

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL
HERITAGE AREA RECORD FORM

Location



Comprising all the properties in the block bounded by the Ōtākaro Avon River and Avonside Drive, Fitzgerald Avenue, Hanmer Street and Elm Grove. Properties on both sides of Hanmer Street and Elm Grove are included within the area.

Summary of Current Heritage Protection and Recognition

The boundaries of this Heritage Area (HA) match those of Heritage New Zealand Pouhere Taonga's Englefield Historic Area, which was listed in 2001 (List No. 7484). Within the HA, Englefield Lodge is listed by HNZPT as a Category I historic place (230 Fitzgerald Avenue, List No. 1867). Englefield Lodge is also individually scheduled as a 'highly significant' heritage item in the Christchurch District Plan (Heritage Item No. 203). The copper beech on the road reserve on Avonside Drive is scheduled as STG23. The Ti Kouka Fishing Marker in the north-east corner of the William Guise Historical Garden reserve is included in the Schedule of Ngāa Tuuranga Tuupuna (ID # 54) within the district plan.

Christchurch District Plan Zoning

The properties fronting on to Avonside Drive, encompassing Louisa Chandler Lane, are zoned Residential Suburban in the Christchurch District Plan. The remainder of the HA is zoned Residential Medium Density.

Summary of Heritage Values:

This Heritage Area is principally comprised of 54 residential properties that chronicle the history of residential development from the 1850s until the present day.

Along the Ōtākaro (Avon River) many kāinga mahinga kai were once located, providing sites of food gathering and harvest both on the river and its banks. A key component of the traditional travel routes of mana whenua, the Ōtākaro also became a defining feature in the city of Christchurch. With the advent of colonial settlement, the block of land between the East Town Belt (Fitzgerald Avenue), the Ōtākaro Avon River, Linwood Avenue and Armagh Street was first owned by William Guise Brittan, a 'First Four Ships' immigrant and Commissioner of Lands for Canterbury. Englefield Lodge, the house that Brittan built for himself, his wife Louisa and their children, is one of the oldest in Christchurch (c.1855/6). Over the next 80 years the Brittans' block was subdivided and workers' cottages and riverside townhouses were erected around Englefield, giving the area a composite character reflecting a mix of social classes, dwelling types and styles.

The houses within this area are generally late 19th and early 20th century single-family homes constructed from timber. They address the street, most occupy rectangular sites, and they range in style from Victorian workers' cottages and villas to English Domestic Revival townhouses and inter-war bungalows. Despite its extensive earthquake damage, Englefield Lodge remains notable for both its brick construction and Gothic Revival styling.

The area's relationship to the river, its street pattern, and the intimate scale of Elm Grove and Hanmer Street, in conjunction with the underlying dune formation of the land, gives the HA its heritage landscape value. The street names in this area are either descriptive of the locale or commemorative of an early Canterbury settler and/or a local landowner.

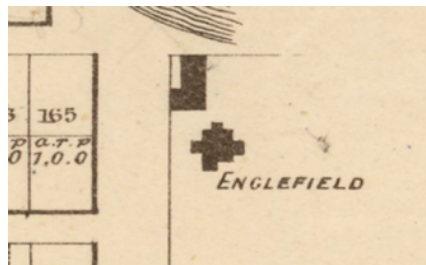


Aerial view of the heritage area in 1940-44. Canterbury Maps.

History of Subdivision and Development:

The heritage area is associated with the earliest period of colonial settlement in Christchurch. William Guise Brittan (1807-76) was born in Dorsetshire and had a varied career in England as a doctor and newspaper editor. He chaired the meeting at which the Society of Canterbury Colonists was founded on 24 April 1850 and sailed with his family to the fledgling colony later that year. In Christchurch he was appointed Commissioner of Lands by JR Godley and was responsible for making town and rural allotments to settlers. Brittan initially selected two rural blocks, one in Papanui Bush, which was largely cut down for timber to build Christchurch, and the other just east of the town belt on the Ōtākaro Avon River. According to one writer 'this (latter) district was much overvalued in early days owing to exaggerated ideas of the possible navigation of the Avon' (*Encyclopaedia of NZ*).

The Brittans lived on their Town Section in Oxford Terrace before moving to Rural Section 26, on the south bank of the Ōtākaro Avon River. Here they built a house they called 'Englefield'. In 1852 WG Brittan gave Englefield as his address when he enrolled his two sons at Christ's College, although the present house is thought to date from 1855/56. Charles Fooks' 1862 map of the city clearly shows Englefield, as well as another building or structure with an L-shaped plan form, situated close to the river at what would become the intersection of Fitzgerald Avenue and Avonside Drive. The latter building may have been the brewery, established by Messrs Croft and Wilson in 1854 on land leased to them by Brittan, which was moved to the other side of Fitzgerald Avenue in c.1860. In time this became known as Ward's Brewery, which became a local landmark until it was partially destroyed by the Canterbury Earthquakes.



Top: Detail from CE Fooks' 1862 Christchurch map showing the Brittans' house south of what may have been Croft and Wilson's first brewery. CCLMaps 212667.

Bottom: Englefield is at the extreme right in this c. 1865 view taken from the north bank of the Ōtākaro Avon River. CCL PhotoCD 1, IMG0028.

