCC HERITAGE FILES.

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 1337  
*COLLEGE HOUSE ACCOMMODATION BLOCK (NORTH)  
RYMER, CHICHELE, WATTSRUSSELL AND SETTING – 100  
WAIMAIRI ROAD, CHRISTCHURCH***



**PHOTOGRAPH: 13.1.2015 M.VIAPIOVA**

**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 northern group of residential houses at College House has high historical and social significance as fundamental elements within the college as a whole. Prompted by the progressive relocation of the University of Canterbury to its Ilam site from the mid-1950s, College House moved to Waimairi Road in the mid-1960s. A site development plan for the university, dated January 1965, shows Christchurch College, as it was then known, in

addition to three other halls of residence. Until 1990 College House was solely for male students, many of them theological or engineering students, but since that time it has been a co-educational residence.

The three original residential houses that define the north side of the college quadrangle were named for a former principal of the college (John Rymer), for the 15<sup>th</sup> century founder of All Souls' College at Oxford (Henry Chichele), and the colonial landowner who gave Ilam its name (John Watts-Russell). College House was an all-male college until 1990. The College's five other original houses, Stanford, Carrington, Wilford, Parr and Warren, stand on the southern side of the quadrangle, while the newer Beadel and Hardie houses (c1990) are located separately in the northeastern part of the site.

Although other buildings within the College House complex sustained damage in the 2010-2011 Canterbury earthquakes, the accommodation block has remained in use.

### **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 accommodation blocks of College House have cultural significance for their demonstration of a way of life that originated with the residential colleges of Oxford and Cambridge in England.

### **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.*

College House's northern accommodation blocks have high architectural and aesthetic significance as an early work (designed 1964) by leading Canterbury architectural practice Warren and Mahoney. The blocks were modelled on the Oxbridge staircase system in which study bedrooms are arranged in groups around stairs and ablution blocks, rather than having ranks of bedrooms accessed from long corridors. The block exhibits characteristics of the firm's early style, including concrete block construction painted white, with fair-faced concrete beams supporting concrete floors. The design embodies both British Modernist influences and an awareness of regional architectural history. In a presentation he gave to a Students' Association Conference in 1962, Miles Warren said that each study bedroom needed to be of a size that allowed for three or four students to share supper and that they should be grouped in sets of four or five. At College House Warren arranged five study bedrooms on each floor on each level of the three-storeyed accommodation blocks, meaning 45 students could be accommodated in the northern block. The south-facing bathroom towers house shower, toilet and washbasin facilities and the concrete water tank for each house was placed atop the tower, giving it a Brutalist sculptural effect. The bathrooms have been remodelled since the block was first occupied.

In the mid 2000s, a four year programme to refurbish all eight of the original 1960's houses at College House was undertaken by architectural firm Wilkie + Bruce. This included the replacement or upgrading of all services, new joinery, windows, furniture, carpet and fabrics. Wilkie + Bruce Architects is a well-known, award winning Christchurch based practice that

formed in 1990. Wilkie + Bruce Architects have worked on buildings at College House over the past 25 years which has included a total of 44 different projects. The firm has also worked with other educational institutions such as St Andrews College and Christ's College.

Sir Miles Warren was born in Christchurch in 1929 and he initially gained architectural experience in the office of Cecil Wood (1946-47). After university study in Auckland and work in Christchurch and the UK Warren returned to Christchurch in 1955 and started his own practice. His partnership with Maurice Mahoney commenced in 1958. Warren and Mahoney undertook a number of commissions in Christchurch in the 1960s and 1970s that established the practice's signature style, including the Harewood Crematorium (1962-63), College House, and the Christchurch Town Hall (1965-72). Later major commissions included the New Zealand Chancery in Washington, DC (1979) and the Michael Fowler Centre in Wellington (1983). Warren is the recipient of a number of honours and awards for his services to architecture, including a CBE in 1974, a KBE in 1985 and he was admitted to the Order of New Zealand, New Zealand's highest honour, in 1995.

