

***Attachment D: Heritage Impact Assessments (Worcester
Chambers / Harley Chambers): John Gray,
Smart Alliances Ltd***

HARLEY CHAMBERS

**137 CAMBRIDGE TERRACE
CHRISTCHURCH**



HERITAGE IMPACT ASSESSMENT

Report Prepared by
SMART ALLIANCES LTD
for
LEE PEE LTD

HARLEY CHAMBERS

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CHRISTCHURCH**

**HERITAGE IMPACT
ASSESSMENT**

Report Prepared by
JOHN B GRAY, Heritage Architect
SMART ALLIANCES LTD
10 High Street, Blenheim, 7240
Email: john@smartalliances.co.nz

For
LEE PEE LTD

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1.0 INTRODUCTION

1.1 PURPOSE

This report is the result of a commission from Lee Pee Ltd by way of telephone call and email of 24th April 2017 to a request from Mr Matt Bonis from Planz for a Heritage Impact Assessment report relating to Harley Chambers.

The report is to assess the Heritage significance and values of Harley Chambers, (Group 2 “Significant”, listing in the operative Christchurch District Plan) and what the loss to the city’s heritage fabric would be if the building was demolished or altered.

This report is to form part of an application by Lee Pee Ltd, which I understand is to demolish the building and develop a new hotel complex on the site.

Lee Pee Ltd has sought this Assessment as a component of a Resource Consent application regarding Harley Chambers and Worcester Chambers.

In preparation for the writing of this report, I have read the Christchurch City Council Heritage Assessment and Statement of Significance, the Heritage New Zealand – Record form; the Structural Report, prepared by Quoin Structural Consultants and associated documents prepared by Warren and Mahoney Ltd.

The specific purpose of this report is not to duplicate documentation already produced in these reports, but to investigate and record the heritage values of this listed building and evaluate these values against internationally recognised criteria for assessment.

The process of assessment of heritage significance is discussed and presented in section five of this report.

This Heritage Impact Assessment provides information on understanding the place, assessments, policies, recommendations and conclusions to assist in decision making regarding these buildings.

1.2 EXECUTIVE SUMMARY

This report assesses the significance of the Harley Chambers Building as a whole and taking into account its individual elements. It also outlines the heritage impacts of repairing the building and the options that have been considered for its retention.

SIGNIFICANCE

When assessing the significance of any structure, one must ask, “Has the place any significance? If so, what?” This is therefore the fundamental pretext on which this report is based.

A summary of identified significance of Harley Chambers is as follows:

- An early example of a purpose built dedicated medical and dental facility.
- The building is not particularly innovative in its external design or use of materials or finishes to the façades.
- Aesthetically, the building has been identified as Neo-Romanesque Revival in the Chicago Commercial style.
- The structural systems used within the building were of a more significant nature.
- The floors are constructed of the Innes-Bell coffered reinforced concrete lightweight flooring system.
- The internal walls are substantially constructed of Innes-Bell Blocks, an innovative hollow concrete block system, which was patented by Mr William Innes.

- While the architect, Mr G.T. Lucas, didn't have a particularly high profile in Christchurch in his era, a study of his drawings for this building indicates that he was very technically competent as an engineer and draughtsman and in his selection and use of the Innes-Bell waffle pattern concrete floor system and later patented Innes-Bell hollow concrete block system.
- Other significant technological aspects of this building were heated and humidified ducted air conditioning, concealed reticulated hot and cold water to each room, the electrical wiring system distributed from purpose built distribution board cupboards; and piped medical gases.

The Christchurch City Council Heritage Assessment, and that of the author of this report, used the same "Assessment and Identification Categories", as used by the Christchurch City Council for Heritage Listing criteria, under Appendix 9.3.7.1, Criteria for the Assessment of Significance of Heritage Values, of the Christchurch District Plan (District Plan).

The Christchurch City Council Heritage Assessment author concluded that, "*Harley Chambers and its setting are of overall significance to Christchurch and Banks Peninsula*". This significance rating is probably similar to that of this author, who has undertaken a very detailed overall assessment of the building, both as a desk top exercise and physical assessment on site; and rates Harley Chambers overall, as of "Some" significance, which is a "C" rating using the hierarchy of values, in J S Kerr's Conservation Plan (discussed further in section 5.4 and 5.5, of this report).

While the above summary of significance sets out in general or broad terms the nature and level of significance of the Harley Chambers building as an entity/whole, the assessment of significance values of specific façades, spaces and individual elements of the building provides the flexibility necessary for the management of future change.

It is therefore important to understand the hierarchy of values that have been used to evaluate the levels of significance of the Harley Chambers building.

The assessed levels of significance should not be insular to a particular building or place in isolation, but must be assigned relative to recognised criteria of the general significance of Heritage Buildings across New Zealand. i.e., there should be uniformity of significance values, building to building.

In order to establish the heritage significance of the Harley Chambers building, a detailed heritage inventory of all the elements and items which make up the building has been recorded to assess the significance values of these elements and items.

The evaluation takes account of historical and social, cultural and spiritual, architectural and aesthetic, technological and craftsmanship, contextual, archaeological and scientific significance, the appearance, originality, integrity, and authenticity of the fabric and sets an overall degree of “Heritage Significance” for each elevation, space or element.

Elevations or spaces that are relatively unaltered from their original form and contain significant original fabric have a significance rating of A or B, while altered spaces and those containing fabric of low significance have a lower rating of C or D.

While there are several similar lists for criteria used for the assessment of significance of spaces or elements in heritage buildings, this author uses the internationally recognised criteria for assessment of significance, recommended in the “Conservation Plan”, by Mr J S Kerr, 2013.

To clarify, the late Mr James Semple Kerr of Australia, developed a document over several years, with the input from several others, titled “The Conservation Plan, A guide to the preparation of Conservation Plans for places of European Cultural Significance”. This document is an internationally recognised blueprint for working through the processes and conflicts between development and conservation.

Mr Kerr wrote a very succinct explanation to the process and purpose of his “Conservation Plan”, in the introduction of the revised 2nd edition in 1985, which is still very relevant today.

“The processes involved in conservation and development are as much social, political and economic as they are technical. Tension between those bent upon retaining the old and those building the new is not necessarily bad. It is a useful testing process of all four aspects and can establish a society's priorities - providing that the basic information necessary for decision making has been made available to all parties and that a method of making those decisions has been agreed.

This guide is therefore about gathering, analysing and assessing information that bears upon policy decisions and on the processes of making those decisions. It offers a common ground for debate, a method and a common language to help resolve differences and achieve a balance between the old and the new. The result of these *processes is a conservation plan.*”

Taking account of heritage inventory and the preceding basis of assessment of heritage significance, the spaces and elements of the Harley Chambers building have been analysed and a hierarchy of values has been established. It is therefore this authors opinion, that in taking overall account of the prior assessments, the Harley Chambers building has an overall rating of (C), “Some” heritage significance.

ENGINEERING REQUIREMENTS AND OPTIONS FOR REUSE

Mr Gilmore of Quoin Structural Consultants has prepared a Structural Report, accompanying the Assessment of Environmental Effects. In his report, he has described the damage sustained by the Harley Chambers building during the “Canterbury Earthquake Sequence” (CES) and also describes the buildings earthquake strength assessment:

The building in its current condition has an assessed earthquake strength of 15% x NBS.

The building in its undamaged pre-earthquake condition has an assessed earthquake strength of 25% x NBS.

The building has been assessed as being earthquake prone, with an earthquake strength of less than 33% x NBS.

In light of the Structural Report and the relevant planning provisions relating to the demolition of listed heritage items, two options for retention of parts of Harley Chambers for potential incorporation into the new Hotel development have been considered by the project group:

Option A3: Relates to the retention of the Harley Chambers building, structural strengthening to 100% x NBS: and incorporation of the building into the proposed new hotel development.

Option C: Relates to the retention, support and strengthening of the façades of the Harley Chambers building only, to be incorporated into the proposed new hotel development.

These options are considered in greater detail in Part 8 of this report. Although this author still prefers the façade retention option from a streetscape and heritage fabric retention point of view, this author also accepts following thorough investigation, that the existing facades do not integrate well into the proposed hotel layouts, and the extent of heritage significance will be diminished through the extent of invasive works necessary to retain, prop and pin the façade to any replacement building structure. I note that façade retention in isolation, is also not a preferred option under the ICOMOS Charter, but is accepted in lieu of total demolition.

In addition, in order to achieve 34%, 67% or 100% x NBS, both options involve extensive modification to both the interior and exterior of the existing building. This will be intrusive and invasive to the existing heritage fabric, to the extent that the overall significance of the building would be significantly reduced.

Accordingly, if it is concluded that neither of the above options, being for the retention of the entire building, or just the façade for adaptive reuse and incorporation into the proposed Hotel development are practical for the reasons discussed in Part 8 of this report, then there are probably only two other options available.

The first is a do nothing option, which is probably not an option, due to the building's low assessed earthquake strength of 15% x NBS and its potential dangerous building status, due to earthquake damage, especially in the north east corner. Being a known earthquake prone building, the building owner is required under the Building (Earthquake-prone Buildings) Amendment Act 2016 to either strengthen or demolish the building within 5 years of commencement of the Act on 1st July 2017.

The second remaining option is for deconstruction/demolition of the Harley Chambers building. Should it therefore be decided, that deconstruction/demolition is the inevitable outcome for the Harley Chambers building, then an appropriate list of mitigation measures must be implemented, before demolition commences and these have been discussed in Part 8 of this report.

1.3 SITE VISITS

The site visits to investigate, assess, record and photograph the building were made over three days of 3rd, 4th and 5th May 2017.

Present were:

Mr John Gray	Heritage Architect	Smart Alliances Ltd Blenheim
Ms Rosie Hobbs	General Manager	Lee Pee Ltd
Mr Brett Gilmore	Structural Engineer	Quoin Structural Consultants

(Both Ms Hobbs and Mr Gilmore were only present for an introductory tour of the building on 3rd May).

1.4 OWNERSHIP AND LEGAL STATUS

The combined proposed development site, consists of three individual sites. These are presently known as, Harley Chambers, 137 Cambridge Terrace, (two individual titles) (corner Cambridge Terrace and Worcester Street), Worcester Chambers, 69 Worcester Street; and the former York House site, 65-67 Worcester Street.

The two lots of the Harley Chambers site are owned by Lee Pee Ltd, as are the other two adjacent sites mentioned above.

All three sites are zoned ‘Central City Business’ (CCB2) under the District Plan.

Table 15.1 of the District Plan describes the zone as:-

“Principal employment and business centre for the city and wider region and to become the primary destination for a wide range and scale of activities, guest accommodation, events, cultural activities and tourism activities.”

The Harley Chambers building was listed in Volume 3, Appendix 1 of the superseded Christchurch City Plan as a “Group 3” building. It is listed in Appendix 9.3.6.1 Schedules of Significant Historic Heritage Places in the operative District Plan, as item 78, Group 2 (significant), Heritage setting no: 309, Heritage Aerial map no: 209, on planning maps no:32 and HI5.

The building was first classified by the New Zealand Historic Places Trust in the Board minutes of 17-8-82, approved for classification as a category D. It was reclassified under the 1993 Act to a category 2 Historic Place and remains listed as such under its present listing on the New Zealand Heritage List / Rarangi Korero by Heritage New Zealand.

1.5 LOCATION / LEGAL DESCRIPTION

The Harley Chambers building is located on a very prominent CBD site on the North West corner of the junction of Worcester Boulevard and Cambridge Terrace. The site is directly opposite the Avon River Precinct to the east, and a block west of Cathedral Square.

The official street address is 137 Cambridge Terrace and the total area of the Harley Chambers site is 938m². The site and its surrounding area is zoned “Central City Business” in the District Plan, and as such its neighbouring sites are mixed commercial uses. The Avon River, entertainment, restaurants and bars are located to the east; the Canterbury Club, commercial offices and Christchurch City Council offices are located to the south; empty sites and the Christchurch Art Gallery to the west; and predominantly new office buildings to the north predominantly housing legal and accountancy firms.

The legal descriptions of the two lots associated with the Harley Chambers site are Part Lot 1, DP 6773 (identifier CB18K/448), 435m², and Part Lot 1, PD 6773 (identifier CB18K/449), 503m².



OVERALL DEVELOPMENT SITE, SHOWING THE THREE LOTS OWNED BY LEE PEE LTD, WITH THE HARLEY CHAMBERS BUILDING SITE, ON THE RIGHT



THE MARSHALL FIELD WHOLE STORE - CHICAGO 1885-87

2.0 UNDERSTANDING THE PLACE

2.1 DESCRIPTION OF THE BUILDING

SITE

The Harley Chambers building was designed in 1928 by Christchurch Architect G.T Lucas. It was constructed in two stages, the northern most section which includes the main entrance from Cambridge Terrace was constructed in 1929; and the remainder of the building was constructed in 1934, both in matching style.

The building occupies a relatively flat rectangular corner site of approximately 35m x 27m, with an area of 938m² per floor with a partial basement of approximately 80m², and a façade height of 14m including the parapets. The roof is flat, inside the parapets. Being a corner site there are two very similar prominent façades, with Cambridge Terrace being the primary façade complete with arched main entrance. The angled corner between the two has the building name “Harley” prominently across the parapet.

DESIGN BACKGROUND

The Harley Chambers building is a mixture of architectural styles. The underlying style is Neo-Romanesque Revival, in the Chicago Commercial Style. The Harley Chambers building follows the general style of the Marshal Field Wholesale Store in Chicago, designed by Henry Hobson Richardson¹, (built between 1885-87), who was considered possibly the best American Architect of the 19th Century. He died in 1886, during construction of this building, at the relatively young age of 47.

The Marshal Field Wholesale Store building had a major impact on the development of modern building façades of the early 20th century in cities throughout the world, and many of its features can be seen in the Harley façades.

The distinguishing features of this “Commercial Style” are; steel or concrete structural skeleton construction, expressed externally as a grid of intersecting piers and cross

¹ glessnerhouse.blogspot.com/2015/04/the-marshall-field-wholesale-store.html

spandrels; decorative cornices; flat roof with modest cornice, large bands of steel windows, which often featured a projecting bay; and extend rhythmically from the ground floor to the top of the building. The uppermost windows often had curved tops; and the main entries of these buildings often had a large round or Syrian (Ogee) arch at the entry, as employed on this building.

As was common with this style in the 1920-30's era in New Zealand, the main structural frame of Harley Chambers was constructed of reinforced concrete columns and horizontal spandrels, infilled with concrete or clay masonry, plastered over to give a smooth finish.

An article from the "Press" of 30th May 1929² describes "*all the floors being constructed of Innes-Bell blocks, which give a flat ceiling and do away with the main and secondary beams in the older systems of floor slabs.*" The above statement from the Press article is not entirely factual. Innes-Bell produced two different systems which are both incorporated into this building, being the patented concrete blocks and double ribbed concrete floor system. William Robert Drayton Innes of Melbourne Australia, as signor for James Bell & Co. patented a Hollow Concrete Block design with the U.S. Patent office on March 31st, 1931, Patent No: 1,799,014³ and this system of concrete blocks are used extensively throughout the building for internal walls. These concrete blocks incorporate no steel reinforcing and therefore offered very little in the way of structural integrity or enhancement to the buildings.

Mr Innes was not the inventor of concrete hollow blocks, as further research has shown that an American, Mr Paul Wilkes, published a 16 page book entitled "How to manufacture Concrete Hollow Blocks" back in 1905.⁴ However, Mr Wilkes does not appear to have patented his invention, or process.

Another 55 page book published by Mr Innes in 1927⁵ describes how his waffle pattern concrete floor system is constructed. This system is also incorporated into the upper two floors and roof structure of the Harley Chambers building.

² The Press 30th May 1929, p.4

³ <http://www.google.co.zm/patents/US1799014>

⁴ How to Manufacture Concrete Hollow Blocks, Wilkes Paul, 1905, 16pgs

⁵ <http://www.worldcat.org/title/innes-bell-patent-hollow-block-reinforced-concrete-floors/oclc/220923776>

HARLEY CHAMBERS DESIGN

The Harley building was originally purpose built in reinforced concrete as consulting rooms for Doctors and Dentists, the layouts being reasonably similar across the three floors.

The May 1929 Press article⁶ describes the building services as such, “It will be equipped with a special heating system in which the air is washed, humidified, and driven into the rooms at a temperature which can be regulated as required. The air, under this system, can be changed once in every twenty minutes, and in the summer the system can be used for ventilation purposes. The electric installation will be of special design – the first of its kind in New Zealand. All the rooms will be equipped with hot and cold water, compressed air and gas, with a provision in every surgery for a dental unit. All the pipework will be buried in the concrete, thus doing away with any unsightly equipment. *The latest in automatic lifts is to be installed...*”

While the two street front elevational façades are decorative, the remainder of the building's external walls are quite plain and follow the vernacular of the modernist architecture style, made popular by several prominent architects of the late 19th and early 20th century.

These north, west and internal building elevations are functional, of flat painted plaster finish, with regularly spaced steel framed windows. The services pipes are exposed on the majority of these elevations.

A relatively modern fire escape stair is located within an internal light well area, which appears from Council records to have been installed in 1978. Access to the fire escape stair is gained on each of the upper two levels via a window in the south corridor, which would not have been a permissible egress method since the introduction of the New Zealand Building Code in 1991.

Internally, the ground floor is predominantly of timber framed construction with rimu flooring, with areas of concrete floor, some with terrazzo finish.

The upper two floors and roof are of the Innes-Bell reinforced waffle concrete system as previously discussed.

The main external structure of both the north and south sections of the building is of vertical reinforced concrete columns with reinforced concrete horizontal spandrel beams, infilled with panels of clay bricks, all with plaster finish both externally and internally.

The internal walls to the original north building are predominantly Innes-Bell hollow concrete blocks plastered on both sides. The internal walls to the later built (1934) South building are reinforced concrete, both sides of the linear corridors, continuing through to the external walls in both directions to give added stability. The remainder of the cross walls of the South building are believed to be Innes-Bell hollow concrete blocks. All walls are plastered on both sides. The described structural construction is repeated vertically through all floors of the building.

:

Internally, finishes are generally utilitarian, befitting the purpose for which the building was built. The waffle concrete floor construction allowed flat sheet ceiling finishes with timber battens covering the joints. The materials are a mixture of fibrous plaster and slightly textured soft board, a relatively new product at the time of original construction. Wall finishes are generally flat finished plaster, with timber dado, skirtings and door and window trim. The internal timber doors are generally four panel, 1930's style. While most interior woodwork was originally of dark stained and varnished finish, about half has now been painted. There are several interior timber borrowed light windows to allow light into internal subdivided offices or in some cases the internal corridors.

⁶ The Press, 30th May 1929, p4

The main entry foyer and main stairwell represent the most decoratively finished spaces within the building. The entry foyer has a fibrous plaster ceiling with a subtle raised pattern moulding, inset approximately 200mm from the ceiling edge. The walls to this space are decorated with apricot coloured sheet marble, surrounded by dark green marble strips. The floor is polished concrete terrazzo, with a fully glazed timber double door set and sidelights dividing the entry foyer from the stairwell space.

The dominant feature of the main stairwell is the patterned marble covered stairs and the ornately formed and patterned metal balustrade with timber handrails and newel posts.

The other notable feature of the interior is the feature tiles in the male and female toilets. The walls of these rooms are tiled with white gloss glazed ceramic tiles from the floor up to 1.35m high. The tiles are finished at the top by a narrow strip black dado tile and a narrow art deco style decorative frieze band one tile below the dado.

POST THE 2011 CANTERBURY EARTHQUAKES

The Harley Chambers building suffered considerable damage in the devastating Canterbury earthquakes of September 2010 and specifically in the earthquake of February 2011 and subsequent aftershocks.

Several structural engineering reports have been prepared relating to this building prepared by Structex Metro Ltd. and Aurecon since the 2011 earthquakes.

Correspondence received from CERA, dated 27th September 2013,⁷ stated their continuing concerns regarding occupancy of the Harley Chambers building. A reply report to the CERA letter was also prepared by Structex Metro Ltd. on 10th October 2013,⁸ stating Structex Metro Ltd's continuing concerns regarding safety to people around the building, the extent and significance of damage to the Harley Chambers building and a recommendation that the north section of the Harley Chambers building be deconstructed as soon as possible

As a Heritage related Architect, my personal observations while surveying and reporting on this building showed considerable major cracking to the structure of the north side building, both internally and externally, especially at or adjacent to the north east corner of the building and at the junction between the north and south sections of the buildings.

This damage was particularly noticeable when observed from the south section of the building looking north, as one would assume from observing the junction mortar between the two sections, that the joining mortar would have been hard against the other section before the quakes whereas it is now approximately 15-18mm apart. This separation cracking is observed at every wall and junction across the building at the join between the two sections.

I also observed during my surveying work, considerable additional areas, within and on the exterior of the north area of the Harley Chambers building, which also showed extensive cracking. The south section of the Harley Chambers building also appears to

⁷Cera, (private Correspondence), 27th September, 2013 - appended

⁸ Structex Metro Ltd, (Private report), 10th October, 2013 - appended

have cracking damage to the exterior and interior, but to a lesser extent than that to the north one.

Mr Brett Gilmore, Structural Engineer, in his report of 10th October 2013⁹ (then of Structex Metro Ltd.), in part summarises and recommends:

c) The building has been assessed as being earthquake prone and potentially dangerous, with lateral strength $\leq 33\%$ x NBS. Parts of the North building could be as low as 15% x NBS.

e) It is the opinion of Structex Metro Ltd that the North building of Harley Chambers is uneconomic to repair.

f) Structex Metro Ltd recommends that the north building to Harley Chambers be deconstructed as soon as possible. This addresses the issue raised concerning life safety danger to people around the building, including fire egress from the adjacent building in Worcester Boulevard.

In the subsequent Structural report written by Mr Gilmore, accompanying the Assessment of Environmental Effects he describes the building's earthquake strength assessment:

The building in its current condition has an assessed earthquake strength of 15% x NBS.

The building in its undamaged pre-earthquake condition has an assessed earthquake strength of 25% x NBS.

The building has been assessed as being earthquake prone, with an earthquake strength of less than 33% x NBS.

In addition to the damage caused by the earthquakes, considerable internal damage has occurred post-earthquake, through the habitation of the entire interior by street squatters, despite considerable efforts by the building owners to exclude access. These

people probably occupied the building at various times post the 2011 earthquakes, when the “Red Zone” and building was deemed off limits to legitimate entry, because of the danger posed by continued earthquake risk and the building owners were prevented entry to check on their asset. Whenever Lee Pee Ltd staff became aware of the squatters, the building was re-secured at the suspected point of entry.

The building has been ransacked. Locked doors have been broken open, paint splashed around, later era timber partition walls wrecked, most interior surfaces graffitied including windows and doors, old food, clothing and furniture debris everywhere and animal and human faeces throughout.

This building is not only earthquake prone, but insanitary.

The squatters have also stripped the building of many of its original metal fittings, specifically brass or bronze fittings, including door handles and door hardware, window handles, brass light switch plates and the bronze wall ventilation grills. These acts have considerably reduced the significance of the original building’s internal features.

There was no access available to the main roof area and therefore this area was not inspected. However, I was able to observe that the original lift shaft roof structure, has collapsed, or been removed from above the roof level, owing I understand to earthquake damage, which has not been possible to adequately repair, due to restricted access to the roof of the building. This has left the building somewhat open to the ingress of water and pigeons, the latter having also been able to enter the building through the numerous broken windows facing the internal light well, caused initially by earthquakes and exacerbated by the squatters.

The area of the basement was also not visited due to the estimated 1.5m of water which fills this area, caused by structural damage and cracking to the basement walls as a consequence of the earth quake, allowing the ingress of water.

Overall, the extent, quality and scale of the heritage fabric in this building has deteriorated substantially, since the 2011 earthquakes.

⁹ Structex Metro Ltd, (Private report), 10th October, 2013 - appended

3.0 HISTORICAL REASERCH

3.1 BRIEF HISTORY OF THE BUILDING AND SITE

SITE

The Harley Chambers building was designed in 1928 by Christchurch Architect Mr. G.T. Lucas for his client Mr A.E. Sucking, a prominent Christchurch Dentist of the era. The building was built in two stages, the original north part of the building in 1929 and the south part of the building in 1934. The building was constructed by well-known Christchurch construction firm P. Graham and Sons. Internet searches of early Christchurch city maps on the Christchurch City Library website have revealed information regarding early European settlement of the subject site. The earliest map found is from 1862.¹⁰ It shows two smallish building outlines on the lot near the corner of Worcester Street and Cambridge Terrace. It can be assumed that these buildings were of timber construction.

The 1874 map¹¹ shows the site as two lots, listed as 401 (north) and 402 (south). There are no building outlines shown.

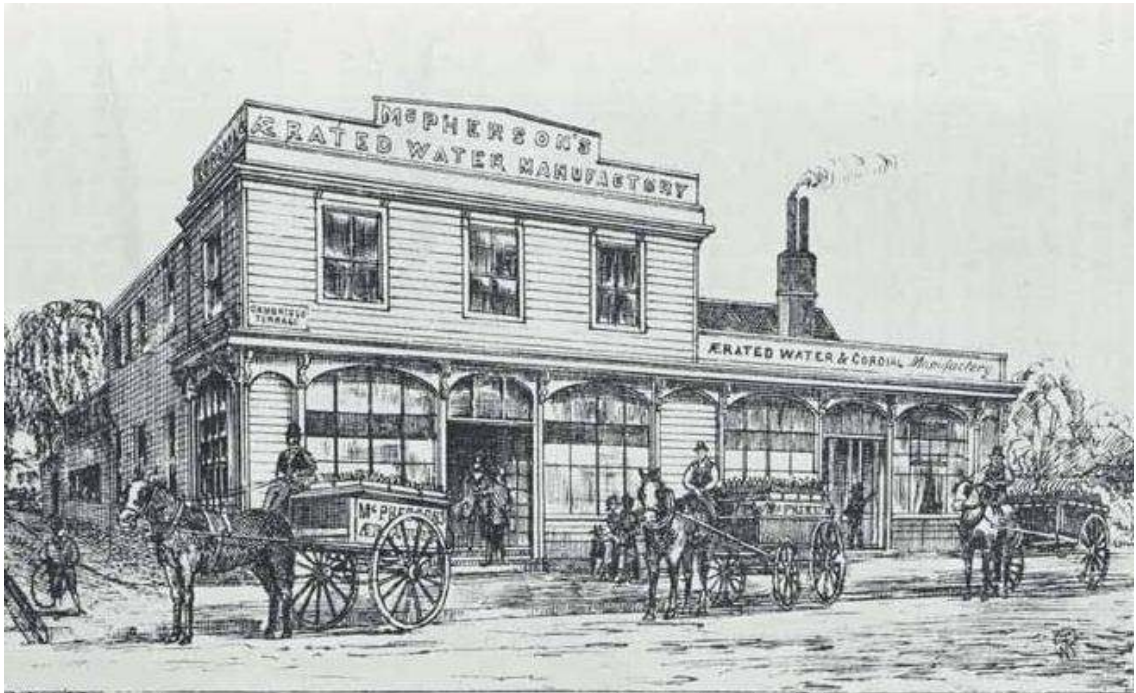
The 1877 map¹² shows the outline of a new large building fronting Worcester Street on the corner lot (402), with a smaller shed type structure, also on the Worcester frontage but towards the western boundary. The building is of substantial size and likely commercial. Also on this map the northern lot (401) is occupied by four structures, none of which are particularly large and are located towards the north-west boundaries which being away from the Cambridge Terrace frontage, potentially indicates their use being of commercial or industrial purpose.

¹⁰ Christchurch City Libraries -CCL Maps 212667

¹¹ Christchurch City Libraries -CCL Maps 227628

¹² Christchurch City Libraries T S Lambert - ALTMAPS ALT-Acc-3158

Further research has indicated that this large building was the premises and home of Mr Robert McPherson, cordial and aerated-water manufacturer. The article on Mr McPherson's building,= also indicated there were stables on the property, which would likely be the smaller buildings on the 401 lot. The entire premises were burnt to the ground in 1885, killing Mr McPherson.