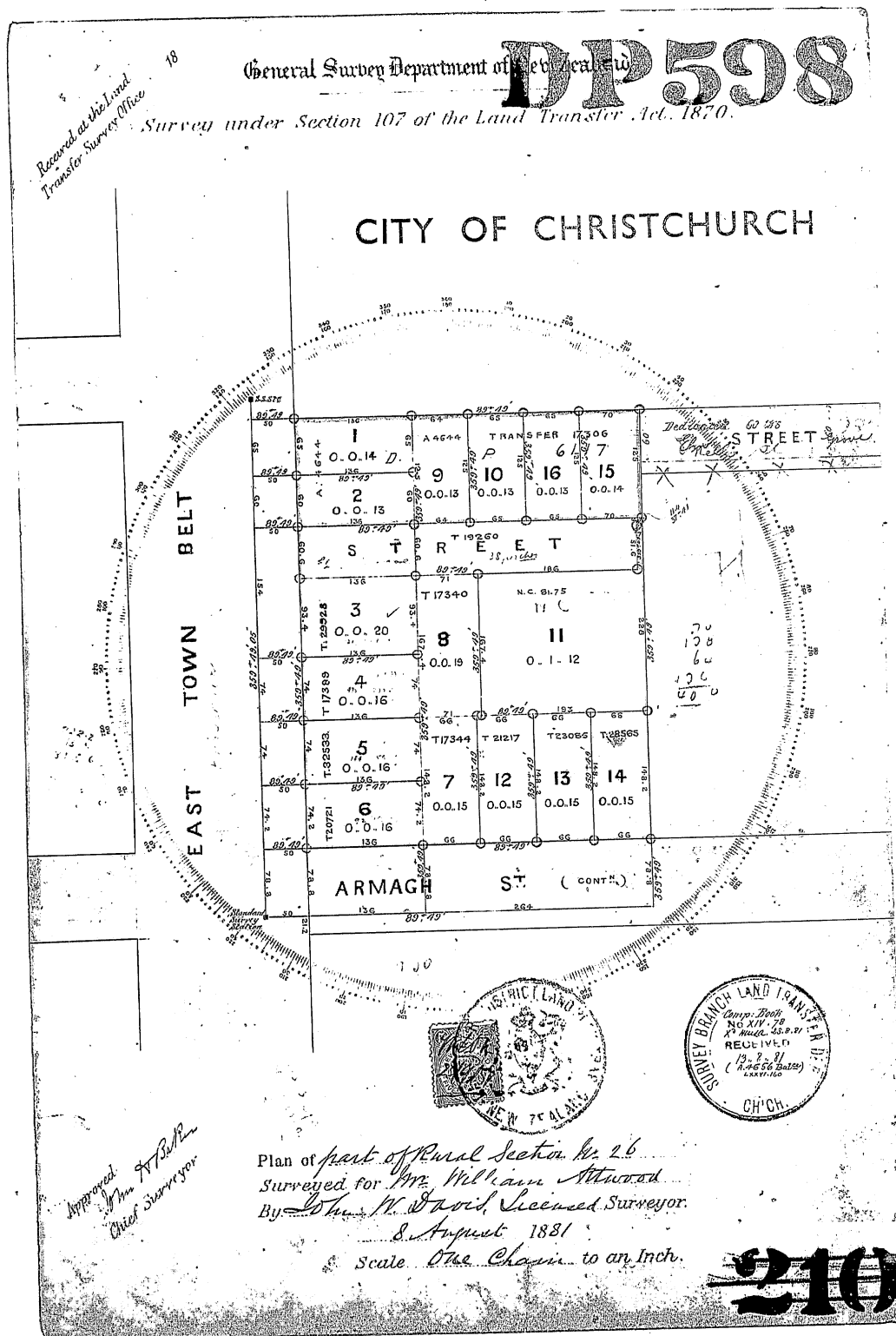
In the early 1860s the Brittan family moved to Halswell. The block of land on which Englefield stood was sold for £2000 in 1864 to John Aikman. WTL Travers (1819-1903) then owned Englefield for a time and by c.1865 there are half a dozen houses overlooking the Avon immediately to the east of Englefield Lodge.