### **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.*

College House's northern accommodation block has high technological and craftsmanship significance for its reinforced concrete block and cast concrete beam construction. In a 1968 article in *NZ Concrete Construction*, Miles Warren noted that the construction of College House was an 'extension and development' of the Dorset Street Flats, which was considered fitting as each bedroom needed heavy walls and floors to deaden sound. The complex was built by Charles Luney (1905-2006), who also built the Christchurch Town Hall.

### **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.*

College House's northern accommodation block and setting has high contextual significance as a defining feature within the College House precinct. The bathroom towers of the three northern houses address the courtyard because their study bedrooms are orientated to the sun. For the same reason the bedrooms of the five southern houses overlook the courtyard. The accommodation block also has contextual significance in relation to the contemporary Brutalist buildings of the University of Canterbury and to other residential buildings designed by Sir Miles Warren, including the Dorset Street Flats (1956-57).

The College's setting consists of a large area of land that is bounded on the north by the Ilam Stream and to the south by the Avon River. The Ilam Homestead Gardens provide a backdrop of mature exotic trees to the east, and Waimairi Road provides the boundary to the west. The setting features mature trees to the north, south and east and is characterised by an axial arrangement of buildings and a central courtyard, with rectilinear areas of grass broken up with paths of concrete pavers.

## **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.*

College House's northern accommodation block and its setting as part of College House has some archaeological value because the place has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred before 1900. Colonial pastoral settlement of Ilam commenced in the early 1850s and the watercourses that border the College House property to the north and south suggest the possibility of evidence of pre-colonial Maori activity in the area.

## **ASSESSMENT STATEMENT**

College House's northern accommodation block and its setting has high overall significance to Christchurch, including Banks Peninsula, and New Zealand. The three houses situated in this block have high historical and social significance as a fundamental component of the mid-20<sup>th</sup> century campus of the oldest university college in the country. The accommodation blocks of College House have cultural significance for their demonstration of a way of life that originated with the residential colleges of Oxford and Cambridge in England. College House's northern accommodation block as part of College House has high architectural and aesthetic significance for its design and association with one of New Zealand's most important 20<sup>th</sup> century architectural practices, Warren and Mahoney. The College House's northern accommodation block has high technological and craftsmanship significance for its materials and method of construction by a company that made an important contribution to the city's built environment. The northern accommodation block and setting has high contextual significance for the contribution it makes to a cohesive and integrated architectural precinct.

## **REFERENCES:**

- Christchurch City Council Heritage files, *100 Waimairi Road, College House Accommodation Block (North)*  
Julia Gatley [ed] *Long Live the Modern – New Zealand's New Architecture 1904-1984* (Auckland, 2008)  
College House – History and Video Interview with Sir Miles Warren  
<http://www.collegehouse.org.nz>  
The College House List: <http://www.sarndra.com/collegehouse.html>  
Warren and Mahoney – College House  
<http://www.warrenandmahoney.com/en/portfolio/college-house/>  
*New Territory Warren and Mahoney – 50 Years of New Zealand Architecture* (Auckland, 2005)  
*Warren and Mahoney Architects, 1958-1989* (Christchurch, 1989)  
*Miles Warren – An Autobiography* (Christchurch, 2008)

FM Warren 'Designing a Hall of Residence' Paper presented to the NZ Students' Association Conference, Lincoln College, 30 August to 1 September 1962.

FM Warren 'The Aesthetics of Prestressed Concrete' *NZ Concrete Construction* Vol. 12, January 1968, pp. 2-6.

