

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 70
*DWELLING AND SETTING, CHIPPENHAM LODGE – 51
BROWNS ROAD, CHRISTCHURCH***



PHOTOGRAPH : M.VAIR-PIOVA, 20/01/15

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.

51 Browns Road, known as Chippenham Lodge has historical and social significance for its associations with prominent early businessman and politician John Thomas Peacock, farmer and politician John Evans Brown, Peacock's American brother-in-law, and noted soldier surgeon Sir Hugh Acland. During the last forty years, the house has been significant as the site of a long-standing urban commune, members of which were active in social and political issues, with initial meetings of Halt All Racist Tours (HART) and Greenpeace NZ being held there.

Chippenham Lodge was built c1862 by the Goldney brothers who owned Cora Lynn Station in Arthur's Pass. The building was named for their birthplace in Wiltshire. The dwelling was sold in 1865 when George Goldney decided to return to England, and an extension was

added at this point. The dwelling was sold again in 1875 to the Hon. John Thomas Peacock, a wealthy Australian born shipping merchant and former Lyttelton MP and Provincial Councillor. Chippenham was transferred to John Evans Brown in 1879. Browns Road is named after him and as well as being MP for Ashley, Brown was also chairman of the Canterbury Tramway Company and represented St Albans in the General Assembly from 1881-1884. Although Brown left the house in 1880 when his wife died and moved back to America at the end of the 1880s, the property remained part of his estate until 1902. During this time it was let. In 1902 the house was sold to W J Moore, an accountant and estate agent, and in 1924, after further subdivision, Chippenham was sold to H T D (later Sir Hugh) Acland. Sir Hugh Acland was a prominent surgeon who served in both the Boer War and World War I and the property remained in his family's ownership until 1961.

After two further owners the property was sold in 1971 to the commune Community Assistance Incorporated. The following year the community bought an adjoining house on Mansfield Avenue as well. The community was active in social and political issues of the time – the anti-Vietnam war movement, the anti-apartheid movement and environmental and education issues. Initial meetings of HART and Greenpeace NZ were held at Chippenham. The commune today is known as the Heartwood Community Te Ngaku o te Raka Inc and they still own the property. The building was severely damaged in the Canterbury earthquakes and stabilisation works have been 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.

As well as cultural significance as an early run-holder's town house, expressing the values and aspirations of colonial Canterbury, Chippenham Lodge also has cultural significance as a commune since 1971, for its embodiment of some strong cultural values and a distinctive way of communal living that emerged in the 1960s.

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.

Chippenham Lodge has architectural and aesthetic significance as a fine and rare example of a picturesque brick gothic-revival house, from the mid-19th century. Built c1862, originally as a six bedroom cottage, the design has been attributed to prominent gothic-revival architect, Benjamin Mountfort. However, only the 1865 extension, which altered the six room cottage into a 10 room dwelling, can be attributed to Mountfort and his partner Maxwell Bury with any certainty. In the early 20th century the verandah on the north-east elevation was truncated and a bay window installed to match the existing bay window on the north-western side, The verandah on the north-western side was also altered and small timber extensions added to the south-east elevation containing the laundry and water tower. The timber bargeboards were replaced in the late 1970s and the slate roof was replaced with a metal roof in 1987.

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.

Chippenham Lodge has technological and craftsmanship significance as one of Christchurch's earliest masonry homes, constructed using triple brick walls and decorative brickwork.

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.

Chippenham Lodge has contextual significance for its setting in its mature grounds and its relationship to other 19th and early 20th century dwellings in the area, particularly the other remaining former homes of the extended Peacock family, Amwell, Te Wepu and the McDougall House, which are also listed heritage buildings. The setting of 51 Browns Road consists of the immediate land parcel.

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 dwelling 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.

ASSESSMENT STATEMENT

51 Browns Road, known as Chippenham Lodge has heritage significance to Christchurch including Banks Peninsula. The building has historical and social significance for its associations with prominent early businessman and politician John Thomas Peacock, farmer and politician John Evans Brown, Peacock's American brother-in-law, and noted soldier surgeon Sir Hugh Acland. During the last forty years, the house has been significant as the site of a long-standing urban commune, members of which were active in social and political issues, with initial meetings of Halt All Racist Tours (HART) and Greenpeace NZ being held there. As well as cultural significance as an early run-holder's town house, expressing the values and aspirations of colonial Canterbury, Chippenham Lodge also has cultural significance as a commune since 1971, for its embodiment of some strong cultural values that emerged in the 1960s. Chippenham Lodge has architectural and aesthetic significance as a fine and rare example of a picturesque brick Gothic Revival house, from the mid-19th century. Chippenham Lodge has technological and craftsmanship significance as one of Christchurch's earliest masonry homes, constructed using triple brick walls and decorative brickwork. Chippenham Lodge has contextual significance for its setting in its mature grounds and its relationship to other 19th and early 20th century dwellings in the area, particularly the other remaining former homes of the extended Peacock family, Amwell, Te Wepu and the McDougall House. The dwelling 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.

REFERENCES:

Christchurch City Council, *Heritage File, Chippenham Lodge, 51 Browns Road*
Christchurch City Council, *Christchurch City Plan – Listed Heritage Item and Setting. Heritage Assessment – Statement of Significance. Chippenham Lodge – 51 Browns Road - 2010*

REPORT DATED: 13/10/2014

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.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.