THE PREMISES OF ROBERT McPHERSON, 1885

The next map is from 1883.¹³ This doesn't indicate any buildings on lot 401 or 402, but shows the presumably new Canterbury Club rooms directly across Worcester Street.

The 1912 Map¹⁴ is a Christchurch City Council map, only showing tram routes and public buildings, and as it does not show any buildings on this particular site, this indicates that any buildings on these sites were in private ownership.

The map in 1926¹⁵ also indicates lots 401 and 402, but shows no building outlines.

¹³ Christchurch City Libraries - ALTMAPS ALT-Acc-3166

¹⁴ Christchurch City Libraries - ALTMAPS ALT-Acc-1339

¹⁵ Christchurch City Libraries - CCL Maps 365579

HARLEY BUILDING

Mr Lucas appears to have originally designed the floor plan layouts for the building in its full form, covering the complete site. The undated appended drawing, Appendix 1, Sheet 1¹⁶, showing the ground floor plan, indicates that the main entrance was originally intended to be from the angled corner, with a secondary entrance half way along the Cambridge terrace street frontage. This secondary entrance is notated on this plan as “Temporary Entrance”, which indicates that this is an early sketch plan. The layouts of the toilets are also in different positions to that finally built.

Owing to the building being built in two stages, the original main entrance was from Cambridge terrace. When the second stage was built some five years later, the corner entrance idea was rejected as initially shown on the architect's plans and a secondary entrance created from Worcester Street.

Mr A.E. Suckling (Dentist) appears to have built the original northern structure on his own behalf. The building was completed by erecting the remaining southern structure with partners. An article in the “Evening Post” of 9th May 1933¹⁷, stated “*REAL ESTATE MARKET*”, “*Two important property sales involving a total of £64,000, have been put through in Christchurch. For £24,000 the block of medical chambers, “Harley” in Cambridge Terrace, has been sold to a company, Harley Chambers Ltd. The company, it is understood, will extend the Chambers on the side occupied by an existing wooden building at the corner.*”

A subsequent article, also in the “Evening Post” of 9th June 1933¹⁸, further details the new company.

“NEW COMPANIES”

“Registration is reported by the “Mercantile Gazette” of the following new companies:- Harley Chambers Ltd. Read. June 2nd 1933. Office 89 Hereford Street, Christchurch. Capital £30,000 into 30,000 shares of £1 each. Subscribers: E.A. Suckling 250, E.D.

¹⁶ G T Lucas, Harley Chambers, Original Drawings - Appendix 1

¹⁷ Evening Post, Vol CXV, Issue 14, 9 May 1933, Pg 10

¹⁸ Evening Post, Vol CXV, Issue 134, 9 June 1933, Pg 10

Pullon 500, C.A. Stringer 250, G.H. Wood 250, H.A. Charles (Nelson) 500, T. Andrews 250, P.W. Fryer 300. Objects: To acquire land for building purposes, and incidental.

The unusual feature of this building was that it was purpose built as medical rooms, primarily for Dentists and Doctors. The “Press” newspaper article from 30th May 1929¹⁹, detailing the buildings construction, specifically notes many of the contemporary (for 1929) mechanical systems installed into the new building. These included an early version of heated air ventilation, leading edge electrical instillation, reticulated hot and cold water to all rooms, compressed air and gas (presumably oxygen and helium).

The building remained the home of several dentists and Doctors until being vacated following the February 22nd earthquake of 2011. By 2011, there were also a broad range of other allied health professionals, as well as general tenants.

This earthquake events severely damaged the Harley Chambers building, especially the north structure in the area of the north wall and north east corner and at the junction between the north and south structure, to the point of concerns being raised by both CERA and Aurecon, as referenced in the Structex report of 10th October, 2013.²⁰

3.2 BRIEF BIOGRAPHY OF THE HARLEY CHAMBERS ARCHITECT

The building was designed in 1928, by G.T. Lucas, a Christchurch architect. It appears from a copy of the original drawing of the ground floor plan, that the building was designed in its entirety for the full site, but that only the north half of the building was built in 1929, with the second section built in 1934.

Mr Lucas appears to have had a low profile in Christchurch architectural circles during the first half of the 20th Century, as little is known about him. It has been very difficult to unearth information regarding him or his practice, through normal research channels.

¹⁹ Press, 30th may 1929, p4

²⁰ Structex Metro Ltd, (Private report), 10th October, 2013 - appended

It appears he was in practice from around 1920 until his practice was purchased in 1956 by a young Miles Warren, who in 1958, was joined by Maurice Mahoney, to form the practice of Warren and Mahoney to undertake the Christchurch Dental Nurses Training School project.

The 1922 Christchurch Telephone directory shows Mr. G.T. Lucas had offices at 8, National Mutual Buildings, Hereford Street.

Other Christchurch buildings he was known to have designed included the Hays Department Store on Gloucester Street (later Farmers) and the Methodist Deaconess House in Latimer Square.

Mr Lucas also undertook several additions and alterations to buildings including:

- additions to Epworth Chambers for the Methodist Church c.1930's;
- proposed plan for Connexional Offices, Cashel Street for the Methodist Church c.1930's;
- alterations to Whitcombe and Tombs Building, Cashel Street;
- the Mason Struthers and Co. building, Columbus Street;
- Perry's Occidental Hotel, 1949; and
- McLean Institute Board Offices, Oxford terrace, 1951.

It appears most of Mr Lucas' known commercial buildings are no longer standing, however some of his domestic architecture remains.



4.0 DESCRIPTION OF THE PROPOSAL FOR THE SITE

The Application before the Council is for the demolition of the entire Harley Chambers building and the partial deconstruction/demolition of the Worcester Chambers building, with the front 6.5m, of the latter building to remain. This proposed deconstruction/demolition will enable the establishment of a new Hotel complex for Christchurch City, on the edge of the Avon River, in the heart of the City Centre.

The Hotel complex is to be designed as a 5 star hotel experience, in a building which is significant and highly distinctive for the iconic location provided. The Hotel will offer some 150 rooms, ranging in size from 36m² to 55m², although suites can be interlocked creating modules of 72m² and 108m².

Two restaurants are provided including a fine dining, as well as more orthodox restaurant and bar, both of which will be available to the wider public, and able to be entered through a restored Worcester Chambers which will open up to a main enclosed atrium at the heart of the building. Other facilities include a pool, spa and gym at the first floor. Off-street access and valet parking is provided.

The hotel site is made up of three sites currently occupied by, Harley Chambers, Worcester Chambers, and the vacant site of York house which was deconstructed due to irrevocable damage during the Canterbury Earthquake sequence.

Harley Chambers was equally affected by the Canterbury earthquakes and is proposed to be removed from the site, although its distinctive arch, façade design element, has been carried through as a design feature for the proposed Hotel.

Lastly, Worcester Chambers becomes both the focal point, and a distinctive entry into the Hotel; and of itself, in terms of its central position within the Hotel complex.

5.0 SIGNIFICANCE ASSESSMENT

5.1 BASIS OF ASSESSMENT OF VALUES

There are several nationally and internationally recognised best practice guide documents to be consulted in the preparation of Heritage Impact Assessments and conservation plans. Guide documents commonly used in New Zealand include:

- New Zealand Historic Places Trust (now Heritage New Zealand) Sustainable Management of Historic Heritage Guidance Information sheet 2. “*Assessment criteria to assist in the identification of Historic Heritage Values*”.
- New Zealand Historic Places Trust (now Heritage New Zealand) Sustainable Management of Historic Heritage Guide Number 4 “*Resource consents*”, section 3.2 – AEE/Heritage Impact Assessment.
- New Zealand Historic Places Trust (now Heritage New Zealand) Sustainable Management of Historic Heritage Guidance Information sheet 9, “*Preparing a Heritage Impact Assessment.*” (Similar to Guide number 4).
- New Zealand Historic Places Trust (now Heritage New Zealand) Sustainable Management of Historic Heritage Guidance Information sheet 15, “*Demolition of Historic Buildings.*”
- ICOMOS, Guidance on Heritage Impact Assessments for Cultural World Heritage Properties, ICOMOS, January 2011 (ICOMOS guide).
- J S Kerr’s, The Conservation Plan; A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance The Seventh Edition (Australia ICOMOS, 2013).

J.S. Kerr’s “The Conservation Plan”, (as above) has been used as the **main reference document** in the preparation of this report.

There are also a range of possible criteria to assess heritage values, once sufficient information is gathered about a place. Those criteria include those published by Heritage

New Zealand (Pouhere Taonga), such as “Guidance Information sheet 2 – Assessment criteria to assist in the identification of Historic Heritage Values” as listed above, and criteria used by various local authorities.

The basis of assessment of significance for this Heritage Impact Assessment Report, is the “Criteria for the Assessment of Significance of Heritage Values”, used by the Christchurch City Council for Heritage Listing Criteria, under Appendix 9.3.7.1, a-f as follows.

5.2 ASSESSMENT OF VALUES

(i) HISTORICAL AND SOCIAL VALUE

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 and or other patterns.

The Harley Chambers building is historically and socially significant as an early example of a purpose built dedicated medical and dental facility. It appears from studying early architects drawings of this building, that it was originally designed in its entirety, circa 1928, but the decision was made, to only build the north half in 1929.

As discussed previously, Mr Arthur (A.E.) Suckling was a prominent Christchurch dentist of the era, but even the decision to only build the north half of the three floored building, was a bold leap of faith for a medical practitioner who appears to have developed the building alone at that time, which was the start of the “Great Depression”. In 1933 Arthur Suckling sold the land and building to Harley Chambers Ltd. for the purpose of raising capital and gaining partners for extending the chambers on the southern part of the site, at that time occupied by an existing wooden building, which from a note on the architects sketch plan, references an existing house.

This building marked the move away from individual, home or commercial based surgeries that many doctors and dentists had operated up until this time, to a purpose built privately owned medical consulting facility, where complimentary medical practitioners could work and be found in one location.

The idea for this central city collective would have been assisted by the changing social patterns of more people working in the central city, including women, better public transport and increasing use of private cars.

(ii) CULTURAL AND SPIRITUAL VALUE

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 previously stated this building marks the move away from the traditional practice of individual, private, medical and dental surgeries and consulting rooms in the Christchurch area, to associated practitioners working in a common location, making it easier for patients to visit multiple medical disciplines at one time.

My research could not demonstrate any European spiritual or religious values associated with this site. While this site is close to the Avon River (Otakaro), which according to the Christchurch City Council Heritage Unit report, “was highly regarded as a mahinga kai by Waitaha, Ngati Mamoe and Ngai Tahu”, there doesn’t appear to be documented direct association of pre European Maori with this particular site.

(iii) ARCHITECTURAL AND AESTHETIC VALUE

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.

The three storied Harley Chambers building, while relatively pleasing to the eye is not particularly innovative in its external design or use of materials or finishes to the façades.

As previously mentioned, the building style could best be described as Neo-Romanesque Revival in the Chicago Commercial style. This building follows the

general style of the Marshall Field wholesale Store, designed by H.H. Richardson and built 1885-87.

In my opinion, the design of the exterior of the building was not particularly original or aesthetically significant, but the structural systems used within the building were of a more significant nature. With reference to the original drawings for the north building of 1928²¹ (Appendix 1), sheet 5 shows details of the Innes-Bell coffered concrete lightweight floor system.²² This system, which was quite innovative for the era reduced the need for a regular grid of substantial reinforced concrete beams which generally hung below the ceiling line and therefore allowed the installation of a flat ceiling form, directly attached to the underside of the floor above.

The internal walls within the building are also substantially constructed of Innes-Bell Blocks, an innovative hollow concrete block system which was patented by Mr Innes with the U.S. Patent office on 31st March 1931²³, nearly two years after this building was built.

The architect Mr G.T. Lucas is somewhat of an enigma in Christchurch architectural circles. Despite considerable research, it has been very difficult to find a lot of information about him or his general practice, and this would indicate that he was an architect or practice of lesser significance in Christchurch. He appears to have undertaken several projects for the Christchurch Methodist Church, including the joint design and documentation of the Methodists Orphanage in Papanui. Photographs of G.T. Lucas and Melville Lawry appear in very fine booklet, produced as a fundraiser by the Methodist Church following completion of the project.²⁴

Other commercial buildings attributed to Mr Lucas, are listed in Section 3.2 of this report.

²¹ G T Lucas, Harley Chambers -Original Drawings - Appendix 1

²² <http://www.worldcat.org/title/innes-bell-patent-hollow-block-reinforced-concrete-floors/oclc/220923776>

²³ <http://www.google.co.zm/patents/US1799014>

²⁴ Christchurch City Libraries, The Story of the South Island Methodist Orphanage and Children's Home by M. A. Rugby Pratt, 1934

In 1956 Miles Warren (later Sir Miles), joined partnership in architectural practice with G.T. Lucas, who retired soon after. Miles Warren then partnered with Maurice Mahoney in 1958 to form the firm of Warren and Mahoney.

The earlier northern section of the building was built by local Christchurch building contractor P. Graham and Sons and through assessment of the similarity of the southern buildings construction, it is possible that this section of the building was also constructed by P. Graham and Sons.

The detailed “Heritage Significance Inventory”, in section 5.6 of this report, rates the exterior elevations of the Harley Chambers building as “C”, of “some” significance.

(iv) TECHNOLOGICAL AND CRAFTSMANSHIP VALUE

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.

It is the technological and craftsmanship aspects of this building that have significance. It should be noted that, while G.T. Lucas didn’t have a particularly high profile in Christchurch in his era, study of his drawings for this building indicate he was very technically competent as an engineer and draughtsman and in his selection and use of the Innes-Bell waffle pattern concrete floor system and later patented Innes-Bell hollow concrete blocks. The concrete floor system has been used above the basement on the ground floor, the floors to the upper two levels and for the roof. Mr William Innes, wrote a book on his floor system which was published in 1927.²⁵ His US patent for the hollow concrete block was obtained on March 31st 1931.²⁶

Walls built of these blocks were used throughout the buildings internally. The other significant technological aspects of this building were the heated and humidified ducted air conditioning system which had been installed throughout, along with concealed reticulating hot and cold water to each room. The building was also fitted with an efficient and up to date electrical wiring system, distributed from purpose built switch

²⁵ <http://www.worldcat.org/title/innes-bell-patent-hollow-block-reinforced-concrete-floors/oclc/220923776>

²⁶ <http://www.google.co.zm/patents/US1799014>

board cupboards on the north and south sections of each of the three floors, along with piped medical gases.

While these systems had been in common use in other parts of the world, especially the USA several years before this building was built, the ideas were probably relatively new for New Zealand at that time.

(v) CONTEXTUAL VALUE

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.

The Harley Chambers building has some extant contextual significance as a three storied building on a prominent site, through this was considerably reduced as a result of the 2010-2011 earthquakes and the subsequent vandalism, to this building.

Other remaining heritage buildings in the vicinity include the adjacent Worcester Chambers, The Canterbury Club opposite on Worcester Blvd., the Worcester Bridge and the former Municipal building, though all of these structures are of considerably different style and of greater significance overall, than the Harley Chambers building.

(vi) ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE VALUE

Archaeological and 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 site is of some archaeological significance as it has the potential to provide archaeological evidence relating to pre 1900 human activity on the site. Early maps indicate the outline of buildings which predate the present structure and are potentially of some significance. The existing building does not indicate scientific significance.

5.3 STATEMENT OF SIGNIFICANCE

This statement sets out in general terms, the nature and level of significance of the place.

When assessing the significance of any structure, one must ask, “Has the place any significance? If so, what?” This is therefore the fundamental pretext on which this report is based.

The following is a summary of the identified significance of the Harley Chambers building:

- An early example of a purpose built dedicated medical and dental facility.
- The building is not particularly innovative in its external design or use of materials or finishes to the façades.
- Aesthetically, the building has been identified as Neo-Romanesque Revival in the Chicago Commercial style.

As highlighted previously, I consider that the structural systems used within the building were of a more significant nature:

- The floors are constructed of the Innes-Bell coffered reinforced concrete lightweight flooring system.
- The internal walls are substantially constructed of Innes-Bell Blocks, an innovative hollow concrete block system, which was patented by Mr William Innes.
- While the architect Mr G.T. Lucas didn’t have a particularly high profile in Christchurch in his era, study of his drawings for this building indicate he was very technically competent as an engineer and draughtsman and in his selection and use of the Innes-Bell waffle pattern concrete floor system and later patented Innes-Bell hollow concrete block system.

- Other significant technological aspects of the Harley Chambers building were heated and humidified ducted air conditioning, concealed reticulated hot and cold water to each room, the electrical wiring system distributed from purpose built distribution board cupboards; and piped medical gases.

5.4 THE LEVELS OF SIGNIFICANCE

While the statement of significance above sets out in general terms the nature and level of significance of the Harley Chambers building, the assessment of values of specific façades, spaces and individual elements of the building, provides the flexibility necessary for the management of future change.

It is therefore important to understand the hierarchy of values that have been used to evaluate the levels of significance of the Harley Chambers building.

The assessed levels of significance should not be insular to a particular building or place in isolation, but must be assigned, relative to recognised criteria of the general significance of Heritage Buildings across New Zealand. i.e., there should be uniformity of significance values, building to building. J.S. Kerr's "Conservation Plan" (7th edition)²⁷ pg. 19, shows an appropriate 'ladder' graphic to explain this concept, which is reproduced here with New Zealand building examples, to show examples of the types of buildings, appropriate to the internationally recognised hierarchy of significance levels.

²⁷ J S Kerr, Conservation plan, Seventh Edition, January 2013, Australia ICOMOS

		<u>Examples</u>
A	Exceptional Significance	Christchurch Cathedral Dunedin Railway Station
B	Considerable Significance	New Regent Street Shops Christchurch Boys High School (original 1926 block)
C	Some Significance	Public trust Building, Oxford Tce Midland Club, 176-178 Oxford Tce
D	Little Significance	Old Saddlery, Riccarton Road MED Substation, Glasson Street North
INT	Intrusive	Lyttelton School in Lyttelton Character Precinct Olveston Aluminium Glasshouse, Abutting Olveston Homestead, Dunedin

The top rung (**A**), is for buildings, elements, items, or fabric of exceptional significance in a broad context. The rung below (**B**), is for buildings, elements, items, or fabric of considerable significance which would warrant inclusion on the Heritage New Zealand List, as a Category 1 building. The third rung (**C**) is for buildings, elements, items, or fabric of some significance, and is the threshold for inclusion onto most lists. Buildings or items on the bottom rung (**D**), as the designation implies, are of little significance.

In addition, buildings, elements or items which are visually intrusive and damage the character and special quality of the place should be identified. These are often buildings, or additions, of inappropriate or modern design which have been built against or in close proximity to heritage buildings of significance.

These are the thresholds which I have used to determine the values of significance of elements or items of the Harley Chambers building, based on best practice.

Heritage New Zealand administers the New Zealand Heritage List/Rarangi Korero under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA). Under this list, historic places are identified as category 1 or category 2.

CATEGORY 1: Places of special or outstanding historical or cultural heritage significance or value.

CATEGORY 2: Places of historical or cultural heritage significance or value

The levels of classification under the Historic Places Act of 1980 were A, B, C, and D. Under the Historic Places Act 1993, A and B historic places became Category 1 Historic places and C and D's, became category 2.

Under volume 3, Part 10 Heritage and Amenities, Appendix 1 of the former Christchurch City Plan, Protected Buildings, Places, and Objects were classified under groups 1-4, with 1 being the most significant.

Under appendix 9.3.7.2 schedule of significant Historic Heritage, of the District Plan, buildings or structures are now only classified under two groups, Group 1 – highly significant and Group 2 – Significant.

The Harley Chambers building is currently listed in the District Plan as Group 2 – significant; and in the HNZ List as Category 2.

5.5 BASIS OF DETAILED ASSESSMENT OF INDIVIDUAL SPACES AND ELEMENTS OF THE BUILDING

A detailed heritage inventory of all the elements and items which make up the building has been recorded, to assess the significance values of these elements and items, to establish the heritage importance of the Harley Chambers building.

The evaluation takes account of historical and social, cultural and spiritual, architectural and aesthetic, technological and craftsmanship, contextual, archaeological and scientific significance, the appearance, originality, integrity, and authenticity of the fabric and sets an overall degree of “Heritage Significance” for each elevation, space or element.

Elevations or spaces that are relatively unaltered from their original form and contain significant original fabric, tend to have a significance rating of A or B, while altered spaces and those containing fabric of low significance have lower values.

While there are several similar lists for criteria used for the assessment of significance of spaces or elements in heritage buildings, I use the following criteria for assessment of significance which is similar to that promoted by J.S. Kerr.

The meaning of the assigned values is as follows:

A/a Exceptional Significance

This value denotes spaces or elements which are of exceptional importance to the overall cultural heritage significance of the place.

B/b Considerable Significance

This value denotes spaces or elements which are of considerable importance to the overall cultural heritage significance of the place.

C/c Some Significance

This value denotes spaces or elements which are of some or minor importance to the overall cultural heritage significance of the place.

D/d Little Heritage Significance

This value denotes spaces or elements that offer little or no contribution to the cultural heritage significance of the place.

INT/int Intrusive

This value denotes spaces or elements which obscure or detract from the overall cultural heritage significance of the place.

The meaning of the assigned values is as follows:

Upper case letters are used to denote the significance of elevations or spaces around and within the building and **lower case letters** are used to denote **elements, items or components** which make up parts of these elevations or spaces.

5.6 SCHEDULE OF SIGNIFICANCE OF ELEMENTS AND SPACES

Generalised “Heritage Significance” values of building elements (by type).

For the purposes of orientation the Cambridge Terrace elevation is the East elevation.

EXTERIOR

<u>EAST ELEVATION (Cambridge Terrace)</u>		C
• Painted plastered brickwork to parapets and building face		c
• Plaster cornice detail		c
• Painted plaster flat faced columns		c
• Plaster column capping detail		c
• Six curved top steel framed windows to upper level		c
• Two square top steel framed windows to upper level		c
• Wide flat painted plaster columns to delineate main entrance		c
• Seven other flat faced plastered columns		c
• Syrian arched top detail over main entrance door supported on two central round plaster columns and two square outer columns, with plaster sunburst pattern to top of arch		b
• Timber double entrance doors with curved top glazed window above		b
• Six steel oriel windows to middle level, with peeked topped roofs		c
• Two square topped steel windows to middle level		c
• Seven square topped steel windows to ground floor level		c
• Plastered horizontal band with minor detail between ground and first floor levels		c
• Flat plaster plinth to lower edge of building		c
• Minor pipes and boxed in gulley traps		int

SOUTH ELEVATION (Worcester Boulevard)

C

- Painted plastered brickwork to parapets and building face c
- Plastered cornice detail c
- Painted plastered flat faced columns c
- Plaster column capping detail c
- Four curved top upper steel windows c
- Two square top upper steel windows c
- Four steel oriel windows to first floor with peaked topped roofs c
- Plastered horizontal band with minor detail, between ground and first floor level c
- Five square top steel windows to ground floor c
- Timber double doors and frame to ground with over light window above c
- Stone step treads and risers to double doors c
- Flat plaster plinth to building c

CORNER ELEVATION

C

- Painted, raised top, flat plastered brickwork to parapets and building face,
with Harley name c
- Plastered cornice detail c
- Painted plastered flat faced columns c
- Plaster column capping detail c
- Curved top steel window to upper level c
- Square top steel windows to middle and lower levels c
- Plastered horizontal band with minor detail, between ground and first floor levels c
- Flat plaster plinth to base of building c

WEST ELEVATION

C

- Plain flat plastered brickwork to face of building c
- Flat topped steel windows to each of the three levels c
- Flat plaster plinth to base of building c
- Steel downpipes and brackets c
- Miscellaneous exposed drainage pipes to all levels d

CENTRAL LIGHTWELL AREA

C

- Plain flat plastered brickwork to face of building c
- Flat topped steel windows to each of the three levels c
- Flat plaster plinth to base of building c
- Steel downpipes and brackets c
- Miscellaneous exposed drainage pipes to all levels d
- Modern steel fire escape star from upper two levels d
- Two oriel bay windows to ground floor south wall of North building c
- Foliage int
- Debris int

NORTH WALL NORTH BUILDING

C

- Plain flat plastered brickwork to face of building c
- Flat topped steel windows to each of the three levels c
- Flat plaster plinth to base of building c
- Steel downpipes and brackets c
- Miscellaneous exposed drainage pipes to all levels d
- Modern steel fire escape star from upper two levels d

- Ventilation duct outlet d
- Remains of mechanical plant d
- Foliage int
- Debris int

INTERIOR

GROUND FLOOR

1. **MAIN ENTRY FOYER (OFF CAMBRIDGE TERRACE) B**
 - Plaster ceiling with ornate detail b
 - Upper walls of painted plaster c
 - Main walls of yellow coloured marble with dark green marble edging b
 - Timber double entrance doors and timber frame with curved top glazed over light b
 - Double glazed timber doors with glazed side lights and over light to stair foyer c
 - Terrazzo polished concrete floor with coyer matt insert c
 - Electrical main switch units, telecom inlet panels etc int
2. **ENTRY WITH STAIRWELL B**
 - Spray coating to ceiling – probably containing asbestos int
 - Plastered brick or block walls with paint finish above timber dado and wall papered finish below c
 - Modern hanging lights d
 - Timber dado stained c
 - Timber framed doors, frames and architraves stained c
 - Timber counter front d
 - Timber newel post and handrails to stairs, stained b
 - Wrought steel detailed balustrade – art deco style b
 - Marble stair treads and risers b

- Steel window on stairs with timber liner and architraves c
- Lift doors d
- Fire extinguisher int
- Various light switches, electrical outlets, conduits on walls, exposed wires int
- Carpet on concrete floor c/d

3. OFFICE C/D

- Pinex ceiling tiles int
- Painted plastered block walls c
- Modern hanging pendant light d
- Timber dado stained c
- Steel exterior window with timber frame and architraves - stained c
- Timber panelled doors, frames, architraves - stained c
- Light switches, plugs etc - brass plates stolen d
- Bronze wall grill c
- Various internal windows, fittings etc d
- Telephone boxes, mirrors etc int
- Carpet on concrete/timber floor c/d

4. OFFICE – DENTAL ROOM D/INT

- Seritone on ceiling with battens int
- Modern downlights int
- Overhead dental light int
- Vinyl on gib board to walls int
- Stripped out walls to ascertain earthquake damage d/int
- Modern cupboard fittings int
- Steel windows with timber liners and architraves c
- Timber doors, frames and architraves-broken c/d
- Vinyl on timber floor c/d
- Very bad cracking to walls from earthquake d/int

5. OFFICE – DENTAL ROOM C/D

- Plastered ceiling, painted d
- Plastered brick/block walls with plain painted finish c
- Timber dado painted c
- Steel exterior window c
- Timber panelled doors, frames, architraves - stained c
- Electrical switches and plugs – modern d
- Electrical exposed wires, outlets etc int
- Dental X-ray machine int
- Modern cabinets, shelving etc int
- Bronze wall grill c
- Carpet on timber floor with vinyl area c/d
- Very bad cracking to walls from earthquake d/int

6. OFFICE C/D

- Plastered ceiling, painted d
- Plastered brick/block walls with pain finish c
- Timber dado painted c
- Steel exterior window c
- Timber panelled doors, frames, architraves - stained c
- Electrical switches and plugs – modern d
- Electrical exposed wires, outlets etc int
- Modern cabinets, shelving etc int
- Bronze wall grill c
- Timber skirtings’ – stained c
- Modern timber built-in cabinets and counter int
- Carpet on timber floor with vinyl area c/d
- Very bad cracking to walls from earthquake d/int