**REPORT DATED: 12 MARCH, 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 CCC HERITAGE FILES.

**DISTRICT PLAN – LISTED HERITAGE PLACE**  
**HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE**  
**HERITAGE ITEM NUMBER 1340**  
***COLLEGE HOUSE LIBRARY AND RECREATION CENTRE AND***  
***SETTING – 100 WAIMAIRI ROAD, CHRISTCHURCH***



**PHOTOGRAPH: AMANDA OHS, NOVEMBER 2015**

**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 College House Library, recreation centre and setting has high historical and social significance for its association with College House and the college's educational aspirations for its residents. Prompted by the progressive relocation of the University of Canterbury to its Ilam site from the mid-1950s, College House moved to Waimairi Road in the mid-1960s. A site development plan for the university, dated January 1965, shows Christchurch College, as it was then known, in addition to three other halls of residence. Until 1990 College House was solely for male students, many of them theological or engineering students, but since that time it has been a co-educational residence.

The library and recreation centre was built in 1968-70, at which time it completed the axial plan of the college by enclosing the eastern boundary of the courtyard. Although other buildings within the College House complex sustained damage in the 2010-2011 Canterbury earthquakes, the library has remained in use.

## **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 College House Library has cultural significance for its association with a way of life that originated in the residential colleges of Oxford and Cambridge in England. In addition to the dining hall and chapel, the library is an important communal space that is valued by past and present residents of College House.

## **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 College House Library has high architectural and aesthetic significance as an early work by the leading Canterbury architectural practice Warren and Mahoney. The library exhibits the typical features of the firm's early style, including concrete block construction painted white, with fair-faced concrete beams supporting concrete floors. The design embodies both British Modernist influences and an awareness of regional architectural history. In a 2013 video interview, Sir Miles Warren noted that the library building needed to be of sufficient size and scale to satisfactorily enclose the courtyard, hence the double-height volume that may have exceeded the College's initial requirements. Within the library, which is encircled by a mezzanine, the Meranti timber of the exposed roof structure and floor to ceiling bookshelves contrasts with the exposed concrete block walls of the majority of college buildings. Like the college dining hall and chapel, the library has a copper-clad M-shaped roof that serves to enliven the skyline of the College House precinct and identify the three most important communal facilities on the site.

The recreation centre rooms on the ground floor are simple utilitarian spaces with some detailing such as timber panelled ceilings.

Sir Miles Warren was born in Christchurch in 1929 and he initially gained architectural experience in the office of Cecil Wood (1946-47). After university study in Auckland and work in Christchurch and the UK Warren returned to Christchurch in 1955 and started his own practice. His partnership with Maurice Mahoney commenced in 1958. Warren and Mahoney undertook a number of commissions in Christchurch in the 1960s and 1970s that established the practice's signature style, including the Harewood Crematorium (1962-63), College House, and the Christchurch Town Hall (1965-72). Later major commissions included the New Zealand Chancery in Washington, DC (1979) and the Michael Fowler Centre in Wellington (1983). Warren is the recipient of a number of honours and awards for his services to architecture, including a CBE in 1974, a KBE in 1985 and he was admitted to the Order of New Zealand, New Zealand's highest honour, in 1995.

## **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.*

College House Library and recreation centre has high technological and craftsmanship significance for its concrete construction and elaborate timber roof structure. In a 1968 article in *NZ Concrete Construction*, Miles Warren noted that the construction of College House was an 'extension and development' of the Dorset Street Flats. Furniture and fittings in the library, which was built by Charles Luney (1905-2006), were designed by Warren. Luney also built the Christchurch Town Hall. The brutalist building technique of load-bearing concrete block with 600mm-deep concrete beams, from door head to floor level was used to give a unifying and domestic scale. Three principal elements of the college, the dining hall, the chapel, and the library, are all double-height volumes with both the chapel and library lifted to the first floor on bases of service rooms. To give these three distinctive shapes further emphasis they were each given distinguishing M-shaped copper-clad roofs.

## **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 College House Library and recreation centre and setting has high contextual significance as a defining feature overlooking the courtyard of College House. It defines the eastern boundary of the courtyard and asserts the axial plan of the college. The library also has contextual significance in relation to the contemporary Brutalist buildings of the University of Canterbury and to other libraries designed by Warren and Mahoney, including the Big School Library conversion undertaken at Christ's College in 1970.

