

## Longbeach Estate Item F

### Longbeach Homestead



#### Location

<b>Address:</b>	1034 Lower Beach Road, Ashburton
<b>Co-ordinates:</b>	Northing 5678734 , Easting 2404638
<b>Legal Description:</b>	Lot 2 DP 39648 (CT CB18K/390), Canterbury Land District
<b>Owner:</b>	Longbeach Estate Limited

#### Purpose

<b>Current Use:</b>	Homestead
<b>Original/Past Uses:</b>	Homestead

#### Heritage Significance and Category

<b>Heritage Significance:</b>	Physical; Historic		
<b>Heritage NZ:</b>	Historic Place Category 1	<b>List #</b> 270	<b>Date Listed:</b> 27 June 1985
<b>Ashburton DC:</b>	Category A		

#### Site Assessment

<b>Assessed by:</b>	Arlene Baird, Davie Lovell-Smith Ltd.
<b>Date Assessed:</b>	9 December 2014

Detail	
<b>Description:</b>	<p>This homestead was designed and built in 1937, to replace an earlier homestead that had been destroyed by fire. It has a clear Arts and Crafts style of design and is constructed of double brick walls using burnt bricks from the previous homestead, in conjunction with red bricks made in Ashburton.</p> <p>The roof is clad in shingles of Canadian cedar with steeply pitched gables, some being irregular in length and irregularly positioned. One of the main requirements specified to the architects, was that this new homestead must assimilate into and harmonise with the already established gardens. The steeply pitched gables, the timber of the window frames, and the dark brown of the roof shingles, were all designed to give the impression that the house grew organically out of the surrounding gardens.</p> <p>Within the dominant roof lines are a number of dormer and gable windows, these are sash hung with mostly small pane frames of 6, 9 and sometimes 12 panes. A number of the windows, particularly to the north and western elevations, have larger panes. Some of the ground and some first floor windows have wooden shutters, secured open. All window and door frames and shutters are painted a crisp white. The front door has a deep stone surround. There are five chimneys, these are constructed of brick and are tall and narrow in form with no decorative features.</p> <p>There is a small first floor balcony to the eastern elevation, above a bay window. On the northern elevation, there is a shingle covered verandah and this outdoor living space is extended into the garden by means of a brick patio.</p> <p>The homestead has quite an organic yet domineering appearance. Its lack of symmetry, along with the different roof levels and window heights gives it a grand rambling appearance. The homestead's setting within this vast garden of national significance provides it with appropriate scale and proportions.</p>
<b>History:</b>	<p><b>The Homestead</b></p> <p>In 1926 Longbeach passed to John Hutton Grigg (son of the original John Grigg) who owned the property until 1973. The current Longbeach Homestead was designed for him by the architectural firm of Helmore and Cotterill in 1937. It was built to replace an earlier homestead that had been destroyed by fire.</p> <p>Helmore and Cotterill provided three designs for Grigg. The first was symmetrical with a double hipped roof and pilasters. The second was more in the style of earlier colonial homesteads with gables and dormer windows. This second design was favoured but apparently proved too expensive and the architects produced a third, completely different, proposal. In contrast to the earlier proposals their third design was asymmetrical as detailed above.</p> <p>The Longbeach homestead, in conjunction with the chapel, cookshop, stables, sod cottage, flour mill and waterwheel, is significant as part of the Longbeach Estate, historically one of the largest and most impressive farms in New Zealand.</p> <p><b>The Architects</b></p> <p>The partnership between Heathcote Helmore (1894-1965) and Guy Cotterill (1897-1981) began in 1924. Based in Christchurch, both men had attended Christ's College then travelled to England in 1920. On their way to England they stopped at New York, and due to a delay were able to travel to Yorkstown, Virginia where they saw examples of American Colonial architecture. In England Helmore worked for Sir Edwin Lutyens, and it would seem likely that he was influenced here by Lutyens' early Arts and Crafts work.</p>

## Detail

Of all the buildings Helmore and Cotterill designed, Longbeach Homestead is the only one with such a clear connection to the British Arts and Crafts style. Both of these events influenced the later architectural direction of Helmore and Cotterill. Their partnership ended with Helmore's death in 1965.