7. OFFICE C/D

• Textured soft-board ceiling with battens	c
• Small vent to ceiling – original	c
• Ceiling fan	int
• Soft-board cornice	c
• Modern fluorescent light	int
• Plastered brick/block walls with paint finish	c
• Timber dado – stained	c
• Opening in wall to room 8 – stained	d
• Steel exterior window	c
• Timber glazed window to another office	c
• Timber panelled doors, frames, architraves – stained	c
• Light switches	d
• Electrical trunking to walls	int
• Timber skirting's stained	c
• Several built in units	c/d
• Steel brackets to walls	int
• Air conditioning unit	int
• Broken whb support and covers	d/int
• Vinyl to floor	c/d

8. OFFICE C/D

• Textured soft-board ceiling with battens	c
• Small vent to ceiling – original	c
• Ceiling fan	int
• Soft-board cornice	c
• Modern fluorescent light	int
• Plastered brick/block walls with paint finish	c
• Timber dado – stained	c
• Openings in walls to rooms 7 and 9– stained	d
• Steel exterior window	c

• Timber glazed window to another office	c
• Timber panelled doors, frames, architraves – stained	c
• Light switches	d
• Electrical trunking to walls	int
• Several built in units	int
• Aluminium sliding mid height divider screen	int
• Timber skirting's stained	c
• Vinyl on timber floors	c/int
• Broken whb support and covers	d/int

9. OFFICE C/D

• Textured soft-board ceiling with battens	c
• Small vent to ceiling – original	c
• Ceiling fan	int
• Soft-board cornice	c
• Modern fluorescent light	int
• Plastered brick/block walls with paint finish	c
• Timber dado – stained	c
• Opening in wall to room 8 – stained	d
• Steel exterior window	c
• Boxed in timber sliding door	c/int
• Bronze vent in wall	c
• Timber glazed window to another office	c
• Timber panelled doors, frames, architraves – stained	c
• Light switches	d
• Electrical trunking to walls	int
• Timber skirting's stained	c
• Several built in units	c/d
• Steel brackets to walls	int
• Air conditioning unit	int
• Vinyl to timber floor	c/d

10.	OFFICE	C/D
	<ul style="list-style-type: none"> Painted gib board ceiling Painted plastered walls Modern fluorescent lights Painted steel windows with painted timber architraves Timber panelled doors, frames and architraves – stained Light switches and electrical outlets Timber battens on walls Built in counter joinery Carpet on timber floors 	<ul style="list-style-type: none"> d c int c c d int int c/d
11.	OFFICE	C
	<ul style="list-style-type: none"> Textured soft-board ceiling with battens Small sent to ceiling – original Soft-board cornice Light batten Plastered brick/block walls with paint finish Timber dado – painted Steel exterior window Timber glazed window to another office-painted Timber panelled doors, frames, architraves – stained Light switches Electrical trunking to walls Broken whb support and covers Original chromed light switches and electrical outlets Original cast iron radiator Timber skirting's stained Carpet on timber floors-partial floor sanded timber 	<ul style="list-style-type: none"> c c c d c c c c c d int d/int c c c c/d
12.	OFFICE	C

• Textured soft-board ceiling with battens	c
• Small sent to ceiling – original	c
• Soft-board cornice	c
• Light batten	d
• Plastered brick/block walls with paint finish above timber dado, painted paper below	c
• Timber dado – painted	c
• Steel exterior window	c
• Timber glazed window to another office-painted	c
• Timber panelled doors, frames, architraves – stained	c
• Light switches	d
• Electrical trunking to walls	int
• Broken whb support and covers	d/int
• Original chromed light switches and electrical outlets	c
• Original cast iron radiator	c
• Timber skirting's stained	c
• Carpet on timber floors-partial floor sanded timber	c/d

13. **SOUTH FOYER** **C**

• Textured soft board ceiling with battens	c
• Fibrous plaster cornice	c
• Original centre light	c
• Solid plastered walls in brick pattern	c
• Panelled timber double entrance doors with windows above	b
• Timber architraves	c
• Double glass paned entrance doors with window above with moulded architraves and frame	b
• Brass light switch	c
• Electric hold backs for entrance doors	int
• Powder coated handrail to L.H. wall	int
• Terrazzo concrete floor	c

14.	SOUTH ENTRANCE CORRIDOR	C
	<ul style="list-style-type: none"> No ceiling, but exposed concrete double rib reinforce floor system (Innes-Bell) Plastered brick/block walls with paint finish above dado and wallpapered wall below Timber dado- stained Double glass paned entrance doors, with window above, with moulded architrave and frame Timber doors, frames and architraves-stained/painted Modern replacement brass finish light switches Fire alarm call point Carpet to timber floor 	<p>c</p> <p>c</p> <p>c</p> <p>b</p> <p>c</p> <p>int</p> <p>int</p> <p>c/d</p>
15.	OFFICE	C/D
	<ul style="list-style-type: none"> Textured soft-board ceiling with battens Small vent to ceiling – original Soft-board cornice Modern fluorescent light Plastered brick/block walls with paint finish above timber dado and painted wall paper finish below Timber dado – painted Steel exterior window Timber glazed window to another office Timber panelled doors, frames, architraves – stained Light switches Electrical trunking to walls Broken whb support and covers Timber skirting's stained Carpet on timber floors 	<p>c</p> <p>c</p> <p>c</p> <p>int</p> <p>c</p> <p>c</p> <p>c</p> <p>c</p> <p>d</p> <p>int</p> <p>d/int</p> <p>c</p> <p>c</p>

16.	OFFICE	C/D
	<ul style="list-style-type: none"> • Soft-board ceiling with battens • Small vent to ceiling – original • Soft-board cornice • Modern fluorescent light • Plastered brick/block walls with paint finish above timber dado and painted wall paper finish below • Timber dado – painted • Steel exterior window • Timber panelled doors, frames, architraves – stained • Original brass light switch • Light switches • Electrical trunking to walls • Electric heater on wall • Original cast radiator • Timber exterior window • Broken whb support and covers • Timber skirting's stained • Carpet on timber floors 	<ul style="list-style-type: none"> c c c int c c c c c d int d c c d/int c c/d
17.	OFFICE	C/D
	<ul style="list-style-type: none"> • Soft-board ceiling with battens • Small vent to ceiling – original • Soft-board cornice • Modern fluorescent light • Plastered brick/block walls with paint finish above timber dado and painted wall paper finish below • Timber dado – painted • Steel exterior window 	<ul style="list-style-type: none"> c c c int c c c

• Timber panelled doors, frames, architraves – stained	c
• Modern interior glazed window	d
• Original brass light switch	c
• Light switches	d
• Electrical trunking to walls	int
• Electric heater on wall	d
• Original cast radiator	c
• Timber skirting's stained	c
• Carpet on timber floors	c/d

18,19,20. OFFICES

Could not gain access to this area due to jammed/locked/damaged door.

Assumed similar to Room 17 description due to what I could see.

21 & 21A. SOUTH LINKING CORRIDORS (Dog legged) C

• Textured soft board ceiling with battens	c
• Soft board cornice	c
• Modern fluorescent lights	int
• Plastered brick/block walls with paint finish above timber dado, wallpaper finish below	c
• Timber dado – stained	c
• Timber panelled doors, frames and architraves-stained	c
• Timber glazed window to light well-boarded up	c/int
• Timber glazed window into office	c
• Replacement brass light switches	int
• Fire alarm sounders	int
• Exposed wires	int
• Ring buzzers outside doors	c

22. TOILETS C

	• Textured soft board ceilings with battens	c
	• Pendant lights	d
	• Soft board cornice	c
	• Painted plaster walls above tiles	c
	• Glazed tiles up to 1.35m high	c
	• Timber panelled toilet doors architraves frames etc. – painted	c
	• Stained timber entrance door and frame	c
	• Toilets	d
	• Basins – broken	int
	• Terrazzo concrete to floors	c
	• Mirror, paper towel dispenser etc.	d
	• Steel framed windows	d
23.	ELECTRICAL SWITCH CUPBOARD OFF CORRIDOR	D
	• Plaster ceiling	d
	• Plastered brick walls	d
	• Marble switch board	c
	• Combination of original and modern switch gear	d/int
	• Timber floor	c
	• Stained timber panel door, frame, architraves	c
24.	OFFICE	C
	• Textured soft board ceiling with battens	c
	• Soft board cornice	c
	• Pendant lights	d
	• Plastered brick or block walls – painted	c
	• Timber dado – stained	c
	• Steel exterior windows with stained frame and architraves	c
	• Timber panelled doors, architraves and frames – stained	c
	• Brass light switches	c
	• Light switches, electrical outlets-modern	d

- Timber skirting's – stained c
- Carpet and vinyl on timber floor c/d
- Aluminium partition int

25. OFFICE C

- Textured soft board ceiling with battens c
- Soft board cornice c
- Pendant lights d
- Plastered brick or block walls – painted c
- Timber dado – stained c
- Steel exterior windows with stained frame and architraves c
- Timber panelled doors, architraves and frames – stained c
- Brass light switches c
- Light switches, electrical outlets-modern d
- Stainless Steel sink bench unit int
- Glazed tiles to walls d
- Timber skirting's – stained c
- Carpet and vinyl on timber floor c/d

26. OFFICE C

- Textured soft board ceiling with battens c
- Soft board cornice c
- Modern fluorescent light settings d
- Plastered brick or block walls – painted c
- Timber dado – stained c
- Steel exterior windows with stained frame and architraves c
- Timber panelled doors, architraves and frames – stained c
- Brass light switches c
- Light switches, electrical outlets-modern d
- Built in timber framed unit int
- Wires plastic conduits telephone outlets to walls int

- Timber skirting's – stained c
- Carpet and vinyl on timber floor c/d

27. OFFICE C

- Textured soft board ceiling with battens c
- Soft board cornice c
- Modern fluorescent light settings d
- Plastered brick or block walls – painted c
- Timber dado – stained c
- Steel exterior windows with stained frame and architraves c
- Timber panelled doors, architraves and frames – stained c
- Brass light switches c
- Light switches, electrical outlets d
- Wires plastic conduits telephone outlets to walls int
- Timber skirting's – stained c
- Carpet and vinyl on timber floor c/d

28. OFFICE D

- Textured soft board ceiling with battens c
- Soft board cornice c
- Modern fluorescent light settings d
- Plastered brick or block walls – painted c
- Timber dado – stained c
- Steel exterior windows with stained frame and architraves c
- Timber panelled doors, architraves and frames – stained c
- Built in timber framed unit int
- Timber partitions with fibrous plaster- painted d
- Brass light switches c
- Light switches, electrical outlets d
- Wires plastic conduits telephone outlets to walls int
- Timber skirting's – stained c

- Carpet and vinyl on timber floor c/d

29. OFFICE C

- Textured soft board ceiling with battens c
- Soft board cornice c
- Modern fluorescent light settings d
- Plastered brick or block walls – painted c
- Timber dado – stained c
- Steel exterior windows with stained frame and architraves c
- Timber panelled doors, architraves and frames – stained c
- Built in timber framed unit int
- Timber partitions with fibrous plaster- painted d
- Brass light switches c
- Light switches, electrical outlets d
- Wires plastic conduits telephone outlets to walls int
- Timber skirting's – stained c
- Carpet and vinyl on timber floor c/d
- Very poor condition overall d

30. CORRIDOR C

- Plastered ceiling with textured spray finish probably containing asbestos d/int
- Soft board cornice c
- Modern fluorescent lights d
- Plastered brick or block walls painted above dado, papered below c
- Timber dado – stained c
- Timber panelled doors, architraves and frames – stained c
- Brass light switches c
- Light switches, electrical outlets d
- Wires plastic conduits telephone outlets to walls int
- Exposed wires, terminal boxes etc int
- Timber skirting's – stained c

	<ul style="list-style-type: none"> • Carpet on timber floor 	c/d
31.	CORRIDOR/LOBBY	C
	<ul style="list-style-type: none"> • Textured soft board ceiling with battens • Soft board cornice • Modern fluorescent light settings • Plastered brick or block walls – painted • Timber panelled doors, architraves and frames – stained • Light switches, electrical outlets • Wires plastic conduits telephone outlets to walls • Timber skirting's – stained • Carpet and vinyl on timber floor 	c c d c c d int c c/d
32.	(ACTUALLY) TWO OFFICES (couldn't get full access, seen through hole in wall)	C
	<ul style="list-style-type: none"> • Textured soft board ceiling with battens • Soft board cornice • Modern fluorescent light fittings • Steel framed bay windows with glazed sloping tops • Wallpapered plastered walls • Modern jib bd lined wall to corridor foyer with original timber door, frame, architraves fitted – stained • Timber panelled doors, architraves and frames – stained • Light switches, electrical outlets • Wires plastic conductus telephone outlets to walls • Timber skirting's – stained • Carpet on timber floor 	c c d c c c/d c d int c c/d
33.	TOILETS	C
	<ul style="list-style-type: none"> • Plastered panelled ceiling • Pendant lights 	c d

• Plaster cornice	c
• Painted plaster walls above tiles	c
• Glazed tiles up to 1.35m high	c
• Timber panelled toilet doors architraves frames etc. – painted	c
• Stained timber entrance door and frame	c
• Toilets	d
• Basins – broken	int
• Terrazzo concrete to floors	c
• Mirror, paper towel dispenser etc.	d
• Steel framed windows	c

FIRST FLOOR

34.	STAIR FOYER	B
	<ul style="list-style-type: none">Spray coating to ceiling – probably containing asbestosPlastered brick or block walls with paint finish above timber dado and wall papered finish belowFluorescent lightsTimber dado stainedTimber framed doors, frames and architraves stainedTimber newel post and handrails to stairs stainedWrought steel detailed balustrade – art deco styleMarble stair treads and risersSteel framed window on stairs with timber frame and architravesLift doorsFire extinguisherVarious light switches, electrical outlets, conduits on walls, wires etcCarpet on concrete floor	int c d c c b b c d int int d
35.	OFFICE – VARIOUS SUBDIVISIONS – ALL SIMILAR	C

- Plastered painted ceiling c
- Fluorescent lights to ceiling d
- Extra conduits to ceiling int
- Plastered brick/block walls with paint finish c
- Steel exterior window, timber frame and timber architraves – painted c
- Timber door, frame and architraves – painted (door removed) c
- Electrical switches and plugs – modern d
- Modern timber cabinets, built in benches etc. int
- Vinyl on concrete floor c/d

36. DENTAL OFFICE C

- Plastered painted ceiling c
- Fluorescent lights to ceiling d
- Extra conductus to ceiling int
- Plastered brick/block walls with paint finish c
- Timber dado painted c
- Steel exterior bay window, timber liners and architraves – painted c
- Timber panelled door, frame and architraves – painted c
- Electrical switches and plugs – modern d
- Modern timber cabinets, built in benches etc. int
- Vinyl/carpet on concrete floor c/d

37. OFFICE C

- Plastered painted ceiling c
- Fluorescent lights to ceiling d
- Extra conduits to ceiling int
- Plastered brick/block walls with paint finish c
- Timber dado painted c
- Steel exterior bay window, timber liners and architraves – painted c
- Timber partition with modern sliding door – painted d
- Electrical switches and plugs – modern d

	<ul style="list-style-type: none"> Modern timber cabinets, built in benches etc. Vinyl/carpet on concrete floor 	int c/d
38.	WAITING ROOM	C
	<ul style="list-style-type: none"> Plastered painted ceiling Fluorescent lights to ceiling Extra conductus to ceiling Plastered brick/block walls with paint finish Timber dado painted Steel exterior bay window, timber liners and architraves – painted Electrical switches and plugs – modern Built in seating carpet on concrete floor 	c d int c c c d d c/d
39.	RECEPTION	C
	<ul style="list-style-type: none"> Plastered painted ceiling Fluorescent lights to ceiling Extra conductus to ceiling Plastered brick/block walls with paint finish Electrical switches and plugs – modern Timber dado painted Timber panelled door, frame and architraves – painted Vinyl/carpet on concrete floor Steel exterior window Reception counter Modern timber cabinets, built in benches, etc. Carpet on concrete floor 	c d int c d c c c c c int c
40.	DENTAL WORK ROOM	C
	<ul style="list-style-type: none"> Plastered painted ceiling 	c

- Fluorescent lights to ceiling d
- Extra conduits to ceiling int
- Plastered brick/block walls with paint finish c
- Steel exterior bay window, timber frame and timber architraves – painted c
- Electrical switches and plugs – modern d
- Modern timber cabinets, built in benches ect. int
- Timber dado painted c
- Timber panelled door, frame and architraves – painted c
- Original plastered block interior cross partition with timber panelled door, frame, architraves – painted c
- Timber internal borrowed light window – painted c
- Concrete floor (carpet removed) c

41. DENTAL WORK ROOM C

- Plastered painted ceiling c
- Fluorescent lights to ceiling d
- Extra conduits to ceiling int
- Plastered brick/block walls with paint finish c
- Steel exterior bay window, timber frame and timber architraves – painted c
- Electrical switches and plugs – modern d
- Modern timber cabinets, built in benches ect. int
- Timber dado painted c
- Timber panelled door, frame and architraves – painted c
- Original plastered block interior cross partition with timber panelled door, frame, architraves – painted c
- Timber internal borrowed light window – painted c
- Concrete floor (carpet removed) c

42. OFFICE C

- Plastered painted ceiling c
- Fluorescent lights to ceiling d

• Extra conductus to ceiling	int
• Plastered brick/block walls with paint finish	c
• Steel exterior window, timber frame and timber architraves – painted	c
• Electrical switches and plugs – modern	d
• Modern timber cabinets, built in benches etc	int
• Vinyl on concrete floor	c/d
• Timber dado painted	c
• Steel exterior bay window, timber liners and architraves – painted	c
• Timber panelled door, frame and architraves – painted	c
• Original plastered block interior cross partition with timber panelled door, frame, architraves – painted	c
• Timber internal borrowed light window – painted	c
• Broken hand basin with ceramic tiles above	c/int
• Carpet to concrete floor	c

43. OFFICE C

• Textured soft board ceiling with battens	c
• Original vent in ceiling	c
• Soft board cornice	c
• Original hanging light on chrome pole	c
• Plastered block, brick walls – painted	c
• Steel exterior window	c
• Plastered internal partition – painted	c
• Timber panelled doors, frame, and architraves – stained	c
• Timber borrowed light window in partition wall – stained	c
• Timber skirting's – stained	c
• Modern switches and socket outlets	d
• Modern timber built in storage fittings	d
• Concrete floor	c
• Modern switches and socket outlets	d

43a. OFFICE C

- Textured soft board ceiling with battens c
- Original vent in ceiling c
- Soft board cornice c
- Original hanging light on chrome pole c
- Plastered block, brick walls – painted c
- Plastered internal partition – painted c
- Timber panelled doors, frame, and architraves – stained c
- Timber borrowed light window in partition wall – stained c
- Modern switches and socket outlets d
- Timber skirting's – stained c
- Modern timber built in storage fittings d
- Concrete floor c

44. LUNCHROOM C

- Textured soft board ceiling with battens c
- Original vent in ceiling c
- Soft board cornice c
- Original hanging light on chrome pole c
- Plastered block, brick walls – painted c
- Plastered internal partition – painted c
- Timber dado – stained c
- Timber panelled doors, frame, and architraves – stained c
- Timber borrowed light window in part down wall – stained c
- Timber skirting's – stained c
- Original cast iron radiator c
- Modern sink bench unit and overhead cupboards d
- Brass light switches c
- Modern switches and sockets d
- Concrete floorsc

45. OFFICE C

• Textured soft board ceiling with battens	c
• Original vent in ceiling	c
• Soft board cornice	c
• Modern hanging light	
• Plastered block, brick walls – painted	c
• Steel exterior bay window	c
• Plastered internal partition – painted	c
• Modern switches and socket outlets	d
• Timber dado – painted	c
• Original cast iron radiator	c
• Timber framed interior diving partition – painted with timber panelled door and frame, timber borrowed light - painted	c
• Exposed wires, electrical outlets	int
• Exposed heater pipes	d
• Timber panelled doors, frame, and architraves – stained	c
• Timber borrowed light window in partition wall – stained	c
• Timber skirting's – painted	c
• Modern timber built in storage fittings	d
• Concrete floors	

46. OFFICE C

• Textured soft board ceiling with battens	c
• Original vent in ceiling	c
• Soft board cornice	c
• Fluorescent lights	d
• Plastered block, brick walls – painted	c
• Modern switches and socket outlets	int
• Timber dado – painted	c
• Original cast iron radiator	c
• Exposed heater pipes	d
• Original steel bay window	c

- Timber framed interior diving partition, plastered– painted with timber panelled door and frame, timber borrowed light, painted c
- Exposed wires, electrical outlets int
- Timber panelled doors, frame, and architraves – stained c
- Timber skirting's – painted c
- Concrete floors

47. OFFICE C

- Textured soft board ceiling with battens c
- Original vent in ceiling c
- Soft board cornice c
- Original hanging light on chrome pole c
- Plastered block, brick walls – painted c
- Steel exterior window c
- Plastered internal partition – painted c
- Timber panelled doors, frame, and architraves – stained c
- Timber borrowed light window in partition wall – stained c
- Timber skirting's – stained c
- Modern switches and socket outlets d
- Modern timber built in storage fittings d
- Concrete floor c

48. OFFICE C

- Textured soft board ceiling with battens c
- Original vent in ceiling c
- Soft board cornice c
- Fluorescent lights d
- Plastered block, brick walls with textured fibreglass cloth- painted d
- Timber dado – painted c
- Timber framed interior diving partition – painted with timber panelled door and frame, timber borrowed light, painted c

- Timber panelled doors, frame, and architraves – stained c
- Timber skirting's – painted c
- Modern switches and socket outlets int
- Concrete floors c
- Original cast iron radiator c
- Exposed heater pipes d
- Original steel bay window c
- Exposed wires, electrical outlets int
- Concrete floor with carpet c/d

49. OFFICE C

- Modern pinex ceiling tiles int
- Original vent in ceiling c
- Soft board cornice c
- Fluorescent lights d
- Plastered block, brick walls with textured fibreglass cloth- painted d
- Timber dado – painted c
- Timber framed interior diving partition – painted with timber panelled door and frame, timber borrowed light, painted c
- Original steel bay window c
- Square top steel window also c
- Timber panelled doors, frame, and architraves – stained c
- Timber skirting's – painted c
- Modern switches and socket outlets int
- Original cast iron radiator c
- Exposed heater pipes d
- Exposed wires, electrical outlets int
- Modern plastic conducts, exposed wires ect int
- Modern built in cabinets int
- Concrete floor with vinyl c/d

50.	OFFICE (INTERNAL)	C
	<ul style="list-style-type: none"> Textured soft board ceiling with battens Original vent in ceiling Soft board cornice Original hanging light on chrome pole Plastered block, brick walls with textured fiberglass cloth – painted Modern switches and socket outlets Plastered timber framed internal partition – painted Timber panelled doors, frame, and architraves – stained Timber borrowed light window in partition wall – stained Timber skirting's – stained Concrete floor with vinyl 	<ul style="list-style-type: none"> c c c c c int c c c c c/int
51.	OFFICE (INTERNAL)	C
	<ul style="list-style-type: none"> Textured soft board ceiling with battens Original vent in ceiling Soft board cornice Fluorescent lights Plastered block, brick walls with textures fibreglass cloth – painted Modern switches and socket outlets Plastered internal partition – painted Timber panelled doors, frame, and architraves – stained Timber borrowed light window in partition wall – stained Timber skirting's – stained 	<ul style="list-style-type: none"> c c c d c int c c c c
	Concrete floor with carpet	c/d
52.	OFFICE	C
	<ul style="list-style-type: none"> Textured soft board ceiling with battens Original vent in ceiling Soft board cornice Fluorescent light 	<ul style="list-style-type: none"> c c c c

- Plastered block, brick walls – painted c
- Timber borrowed light window in partition wall – stained c
- Modern switches and socket outlets int
- Steel exterior window c
- Timber panelled doors, frame, and architraves – stained c
- Timber skirting's – stained c
- Concrete floor with vinyl c/int

53. OFFICE C

- Textured soft board ceiling with battens c
- Original vent in ceiling c
- Soft board cornice c
- Hanging pendant lights d
- Plastered block, brick walls – painted c
- Some subdivision within room, timber walls with gib board painted d
- Modern switches and socket outlets int
- Some original backlight switches, plug outlets c
- Steel exterior windows to two walls c
- Timber panelled doors, frame, and architraves – stained/painted c
- Timber skirting's – stained c
- Concrete floor with carpet c/d

53a. OFFICE C

- Textured soft board ceiling with battens c
- Original vent in ceiling c
- Soft board cornice c
- Hanging pendant lights d
- Plastered block, brick walls – painted c
- Modern switches and socket outlets int
- Some original backlight switches, plug outlets c

- Steel exterior window c
- Timber panelled doors, frame, and architraves – stained/painted c
- Timber skirting's – stained c
- Concrete floor with carpet c/d

54. TOILETS C

- Textured soft board ceilings with battens c
- Pendant lights d
- Soft board cornice c
- Painted plaster walls above tiles c
- Glazed tiles up to 1.35m high c
- Steel windows d
- Timber panelled toilet doors architraves frames etc. – painted c
- Stained timber entrance door and frame c
- Toilets d
- Stainless steel basin int
- Mirror, paper towel dispenser etc. d
- Terrazzo concrete floor c

54a. ELECTRICAL SWITCH BOARD ROOM D

- Plaster ceiling d
- Plastered brick walls d
- Marble switch board c
- Combination of original and modern switch gear d/int
- Concrete floor c
- Stained timber panel door, frame, architraves c

55. STORAGE ROOM C

- Textured soft board ceiling with batons c
- Soft board cornice c
- Modern hanging/fluorescent lights d
- Plastered painted brick/block walls c
- Various electrical conduits, wires etc. int
- Steel external window c
- Panelled timber entry door, frame, architraves – stained c
- Flush panel internal door, frame, architraves – stained d
- Painted timber skirting's c
- Modern steel framed storage int
- Carpet on concrete floor c/d

56. STORAGE/TEA ROOM C

- Textured soft board ceiling with batons c
- Soft board cornice c
- Modern hanging/fluorescent lights d
- Plastered painted brick/block walls c
- Steel external window c
- Panelled timber entry door, frame, architraves – stained c
- Flush panel internal door, frame, architraves – stained d
- Various electrical conduits, wires etc. int
- Sink bench unit d/int
- Painted timber skirting's c
- Carpet on concrete floor c/d

57. STORAGE ROOM C

- Plaster ceiling with battens c
- Soft board cornice c
- Modern hanging/fluorescent lights d
- Plastered painted brick/block walls c

- Steel external window c
- Panelled timber entry door, frame, architraves – stained d
- Flush panel internal door, frame, architraves – stained d
- Various electrical conduits, wires, etc int
- Painted timber skirting's c
- Modern steel framed storage int
- Carpet on concrete floor c/d

58&58a. UP STAIRS SOUTH CORRIDOR – DOGLEGGED C

- Textured ceiling finish on plasterboard with battens- painted, probably contains asbestos c/d
- Modern fluorescent lights int
- Plastered brick/block walls with paint finish above timber dado, wallpaper finish below c
- Timber dado – stained c
- Timber panelled doors, frames and architraves-stained c
- Steel glazed window to light well, with timber liners - painted c/int
- Timber glazed windows into offices c
- Replacement brass light switches int
- Fire alarm sounders int
- Exposed wires int
- Ring buzzers outside doors c
- Carpet on concrete floor c/d

59. CORRIDOR C

- Textured ceiling finish on plasterboard with battens- painted, probably contains asbestos c/d
- Modern fluorescent lights int
- Plastered brick/block walls with paint finish above timber dado, wallpaper finish below c
- Timber dado – stained c

- Timber panelled doors, frames and architraves-stained c
- Timber glazed windows into offices c
- Replacement brass light switches int
- Fire alarm sounders int
- Exposed wires int
- Carpet on concrete floor c/d