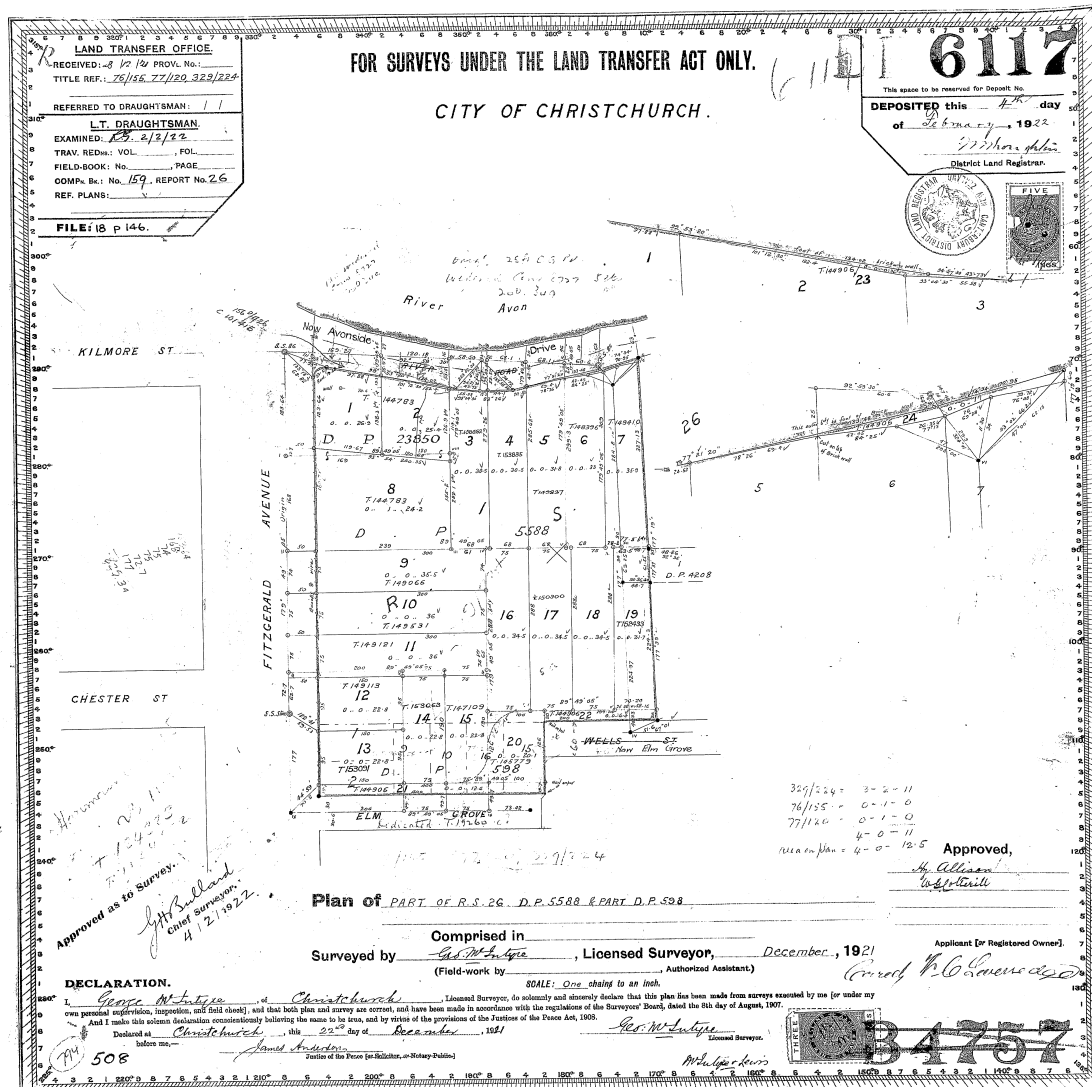
Travers family in the garden of Englefield, 1866.

In 1869 the property passed to Edward CJ Stevens (1837-1915). Stevens was a land agent, provincial and central government politician and, like Brittan, an early supporter of provincial cricket. He developed a four-hole golf course at Englefield in 1868. As a member of the Canterbury Boating Club Stevens may have been attracted to Englefield because it offered 'a commanding view of the annual opening of the boating season' (*Dictionary of NZ Biography*). He left a large fortune at the time of his death and his wife lived on in Englefield Lodge until 1922, when the house was sold to the architect JJ Collins.

Subdivision of the Brittan block occurred from 1859 onwards, principally in 1865, 1881 and 1921 (see HNZPT Historic Area list report for further details). In Hanmer Street and the two streets that would become Elm Grove tradesmen and artisans lived in modest cottages on relatively small sections. In 1910, for example, residents in Hanmer Street included David Petre, a driver at No. 12, Wallace Samuel Detmer, a piano tuner at No. 16, three carpenters, including Frederick Borrell at No. 17, and four painters, among them James Mazey at No. 22. At No. 28 lived Mrs Jane Harper, her daughter Margaret, who was a nurse, as well as Joseph Wade and Reginald Nash, an upholsterer. Mrs Harper's son William had been killed in 1898 after a collision with a night soil cart in Sydenham and he is buried in the cemetery of Holy Trinity Anglican Church just along Avonside Drive.



DP 598, dated 8 August 1881, showing subdivision of part of Rural Section 26 bounded by Armagh Street and Fitzgerald Avenue (East Town Belt). QuickMap.



DP 6117, dated December 1921, showing subdivision of part of RS 26 bounded by Fitzgerald Avenue and Avonside Drive. Elm Grove and Wells Street are shown in this plan. QuickMap.

The elevated properties overlooking Avonside Drive were generally larger and attracted owner-occupiers of greater means. In 1921 the last major subdivision of the block created most of these sections, with the exception of the three closest to the Hanmer Street intersection, and those along Fitzgerald Avenue. In 1946 George Law, a manufacturing chemist, lived at 6 Avonside Drive, and Floyd Sheppard, a sharebroker, lived at No. 10. Mesdames Lee (No. 14), Stacey (No. 22) and Christopher (No. 24), who were perhaps widows given that they are listed as the principal householder in the 1946 Wises's Street Directory, also lived along this stretch of road.

In the late 20th century 'the appeal of the small "workers" cottages and their proximity to the city within this suburban locale led to their gentrification. [As described by Heritage NPZT in 2000,] [t]his process is completing the change in the social makeup of this area', arguably bringing it full circle back to its middle-class origins with William and Louisa Brittan (HNZPT Historic Area list report, p. 8).



Englefield in July 2021. A McEwan.

Historic names and uses

Avonside Drive was called River Road until it was renamed in 1933 by the Public Utilities Committee of the Heathcote County Council. River Road had first appeared in the 1887 street directory (CCL Street Names Index).

Fitzgerald Avenue is named for James Fitzgerald (1818-96), who was the inaugural Canterbury Provincial Superintendent and founder of *The Press* newspaper. The road was renamed in honour of Fitzgerald in 1904, having earlier been known simply as the East Town Belt.

