

**WAIMAKARIRI DISTRICT COUNCIL**  
**HISTORIC HERITAGE ITEM RECORD FORM**

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**2021 District Plan Item No.**

**HH086**

**HERITAGE ITEM NAME**

'Stratford Grove', former Josling residence

**ADDRESS**

458 Rangiora Woodend Road, Rangiora

**PHOTOGRAPH**



(WDC)

**DISTRICT PLAN ITEM NO.**  
(at time of assessment)

H121

**HNZ LIST No. & CATEGORY**

n / a

**LEGAL DESCRIPTION**

RS 1211

**VALUATION NUMBER**

2159150700

**DATE OF CONSTRUCTION**

c.1880?

**ARCHITECT/DESIGNER/  
BUILDER**

John Josling, owner/builder

**STYLE**

Italianate villa

**PHYSICAL DESCRIPTION**

Two-storey dwelling with irregular rectangular footprint and hipped roof forms. Principal, south-facing elevation has full height bay with boxed bay window, straight veranda and entrance with side- and fanlights. Modern return veranda linking north and west elevations is terminated by bays with Chicago windows. Pediments over double-hung sash windows. Single-storey extension to east with veranda on north elevation.

**MATERIALS/STRUCTURE**

Timber framing and weatherboards. Tile roofing with brick chimneys.

**ADDITIONS/ALTERATIONS**

Clad in polite (1950s?). Restored and extended, polite cladding removed (c.1984-94).

**SETTING**

'Stratford Grove' stands on the north side of Rangiora Woodend Road, west of its intersection with Smarts Road and east of Rangiora township. The house is set back from the road, within a mature garden, but can be glimpsed from the public domain. A late 19<sup>th</sup> century barn on the property was restored in c.2010. The extent of scheduling is limited to the immediate garden setting of the house, rather than the land parcel as a whole, notwithstanding the potential archaeological values of the property.

## **HISTORY**

'Stratford Grove' was built as a retirement home by John and Ellen Josling, who had arrived in Canterbury with the eldest two of their seven children in March 1851. Settling first in Lyttelton, John Josling established himself as a carpenter but in the later 1850s he began a business, which soon eclipsed his building activities, as a nurseryman. By April 1862 the Joslings had moved to Rangiora where John (1822-86) ran the North Brook Nursery. Rural Section 1211, on which the Josling house was built, was offered for sale in April 1877 and was undeveloped at that time. The house was extant by the time Ellen died at Stratford Grove in 1882, aged 60 years; John died four years later. After 1888 the house passed through a number of hands (William Atkinson, DG Matheson, Thomas Murrige and Alexander Campbell) before it was acquired by Charles Leech in 1903. Leech, who was a local flour and flax miller, had leased the farm since 1898 but sold it to Frederick Horrell in 1905. Since 1924 the property has had a number of changes of ownership. It remains in private residential use.

## **HISTORIC AND SOCIAL SIGNIFICANCE**

'Stratford Grove' has historical and social significance for its association with John Josling, a pioneer nurseryman, his wife Ellen and their family and those who later owned and lived in the house.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

'Stratford Grove' has cultural value as it demonstrates the way of life of its early owner-occupiers.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

'Stratford Grove' has architectural significance as an Italianate villa reputedly built by John Josling. The Italianate style was popular for large country houses in the 1870s and early 1880s. 'Stratford Grove' was sympathetically restored and extended in the late 20<sup>th</sup> century.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

'Stratford Grove' has technological and craftsmanship value for the evidence it provides of Victorian construction methods and materials.

## **CONTEXTUAL SIGNIFICANCE**

'Stratford Grove' has contextual value as a local feature that contributes to the historic character of its rural setting and the environs of Rangiora.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

As the dwelling pre-dates 1900, its site has potential archaeological significance.

## **SUMMARY OF HERITAGE SIGNIFICANCE**

'Stratford Grove', the former Josling residence, has overall heritage significance to Rangiora and the Waimakariri district. The house has historic and social significance for its association with the Josling family and cultural value as a demonstration of the way of life of its early owners and occupants. 'Stratford Grove' has architectural significance as an Italianate villa reputedly designed and built by its first owner and technological and craftsmanship value for its late 19<sup>th</sup> century timber construction and detailing. 'Stratford Grove' has contextual value as a local historic feature and its site has potential archaeological significance given the development of the dwelling's age.

## HERITAGE CATEGORY

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## REFERENCES

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- Macdonald Dictionary of Canterbury Biographies, Canterbury Museum; available online.
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**REPORT COMPLETED**

11 March 2019

**AUTHOR**

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Extent of scheduling, 'Stratford Grove', 458 Rangiora Woodend Road, Rangiora.



Land parcel as a whole with house marked by star.



House as built.