60. TOILETS C

- Textured soft board ceilings with battens c
- Pendant lights d
- Soft board cornice c
- Painted plaster walls above tiles c
- Glazed tiles up to 1.35m high c
- Steel windows d
- Timber panelled toilet doors architraves frames etc. – painted c
- Stained timber entrance door and frame c
- Toilets d
- Basin – broken int
- Mirror, paper towel dispenser etc. d
- Terrazzo concrete floor c

61. OFFICE C

- Slightly textured plastered ceiling – painted c/d
- Fluorescent light d
- Plastered block/brick walls with painted wallpaper c/d
- Timber dado – stained c
- Timber panelled doors, frames and architraves – stained c
- Bronze wall grill c
- Timber borrowed light window in timber partition wall – stained timber work – painted wall c
- Timber skirting stained c

- Steel window with timber liner, architraves – stained c
- Brass light switches c
- Modern wires, telephone outlets etc int
- Carpet on concrete floor c/d

62. OFFICE C

- Slightly textured plastered ceiling – painted c/d
- Fluorescent light d
- Plastered block/brick walls with painted wallpaper c/d
- Timber dado – stained c
- Timber panelled doors, frames and architraves – strained c
- Bronze wall grill c
- Modern built in kitchen bench unit int
- Timber partition wall – stained timber work – painted wall c
- Timber skirting stained c
- Steel window with timber liner, architraves – stained c
- Brass light switches c
- Modern wires, telephone outlets ect int
- Carpet on concrete floor c/d

63. OFFICE C

- Slightly textured plastered ceiling – painted c/d
- Fluorescent light d
- Plastered block/brick walls with painted wallpaper c/d
- Timber dado – stained c
- Timber panelled doors, frames and architraves – strained c
- Bronze wall grill c
- Timber borrowed light window in timber partition wall – stained timber work – painted wall c
- Timber skirting stained c
- Steel window with timber liner, architraves – stained c

- Brass light switches c
- Modern wires, telephone outlets etc int
- Carpet on concrete floor c/d

64. OFFICE C

- Slightly textured plastered ceiling – painted c/d
- Fluorescent light d
- Plastered block/brick walls with painted wallpaper c/d
- Timber dado – stained c
- Timber panelled doors, frames and architraves – strained c
- Bronze wall grill c
- Timber partition wall – stained timber work – painted wall c
- Timber skirting stained c
- Steel window with timber liner, architraves – stained c
- Brass light switches c
- Modern wires, telephone outlets ect int
- Carpet on concrete floor c/d

65. OFFICE C

- Slightly textured plastered ceiling – painted c/d
- Fluorescent light d
- Plastered block/brick walls with painted wallpaper c/d
- Timber dado – stained c
- Timber panelled doors, frames and architraves – strained c
- Bronze wall grill c
- Timber partition wall – stained timber work – painted wall c
- Timber skirting stained c
- Steel window with timber liner, architraves – stained c
- Brass light switches c
- Modern wires, telephone outlets ect int
- Carpet on concrete floor c/d

66.	OFFICE	C
	<ul style="list-style-type: none"> Slightly textured plastered ceiling – painted Fluorescent light Plastered block/brick walls with painted wallpaper Timber dado – stained Timber panelled doors, frames and architraves – strained Bronze wall grill Timber partition wall – stained timber work – painted wall Timber skirting stained Steel window with timber liner, architraves – stained Brass light switches Modern wires, telephone outlets ect Carpet on concrete floor 	<p>c/d</p> <p>d</p> <p>c/d</p> <p>c</p> <p>c</p> <p>c</p> <p>c</p> <p>c</p> <p>c</p> <p>int</p> <p>c/d</p>
67.	OFFICE	C
	<ul style="list-style-type: none"> Slightly textured plastered ceiling – painted Fluorescent light Plastered block/brick walls with painted wallpaper Timber dado – stained Timber panelled doors, frames and architraves – strained Bronze wall grill Timber partition wall – stained timber work – painted wall Timber skirting stained Steel window with timber liner, architraves – stained Brass light switches Modern wires, telephone outlets ect Electric heater on wall Carpet on concrete floor 	<p>c/d</p> <p>d</p> <p>c/d</p> <p>c</p> <p>c</p> <p>c</p> <p>c</p> <p>c</p> <p>c</p> <p>c</p> <p>int</p> <p>int</p> <p>c/d</p>

TOP FLOOR

68&68a.	STAIR FOYER	B
	<ul style="list-style-type: none"> Spray coating to ceiling – probably containing asbestos Plastered brick or block walls with paint finish above timber dado and wall papered finish below Fluorescent lights Timber dado stained Timber framed doors, frames and architraves stained Timber newel post and handrails to stairs stained Wrought steel detailed balustrade – art deco style Marble stair treads and risers Steel window on stairs with timber frame and architraves Lift doors Fire extinguisher Various light switches, electrical outlets, conduits on walls, wires etc Carpet on concrete floor 	int c d c c b b b c d int int c/d
69.	OFFICE	C
	<ul style="list-style-type: none"> Slightly textured plaster ceiling No lights, but ceiling roses Plastered block/brick walls with painted wallpaper Timber panelled doors, frames and architraves – painted Timber skirting painted Steel window, with timber liners, architraves – painted Modern light switches, electrical outlets Built in cabinets and reception counter Carpet on concrete floor 	int int c/d c/d c c d int c/d
70.	OFFICE	C

Couldn't gain access – but from what I could see, appears same as room 71

71.	OFFICE	C
	<ul style="list-style-type: none"> Slightly textured plaster ceiling Fluorescent lights Plastered block/brick walls painted Timber dado – painted Round top steel window with timber liners - painted Timber panelled doors, frames and architraves – painted Timber skirting painted Modern light switches, electrical outlets Carpet on concrete floor 	int d c/d c c c/d c d c/d
72.	OFFICE	C
	<ul style="list-style-type: none"> Slightly textured plaster ceiling Fluorescent lights Plastered block/brick walls painted Timber dado – painted Round top steel window with timber liners - painted Timber panelled doors, frames and architraves – painted Timber skirting painted Modern light switches, electrical outlets Carpet on concrete floor 	int d c/d c c c/d c d c/d
73.	OFFICE	C
	<ul style="list-style-type: none"> Slightly textured plaster ceiling Fluorescent lights Plastered block/brick walls painted Square top steel window with timber liners - painted 	d/int d c/d c

- Timber panelled doors, frames and architraves – painted c/d
- Timber skirting painted c
- Modern light switches, electrical outlets d
- Carpet on concrete floor c/d

74. OFFICE C

- Plain plaster ceiling - painted d
- Fluorescent lights d
- Plastered block/brick walls painted c/d
- Very bad cracking to walls and floor from earthquake – building has separated 12mm at previous building join line int
- Timber dado – painted c
- Round top steel window with timber liners - painted c
- Timber panelled doors, frames and architraves – stained c
- Timber skirting painted c
- Modern light switches, electrical outlets d
- Carpet on concrete floor c/d

75. OFFICE C

- Textured soft board ceiling with battens - painted int
- Fluorescent lights d
- Plastered block/brick walls painted c/d
- Timber dado – painted c
- Original brass switch plate c
- Round top steel window with timber liners - painted c
- Timber panelled doors, frames and architraves – painted c/d
- Timber skirting painted c
- Modern light switches, electrical outlets d
- Carpet on concrete floor c/d

76. OFFICE C

• Textured soft board ceiling with battens - painted	int
• Fluorescent lights	d
• Plastered block/brick walls painted	c/d
• Timber dado – painted	c
• Original brass switch plate	c
• Round top steel window with timber liners - painted	c
• Timber panelled doors, frames and architraves – painted	c/d
• Panels over two internal doors	int
• Timber skirting painted	c
• Modern light switches, electrical outlets	d
• Electrical conducts, connector blocks exposed wires ect	int
• Vinyl on concrete floor	c/d

77. OFFICE C

• Textured soft board ceiling with battens - painted	int
• Modern hanging lights	d
• Plastered block/brick walls painted	c/d
• Partition walls timber frame with painted gib board	d
• Cast iron radiator	c
• Exposed radiator pipework	d
• Timber dado – painted	c
• Round top steel window with timber liners - painted	c
• Timber panelled doors, frames and architraves – painted	c/d
• Timber skirting painted	c
• Modern light switches, electrical outlets	d
• Carpet on concrete floor	c/d

78. OFFICE C

• Slightly textured plaster ceiling	d/int
• Fluorescent lights	d

- Plastered block/brick walls painted c/d
- Original cast iron radiator c
- Exposed radiator pipework d
- Square top steel window with timber liners - painted c
- Timber panelled door, stained - frame and architraves – painted c/d
- Timber skirting painted c
- Modern light switches, electrical outlets d
- Carpet on concrete floor c/d

79. OFFICE C

- Slightly textured plaster ceiling d/int
- Fluorescent lights d
- Plastered block/brick walls painted c/d
- Timber panelled door, stained - frame and architraves – painted c/d
- Timber skirting painted c
- Modern light switches, electrical outlets d
- Carpet on concrete floor c/d

80. OFFICE C

- Textured soft board ceiling with battens c
- Soft board cornice c
- Fluorescent lights d
- Plastered block/brick walls painted c/d
- Timber dado – painted c
- Round top steel window with timber liners - painted c
- Timber panelled doors, frames and architraves – painted c/d
- Timber skirting painted c
- Modern light switches, electrical outlets d
- Carpet on concrete floor c/d

81. OFFICE C

- Plain painted plaster ceiling painted c
- Fluorescent lights d
- Plastered block/brick walls painted c/d
- Timber internal cross partition with painted gib board and panelled timber door (stained) and painted frame and architraves c/d
- Round top steel window with timber liners - painted c
- Built in duct below window d
- Timber panelled doors, frames and architraves – painted c/d
- Modern light switches, electrical outlets d
- Conduits, wires, junction boxes int
- Carpet on concrete floor c/d

82. OFFICE C

- Part textured soft board ceiling with battens, part plain plaster ceiling with battens painted c
- Soft board cornice c
- Fluorescent lights d
- Plastered block/brick walls painted c/d
- Timber dado – painted c
- Square top steel window with timber liners - painted c
- Timber panelled doors, frames and architraves – stained c/d
- Timber skirting both painted and stained c
- Modern light switches, electrical outlets d
- Carpet on concrete floor c/d

83. OFFICE C

- Painted smooth plaster ceiling with battens c
- Timber cornice c
- Painted plastered walls c
- Timber dado – stained c

- Timber panelled doors, frames and architraves – stained c
- Round top steel window, timber liners and architraves – painted c
- Timber glazed borrowed light window – stained c
- Timber skirting – stained c
- Modern light switches, outlets etc d
- Cast iron radiator c
- Carpet on concrete floor c/d

84. OFFICE C

- Painted smooth plaster ceiling with battens c
- Timber cornice c
- Painted plastered walls c
- Timber glazed borrowed light windows in partitions to rooms 83 and 86
– stained c
- Exposed wires, telephone outlets etc int
- Timber dado – stained c
- Timber panelled doors, frames and architraves – stained c
- Timber skirting – stained c
- Carpet on concrete floor c

85. OFFICE C

- Painted smooth plaster ceiling with battens c
- Timber cornice c
- Painted plastered walls c
- Timber dado – stained c
- Timber panelled doors, frames and architraves – stained c
- Square top steel window, timber liners and architraves – stained c
- Timber glazed borrowed light window – stained c
- Timber skirting – stained c
- Modern light switches, outlets etc d
- Cast iron radiators (two) c

- Carpet on concrete floor c/d

86. OFFICE C

- Slightly textured plaster ceiling d/int
- Fluorescent lights d
- Plastered block/brick walls painted c/d
- Timber glazed borrowed light window to room 84 – stained c
- Original cast iron radiator c
- Exposed radiator pipework d
- Square top steel window with timber liners - painted c
- Timber panelled door, stained - frame and architraves – painted c/d
- Built in cabinets int
- Broken wash hand basin int
- Timber skirting painted c
- Modern light switches, electrical outlets d
- Carpet on concrete floor c/d

87. OFFICE D

Door locked and couldn't gain access. Looked to be similar to room 88 (through holes in walls)

88. OFFICE D

- Acoustics tiles in modern suspended aluminium grid int
- Modern troffer pack lights int
- Plastered brick or block exterior walls – painted c
- Gib lined timber frame interior walls – painted d
- Steel windows with timber liners, architraves – painted c
- Modern flush panel interior doors and frames d

- Plastic skirting trunking int
- Modern light switches and electrical outlets int

89. OFFICE D

- Acoustics tiles in modern suspended aluminium grid int
- Modern troffer pack lights int
- Plastered brick or block exterior walls – painted c
- Gib lined timber frame interior walls – painted d
- Steel windows with timber liners, architraves – painted c
- Original panelled entrance door, frame and architraves - painted c
- Modern flush panel interior door and frame d
- Plastic skirting trunking int
- Modern light switches and electrical outlets d
- Original panelled entry door, frame and architraves – painted c

90&90a. SECOND FLOOR SOUTH CORRIDOR – DOGLEGGED C

- Textured ceiling finish on plaster board with battens – painted – probably contains asbestos d/int
- Modern fluorescent lights int
- Plastered brick/block walls with paint finish above timber dado, wallpaper finish below c
- Timber dado – stained c
- Timber panelled doors, frames and architraves-stained c
- Steel glazed window to light well, with timber liners - painted c/int
- Timber glazed windows into offices c
- Replacement brass light switches int
- Fire alarm sounders int
- Exposed wires, telephone boxes, etc int
- Carpet on concrete floor c/d

91. TOILETS C

- Textured soft board ceilings with battens c
- Pendant lights d
- Soft board cornice c
- Painted plaster walls above tiles c
- Glazed tiles up to 1.35m high c
- Steel windows c
- Timber panelled toilet doors architraves frames etc. – painted c
- Stained timber entrance door and frame c
- Toilets d
- Basin brackets – original basin smashed d/int
- Mirror, paper towel dispenser etc. d
- Terrazzo concrete floor c

91a. SWITCH BOARD CUPBOARD D

- Plaster ceiling d
- Plastered brick walls d
- Marble switch board c
- Combination of original and modern switch gear d/int
- Concrete floor c
- Stained timber panel door, frame, architraves c

92. OFFICE C

- Textured ceiling finish on plaster board with battens – painted, probably contains asbestos c/int
- Hanging pendant light d
- Plastered block/brick walls with painted wallpaper c/d
- Timber dado – stained c
- Timber skirting stained c
- Timber panelled doors, frames and architraves – stained c

- Steel window, frame and architraves – stained c
- Built in sink bench – wrecked int
- Modern exposed wires, telephone outlets etc int
- Carpet on concrete floor c

93. OFFICE C

- Textured ceiling finish on plaster board with battens – painted, probably contains asbestos c/int
- Hanging pendant light d
- Plastered block/brick walls with painted wallpaper c/d
- Timber dado – stained c
- Timber skirting stained c
- Timber panelled doors, frames and architraves – stained c
- Steel window, frame and architraves – stained c
- Exposed radiator pipes – no radiator int
- Modern exposed wires, telephone outlets ect int
- Carpet on concrete floor c

94. OFFICE C

- Plain plaster board ceiling with battens c
- Hanging pendant light d
- Plastered block/brick walls with painted wallpaper c/d
- Timber dado – stained c
- Timber skirting stained c
- Timber panelled doors, frames and architraves – stained c
- Steel framed windows, frame and architraves – stained c
- Exposed radiator pipes – no radiator int
- Modern exposed wires, telephone outlets etc int
- Carpet on concrete floor c

95. TOILETS C/D

- Textured soft board ceilings with battens c
- Pendant lights d
- Soft board cornice c
- Painted plaster walls above tiles c
- Glazed tiles up to 1.35m high c
- Steel windows d
- Timber panelled toilet doors architraves frames etc. – painted c
- Stained timber entrance door and frame c
- Toilets d
- Basin brackets – original basin smashed d/int
- Mirror, paper towel dispenser etc. d
- Terrazzo concrete floor c

96. OFFICE C

- Plain plaster board ceiling - painted c
- Hanging pendant light d
- Plastered block/brick walls with painted wallpaper c/d
- Timber dado – stained c
- Timber skirting stained c
- Timber panelled doors, frames and architraves – stained c
- Steel windows, frame and architraves – stained c
- Bronze grill to wall c
- Modern exposed wires, telephone outlets etc int
- Carpet on concrete floor c

97. OFFICE C

- Plain plaster board ceiling - painted c
- Hanging pendant light d
- Plastered block/brick walls with painted wallpaper c/d
- Timber dado – stained c

- Timber skirting stained c
- Timber panelled doors, frames and architraves – stained c
- Steel windows, frame and architraves – stained c
- Bronze grill to wall c
- Exposed pipes from removed sink int
- Modern exposed wires, telephone outlets etc int
- Carpet on concrete floor c

98. OFFICE C

- Plain plaster board ceiling - painted c
- Hanging pendant light d
- Plastered block/brick walls with painted wallpaper c/d
- Timber dado – stained c
- Timber skirting stained c
- Timber panelled doors, frames and architraves – stained c
- Steel windows, frame and architraves – stained c
- Bronze grill to wall c
- Modern exposed wires, telephone outlets etc int
- Carpet on concrete floor c/d

99. OFFICE RECEPTION – INTERNAL C

- Plain plaster board ceiling - painted c
- Hanging pendant light d
- Plastered block/brick walls with painted wallpaper c/d
- Timber dado – stained c
- Timber skirting stained c
- Timber panelled doors, frames and architraves – stained c
- Steel windows, frame and architraves – stained c
- Timber borrowed light from room 100 office - stained c
- Bronze grill to wall c
- Modern exposed wires, telephone outlets etc int

	<ul style="list-style-type: none"> • Carpet on concrete floor 	c/d
100.	OFFICE	C
	<ul style="list-style-type: none"> • Plain plaster board ceiling - painted • Hanging pendant light • Plastered block/brick walls with painted wallpaper • Timber dado – stained • Timber skirting stained • Timber panelled doors, frames and architraves – stained • Steel window, frame and architraves – stained • Timber borrowed light from room 99 – stained • Bronze grill to wall • Modern exposed wires, telephone outlets etc • Carpet on concrete floor 	c d c/d c c c c c int c/d
101.	OFFICE	
	Unable to get access to this room	
102.	WORKSPACE	C
	<ul style="list-style-type: none"> • Plain plaster board ceiling - painted • Hanging pendant light • Plastered block/brick walls - painted • Timber dado – painted • Timber skirting - painted • Timber panelled doors, frames and architraves – painted • Work bench under window • Steel window, frame and architraves – painted • Modern exposed wires, telephone outlets etc • Carpet on concrete floor 	c d c c c c int c int c/d

103.	OFFICE	C
	<ul style="list-style-type: none"> • Plain plastered ceiling - painted • Hanging pendant light • Plastered block/brick walls with painted wallpaper • Timber dado – painted • Timber skirting painted • Timber panelled doors, frames and architraves – painted • Built in storage unit to wall recess • Steel framed window, frame and architraves – painted • Modern exposed wires, telephone outlets ect • Carpet on concrete floor 	<p>c</p> <p>d</p> <p>c/d</p> <p>c</p> <p>c</p> <p>c</p> <p>d</p> <p>c</p> <p>int</p> <p>c</p>
104.	OFFICE	C
	<ul style="list-style-type: none"> • Plain plastered ceiling - painted • Hanging pendant light • Plastered block/brick walls - painted • Timber dado – stained • Timber skirting stained • Timber panelled doors, frames and architraves – stained • Steel framed windows, frame and architraves – stained • Modern exposed wires, telephone outlets etc • Bronze grill to walls • Carpet on concrete floor 	<p>c</p> <p>d</p> <p>c</p> <p>c</p> <p>c</p> <p>c</p> <p>c</p> <p>int</p> <p>c</p> <p>c</p>
105.	OFFICE	C
	<ul style="list-style-type: none"> • Plain plastered ceiling - painted • Hanging pendant light • Plastered block/brick walls - painted • Timber dado – stained • Timber skirting stained 	<p>c</p> <p>d</p> <p>c</p> <p>c</p> <p>c</p>

- Timber panelled doors, frames and architraves – stained c
- Built in wall cabinet with sink (broken) int
- Steel framed window, frame and architraves – stained c
- Modern exposed wires, telephone outlets etc int
- Bronze grill to walls c
- Carpet on concrete floor c/d

6.0 COMPARISON BETWEEN CCC DISTRICT PLAN HERITAGE ASSESSMENT/STATEMENT OF SIGNIFICANCE AND THAT OF THE AUTHOR OF THIS REPORT

The Christchurch City Council (CCC) Heritage Assessment and that of the author of this report, used the same “Assessment and Identification Categories”, as used by the Christchurch City Council for Heritage Listing criteria, in accordance with Appendix 9.3.7.1, Criteria for the Assessment of Significance of Heritage Values, in the District Plan.

Appendix 9.3.7.1 lists the following criteria:

- Historical and social value;
- Cultural and spiritual value;
- Architectural and aesthetic value;
- Technological and craftsmanship value;
- Contextual value; and
- Archaeological and scientific significance value.

The CCC assessment of the Harley Chambers building is dated 23rd October 2014. I have compared the CCC's assessment against my own assessment under the criteria listed in Appendix 9.3.7.1, below.

(i) Historical and Social Value

Both the CCC assessment and that of this author are based on similar historical and social histories.

(ii) Cultural and Spiritual Value

Both the CCC assessment and that of this author covered similar aspects of Cultural and Spiritual significance. However, the CCC assessor stated that “The building at 137 Cambridge Terrace may have significance to Tangata whenua for its location on a site *that is close to the Avon River*”. While this author agrees that this site is close to the Avon River (Otakaro), which according to the Christchurch City Council Heritage Unit report, “*was highly regarded as a mahinga kai by Waitaha, Ngati Mamoe and Ngai Tahu*”, there doesn’t appear to be documented direct association of pre European Maori with this particular site.

(iii) Architectural and Aesthetic Value

The CCC assessment and that of this author covered quite different aspects relating to the Architectural and Aesthetic significance of this building. The CCC assessment was “very light”, on their statements of provenance relating to architectural and aesthetic significance. Stating that the significance related to “...as a three storied building that was built specifically to house professional rooms for dentists and doctors and for its use of neo-classical elements on window and door surrounds which create a plain and *simple, yet imposing building that anchors the corner*”. In contrast, this author provided considerably more detail on the style of the building; while opining the lack of innovation and originality of design and therefore aesthetic significance, as had been previously explained in this report.

The CCC significance assessor also stating that, “*It is significant as an extant work of the prominent Christchurch architect G T Lucas*”. This author agrees that Harley Chambers is an “extant” work by Mr G T Lucas, but disagrees with the CCC assessor, that this makes the work significant in itself; and the also disagrees the Mr Lucas was a “prominent” Christchurch architect. As stated in this authors significance report, the lack of information available about Mr Lucas, including being unable to ascertain his

full name, indicates he and his practice were of lesser significance in Christchurch, of his era.

The detailed heritage inventory assessment of the exterior elevations by this author, rated the building as “C”, meaning it is of “Some” significance.

(iv) Technological and Craftsmanship Value

Both the CCC assessment and that of this author have similar values as to the Technological and Craftsmanship significance.

(v) Contextual Value

Both the CCC significance assessor and this author agree that the Harley Chambers building has Contextual significance.

(vi) Archaeological and Scientific Significance Value

Both authors agree that the site has the potential to be of archaeological significance, relating to evidence of pre 1900 human activity on the site.

CONCLUSION OF COMPARISON BETWEEN SIGNIFICANCE STATEMENTS

The CCC assessment author concludes that, “*Harley Chambers and its setting are of overall significance to Christchurch and Banks Peninsula*”. This rating of significance is probably similar to that of this author, who has undertaken a very detailed overall assessment of the building, both as a desk top exercise and physical assessment on site and rates the Harley Chambers building overall as of “some” significance, which is a “C” rating using the hierarchy of values, in J S Kerr’s Conservation Plan (refer to section 5.4 and 5.5, of this report).

7.0 ASSESSMENTS OF IMPACTS OF THE PROPOSAL

In the “Assessment Statement” concluding the Heritage Assessment report, the CCC significance assessor rates Harley Chambers of “Overall” significance; and this author, in the conclusion at the end of section 5.6 of this report rates the building of “Some” heritage significance; of which this author would deem both assessments to be of similar heritage values.

In this section of the report, I provide:

- An assessment of the relevant District Plan provisions, including in relation to the listing and specifically in relation to the demolition policy.
- Retention options that have been considered.

DISTRICT PLAN ASSESSMENT

Below are the relevant District Plan provisions and an assessment of the Proposal against those provisions.

9.3.2.1.1 Objective - Historic Heritage

- a. *The overall contribution of historic heritage to the Christchurch District’s character and identity is maintained through the protection and conservation of significant historic heritage across the Christchurch District in a way which:*
 - i. enables and supports
 - A. the ongoing retention, use and adaptive re-use; and
 - B. the maintenance, repair, restoration and reconstruction; of historic heritage; and
 - ii. recognises the condition of buildings, particularly those that have suffered earthquake damage, and the effect of engineering and financial factors on the ability to retain, restore, and continue using them; and
 - iii. acknowledges that in some situations demolition may be justified by reference to the matters in Policy 9.3.2.2.8

With specific regard to the Harley Chambers building, in light of its present condition and the owners' proposed use of the site, items ii and iii above, are most relevant.

Policy 9.3.2.2.1 provides for the identification and assessment of historic heritage for scheduling in the District Plan, in accordance with the criteria in Appendix 9.3.7.1 of the District Plan.

9.3.2.2.1 Policy – Identification and assessment of historic heritage for scheduling in the District Plan

- a. Identify historic heritage throughout the Christchurch District which represents cultural and historic themes and activities of importance to the Christchurch District, and assess their heritage values for significance in accordance with the criteria set out in Appendix 9.3.7.1.
- b. Assess the identified historic heritage in order to determine whether each qualifies as *'Significant' or 'Highly Significant' according to the following:*
 - i. to be categorised as meeting the level of *'Significant' (Group 2)*, the historic heritage shall:
 - A. meet at least one of the heritage values in Appendix 9.3.7.1 at a significant or highly significant level; and
 - B. be of significance to the Christchurch District (and may also be of significance nationally or internationally), because it conveys aspects of the Christchurch District's cultural and historical themes and activities, and thereby contributes to the Christchurch District's sense of place and identity; and
 - C. have a moderate degree of authenticity (based on physical and documentary evidence) to justify that it is of significance to the Christchurch District; and
 - D. have a moderate degree of integrity (based on how whole or intact it is) to clearly demonstrate that it is of significance to the Christchurch District.
 - ii. to be categorised as meeting the level of *'Highly Significant' (Group 1)*, the historic heritage shall:
 - A. meet at least one of the heritage values in Appendix 9.3.7.1 at a highly significant level; and

- B. be of high overall significance to the Christchurch District (and may also be of significance nationally or internationally), because it *conveys important aspects of the Christchurch District's cultural and historical themes and activities, and thereby makes a strong contribution to the Christchurch District's sense of place and identity*; and
- C. have a high degree of authenticity (based on physical and documentary evidence); and
- D. have a high degree of integrity (particularly whole or intact heritage fabric and heritage values).

c. Schedule significant historic heritage as heritage items and heritage settings where each of the following are met:

- i. the thresholds for Significant (Group 2) or Highly Significant (Group 1) as outlined in Policy 9.3.2.2.1 b(i) or (ii) are met; and
- ii. in the case of interior heritage fabric, it is specifically identified in the schedule;
unless
- iii. the physical condition of the heritage item, and any restoration, reconstruction, maintenance, repair or upgrade work would result in the heritage values and integrity of the heritage item being compromised to the extent that it would no longer retain its heritage significance; and/or
- iv. there are engineering and financial factors related to the physical condition of the heritage item that would make it unreasonable or inappropriate to schedule the heritage item.