The College's setting consists of a large area of land that is bounded on the north by the Ilam Stream and to the south by the Avon River. The Ilam Homestead Gardens provide a backdrop of mature exotic trees to the east, and Waimairi Road provides the boundary to the west. The setting features mature trees to the north, south and east and is characterised by an axial arrangement of buildings and a central courtyard, with rectilinear areas of grass broken up with paths of concrete pavers.

## **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 College House Library and recreation centre as part of College House has some archaeological value because the place has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred before 1900. Colonial pastoral settlement of Ilam commenced in the early 1850s and the watercourses that border the College House property to the north and south suggest the possibility of evidence of pre-colonial Maori activity in the area.

## **ASSESSMENT STATEMENT**

The College House Library and recreation centre and its setting has high overall significance to Christchurch, including Banks Peninsula, and New Zealand. The library and recreation

centre has high historical and social significance as an essential component of the mid-20<sup>th</sup> century campus of the oldest university college in the country. It has cultural significance for its association with the way of life of the college's residents. The College House Library and recreation centre as part of College House has high architectural and aesthetic significance for its design and association with one of New Zealand's most important 20<sup>th</sup> century architectural practices, Warren and Mahoney. The library and recreation centre exhibits the typical features of the firm's early style, including concrete block construction painted white, with fair-faced concrete beams supporting concrete floors. The library and recreation centre has high technological and craftsmanship significance for its materials and method of construction by a company that made an important contribution to the city's built environment. The College House Library and recreation centre and its setting have high contextual significance for the defining contribution it makes to a cohesive and integrated architectural precinct.

#### REFERENCES:

Christchurch City Council Heritage files, *100 Waimairi Road, College House Library*  
Julia Gatley [ed] *Long Live the Modern – New Zealand's New Architecture 1904-1984*  
(Auckland, 2008)  
College House – History and Video Interview with Sir Miles Warren  
<http://www.collegehouse.org.nz>  
The College House List: <http://www.sarndra.com/collegehouse.html>  
Warren and Mahoney – College House  
<http://www.warrenandmahoney.com/en/portfolio/college-house/>  
*New Territory Warren and Mahoney – 50 Years of New Zealand Architecture* (Auckland, 2005)  
*Warren and Mahoney Architects, 1958-1989* (Christchurch, 1989)  
*Miles Warren – An Autobiography* (Christchurch, 2008)  
FM Warren 'Designing a Hall of Residence' Paper presented to the NZ Students' Association Conference, Lincoln College, 30 August to 1 September 1962.  
FM Warren 'The Aesthetics of Prestressed Concrete' *NZ Concrete Construction* Vol. 12, January 1968, pp. 2-6.

**REPORT DATED: 12 MARCH, 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 CCC HERITAGE FILES.

**DISTRICT PLAN – LISTED HERITAGE PLACE**  
**HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE**  
**HERITAGE ITEM NUMBER 1342**  
***COLLEGE HOUSE COURTYARD AND SETTING – 100***  
***WAIMAIRI ROAD, CHRISTCHURCH***



**PHOTOGRAPH: 13.1.2015 M.VIAPIOVA**

**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 courtyard or main quadrangle of College House has historical significance for its association with College House and the English origins of campus planning and design. Prompted by the progressive relocation of the University of Canterbury to its Ilam site from the mid-1950s, College House moved to Waimairi Road in the mid-1960s. A site development plan for the university, dated January 1965, shows Christchurch College, as it was then known, in addition to three other halls of residence. Until 1990 College House was solely for male students, many of them theological or engineering students, but since that time it has been a co-educational residence.

After the 2011 Canterbury earthquake, which rendered the college's kitchen and dining hall unusable, the courtyard accommodated a large marquee adjacent to the library building from which and meals were provided until demolition and rebuilding work could be undertaken.