Elm Grove was once two streets, Elmwood Grove, which ran off Fitzgerald Avenue, and Wells Street, which ran off Hanmer Street. The latter can be seen on an 1879 map of Christchurch in the City Libraries Collection. The estate of Mrs MAA Wells was advertising for sale two 'cottage properties' on Wells's Lane (aka Wells Street), off Hanmer Street, in early 1910 (*Press* 14 February 1910, p. 12). After the two streets were connected, with the loss of one section at the end of Elmwood Grove, the name Wells disappeared and Elm Grove made its first appearance in the 1909 street directories, although some later maps and plans still show both names.

Hanmer Street takes its name from Humphrey Hanmer (1827-92), who purchased a block of land east of Englefield Lodge in 1864; the district of Hanmer was evidently named for his brother Philip. According to the CCL Index of Street Names, Hanmer Street appears in a Heathcote Road Board report in 1876 and in the local street directories in 1887.

Louisa Chandler Lane was named for Mrs Guise Brittan (c.1810 -1901) in 1995.

Avonville was the 19th century place name for this part of the city, which was said to be the oldest suburb of Christchurch after Heathcote. Like nearby Bingsland (later Richmond), Avonville was an early Christchurch suburban name that did not survive beyond c.1910 (see CCL Index of Place Names).

A V O N V I L L E .

VALUABLE FREEHOLD BUILDING SITES.

A FEW LOTS remain unsold in this much admired locality, which is situated between the River Avon road and Armagh street east, and intersected with 40-foot roads. Terms: One-fifth cash, the remainder to stand over two or more years, at £10 per cent. interest.

For plan and further particulars, apply to PERCIVAL PEARCE, at Messrs. Travers and Hanmer's Office, Gloucester street, Christchurch.

Dated 18th December, 1863. 6454

Lyttelton Times 19 December 1863, p. 6. PapersPast.

Note: Travers Road was renamed Gilby Street in 1948, most likely in memory of Charles Gilby (1856-1946), who founded Gilby's Commercial College. The area around Hanmer, Haast and Gilby streets is sometimes called Gilby, however despite Gilby's contribution to the city, the name arguably has less historic resonance than either Englefield or Avonville.

Distinctive Physical Characteristics:

- The streets in this area partly continue the colonial grid of the city within the four avenues or town belts, while also responding to the curvature of the Ōtākaro Avon River and reflecting the somewhat awkward connection of Elmwood Grove and Wells Streets that resulted in Elm Grove.
- Hanmer Street and Elm Grove are of an intimate scale, with narrow road reserves, which are relatively uncommon in Christchurch except within the four avenues.
- The style of houses varies according to their genesis as either middle class dwellings, which evoke the architectural styling of Gothic Revival or English Domestic Revival, or as working-class vernacular homes crafted by builders into colonial cottages, Victorian villas or inter-war bungalows.
- Most of the houses are single-storeyed, although some of the houses elevated above the Ōtākaro Avon River and overlooking Fitzgerald Avenue have a second storey to capture the view and express the higher socio-economic status of their owner-occupiers.
- Timber and corrugated metal are the predominant building materials.
- Standard footpaths extend along both sides of Hanmer Street and Elm Grove; street improvements were undertaken by the CCC prior to the Canterbury Earthquakes.
- Houses located on Avonside Drive and Fitzgerald Avenue have the most expansive views as they take in the Ōtākaro Avon River and the tree-lined avenue. Looking south on Hanmer Street the Port Hills are visible and looking north the pumping station on the opposite bank of the Avon creates a local focal point.



Detail from aerial view of Christchurch, taken 19 March 1959, looking across the Heritage Area from Avonside Drive towards Armagh Street. WA-49731-F, Whites Aviation Ltd, Alexander Turnbull Library, Wellington.

The Significance of the Area to the Heritage of Christchurch:

The historic heritage significance of this area lies in its **historical and social** value as a place of mixed-class residence that dates from the earliest years of the Canterbury settlement. **Cultural** values are associated with the Ōtākaro Avon River and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive, as well as the changing demographics of the area since the European settlement of Christchurch. The area's **architectural and aesthetic** value resides in housing designs that date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period. The **craftsmanship** value of the houses is generally typical of the period in which they were built. **Contextual** values relate to the riverside setting and mix of streetscape environments within the area. **Archaeological** values may arise from the Brittans' farming activities, the brewery operated by Messrs Croft and Ward, and the residential subdivision of Hanmer, Wells and Elmwood Grove in the 19th century.

Historical/Social

The historic value of this area is founded upon one of the oldest residential buildings in Christchurch, Englefield Lodge. Englefield may be compared with 'Wahi Ruru', the former Parkerson residence, in Sumner (1851-3, with a 1901 addition) and Chokebore Lodge in Upper Riccarton built by John Willis (1856, with later additions), but its location and association with William Guise Brittan arguably gives it greater historic and social value (see NZHPT List No. 1867, available at heritage.org.nz).

The area as a whole is also associated with William Guise Brittan and his wife Louisa (née Chandler) because it was once part of RS 26, one of Brittan's original rural land selections. Brittan was the 'first person to apply to purchase land from the Canterbury Association' (St Paul's Papanui Cemetery Tour p. 16). In addition to his work for the settlement and Anglican Diocese, Brittan 'is generally considered to be the father of Canterbury cricket', the first game of which was played in 1851 (*The Star* 19 July 1876 p. 3, see also *Southern Capital* p. 328). Louisa Brittan's obituary published in *The Star* in August 1901 noted that she 'was probably the oldest of the Canterbury pilgrims' at the time of her death at the age of 92 (*The Star* 19 August 1901, p. 3).