My assessment of the criteria in Appendix 9.3.7.1 can be found in section 5.2 of this report and I do not repeat it here. However, I wish to highlight an issue regarding the scheduling process that this Policy provides for in the District Plan.

From reading Mr Gilmore's structural report, as to the work required to achieve 34%, 67% or 100% x NBS, it is obvious that to achieve any of the work required, would involve very extensive modification to both the interior and exterior of the existing building. This in my opinion, would be so intrusive and invasive upon existing heritage

fabric, as to considerably reduce the overall significance of the building to the point of being of little value.

Accordingly, had the extent of works necessary to bring the building to a compliant level of NBS been considered in the preparation of the schedule in the District Plan, the Harley Chambers building would not warrant listing. In summary, and again acknowledging that this is not a District Plan matter, the absence of taking into account the structural integrity of the building, and extent of invasive works necessary to achieve a sufficient NBS rating, in my opinion, represents a significant weakness in the listing in the District Plan.

Policy 9.3.2.2.8 regarding the demolition of heritage items is also highly relevant.

9.3.2.2.8 Policy - Demolition of heritage items

- a. When considering the appropriateness of the demolition of a heritage item scheduled in Appendix 9.3.7.2 have regard to the following matters:
 - i. whether there is a threat to life and/or property for which interim protection measures would not remove that threat;
 - ii. whether the extent of the work required to retain and/or repair the heritage item is of such a scale that the heritage values and integrity of the heritage item would be significantly compromised;
 - iii. whether the costs to retain the heritage item (particularly as a result of damage) would be unreasonable;
 - iv. the ability to retain the overall heritage values and significance of the heritage item through a reduced degree of demolition; and
 - v. the level of significance of the heritage item.

ASSESSMENT AGAINST DEMOLITION POLICY

- i. whether there is a threat to life and/or property for which interim protection measures would not remove that threat;

While, according to the Structural Report of Mr Brett Gilmore, the Harley Chambers building is not in imminent threat of collapse, Mr Gilmore notes that the North-East corner column has suffered structural integrity damage as a result of the Canterbury earthquakes and is potentially a “safety risk to the public”.

In addition, Mr Gilmore has assessed the building as being earthquake prone, with an earthquake strength of less than 33% x NBS. He has further assessed the building in its current condition, as having an assessed earthquake strength of 15% x NBS; and in its undamaged pre-earthquake condition as having an assessed earthquake strength of 25% x NBS.

- ii. whether the extent of the work required to retain and/or repair the heritage item is of such a scale that the heritage values and integrity of the heritage item would be significantly compromised;

Mr Gilmore has carefully set out in his Structural Report the work required to structurally strengthen the existing Harley Chambers building to 34%, 67% and 100% x NBS respectively, to enable adaptive reuse. It is obvious that this work is very extensive, requiring considerable structural repair and strengthening and would, as part of the implementation, require considerable modification to the existing heritage fabric and therefore integrity and values of the building. This is considered further below in the context of the retention options.

- iii. whether the costs to retain the heritage item (particularly as a result of damage) would be unreasonable;

This is beyond my direct area of expertise, however general professional knowledge would indicate the cost is likely to be high.

- iv. the ability to retain the overall heritage values and significance of the heritage item through a reduced degree of demolition; and

Typically, it would be a preferred option of this author to retain at least the street front façades of the south side building, of the overall Harley Chambers building, for incorporation into a new building on the site. However following investigation and an overlay of the existing façade drawing over the proposed hotel façade (outlined further below), it becomes obvious that the floor levels of the two buildings don't match and the window fenestration layout of the existing building does not match that required for the room layout of a modern 5 star hotel complex. Critically, as already noted in order to achieve 34%, 67% or 100% x NBS, both options involve extensive modification to both the interior and exterior of the existing building. This will be intrusive and invasive to the existing heritage fabric, to the extent that the overall significance of the building would be significantly reduced.

The retention options that have been considered which would result in less than full demolition of Harley Chambers are outlined below.

- v. the level of significance of the heritage item.

This author, has undertaken a very detailed overall assessment of the building, both as a desk top exercise and physical assessment on site and rates Harley Chambers overall, as of "Some" significance, which is a "C" rating using the hierarchy of values, in J S Kerr's Conservation Plan (refer to section 5.4 and 5.5, of this report).

The exterior components which are relevant under the District Plan are rated as having "Some" significance.

RETENTION OPTIONS

Part of my assessment process is to ascertain the approach that has been taken into investigating the existing building, its structure, health and safety, options for adaptive reuse and redevelopment, costings, business case analysis etc.

As previously assessed and described in section 5 of this report, "Significance Assessment" Harley Chambers has varying degrees of significance and therefore values, relating to its various parts, though with the exception of the main entry foyer and main

stairwell, which has a “B” rating, all the other elevations or spaces have been assessed and rated as either “C” or “D”. The “C” and “D” ratings refer to of, “Some” or “Little” significance, respectively.

It appears that the significance considerations of the District Plan, relate only to the exterior of the building and therefore that is what I have concentrated on.

The various façades or elevations of the Harley Chambers building have all been assessed in detail by this author and given overall ratings of significance as an average of their component parts. All façades were rated as “C”, or of “Some” significance.

The project Architects, Warren and Mahoney, in consultation with the project Engineers, Quoin Structural Consultants, and project owners Lee Pee Ltd, have considered and evaluated options for incorporation of the Harley Chambers building into the new hotel building development.

Two options for retention of parts of the Harley Chambers building, for potential incorporation into the new Hotel development, have been considered by the project group.

Option A3: Was for the retention of the Harley Chambers building, structural strengthening to 100% x NBS: and incorporation of the building into the proposed new hotel development.

Option C: Was for the retention, support and strengthening of the façades of the Harley Chambers building only, to be incorporated into the proposed new hotel development.

Mr Gilmore of Quoin Structural Consultants has prepared a Structural Report, accompanying the Assessment of Environmental Effects. In section 3.1.4 of his report,

he has described the damage sustained by the Harley Chambers building during the “Canterbury Earthquake Sequence” (CES). Mr Gilmore describes the damage thus:

3.1.4 The building suffered extensive and widespread damage due to the CES. Damage included, but not limited to:

- (a) Collapse of brick lift shaft above roof level.
- (b) Severe and widespread cracking to unreinforced brick and breeze-block walls.
- (c) Differential settlement of foundations across the full footprint.
- (d) Cracks in basement walls causing flooding in the basement.
- (e) The brick infill and parapet to the north wall directly adjacent to the boundary was removed to allow the safe construction of the new adjacent building.
- (f) Widespread cracking to concrete floors, walls and columns.
- (g) Widespread cracking to exterior plaster finishes throughout.
- (h) Severe structural damage to north-east corner column and adjacent foundation beam/wall.
- (i) Widening of the join between the north and south sections.
- (j) Widespread damage to wall and ceiling finishes throughout

Mr Gilmore, further describes the building's earthquake strength assessment:

The building in its current condition has an assessed earthquake strength of 15% x NBS.

The building in its undamaged pre-earthquake condition has an assessed earthquake strength of 25% x NBS.

The building has been assessed as being earthquake prone, with an earthquake strength of less than 33% x NBS.

As part of his assessment of the Harley Chambers building, Mr Gilmore has undertaken a detailed assessment of the repairs required to reinstate the building to its pre earthquake condition and to a minimum earthquake strength of 34% NBS. The report

also outlines the design concepts to earthquake strengthen the building to 67% NBS and 100% x NBS.

In addition, Mr Gilmore has also investigated the concept of retention of the façades of the Harley Chambers building.

Given the above engineering context, the consultant group, together with the development project owners, have investigated, two other options for the adaptive reuse of the Harley Chambers building as a desktop exercise.

As described above, Option A, was for the retention of the Harley Chambers building, structural strengthening to 100% x NBS and incorporation of the building into the proposed new hotel development.

Option C, was for the retention, support and strengthening of the façades of the Harley Chambers building only, to be incorporated into the proposed new hotel development.

While both options would be potentially feasible, thorough investigation has revealed that neither option can be practically integrated into the proposed 5 star hotel development, due to the following constraints:

Option A3

- A hotel room layout derived from the existing building layout and existing window/pier column relationship, would result in a number of rooms per floor being lost.
- This loss of rooms would have considerable impact on the imperative to provide a certain number of hotel rooms, as required by the hotel operator to make the site viable.
- The floor to floor heights of the existing building do not support the finished floor to ceiling heights required for a modern hotel room.
- The floor to floor height of the existing building of 3.5m is too small to accommodate the new structure and mechanical services required to be installed.

- Owing to the above restrictions, the floor to floor heights of the existing building would not match the corresponding floor plate heights of the adjacent new hotel building

Option C

- The grid layout based on the existing column pier spacings would lead to a room set out which would be too small for the high standard of hotel envisaged, on a floor area basis.
- Increasing the room areas by making the rooms deeper would lead to rooms being lost from each floor, with no means of recovering numbers within the current geometry.
- The required floor to floor heights of a new hotel building will not match the floor to floor heights of the existing façade, causing conflict with floor to sill distances.

Having read and analysed the options for strengthening/adaptive reuse listed in the evidence of Mr Gilmore, and Mr Bonis, several of the options described would probably not be viable, from an end use perspective, or would cost considerably more to achieve than the return which could be expected.

While completing the initial work would elevate the building from approximately 15% x NBS to 34% NBS, being the minimum level needed to remove the buildings earthquake prone status, the building would not have reached the NBS minimum standard of at least 67%, as required by most tenants and their insurance companies.

According to Mr Gilmore's report, repairing the earthquake damage to the existing structure will require extensive work, and to bring it up to the minimum of 34% x NBS will be even more extensive and expensive.

Mr Gilmore's report also describes the additional work required to bring the building up to 67% and 100% x NBS respectively, and costings have been prepared for these options, as listed in the evidence of Mr Bonis.

It has been established through later cost reports, that any of these schemes are cost prohibitive, when compared to the rates of returns which could be expected from any of the considered uses for the Harley Chambers building.

In addition, the floor levels of the existing building do not match those of the proposed hotel, nor does the window fenestration layout of the existing building match that required of a modern hotel layout. This is an unfortunate situation, however the proposed 5 star hotel has particular requirements to achieve the high ranking required, and I am advised that the compromises to achieve integration of the existing façade, may affect the required 5 star ranking, which is unacceptable to the developments owners.

For these reasons, the development project owners prefer total demolition of the Harley Chambers building.

Typically, this author would have a stated preference for the retention of the Cambridge Terrace and Worcester Boulevard façades of the south side building only, together with the small angled corner façade and incorporation of these structures into the new hotel development. However, based on my understanding of the extent of work necessary for retaining and strengthening these facades as outlined by Mr Gilmore, I consider that the extent of heritage fabric retained would not be of significance to warrant such retention. Although, there may be urban design or character reasons that favour retention of the façade, the loss of original fabric to achieve retention, negates the advantages of doing so.

Furthermore, this author also accepts following thorough investigation, that the existing façades do not integrate well into the proposed hotel layouts. Façade retention in isolation, is also not a preferred option under the ICOMOS Charter.

In addition, from reading Mr Gilmore's structural report, as to the work required to achieve 34%, 67% or 100% x NBS, it is obvious that to achieve any of the work required, would involve very extensive modification to both the interior and exterior of the existing building. This in my opinion, would be so intrusive and invasive upon

existing heritage fabric, as to considerably reduce the overall significance of the building to the point of being of little value.

If it is concluded that neither of the above options; retention of the entire building; or just the façade; for adaptive reuse and incorporation into the proposed Hotel development are practical for the stated reasons, then there are probably only two other options available.

The first is a do nothing option, which is probably not an option, due to the buildings low assessed earthquake strength of 15% x NBS and its potential dangerous building status, due to earthquake damage, especially in the north east corner. Being a known earthquake prone building, the building owner is required under the, Building (Earthquake-prone Buildings) Amendment Act 2016, to either strengthen or demolish the building within 5 years of commencement of the Act on 1st July 2017.

The second remaining option is for deconstruction/demolition of the Harley Chambers building.

Should it therefore be decided, following consultation, that deconstruction/demolition is the inevitable outcome for the Harley Chambers building, then an appropriate list of mitigation measures must be implemented, before demolition commences and these have been discussed in the following section of this report.

8.0 MITIGATION MEASURES WITH METHODS OF IMPLEMENTATION

Should it be decided, following consultation, that deconstruction/demolition is the inevitable outcome for the Harley Chambers building, then an appropriate list of mitigation measures must be implemented, before demolition commences.

The following is an indication of mitigation measures considered appropriate, however this list may be modified following further consultation:

- A thorough photographic record should be made of the building, including plans, showing where the photographs have been taken from.
- Representative items of high heritage value should be carefully removed from the existing building, restored and built into the new hotel development, together with appropriate interpretive and descriptive material, to tell the items story.
- Representative items should include:
 - The marble wall panelling from the main entrance foyer
 - The main timber newel posts to the main stairs.
 - The ornate steel stair balustrade and timber handrail from the main stair; and those horizontal panels on the main floor landings, (though this may be difficult to integrate, as stair balustrades are built to suit the pitch of the stair
 - The double timber door set and frame between the main entry foyer and the main stair well.
- Normally I would recommend other photographic or interpretive material relating to the former use of the site, displayed inside or outside the proposed new hotel development, however I have been unable to find any historic photographs relating to the former use of the site, though one drawing exists of a former soft drink manufacturer on this site.
- Careful deconstruction of the fabric of the building, to the extent that the building can be deconstructed to. Recyclable materials are to be removed, for recycling and incorporating into other building projects (away from this site). Such items may include internal doors and frames, internal timber windows,

steel windows, other timbers, flooring, or floor framing timbers, to the extent that these items are economically recoverable.

9.0 CONCLUSION

Having inspected and assessed the Harley Chambers building, recorded the significance and read the various reports prepared by other consultants, one must then consider the circumstances under which deconstruction/demolition may be contemplated; whether that option is appropriate; and if so what mitigation measures should be recommended.

In my opinion partial deconstruction/demolition may be contemplated when:

- a) There is a health and safety issue with the building.
- b) The building has deteriorated to the point of there being no other option
- c) All potential options for adaptive reuse have been investigated
- d) The investigated options are found not to be viable, due to practical constraints, or are cost prohibitive.
- e) When the necessary strengthening or adaptive reuse works are so intrusive as to result in the loss of much of the remaining heritage fabric and associated heritage values.
- f) When the overall heritage values of the building are less than Exceptional or Considerable.
- g) There is a compelling reason for deconstruction/demolition.
- h) Once mitigation measures have been implemented.

I will offer an opinion on these points:

a) There is a health and safety issue with the building.

The Harley Chambers building has been assessed by Mr Brett Gilmore of Quoin Structural Consultants as being earthquake prone and therefore must either be strengthened or demolished.

Mr Gilmore states in section 3.1.7 of his report:

In its current condition, the main safety risk to the public is the structural integrity of the north-east column and possibility of small pieces of exterior plaster spalling and falling onto the footpath. These issues have been discussed with the Christchurch City

Council. A temporary barricade has been erected adjacent to the north-east corner column.

The main safety risks to personnel, other than the public include:

- (a) Unreinforced brick parapets to the rear north and west sides of the building. This issue is more significant when the adjacent Worcester Chambers building is occupied, as the space between the buildings is a fire egress route for Worcester Chambers.
- (b) Spalling and falling of loose debris from loose wall and ceiling finishes and broken windows.
- (c) Health issues associated with residential part filled basement and the widespread contamination of the interior due to exposure to pigeons.

b) The building has deteriorated to the point of there being no other option.

My thorough inspection of the Harley Chambers building along with the photographic record appended to this report, record the present state of this building. Mr Gilmore's report has recorded the earthquake damage, which included structural damage and several broken windows, however the post earthquake occupation of the building by street people, and their animals and the vandalism and destruction of the interior caused as a result, has seriously diminished the heritage significance of this building. This damage together with the infestation by pigeons, has left the building in a very insanitary condition.

While the building has the potential to be remediated and strengthened, it would be a massive and expensive exercise; and the state of disrepair may be difficult to reverse, while maintaining the buildings heritage significance. It has not deteriorated to the point of there being no other option but demolition, but it is getting close.

c) All potential options for adaptive reuse have been investigated.

Several options for adaptive reuse of the Harley Chambers building have been investigated and set out in the evidence of Mr Bonis and Mr Gilmore.

The development project owners prefer total demolition of the Harley Chambers building. This author would have preferred retention of the Cambridge Terrace and Worcester Boulevard façades of the south side building only, together with the small angled corner façade; and incorporation of these structures into the new hotel development.

Although I still prefer this option from a streetscape and heritage fabric retention point of view, I accept following thorough investigation, that the existing façades do not integrate well into the proposed hotel layouts.

The floor levels of the existing building do not match those of the proposed hotel, nor does the window fenestration layout of the existing, match that required of a modern hotel layout. This is an unfortunate situation, however the proposed 5 star hotel has particular requirements to achieve the high ranking required, and I am advised that the compromises to achieve integration of the existing façade, may affect the required 5 star ranking.

d) The investigated options are found, not to be viable due to practical constraints or are cost prohibitive.

Having read and analysed the options for strengthening/adaptive reuse listed in the evidence of Mr Gilmore, and Mr Bonis, several options as described would probably not to be viable, from an end use perspective, or would cost considerably more to achieve than the return which could be expected. While completing this work would elevate the building from approximately 15% x NBS to 34% NBS, being the minimum level needed to remove the buildings earthquake prone status, the building would not have reached the NBS minimum standard of at least 67%, as required by most tenants and their insurance companies.

While the minimum standard of 67% of NBS may be acceptable to some tenants, if the use of the building were to be a potential hotel, operators require at least 80% and usually 100% of NBS, as this is often a guest or booking agent requirement.

According to Mr Gilmore's report, repairing the earthquake damage to the existing structure will require extensive work, and to bring it up to the minimum of 34% x NBS will be even more extensive and expensive, as described in the report AECOM which accompanies the application.

Mr Gilmore's report also describes the additional work required to bring the building up to 67% and 100% x NBS respectively, but I have not seen costings for this additional work.

It is probable that any of these schemes would be cost prohibitive, when compared to the rates of returns which could be expected from any of the considered uses for the Harley Chambers building, although I note that this is a matter not within my area of expertise.

e) When the necessary strengthening or adaptive reuse works are so intrusive as to result in the loss of much of the remaining heritage fabric and associated heritage values.

From reading Mr Gilmore's structural report, as to the work required to achieve 34%, 67% or 100% x NBS, it is obvious that to achieve any of the work required, would involve very extensive modification to both the interior and exterior of the existing building. This in my opinion, would be so intrusive and invasive upon existing heritage fabric, as to considerably reduce the overall significance of the building to the point of being of little value.

Accordingly, had the extent of works necessary to bring the building to a compliant level of NBS been considered in the preparation of the schedule in the District Plan, the Harley Chambers building would not warrant listing. In summary, and again acknowledging that this is not a District Plan matter, the absence of taking into account the structural integrity of the building, and extent of invasive works necessary to achieve a sufficient NBS rating, in my opinion, represents a significant weakness in the listing in the District Plan.

f) When the overall heritage values of the building are less than Exceptional or Considerable.

Assessment of the individual spaces and elements of the Harley Chambers building has shown that while there are a few individual elements or items within the interior of the building that have “Considerable” significance; and that the exterior elevations were rated as having “Some” significance overall, the majority of spaces, elements and items within the interior are found to be rated as “Some” or, of “*Little*” significance.

g) Once mitigation measures have been implemented.

Refer to the mitigation measures and methods of implementation proposed in section 8.0 of this report.

JOHN GRAY

REGISTERED ARCHITECT (1780)

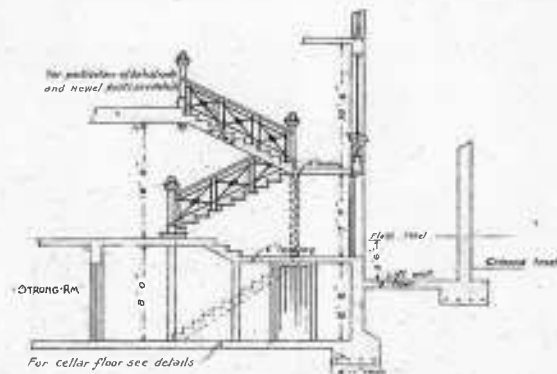
B.ARCH, NZCD (Arch), FNZIA

SMART ALLIANCES LTD

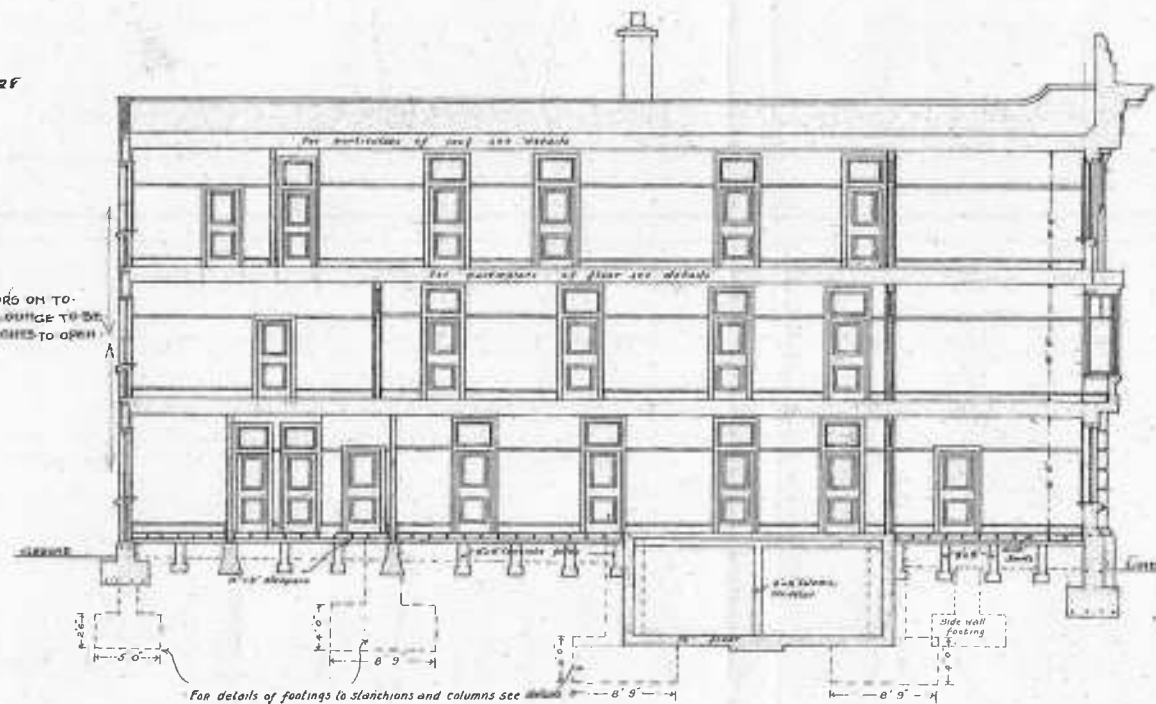
10.0 DRAWINGS

DRAWING. NO. 1.

This is the plan referred to in the agreement signed the 26th day of November 1925
Between E. A. Siedling proprietor and Messrs P. Graham & Son Contractors
Signed by both parties
the 26th day of November 1925
in the presence of:
P. Graham & Son
E. Arthur Siedling