### **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 College House Courtyard has cultural significance for its demonstration of a way of life that originated with the residential colleges of Oxford and Cambridge in England.

### **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 Courtyard has high architectural and aesthetic significance as the principal open space on the college grounds and a feature that both defines and is defined by the axial plan of the major buildings on the site. Somewhat unusually the bathroom stacks of the Rymer, Chichele and Watts-Russell blocks overlook the courtyard because the architect was required to have all the study bedrooms face north. In a presentation he gave to a Students' Association Conference in 1962, Miles Warren stated that the quadrangle was an essential component of a hall of residence because it created a sense of belonging by virtue of its emphasis on containment.

Sir Miles Warren was born in Christchurch in 1929 and he initially gained architectural experience in the office of Cecil Wood (1946-47). After university study in Auckland and work in Christchurch and the UK Warren returned to Christchurch in 1955 and started his own practice. His partnership with Maurice Mahoney commenced in 1958. Warren and Mahoney undertook a number of commissions in Christchurch in the 1960s and 1970s that established the practice's signature style, including the Harewood Crematorium (1962-63), College House, and the Christchurch Town Hall (1965-72). Later major commissions included the New Zealand Chancery in Washington, DC (1979) and the Michael Fowler Centre in Wellington (1983). Warren is the recipient of a number of honours and awards for his services to architecture, including a CBE in 1974, a KBE in 1985 and he was admitted to the Order of New Zealand, New Zealand's highest honour, in 1995.

### **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 Courtyard has some craftsmanship value which lies in the simplicity of its materials, concrete pavers and grass, which complement the robust forms of the buildings ranged around it.

## **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 College House Courtyard and its setting has high contextual significance as the central open space on the campus site, one which helps to define the axial arrangement of the principal building on the site and establish the Oxbridge quadrangle model for the college.

## **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 College House Courtyard and its setting as part of College House has some archaeological value because the place has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred before 1900. Colonial pastoral settlement of Ilam commenced in the early 1850s and the watercourses that border the College House property to the north and south suggest the possibility of evidence of pre-colonial Maori activity in the area.

## **ASSESSMENT STATEMENT**

The College House Courtyard and its setting has high overall significance to Christchurch, including Banks Peninsula, and New Zealand. The courtyard has historical significance as an important component of the mid-20<sup>th</sup> century campus of the oldest university college in the country. The College House Courtyard has cultural significance for its demonstration of a way of life that originated with the residential colleges of Oxford and Cambridge in England. The Courtyard has high aesthetic significance as the principal open space on the college grounds and a feature that both defines and is defined by the axial plan of the major buildings on the site. The courtyard and its setting have high contextual significance for the defining contribution it makes to a cohesive and integrated architectural precinct.

## **REFERENCES:**

Christchurch City Council Heritage files, *100 Waimairi Road, College House Courtyard*  
Julia Gatley [ed] *Long Live the Modern – New Zealand's New Architecture 1904-1984* (Auckland, 2008)  
College House – History and Video Interview with Sir Miles Warren  
<http://www.collegehouse.org.nz>  
The College House List: <http://www.sarndra.com/collegehouse.html>  
Warren and Mahoney – College House  
<http://www.warrenandmahoney.com/en/portfolio/college-house/>  
*New Territory Warren and Mahoney – 50 Years of New Zealand Architecture* (Auckland, 2005)  
*Warren and Mahoney Architects, 1958-1989* (Christchurch, 1989)

*Miles Warren – An Autobiography* (Christchurch, 2008)

FM Warren 'Designing a Hall of Residence' Paper presented to the NZ Students' Association Conference, Lincoln College, 30 August to 1 September 1962.

FM Warren 'The Aesthetics of Prestressed Concrete' *NZ Concrete Construction* Vol. 12, January 1968, pp. 2-6.

**REPORT DATED: 12 MARCH, 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 CCC HERITAGE FILES.