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Richmond Estate, 120 St Aubyn Street

1963?

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**Themes in development:** cultural and social.

**Cultural heritage values:** architectural and technical values.

**Not registered.**

**Owners**

Various owners

**Title**

PU 2A/AU11 DP 17629  
ID: 030076

**Use**

Residential apartments

**Description**

Richmond Estate is an eight storey building, interesting technically for its construction by the lift slab method. This involves the casting of concrete floor slabs on the ground and then progressively jacking them up to their final levels. It was a system devised to speed the construction of high rise buildings, but technical difficulties meant that it was not popular and it was not much used in New Zealand. It has concrete block infill walls, and has recently had circular balconies and spiral stairs added to the north elevation as part of its conversion from hotel to residential apartments.

**History**

The building was constructed as the Tasman Hotel with restaurant, lounges, and 30 bedrooms on floors 6, 7 and 8. The main contractor was Riddick Bros and Still Ltd, with Lift Slab Australia responsible for the lifting of the floors.

**Architect**

The Tasman Hotel was designed by Edward Borrell with Brodie and Thomson, structural engineers.

**Statement of Significance**

Richmond Estate has technical significance as a major lift slab building, a method of high rise building construction that had a short life in New Zealand. It has a landmark quality on the western edge of the CBD, more for its height than its architecture.

**Sources**

New Plymouth District Council building file 511/112.  
Taranaki Museum, photos.