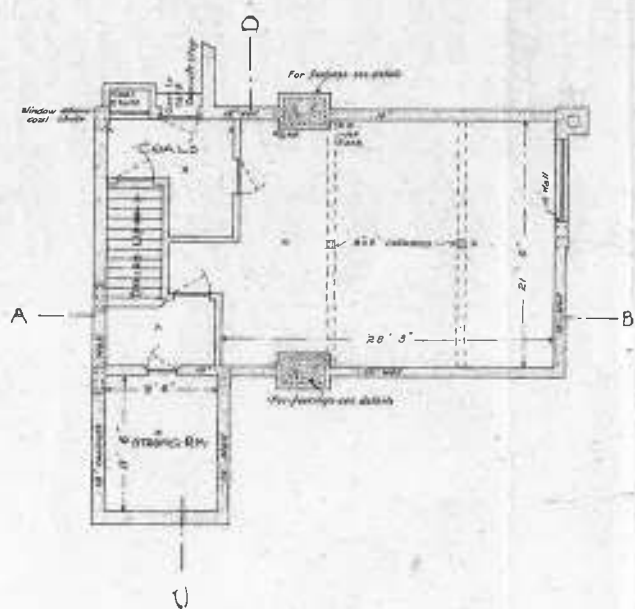


SECTION C-D

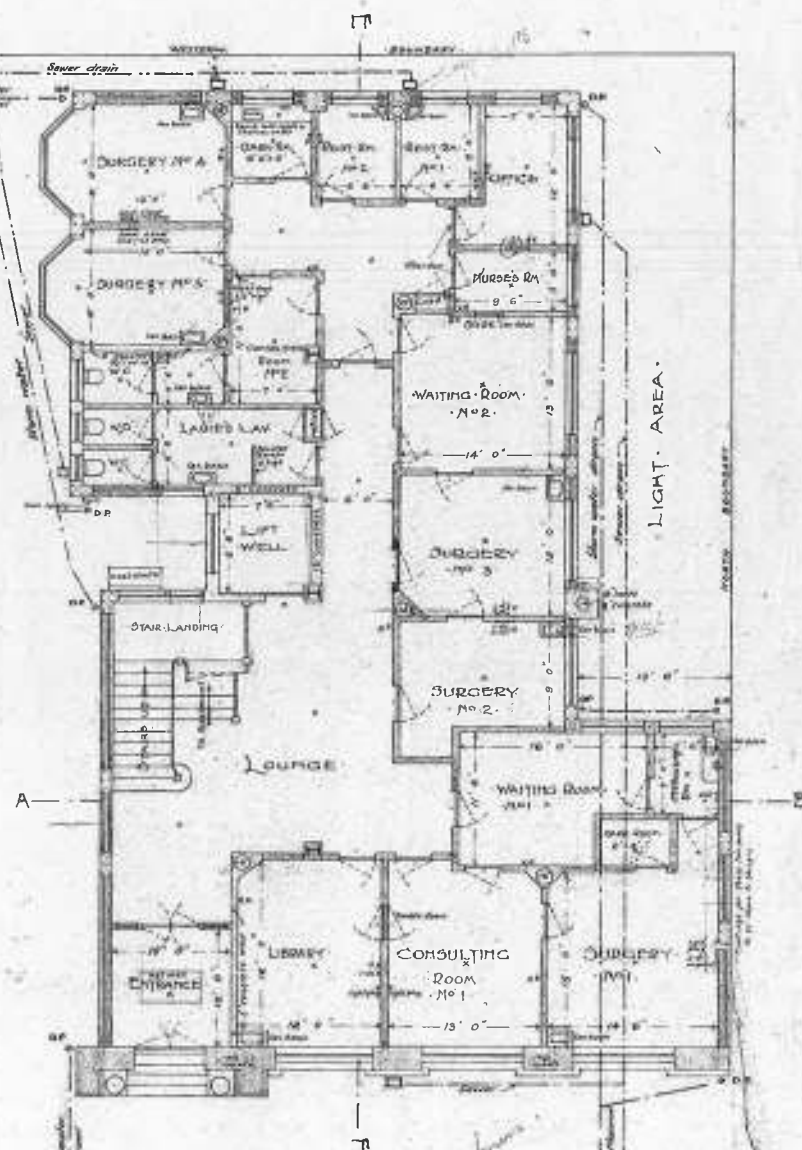


• NOTE - ALL DOORS ON TO CORRIDORS OR LOUNGE TO BE 7'x3' WITH HANDLIGHTS TO OPEN

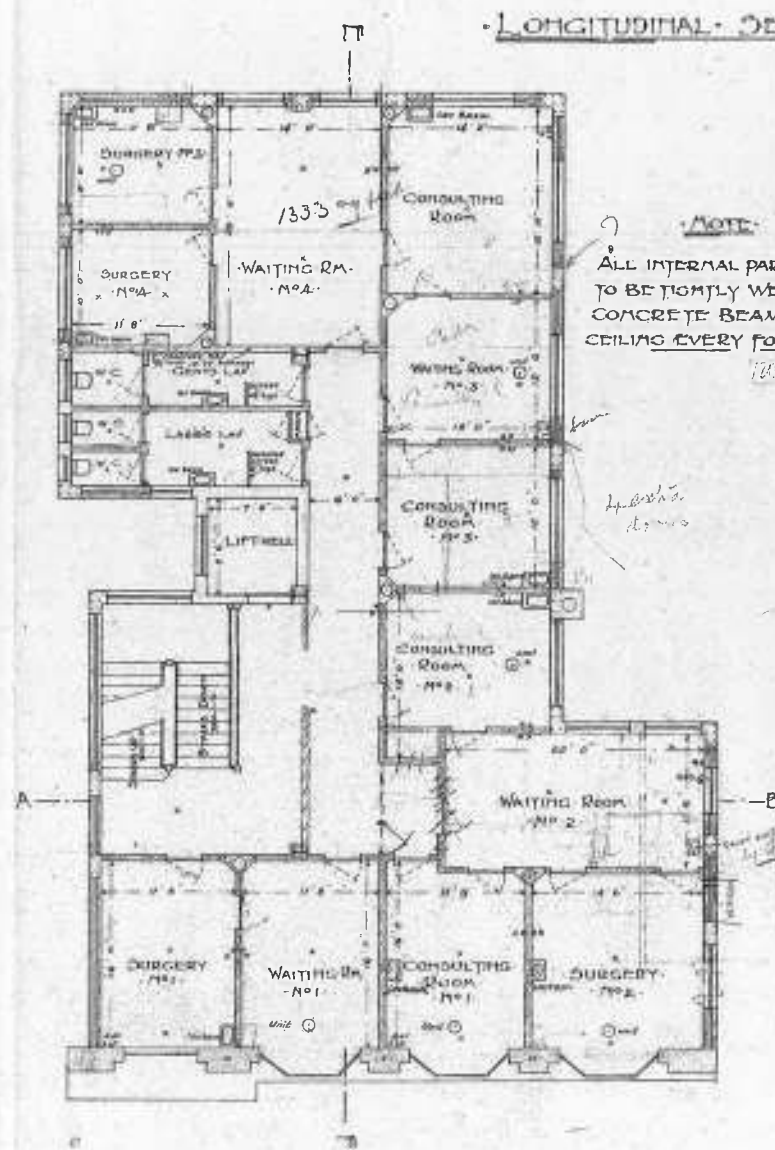
• LONGITUDINAL SECTION • E.F. •



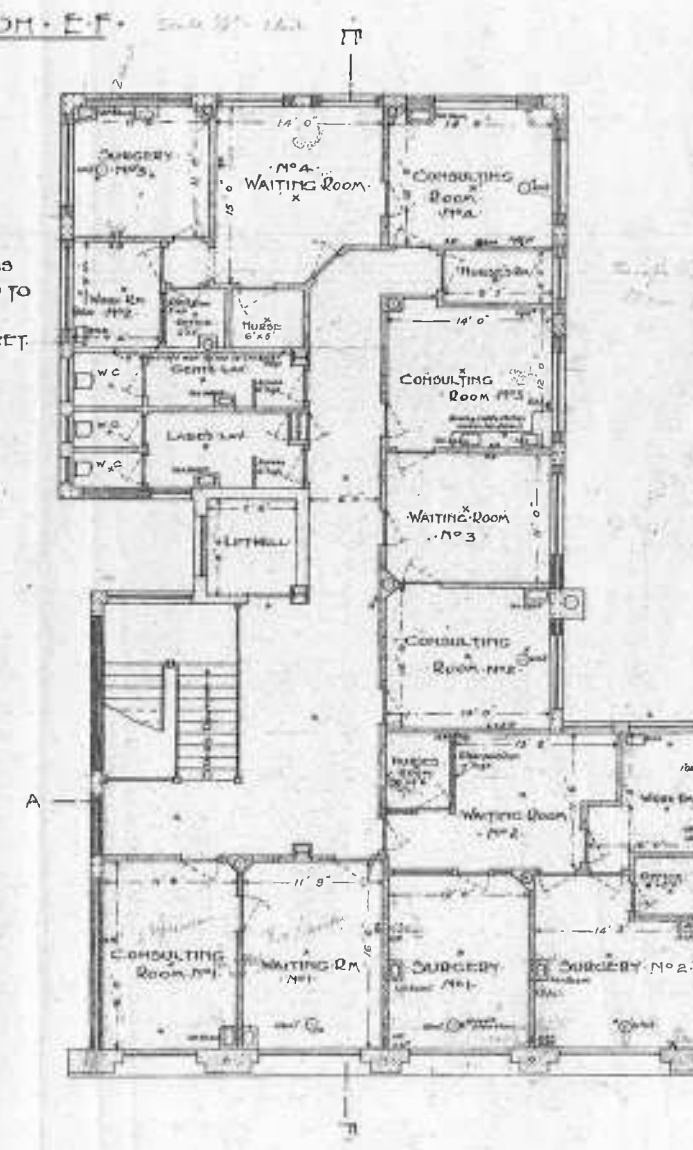
• BASEMENT PLAN • $\frac{1}{8}$ "



• GROUND FLOOR PLAN *



FIRST FLOOR PLAN.

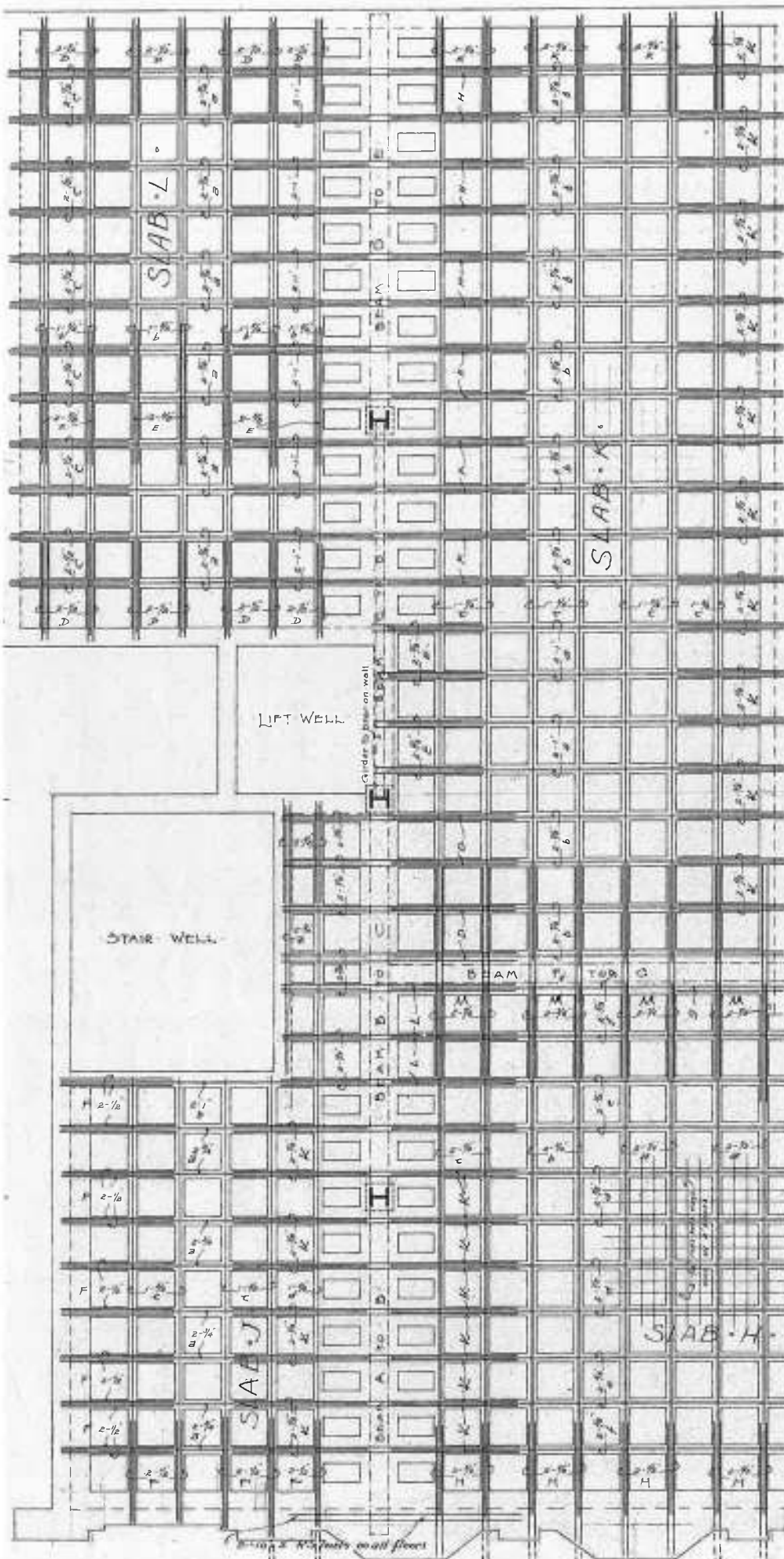


• SECOND FLOOR PLAN •

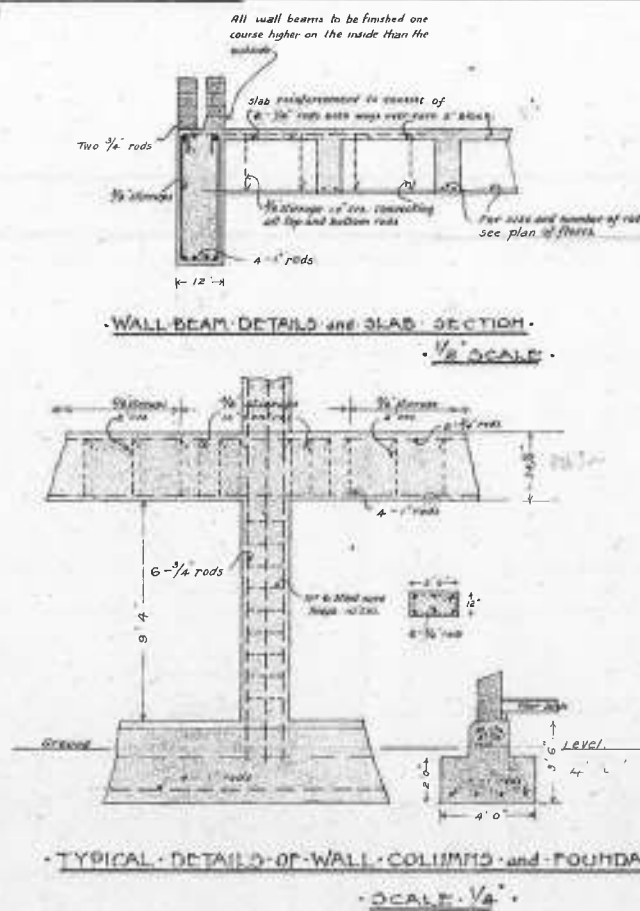
ALL INTERNAL PARTITIONS
TO BE TIGHTLY WEDGED TO
CONCRETE BEAMS IN
CEILING EVERY FOUR FEET.

• SCALE - $\frac{1}{8}$ " = ONE FOOT.

- CHRISTCHURCH - FOR - E - A - SUCKLING - ESQ - DRAWING - N^o 5 -



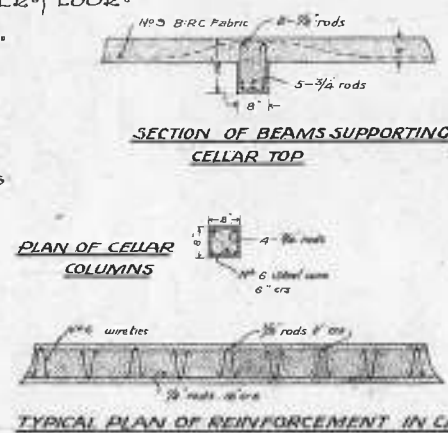
• PLAN OF FIRST & SECOND FLOORS AND ROOF. •
• SCALE 1/4" = 1 FOOT. •



NO. OF INNES-BELL-BLOCKS PER FLOOR.

FULL-404. HALF-80.
24" x 24" x 14"

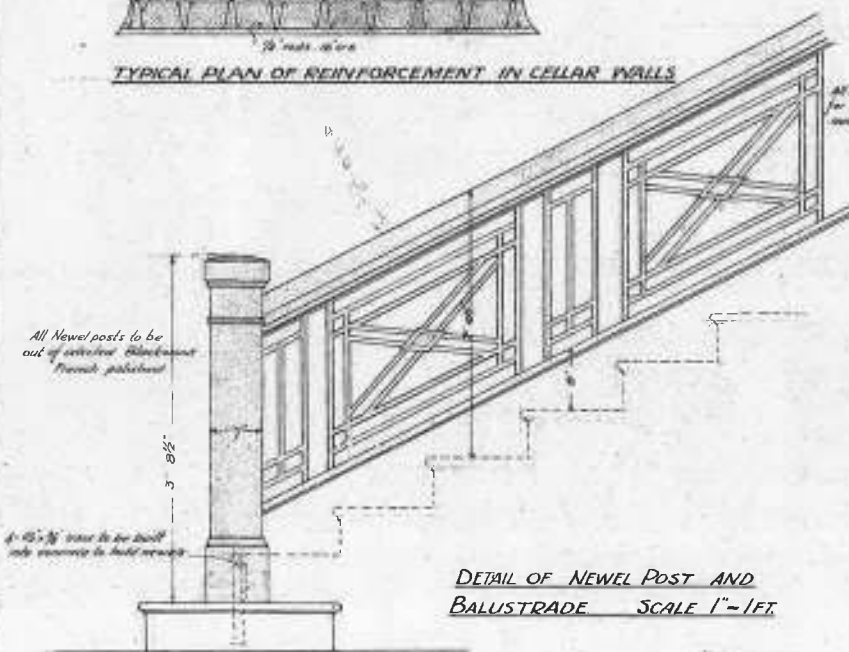
THICK LINES INDICATE TOP RODS
THIN LINES INDICATE BOTTOM RODS



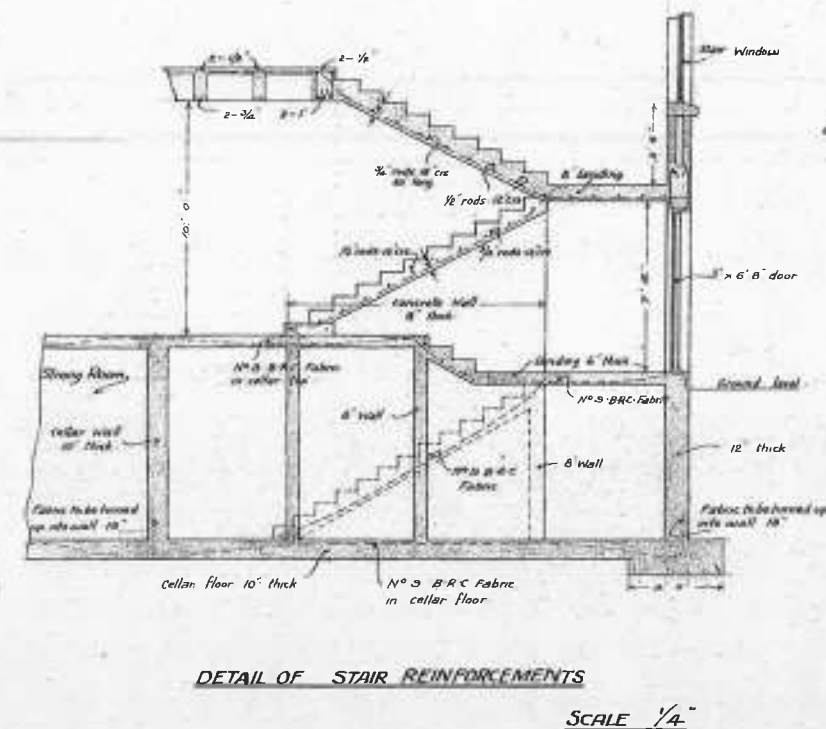
SECTION OF BEAMS SUPPORTING
CELLAR TOP

PLAN OF CELLAR
COLUMNS

TYPICAL PLAN OF REINFORCEMENT IN CELLAR WALLS

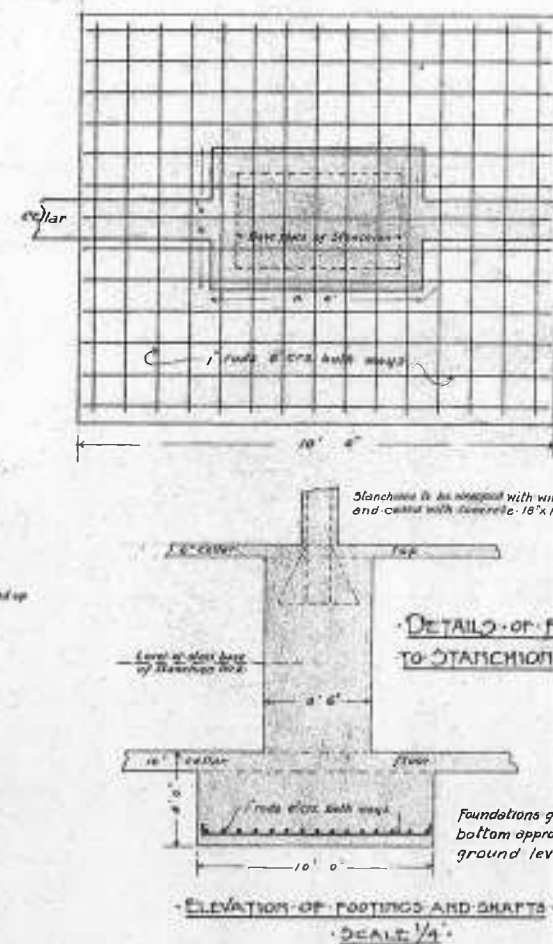


DETAIL OF NEWEL POST AND
BALUSTRADE. SCALE 1"=1FT



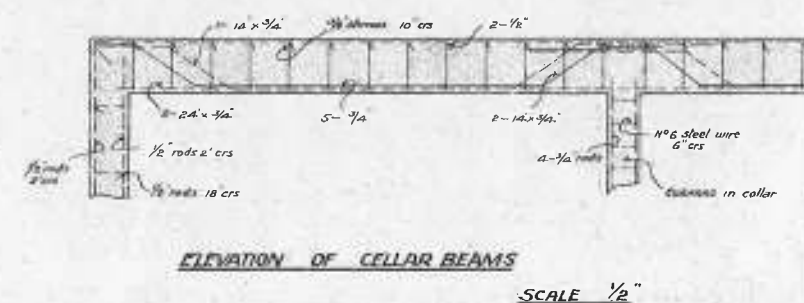
DETAIL OF STAIR REINFORCEMENTS

SCALE $\frac{1}{4}"$



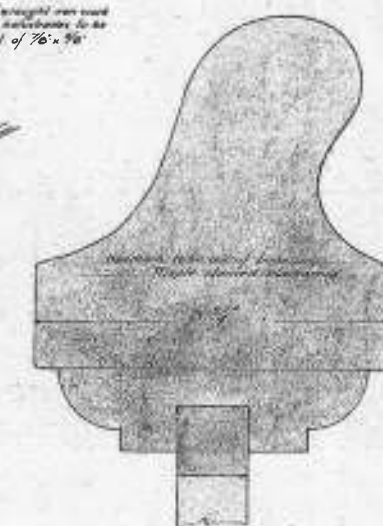
DETAILS OF
TO STATION

ELEVATION OF FOOTINGS AND SHAFTS
SCALE $\frac{1}{4}$ "

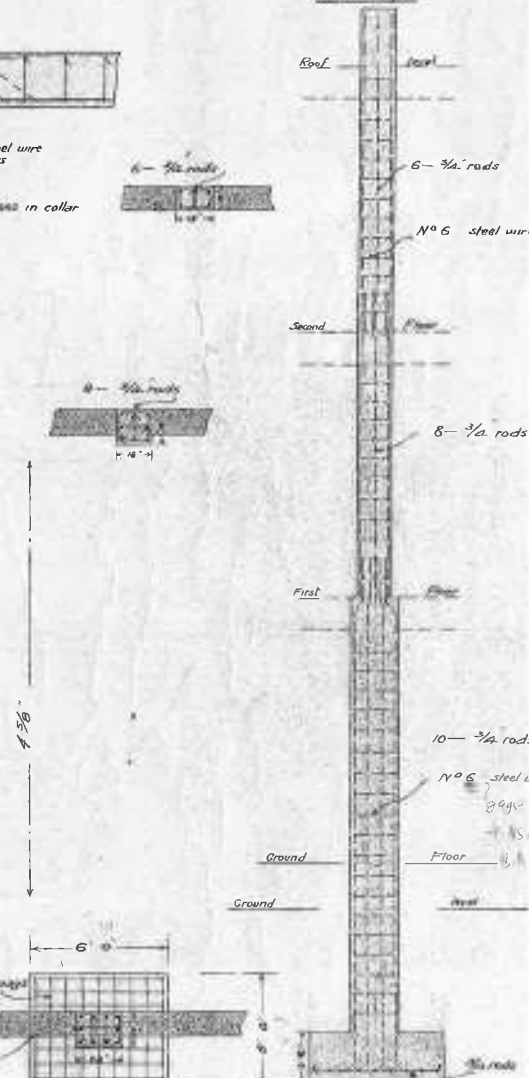


ELEVATION OF CELLAR BEAMS

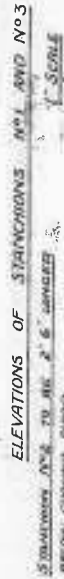
SCALE 1/2"



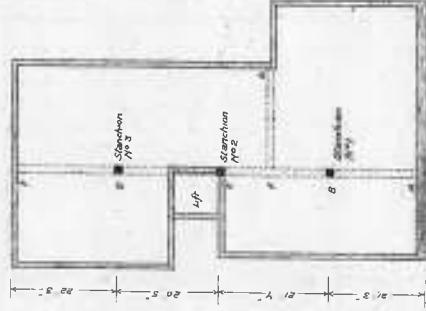
DETAIL OF HANDRAIL
FULL SIZE



DRAWING No 4.

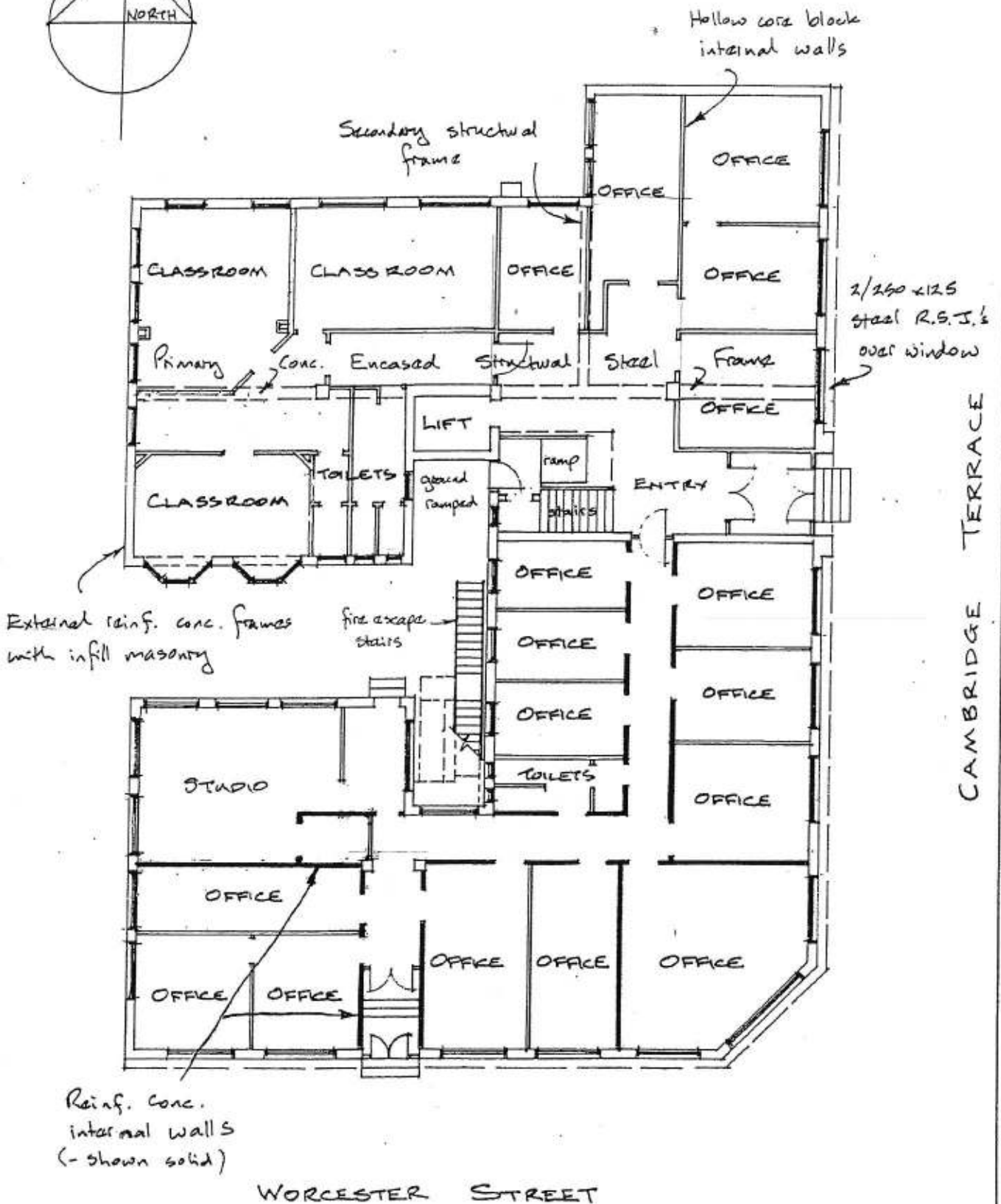
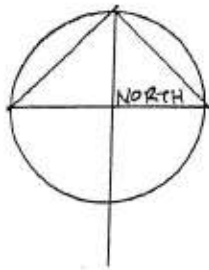