The Longbeach homestead is important as an unusual example of Helmore and Cotterill's domestic work, and has been praised by some as their most outstanding achievement.

### **Longbeach Estate**

John Grigg was born in Cornwall in 1828. He inherited from his father a freehold farm, which he sold in 1853, and then sailed for Australia (with his siblings) in the ship "Blackwall," reaching Melbourne early in 1854. Mr. Grigg remained only about six months in Australia and then came to New Zealand.

He began farming at Otahuhu, near Auckland but in 1863 he purchased 2,135 acres south of Ashburton, in partnership with his brother-in-law Thomas Russell. The Grigg family, including John's sisters, step-sisters and brother, lived in Christchurch for several years while work began on draining the swamp and establishing dwellings. He purchased the Chertsey Accommodation House and transported it by bullock wagon through the Ashburton River to the farm – this was to be the first Longbeach Homestead. The family arrived in a convoy of horses and wagons across the swamp in 1872.

Extensive crops were rapidly established on the newly drained land. By 1879 there were 1200 hectares in wheat, oats and barley, 120 hectares in peas, five hectares in roots and forage crops plus 200 hectares for hay. Stock numbers rose in response; before long the merino flock numbered 10,000. The ever-innovative John had heard about a successful experimental shipment of refrigerated sheep meat from Buenos Aires to Marseilles in 1877 and had begun breeding specialised Shropshires with carcasses suitable for the English market. When the first shipment of frozen meat left New Zealand on the Dunedin in 1882, Longbeach mutton was on board and John remained a major architect of New Zealand's frozen-meat export trade thereafter.

The Station became a self-supporting Community with its own Post Office, School, General Store, Flourmill, Brickworks, Church, Smithy, Bakery, Cookhouse as well as Stables, Cowsheds, Pig Sties and Woolshed.

The Garden was first established in 1864 with trees planted as shelterbelts against the North West winds. Longbeach garden has prospered over the years as each generation of the Grigg family has continued with plantings and maintenance. Today there is 16 acres of sweeping lawns and garden.

In 1882 the heavily mortgaged Longbeach was put up for sale, due to the amicable end of the agreement between Thomas and John. John purchased back 16,000 hectares and 13,000 sheep and concentrated on lamb fattening. John was also interested in dairying and his son JCN Grigg, was sent to source the best dairy cattle he could find. He settled on Dutch Friesian cattle, descendants of which are still important in local dairy herds today.

Besides devoting great enterprise, intelligence, and energy to the development of "Longbeach," Mr. Grigg actively assisted in the establishment of the Belfast Freezing Works, in the management of the Canterbury Agricultural and Pastoral Association, and in the work of the Ashburton County Council, the Longbeach Road Board and school committee.

Detail	
	<p>He was also for some time a member of the House of Representatives. Mr. Grigg died at Longbeach on the 7th of November, 1901, in his 74th year, and was buried in the Longbeach churchyard beside his wife who had predeceased him by about sixteen years.</p> <p>Longbeach has remained in the same family, passing from John Grigg, to J.C.N. Grigg, to his son J. H. Grigg, who in turn passed it on to his daughter and son in law Virginia and David Thomas, and today it is farmed by their son Bill Thomas, his wife Penny and their four children. Bill was just 23 when he took over running Longbeach from his mother Virginia and her husband David Thomas in 1985.</p> <p>Today the Estate comprises of a successful farm plus the Chapel and Cookshop which are hired out for weddings and functions.</p>
<b>Notable features:</b>	Arts and Crafts style construction; steeply pitched shingle roof; asymmetrical form; windows; verandah; gables; setting.
<b>Condition:</b>	The homestead is in excellent condition, with little visible evidence of weathering or wear. The brickwork, roof shingles and chimneys are all well maintained. The paintwork around the window frames, door frames, shutters and verandah columns is in a tidy condition. The exterior and setting are kept in an immaculate condition.
<b>Setting:</b>	The homestead is set in a beautiful mature garden, with mature trees to the south and west, an expanse of open manicured lawn to the north and an ornamental lake to the east. A woodland path leads from the homestead to the cookshop and other Estate buildings to the south. The setting is of high importance due to its location on the same site as the original homestead and due to its links with the chapel to the north and the other Este buildings to the south.