William and Louisa Brittan's children, of whom there were six in total, also made a notable contribution to the city. Their oldest daughter Emily (1842-97) was headmistress of the girls' division at Christchurch West School (later Hagley High School) from 1875 and then principal of Christchurch Girls' High School. She held that position at the time of her death, having succeeded Helen Macmillan Brown in 1894. Their son Frederick Brittan (1848-1945) was 'famed as the last survivor of the Canterbury Pilgrims' (St Paul's Papanui Cemetery Tour p. 22). Like his father, Frederick Brittan is buried in the churchyard of St Paul's Anglican Church in Papanui, where he served as vicar from 1873 until 1883. William Brittan's older brother Joseph Brittan (1805-67) built Linwood House after which the Avenue is named. He came out from England in 1852 and founded the *Canterbury Standard* newspaper.

ECJ Stevens and JJ Collins, subsequent owners of Englefield, also made notable contributions to the development of Christchurch, one as a politician, the other as an architect. Equally the less well-to-do men and women who lived and worked in Hanmer Street and Elm Grove in the late 19th and early 20th centuries contributed their labour to the city as carpenters, painters, cab drivers, nurses and bootmakers. The combination of housing types in the area attest to the close proximity in which members of different social groups lived in early Christchurch.

Cultural/Spiritual

The cultural value of the area is derived from its relationship to the river, which has a high level of significance to mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the mid-19th century.

'In pre-European days the Avon River (Ōtākaro) was a major landscape feature where local Maori gathered food. On the Englefield section of the riverbank was a cabbage tree, used as a fishing marker. The original (cabbage tree) was removed about 1922 but it was formally replaced in 1994' (HNZPT Historic Area List Report).

The way of life of local residents, and their contribution to the sporting life of the city in particular, is part of its cultural value.



Ti Kouka Fishing Marker. A McEwan, July 2021.

Architectural/Aesthetic

The houses within this area have aesthetic values related to their style, which provides a visual chronology of middle- and working-class residential development in the area from the 1850s until the present day. Only Englefield Lodge stands out for its design, although Charles Fooks (1829-1907), who is credited with its design, is not in the first rank of Canterbury architects.

JJ Collins (1855-1933) made a number of alterations to the house, largely it would appear to strengthen and preserve it. Collins was a partner in the firm Armson, Collins and Harman, which was one of the city's leading architectural practises in the early 20th century. Just as his contemporary Samuel Hurst Seager had purchased an 1864 cottage in Armagh Street house (Red House) and extended it in 1899, Collins may have bought Englefield to preserve it in recognition of its architectural heritage value to the city. Both houses would then stand as examples of an emergent appreciation amongst the city's architectural profession of the legacy of their colonial predecessors, which in time would lead to the recognition of a distinctive New Zealand style of architecture.

The colonial cottages, villas and bungalows that predominate in the area demonstrate the evolution of vernacular housing from the mid-19th century through to the interwar period of the 20th century. A small number of two-storey English Domestic Revival style houses signal the presence of building owners with more capital to spend in the early 20th century.

Technological / Craftsmanship

The craftsmanship of the houses in this area is generally typical of the period in which they were built. The construction of Englefield Lodge, to the design of Brittan's nephew Charles Fooks, is notable because it was made with bricks, brought out from England as ballast, and cob and roofed in slate. The materials are expressive of the Brittans' position within early colonial Christchurch, in as much as the family had access to the resources needed to create a substantial 12-room, one and a half storey house, featuring a barrel-vaulted drawing room. The majority of the houses in the area are constructed from timber, for framing and weatherboard cladding, and corrugated metal; these being the conventional materials of New Zealand vernacular housing since the beginning of colonial settlement.

Contextual

In the Brittans' day Englefield's 'environs ... were developed into a beautiful garden stretching down to the Avon River Ōtākaro, (making) it a showplace of early Christchurch' (NZHPT registration report). The William Guise Brittan Historical Garden on the corner of Fitzgerald Avenue and Avonside Drive is a council reserve that pays tribute to the Brittans' garden and their generosity as hosts within it.

Brittan is said to have planted the first willow tree in the area, thus beginning the enduring association between the Avon and this introduced tree species. The elevated setting of the Avonside Drive properties within the area and the more intimate scale of the properties on Hanmer Street and Elm Grove make a distinctive contribution to visual character of the city.

Archaeological

Multiple archaeological values, pertaining to Maori food gathering on the Ōtākaro Avon River, Brittan's farming activities, the operation of the city's first brewery, and the subdivision of Englefield into residential sections from 1859 may all be revealed within this area.

Principal References

'Brittan, William Guise' from *An Encyclopaedia of New Zealand* edited by AH McLintock, 1966 available at www.TeAra.govt.nz/en/1966/brittan-william-guise/1

'Christchurch Street and Place Names', available at <http://christchurchcitylibraries.com/Heritage/PlaceNames/>

Graham M Miller 'Stevens, Edward Cephas John 1837-1915) *Dictionary of New Zealand Biography* available at <http://www.dnzb.govt.nz>

Jo-Anne Smith 'Foster, Emily Sophia 1842-1897' *Dictionary of New Zealand Biography* available at <http://www.dnzb.govt.nz>

John Cookson & Graeme Dunstall (eds)
Southern Capital Christchurch – Towards a City Biography 1850-2000 (CUP 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