PLAN OF COLUMN BASES



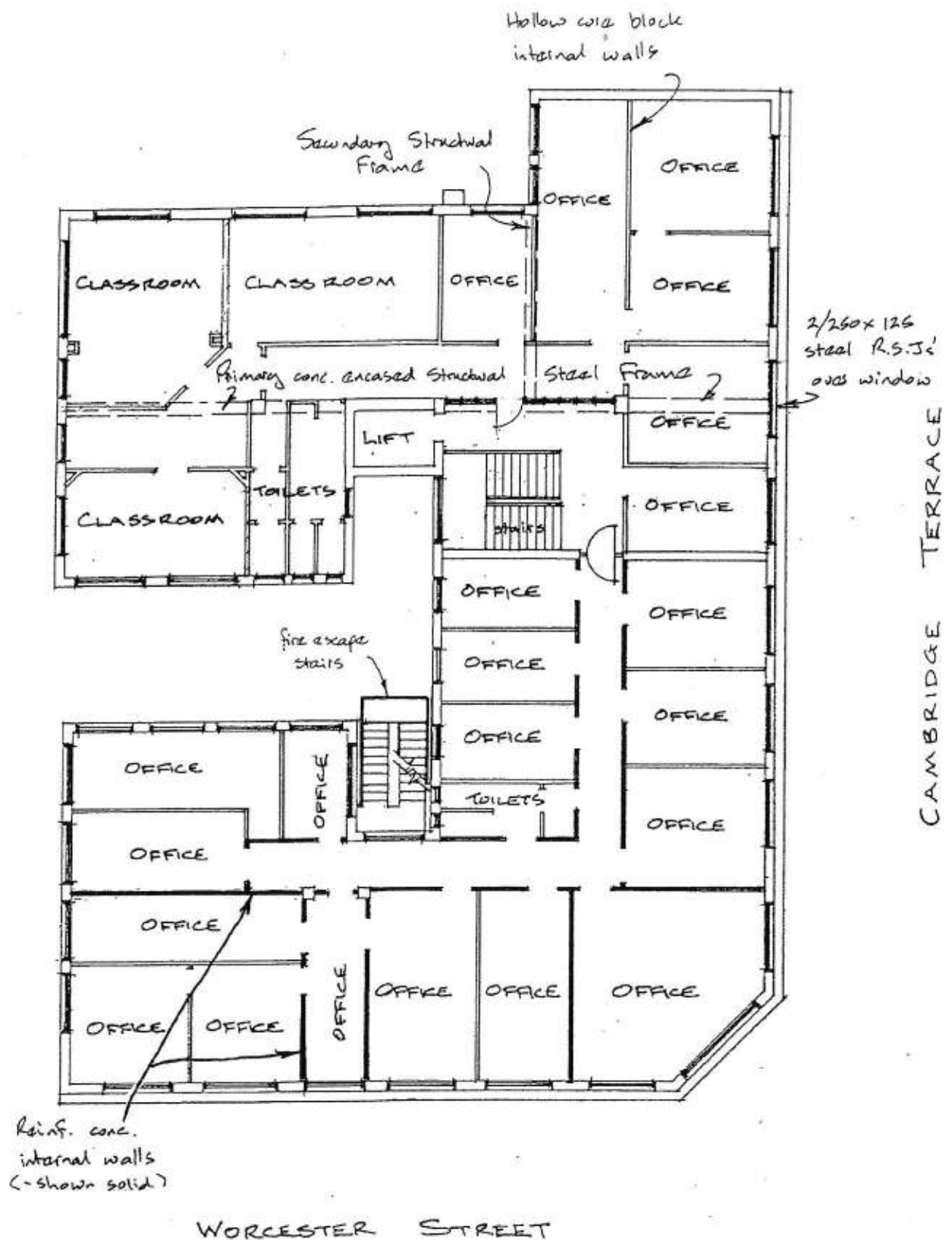
TYPICAL FLOOR PLAN OF BAYONETS
AND STANCHIONS 1"=16" SCALE

G. T. LUCAS
ARCHITECT.



'HARLEY CHAMBERS' - GROUND FLOOR PLAN

SCALE: 1:200 (A4)	DRAWN: BAG	SK00
DATE: 24-7-2015	APPROVED:	



'HARLEY CHAMBERS' - FIRST FLOOR PLAN

SCALE: 1:200 (NH)

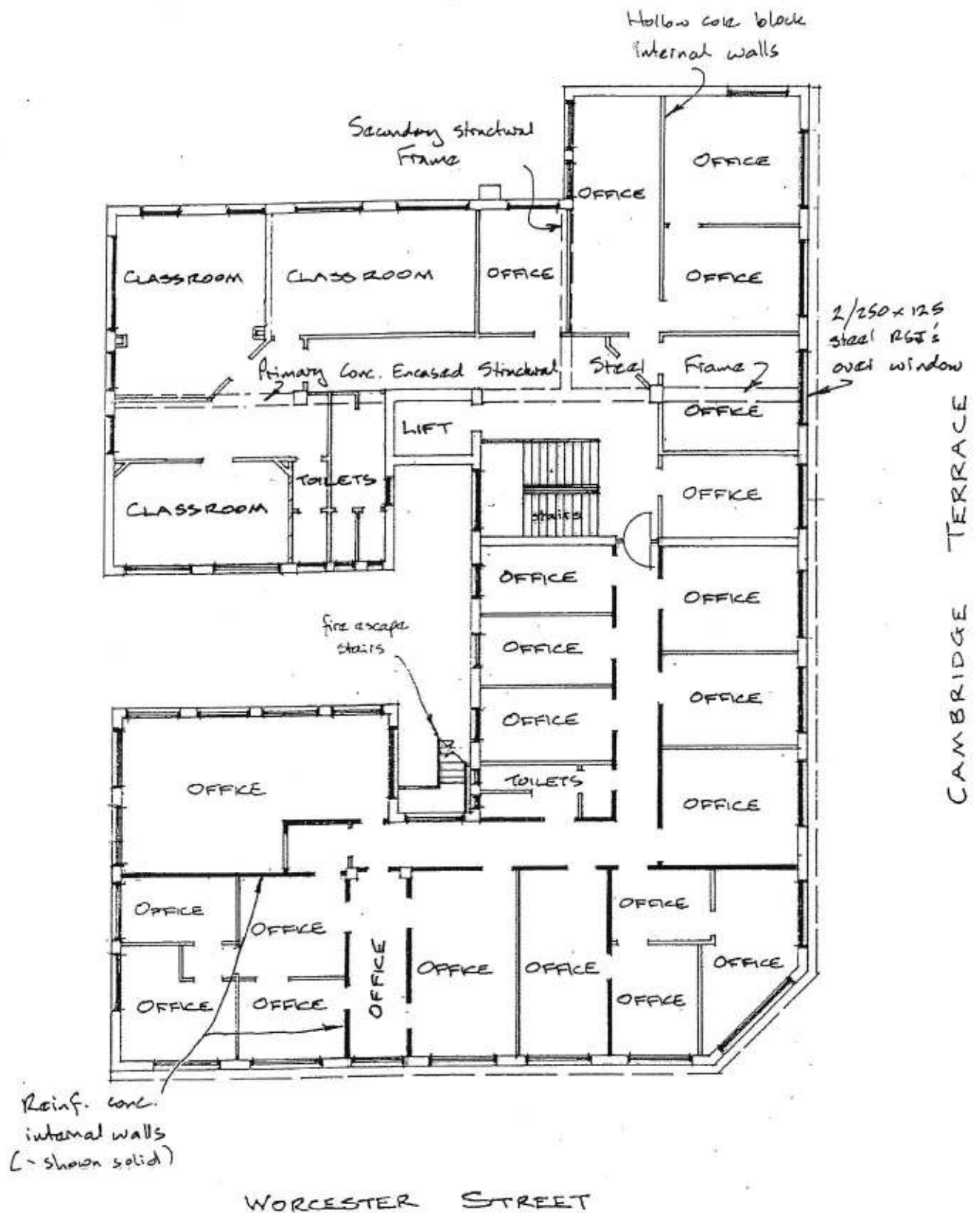
DRAWN:

BAG

DATE:

APPROVED:

SKOI



'HARLEY CHAMBERS' - SECOND FLOOR PLAN

SCALE: 1:200 (A4)

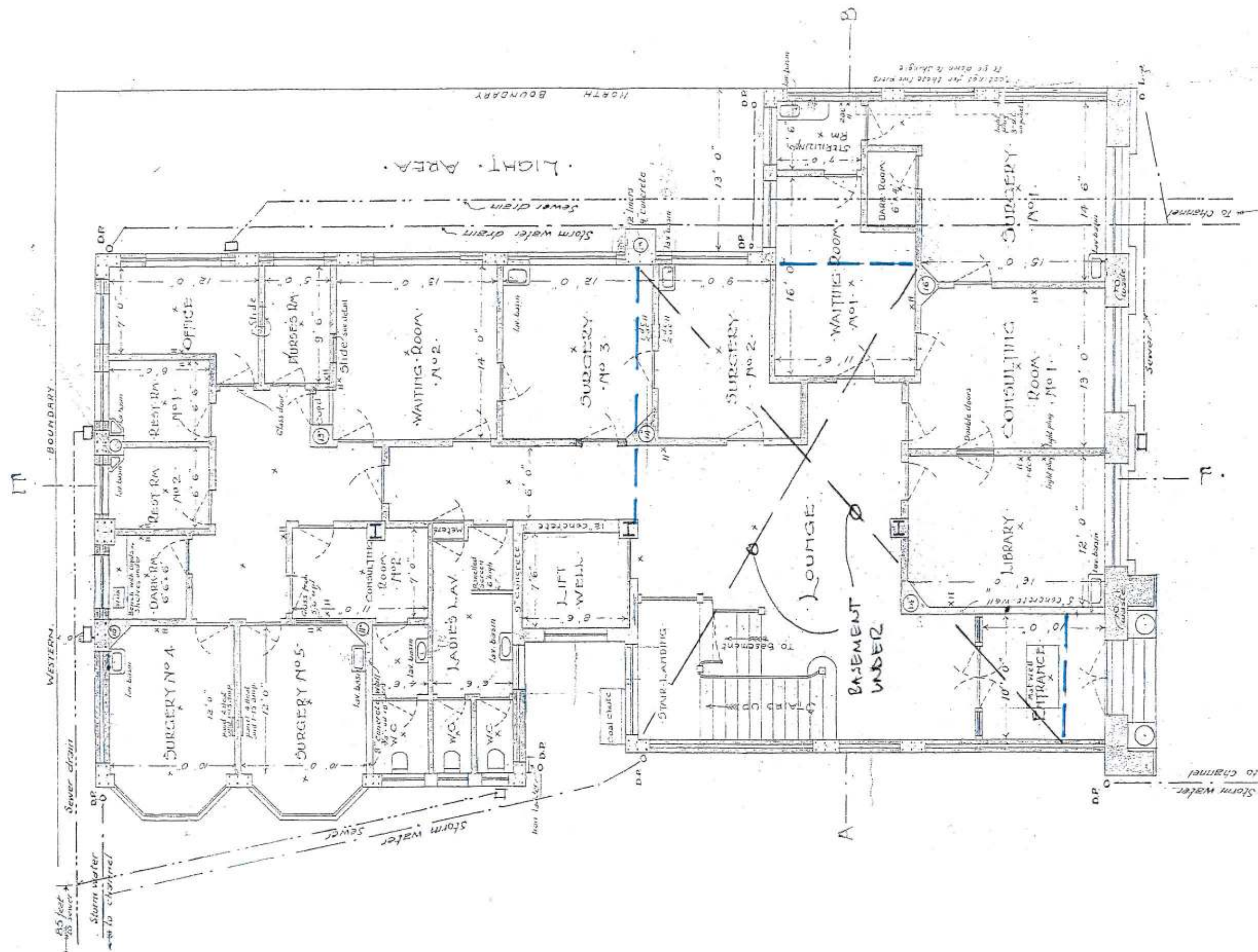
DRAWN:

BAC

DATE:

APPROVED:

SK02



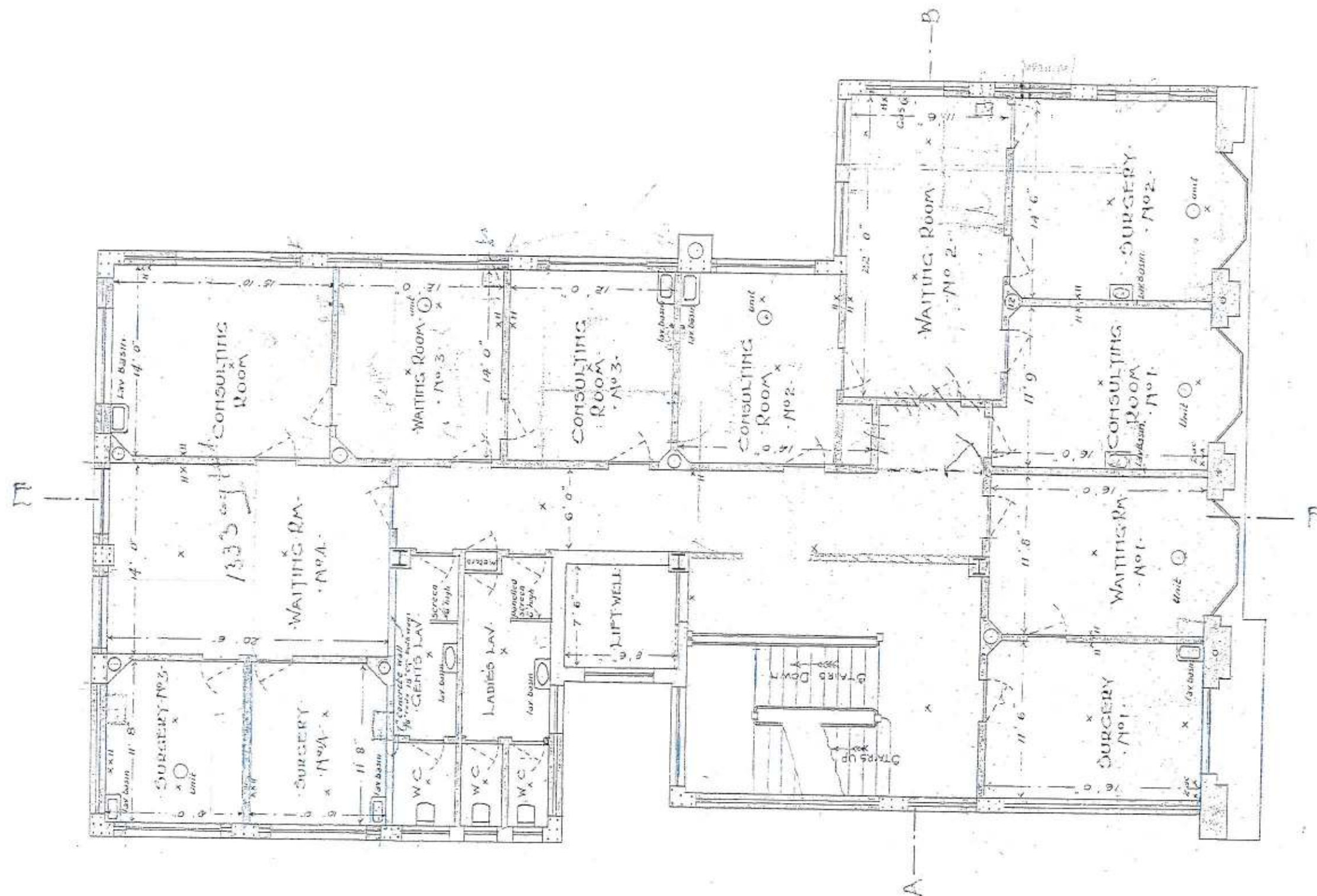
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Issue	By	Appd.	Date	Drawn	Designed	Approved	Scales	Client	Project Title

structex
Giving support a whole new meaning www.structex.co.uk

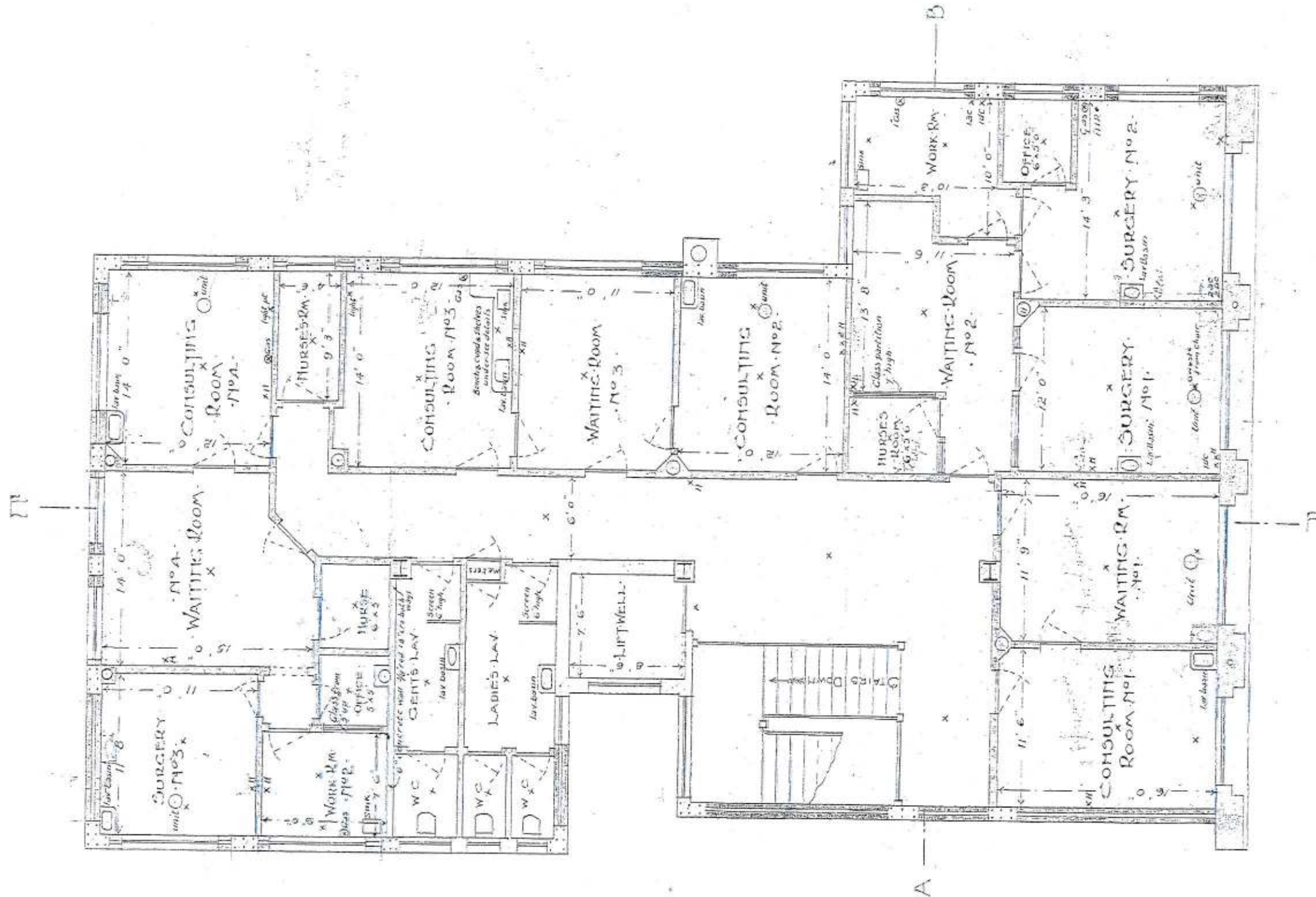
Existing Ground Floor Plan
North Building
Drawing Title

SK1
Drawing No.

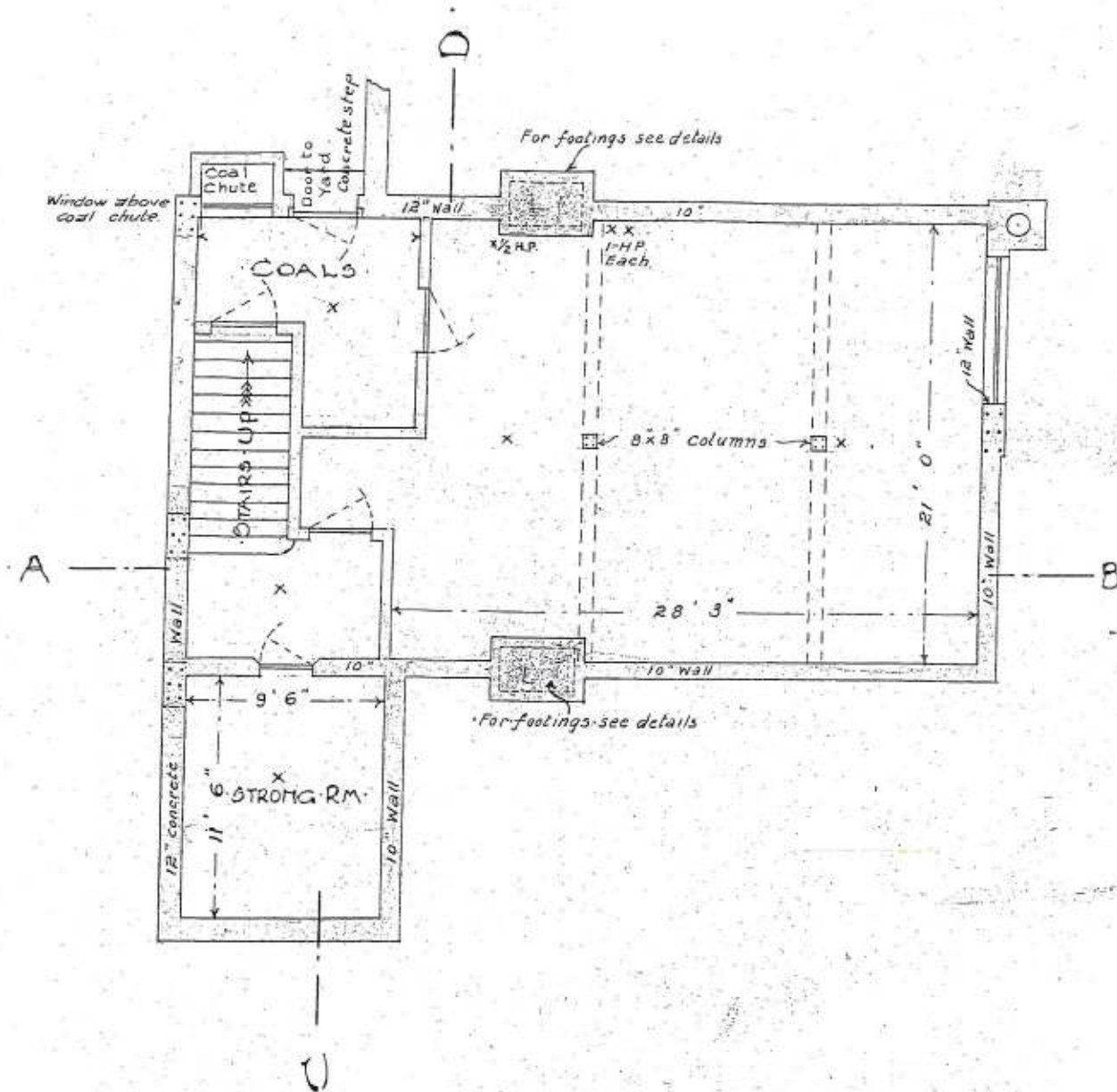
Project
LO490
0
Issue



Preliminary information				BG	BG	BG	1:100	Valour Properties	Harley Chambers	structex	Existing First Floor Plan North Building	SK2	Project 17490
Issue	By	Appd.	Date	Drawn	Designed	Approved	Scale	Client	Project Title				
	BG		23/09/2011							Giving support a whole new meaning	Drawing File	Issue	Issue

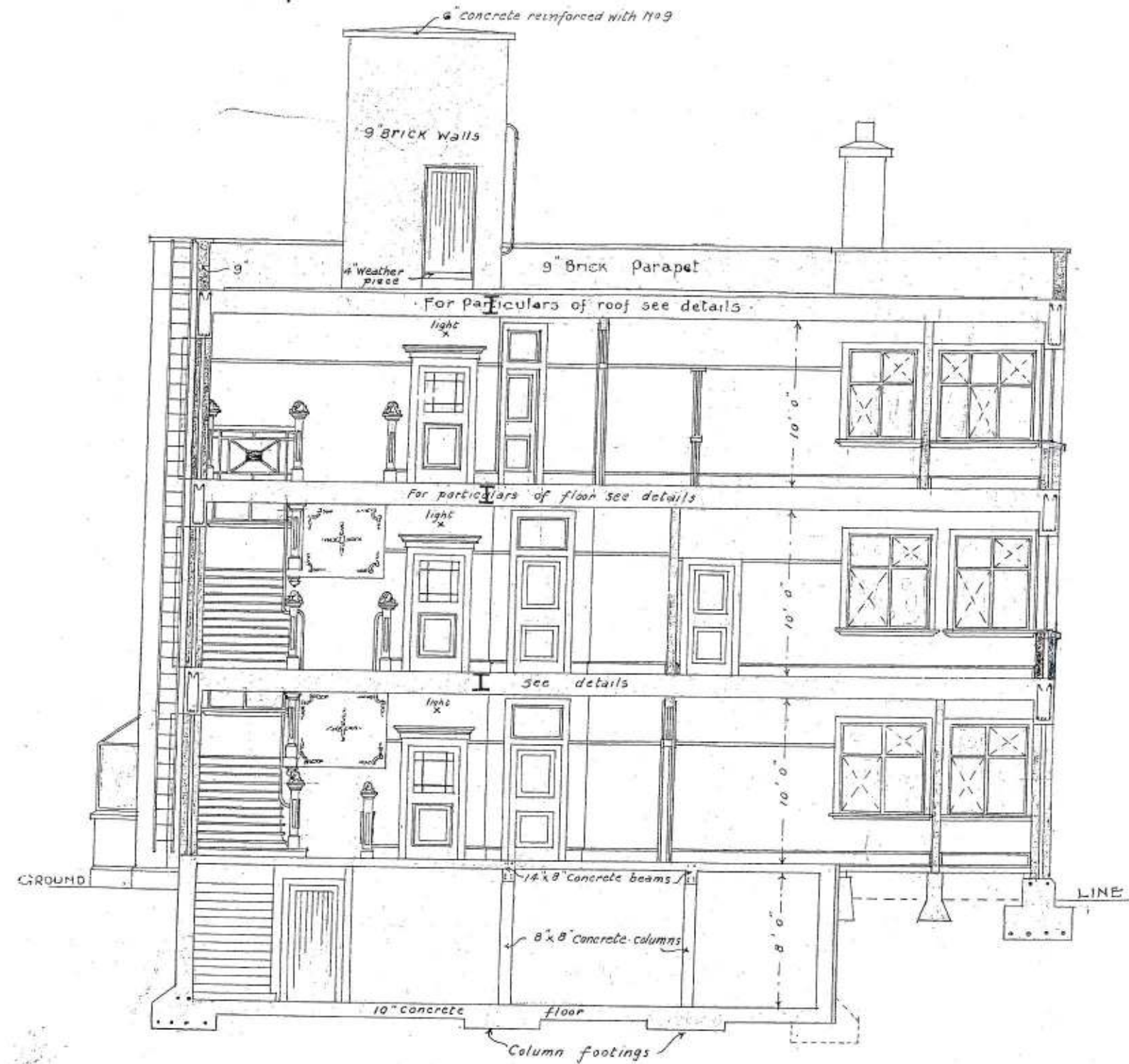


<div> <div>0</div> <div>Issue</div> </div>	<div> <div>Provisional Information</div> <div> <div>BG</div> <div>By</div> <div>Appt</div> <div>Date</div> </div> <div>23/05/2011</div> </div>	<div> <div>BG</div> <div>Drawn</div> <div>BG</div> <div>Designed</div> <div>BG</div> <div>Approved</div> </div>	<div> <div>1:100</div> <div>Scales</div> </div>	<div> <div>Valour Properties</div> <div>Client</div> </div>	<div> <div>Harley Chambers</div> <div>Project Title</div> </div>	<div> <div>structex</div> <div>Giving support a whole new meaning www.structex.co.uk</div> </div>	<div> <div>Existing Second Floor Plan</div> <div>North Building</div> <div>Drawing Title</div> </div>	<div> <div>SK3</div> <div>Drawing No.</div> </div>	<div> <div>Project</div> <div>10490</div> <div>3</div> <div>Issue</div> </div>
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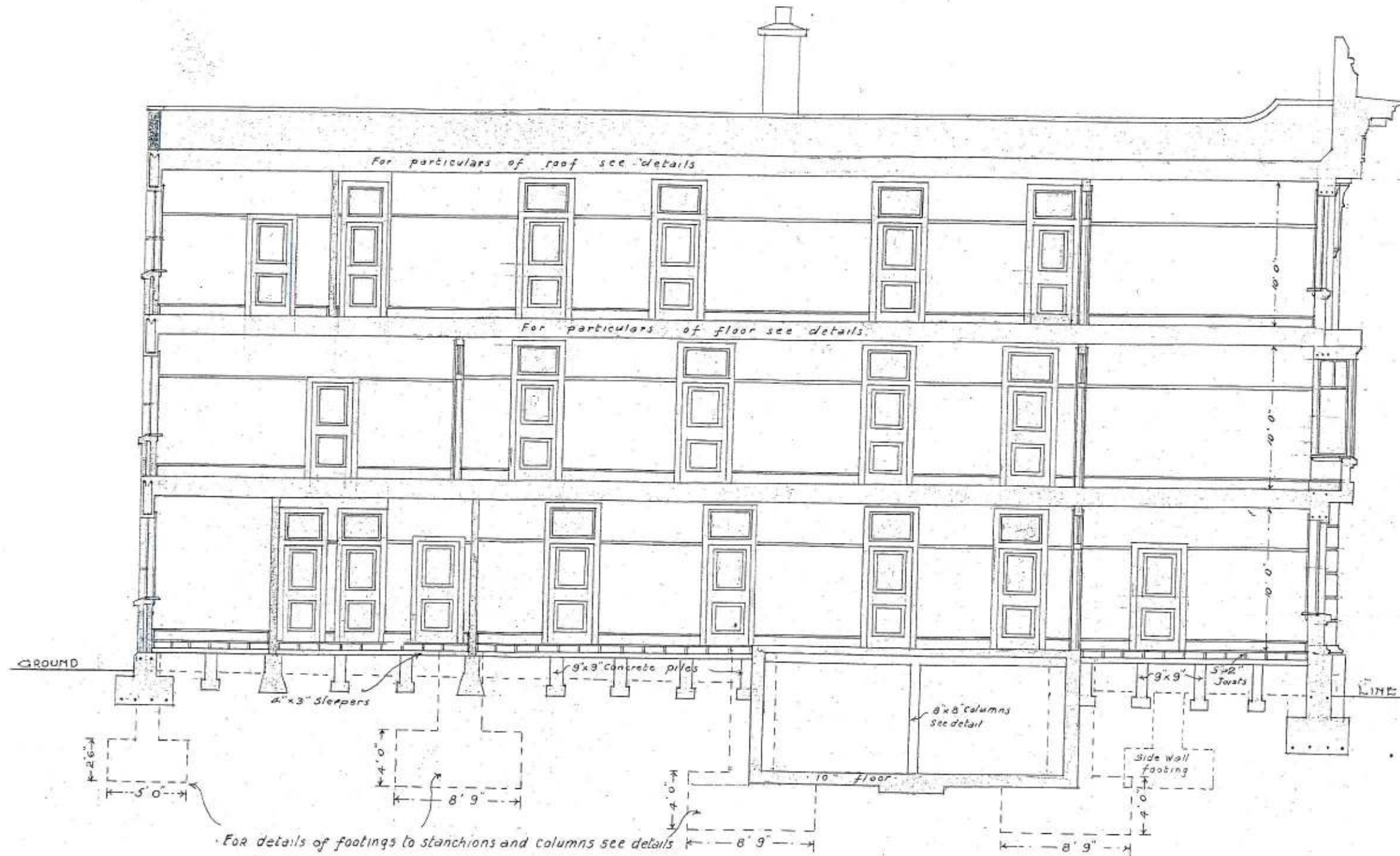
• BASEMENT PLAN •