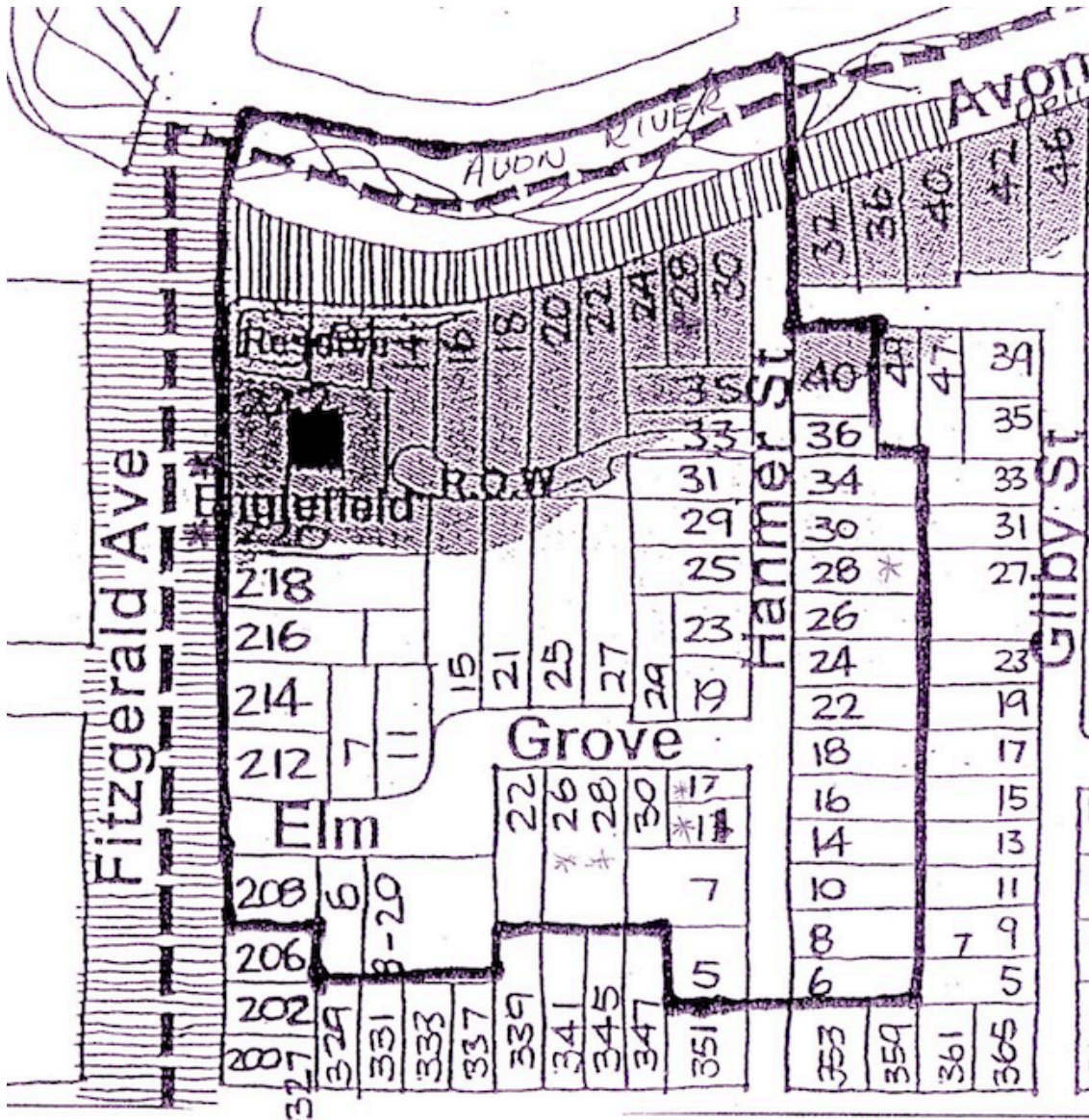
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

NZ Historic Places Trust, online registration reports for Englefield Lodge and the Englefield Historic Area, available at www.historic.org.nz

Peter Shaw *A History of New Zealand Architecture* (Hodder Moa Beckett 1991/7)

Richard Greenaway *St. Paul's Anglican Cemetery Tour* Papanui (CCL 2007)

Richard Greenaway *Avonside Anglican Parish Cemetery Tour* (CCL 2007)



HNZPT Historic Area.

REPORT COMPLETED

29 August 2021 / revised 13 May 2025

AUTHOR

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Schedule of Individual Items Included in the HA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>HNZPT List Entry</i>	<i>Contribution to Heritage Area</i>
House	5 Hanmer Street	Englefield Historic Area	Contributory
House	6 Hanmer Street	Englefield Historic Area	Contributory
House	7 Hanmer Street	Englefield Historic Area	Defining
House	8 Hanmer Street	Englefield Historic Area	Defining
House	10 Hanmer Street	Englefield Historic Area	Defining
House	11 Hanmer Street	Englefield Historic Area	Defining
House	14 Hanmer Street	Englefield Historic Area	Defining
House	16 Hanmer Street	Englefield Historic Area	Defining
House	17 Hanmer Street	Englefield Historic Area	Defining
House	18 Hanmer Street	Englefield Historic Area	Contributory
House	19 Hanmer Street	Englefield Historic Area	Neutral
House	22 Hanmer Street	Englefield Historic Area	Defining
House	23 Hanmer Street	Englefield Historic Area	Defining
House	24 Hanmer Street	Englefield Historic Area	Defining
House	25 Hanmer Street	Englefield Historic Area	Defining
House	26 Hanmer Street	Englefield Historic Area	Defining
House	28 Hanmer Street	Englefield Historic Area	Defining
House	29 Hanmer Street	Englefield Historic Area	Defining
House	30 Hanmer Street	Englefield Historic Area	Defining
Flats	1/31 & 2/31 Hanmer Street	Englefield Historic Area	Neutral
House	34 Hanmer Street	Englefield Historic Area	Defining
House	35 Hanmer Street	Englefield Historic Area	Defining
House	36 Hanmer Street	Englefield Historic Area	Defining
House	40 Hanmer Street	Englefield Historic Area	Defining
House	10 Avonside Drive	Englefield Historic Area	Defining
House	14 Avonside Drive	Englefield Historic Area	Defining
House	16 Avonside Drive	Englefield Historic Area	Defining
House	18 Avonside Drive	Englefield Historic Area	Neutral
House	20 Avonside Drive	Englefield Historic Area	Defining
Site	22 Avonside Drive	Englefield Historic Area	Neutral
House	24 Avonside Drive	Englefield Historic Area	Defining
House	28 Avonside Drive 37 Hanmer Street	Englefield Historic Area	Defining

Site	30 Avonside Drive	Englefield Historic Area	Neutral
House	208 Fitzgerald Avenue	Englefield Historic Area	Defining
House	212 Fitzgerald Avenue	Englefield Historic Area	Defining
House	214 Fitzgerald Avenue	Englefield Historic Area	Defining
Townhouses	216/216B/216C Fitzgerald Avenue	Englefield Historic Area	Intrusive
House	218 Fitzgerald Avenue	Englefield Historic Area	Defining
House	220 Fitzgerald Avenue	Englefield Historic Area	Defining
Englefield	230 Fitzgerald Avenue	Englefield Historic Area Category 1 Historic Place List Entry # 1867	Defining [Scheduled Heritage Item # 203]
William Guise Brittan Historical Garden	234 Fitzgerald Avenue	Englefield Historic Area	Contributory
House	6 Elm Grove	Englefield Historic Area	Defining
House	7 Elm Grove	Englefield Historic Area	Defining
Elm Grove Council Flats	8-20 Elm Grove	Englefield Historic Area	Neutral
House	11 Elm Grove	Englefield Historic Area	Defining
House	15 Elm Grove	Englefield Historic Area	Neutral
House	21 Elm Grove	Englefield Historic Area	Defining
House	22 Elm Grove	Englefield Historic Area	Contributory
House	25 Elm Grove	Englefield Historic Area	Defining
House	25A Elm Grove	Englefield Historic Area	Neutral
House	26 & 28 Elm Grove	Englefield Historic Area	Defining
House	27 Elm Grove	Englefield Historic Area	Defining
House	28A Elm Grove	Englefield Historic Area	Neutral
House	29 Elm Grove	Englefield Historic Area	Defining
House	30 Elm Grove	Englefield Historic Area	Defining

Key for Contribution to HA

Defining

Buildings, structures and other features that establish the historic heritage values of the Heritage Area. Defining buildings, structures and features embody the heritage values of the area and retain a level of authenticity and integrity sufficient to demonstrate these values.

* Any building or structure that is individually scheduled within Appendix 9.3.7.2 of the Christchurch District Plan is deemed, regardless of its group ranking, to be making a defining contribution to the historic heritage values of the area.

Contributory

Buildings, structures and other features that support the historic heritage values of the Heritage Area. Contributory buildings, structures and features are consistent with the heritage values of the area and may be either modified or modern buildings, structures and features in sympathy with the design and typology of their neighbours.

Neutral

Buildings, structures and other features that neither establish, support nor detract from the historic heritage values of the Heritage Area. Neutral buildings, structures and features may be modern buildings that introduce a new typology (for example a cluster of flats or townhouses) or a new pattern of land development (such as cross-leasing); they generally respect the overall scale and density of the area.

Intrusive

Buildings, structures and other features that detract from the historic heritage values of the Heritage Area. Intrusive buildings, structures and features are developments and typologies that are inconsistent with the historic heritage values of the area, including, but not limited to, non-residential uses and/or high-rise buildings. Vacant lots, from which buildings have been demolished or removed, are also considered intrusive within the streetscape of the Heritage Area.

Context Record Form

Fitzgerald Avenue and Avonside Drive Record Form

Area/Element Description

Fitzgerald Avenue is one of the four key defining avenues of Christchurch's inner-city and Avonside Drive (formerly River Road) is a river-side road.

Contributing landscapes

Avon River

Street and block pattern

Irregular grid, influenced by the course of the river and subdivision and amalgamation of sections over a long period of time.

Section layouts

The sections addressing Avonside Drive are regular in width but not in area. On Fitzgerald Avenue, both the section sizes and dimensions are variable.

Key Long views

Port Hills





Key Short views



Avon River


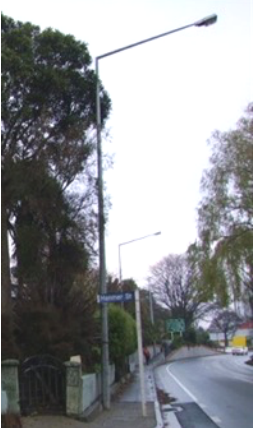


Contextual Significance





The influence of the river location in terms of outlook and the river terraces adjacent, in combination with one of the defining avenues of Christchurch provides both a historic and current contextual significance to the area. Contains the home of William Guise Brittan, an early Canterbury colonist.



Inventory of Public Realm Features

Feature	description	
Open space	William Guise Brittan Historical Garden (Rating: Contributory)	
Streams	Avon River (Rating: Defining)	
Cemetery	N/A	
Landmarks	N/A	
Memorials	<p>William Guise Brittan Historical Garden (ref Open Space)</p> <p>Cabbage tree and plaque installed in 1994 to signify the original cabbage tree used as a fishing marker by Maori (Rating: Defining)</p> <p>Ngaa Tuuranga Tuupuna item 54 – Ti Kouka Fishing Marker</p>	
Plaques	Refer to Memorials	
Gates/pillars	Variety of domestic gates and pillars, most in association with pedestrian entrances to Avonside Drive (Rating: Defining)	

		
Paths Structures	N/A Retaining walls (Rating: Neutral)	

	Masonry walls (Rating: Neutral)	
Wharfs/piers	N/A	
Steps	N/A	
Seats	N/A	
Signs	N/A	
Lighting	<p>Fabricated steel arm oclyte (Rating: Neutral)</p> <p>Windsor heritage lamp (Rating: Neutral)</p>	 
Materials	N/A	
Colours	N/A	
Street	Avonside Drive, two lane road widening to the Fitzgerald Ave intersection. Road widening undertaken in 2002.	
<i>Width</i>	Carriageway 9-12.5m, road reserve 20m	
<i>Alignment and layout</i>	Follows the course of the Avon River (Rating: Contributory)	
<i>Material</i>	Asphalt (Rating: Neutral)	
<i>Kerb and channel</i>	Concrete, one side only (Rating: Neutral)	

<i>Footpath</i>	One side only (Rating: Neutral)	
<i>Berm</i>	N/A	
Street trees	Single Copper Beech (<i>Fagus sylvatica</i>) (Rating: Defining) STG23, ID # 4570	
Cluster	N/A	
Avenue	N/A	
Intermittent	N/A	
Size	N/A	
Species	N/A	
Garden planting	N/A	
Materials	N/A	
Building setback	Irregular setback along Fitzgerald Avenue (Rating: Neutral) Regular setback of approximately 4.5m along Avonside Drive (Rating: Contributory)	
Ancillary buildings	Garages predominantly at the rear of sites (Rating: Neutral) Garages on the street frontage (Rating: Intrusive)	
Trees	Variety of exotic and native trees (Rating: Contributory)	

		 
Vegetation	Mixed vegetation (Rating: Contributory)	
Views	Avon River (Rating: Defining) Port Hills (Rating: Neutral)	

Context Record Form

Hanmer Street and Elm Grove Record Form

Area/Element Description

Two short street streets and a rear lane bounded by Armagh Street, Avonside Drive and Fitzgerald Avenue. Elm Grove was the conjunction of two streets, Elmwood Grove and Wells Street (no longer existing).

Contributing landscapes

River terraces and Avon River Ōtākaro.

Street and block pattern

Grid street and block pattern. Louisa Chandler Lane is a short dead-end lane.

Section layouts

With the exception of Hanmer Street the section layouts are variable in size and dimensions.

Key Long views

Port Hills






Key Short views






Avon River


Contextual Significance





Low key narrow residential streets with the dwellings set higher from the streets in parts on river terraces. Hanmer Street terminates with views to the Avon River. Louisa Chandler Lane is a service lane.



Inventory of public realm features

Feature	description	
Open space	N/A	
Streams	N/A	
Cemetery	N/A	
Landmarks	N/A	
Memorials	N/A	
Plaques	N/A	
Gates/pillars	Small scale cottage style timber and iron gates (Rating: Contributory)	 
Paths	N/A	
Structures	N/A	
Fences	Wide variety of small-scale fences including picket, masonry and timber and corrugated iron (Rating: Contributory)	  

		  
Walls	Small scale concrete block and masonry walls (Rating: Neutral)	
Wharfs/piers	N/A	
Steps	N/A	
Seats	N/A	
Signs	N/A	
Lighting	Outreach on power poles (Rating: Neutral)	
Materials	N/A	
Colours	N/A	

Street	<p>Elm Grove reconstructed 2009 (Rating: Neutral)</p> <p>Hanmer reconstructed in 2009 (Rating: Neutral) with the exception of the most northern length of Hanmer between Gilby Street and Avonside Drive (Rating: Intrusive)</p>	
Width	<p>Elm Grove 15m road reserve with 5.5m carriageway.</p> <p>Hanmer 15m road reserve with 8m carriageway.</p>	
Alignment and layout	Elm Grove kink in the street, parking bays. Hanmer Street straight.	
Material	Asphalt, concrete, brick paving.	
Kerb and channel	Both concrete renewed 2009.	
Footpath	Both sides	
Berm	Elm Grove only with the exception of the northern end of Hanmer Street.	
Street trees	N/A	
Cluster		
Avenue		
Intermittent		
Size		
Species		

Garden planting	Variety of exotic and native species. (Rating: Contributory)	
Building setback	<p>Hanmer Street highly consistent, generally 3-5m (Rating: Defining)</p> <p>Elm Grove 4-9m with the exception of the Council flats which are variable (Rating: Contributory).</p>	
Ancillary buildings	Garages in front yards (Rating: Intrusive) and rear yards (Rating: Neutral)	
Trees	Variety of native and exotic, generally small to medium in size (Rating: Contributory)	

Vegetation	Variety of native and exotic, generally small to medium in size (Rating: Contributory)	
Views	Avon River and pump station (Rating: Contributory)	

Appendix 1

Individual site record forms