• SCALE $\frac{1}{8}$ " = ONE FOOT •




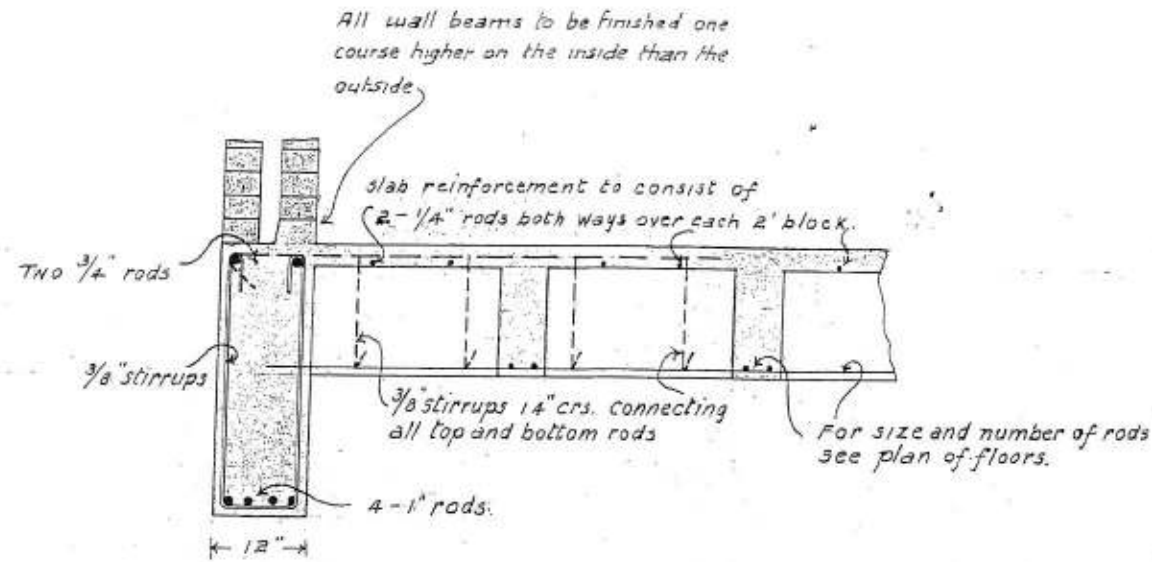
• TRANSVERSE SECTION A-B •

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Issue		By	Date	Drawn	Designed	Approved	Scales	Client	Project Title	"Giving support a whole new meaning" www.structex.co.nz	Drawing Title	Drawing No.	Issue

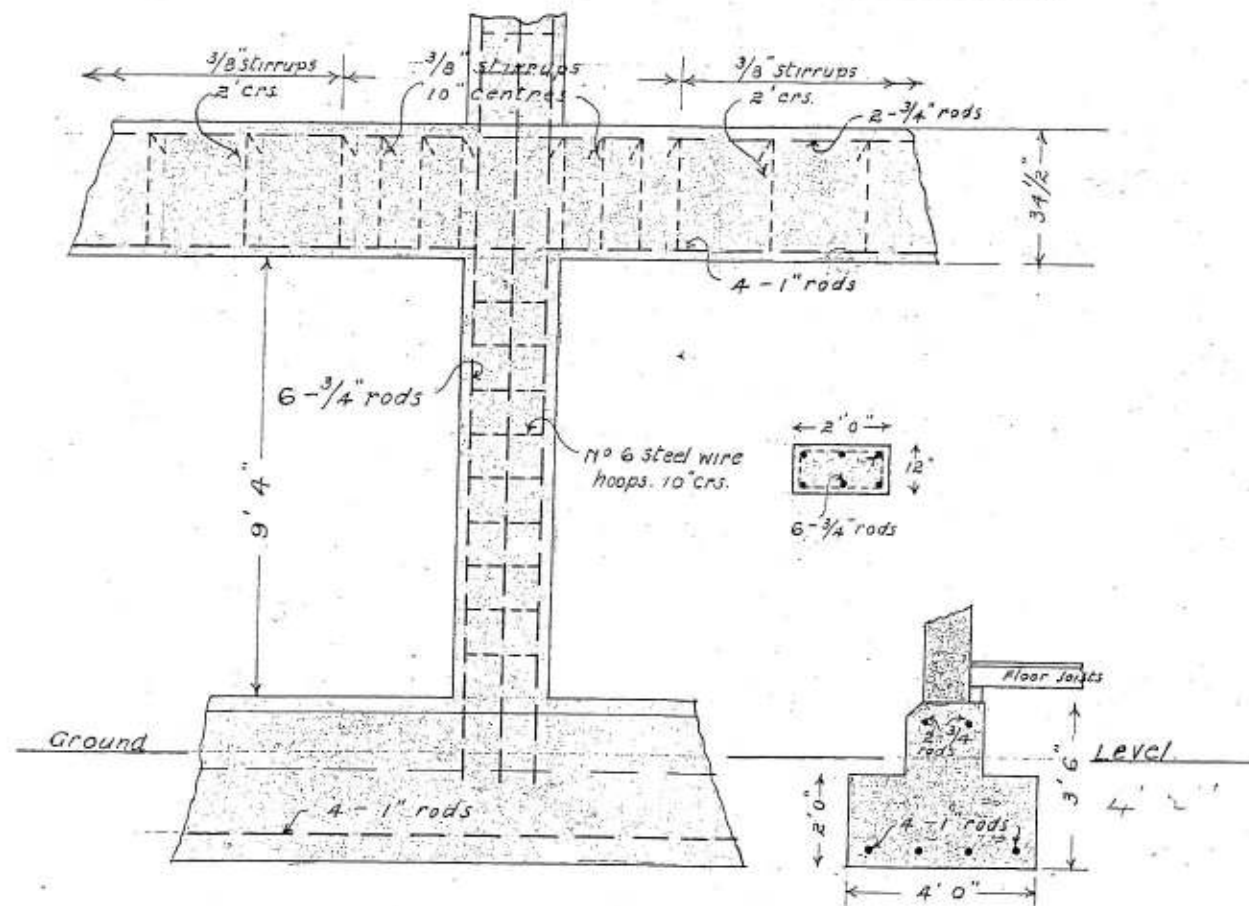


LONGITUDINAL SECTION E-F

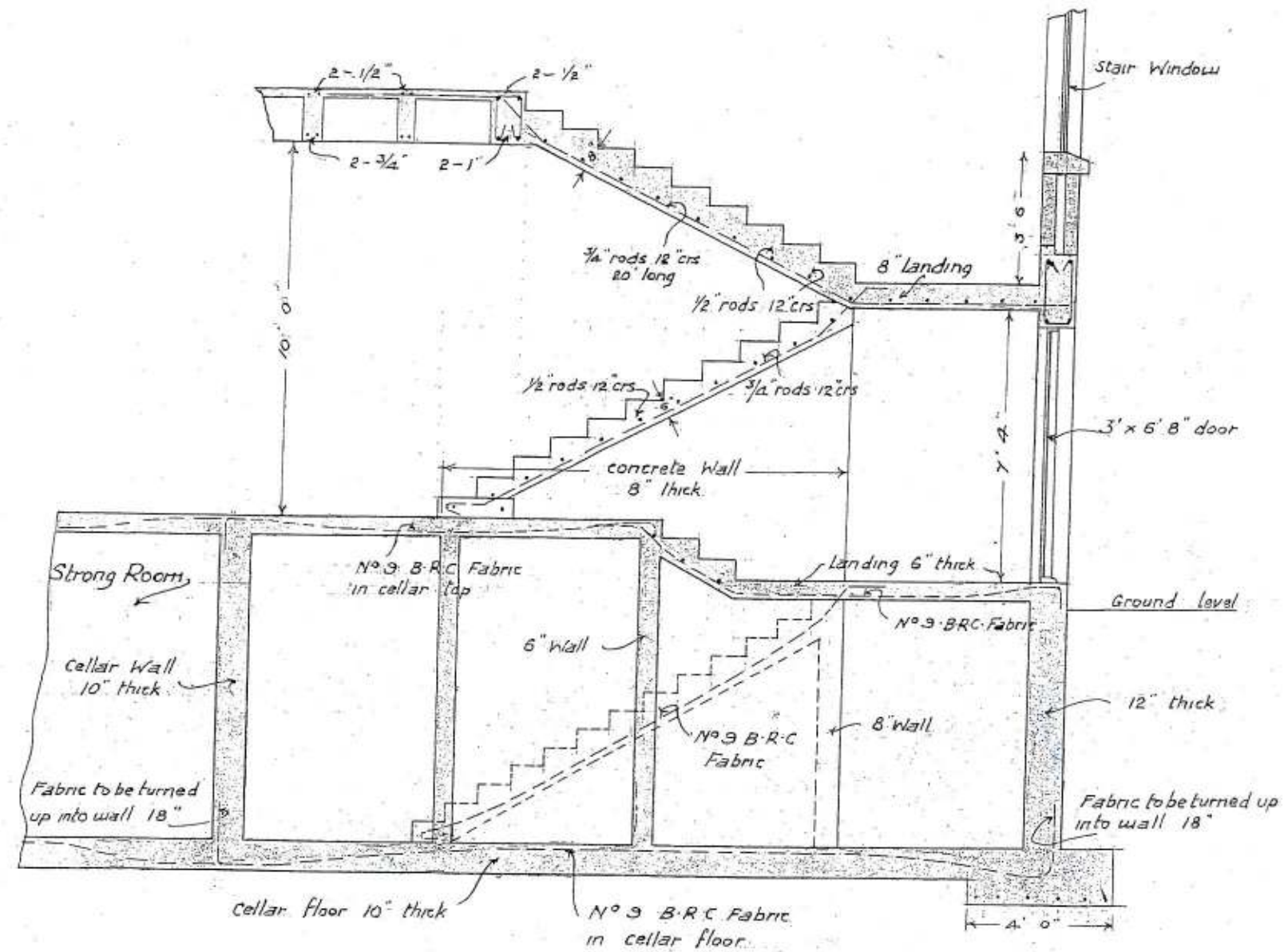
				BG	BG	BG	1:100	Valour Properties	Harley Chambers	 "Giving support a whole new meaning" www.structex.co.nz	Existing Section E-F North Building Drawing Title	SK5	Project
0	Preliminary Information	BG	23/09/2011										10490
Issue		By	Appd.	Drawn	Designed	Approved	Scale	Client	Project Title				0



• WALL BEAM DETAILS and SLAB SECTION •
• 1/2" SCALE •



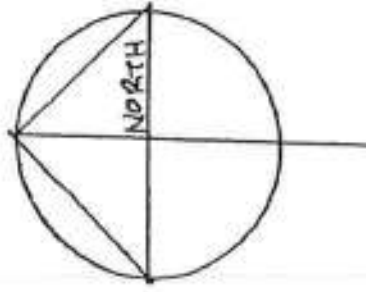
• TYPICAL DETAILS OF WALL COLUMNS and FOUNDATIONS •
• SCALE 1/4" •



DETAIL OF STAIR REINFORCEMENTS

SCALE 1/4"

0	Preliminary Information	BG	23/09/2011	BG	BG	BG	AS SHOWN	Valour Properties	Harley Chambers	structex	Typical Floor, Beam, and Stair Details North Building	SK6	Project 10490
Issue	By	Appd.	Date	Drawn	Designed	Approved	Scales	Client	Project Title	Giving support a whole new meaning™ www.structex.co.nz	Drawing Title	Drawing No.	Issue



Hollow core block
internal walls



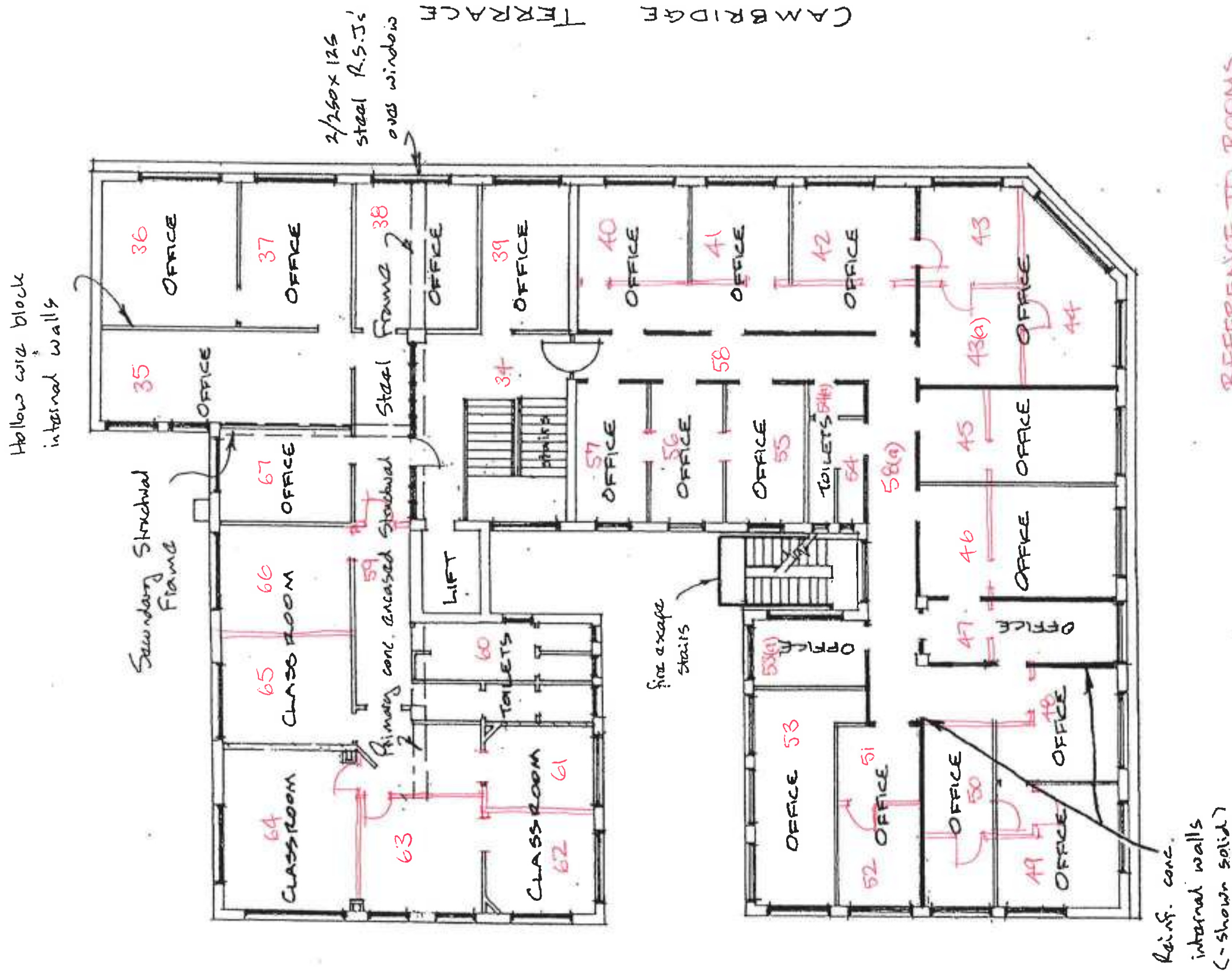
Reinf. Conc.
internal walls
(- shown solid)

REFERENCE TO ROOMS
SECTION 5.6 OF JOHN
GRAY REPORT.

WORCESTER STREET

'HARLEY CHAMBERS' - GROUND FLOOR PLAN

SCALE: 1:200 (A4)	DRAWN: BAG	SK00
DATE: 24-7-2015	APPROVED:	



'HARLEY CHAMBERS' - FIRST FLOOR PLAN

SCALE: 1:200 (NH)	DRAWN:	BAG	SK01
	DATE:	APPROVED:	

Hollow core block
internal walls



Reinf. conc.
internal walls
(- shown solid)

REFERENCE TO ROOMS
SECTION 5.6 OF JOHN
GRAY REPORT

WORCESTER STREET

'HARLEY CHAMBERS' - SECOND FLOOR PLAN

SCALE: 1:200 (A4)	DRAWN:	9AE	SK02
	DATE:	APPROVED:	

11.0 APPENDICES



HERITAGE NEW ZEALAND
POUHERE TAONGA

Bev
18/09

12 September 2017

File ref: 12009-1154

Lee Pee Limited
Smith McCoy Alford Ltd
Level 1, 149 Victoria Street
CHRISTCHURCH 8013

Attention Gerard McCoy and Sze Siu Wai McCoy

Dear Gerard and Sze Siu Wai

INFORMATION UPGRADE OF HARLEY BUILDINGS, CHRISTCHURCH (LIST NO. 3111)

As you are probably aware, the Harley Buildings (or Harley Chambers) is entered on the New Zealand Heritage List/Rārangi Kōrero ('the List') as a Category 2 historic place (List No. 3111). The List is maintained by Heritage New Zealand Pouhere Taonga (Heritage New Zealand).

Harley Buildings was first classified in 1981 under the *Historic Places Act* 1980, then became part of the Register of Historic Places, Historic Areas, Wāhi Tapu and Wāhi Tapu Areas under the transitional provisions of the *Historic Places Act* 1993. The Register is now known as the New Zealand Heritage List/Rārangi Kōrero ('the List') under the *Heritage New Zealand Pouhere Taonga Act* 2014. Under the old identification and classification process heritage assessments were brief and not very comprehensive.

Part of the statutory role of Heritage New Zealand is to continue and maintain the List which provides an up-to-date and accurate record of New Zealand's important heritage places. To meet current standards I have undertaken to upgrade the information in the List entry for Harley Buildings. This information upgrade does not affect the List entry status of Harley Buildings; its aim is to strengthen and enhance the information and knowledge of this historic place.

Please find enclosed a copy of the report for your files, with our compliments. If you should wish to suggest any changes to the text of the report, please contact me with these before 20 September 2017. This is the date that the entry will appear on on the Heritage New Zealand Pouhere Taonga (Heritage New Zealand) website. Please see: www.heritage.org.nz/the-list.

I can also confirm the following correction to the List entry for Harley Buildings as a result of this Information Upgrade:

Change address:	137 Cambridge Terrace and Worcester Street, CHRISTCHURCH
Add legal description:	Pt Lot 1 DP 6773 (CTs CB18K/448 and CB18K/449), Canterbury Land District
Clarify extent:	Extent includes the land described as Pt Lot 1 DP 6773 (CTs CB18K/448 and CB18K/449), Canterbury Land District and the building known as Harley Buildings thereon.

The Heritage New Zealand Board confirmed the correction at the Rārangī Kōrero Committee meeting held on 6 September 2017 and an amended version of the List entry is attached for your files. We would like to emphasise that modification of such details does not affect the List entry other than improving the accuracy of technical information.

If you have any questions or concerns, please feel free to contact me on the details below.

Yours sincerely



Robyn Burgess
Heritage Advisor Registration (Canterbury/West Coast)

Attachments: Information upgrade report, Database printout, Brochure

cc: Assistant Registrar

List Entry Record

List Number: 3111

Site Reference: P1432



HERITAGE NEW ZEALAND
POUHERE TAONGA

Name: Harley Buildings

Other Names:	Name	Year From	Year To
	Harley Chambers Building		
	Harley Chambers		
	Harley		

Location: 137 Cambridge Terrace and Worcester Street, CHRISTCHURCH

List Entry Legal Description: Pt Lot 1 DP 6773 (CTs CB18K/448 and CB18K/449), Canterbury Land District

Local Authority: Christchurch City

Summary: Constructed in 1929 and extended in 1934, the three storeyed commercial building known as Harley Buildings (or Harley Chambers) on the corner of 137 Cambridge Terrace and Worcester Street, Christchurch, has social and historical value as purpose-built professional rooms for dentists and doctors. It has architectural value as an example of a design by Christchurch architect, G T Lucas, and technological value for its electrical installation and regulated heating system which was innovative for the time.

In 1924 Arthur Suckling, a dental surgeon, had shifted to begin practicing from premises on the corner of Worcester Street and Cambridge Terrace, formerly the residence of Dr Manning. Soon after, architect G T Lucas was engaged to design a new building for the corner site. When the building was being constructed in 1929, the Press reported that the new 'medico-dental' building would be 'one of the finest of its kind in the Dominion ... equipped with a special heating system in which the air is washed, humidified and driven in into the rooms at a temperature which can be regulated as required. The air, under this system, can be changed once in every twenty minutes, and in the summer the system can be used for ventilation purposes. The electric installation will be of special design- the first of its kind in New Zealand. All the rooms will be equipped with hot and cold water, compressed air, and gas, with a provision in every surgery for a dental unit. All the pipe work will be buried in the concrete, thus doing away with any unsightly equipment. The latest in automatic lifts is to be installed, and all the floors are being constructed of Innes-Bell blocks, which give a flat ceiling and do away with the main and secondary beams in the older systems of floor slabs. The partition walls are of special sound-proof hollow blocks.' The new building, 'HARLEY', housed waiting rooms, offices and surgeries for a number of medical professionals to operate their medical related practices in the same place in the central city. This demonstrates a shift away from the home surgeries that many doctors still operated at this time to the development of dedicated premises for aligned medical specialists.

The three storeyed reinforced concrete building incorporates neo-classical elements on window and door surrounds. On the exterior, the ground floor is rusticated, the first floor windows include projecting bays with triangular pediments, and the third floor windows have round arches. The elevations extend eight bays on the east side, six on the south side and, where the two elevations join at the south-east corner, there is a bay set back at an angle, with the words HARLEY at parapet level. The main entrance, through double doors at the centre of the east elevation, is flanked by classical columns and pilasters and surmounted by a decorative round arch. A secondary, square-headed, entrance is at the centre of the south elevation. The architect, G T Lucas, was in practice in Christchurch from the early twentieth century and was known for designing the Hay's Department Store on Gloucester Street and the Methodist Deaconess House in Latimer Square, as well as alterations and additions to many commercial buildings in Christchurch which are no longer extant.

In 1933 Suckling passed ownership to Harley Chambers Limited. The following

List Entry Record

List Number: 3111

Site Reference: P1432



HERITAGE NEW ZEALAND
POUHERE TAONGA

year the building was extended to the north, along Cambridge Terrace, in the same style and to the designs of the same architect, G T Lucas. Until the Canterbury earthquakes of 2010-11, the tenants still included a number of medical professionals, including dentist, orthodontist and other health and wellbeing-related services. The building has been unoccupied since the earthquake of 22 February 2011, and earthquake damage has resulted in subsequent removal of the lift shaft.

List Entry Status:

Listed

List Entry Type:

Historic Place Category 2

List Number:

3111

Date Entered:

26 November 1981

Extent of List Entry:

Extent includes the land described as Pt Lot 1 DP 6773 (CTs CB18K/448 and CB18K/449), Canterbury Land District and the building known as Harley Buildings thereon.

Chattels

District Plan Listing:

District Plan

Christchurch District Plan (decision 2016), Schedule of Significant Historic Heritage, Appendix 9.3.7.2, Heritage Item No. 78; Commercial Building and Setting, Harley Chambers and Setting.

Maori Interest:

Unknown

Heritage NZ Office:

Canterbury/West Coast Office

Other Information:

Please note that entry on the New Zealand Heritage List/Rarangi Korero identifies only the heritage values of the property concerned, and should not be construed as advice on the state of the property, or as a comment of its soundness or safety, including in regard to earthquake risk, safety in the event of fire, or insanitary conditions. A fully referenced upgrade report is available on request from the Southern Region Office of Heritage New Zealand.

General Nature of Wahi Tapu:

**Section 66(1) & 66(3)
Assessment:**

Section 23(1)

Registered under previous legislation (HPA 1980)

Section 23(2)

Registered under previous legislation (HPA 1980).

Section 66(1) Detail:

Section 66(3) Detail:

Statement of Wahi Tapu:



HERITAGE NEW ZEALAND
POUHERE TAONGA

Summary Report

Harley Buildings, CHRISTCHURCH (List No. 3111)

File: 12009-1154



Harley Buildings, Robyn Burgess, Heritage New Zealand, 23 May 2017

Address	137 Cambridge Terrace and Worcester Street, CHRISTCHURCH
Legal Description	Pt Lot 1 DP 6773 (CTs CB18K/448 and CB18K/449), Canterbury Land District
Extent	Extent includes the land described as Pt Lot 1 DP 6773 (CTs CB18K/448 and CB18K/449), Canterbury Land District and the building known as Harley Buildings thereon.
Constructed by	G T Lucas (Architect), P Graham & Son (Builders) ¹
Owner	Lee Pee Limited

Summary:

Constructed in 1929 and extended in 1934, the three storeyed commercial building known as Harley Buildings (or Harley Chambers) on the corner of 137 Cambridge Terrace and Worcester Street, Christchurch, has social and historical value as purpose-built professional rooms for dentists and doctors. It has architectural value as an example of a design by Christchurch

¹ *Press*, 30 May 1929, p. 4.

architect, G T Lucas, and technological value for its electrical installation and regulated heating system which was innovative for the time.²

In 1924 Arthur Suckling, a dental surgeon, had shifted to begin practicing from premises on the corner of Worcester Street and Cambridge Terrace, formerly the residence of Dr Manning.³ Soon after, architect G T Lucas was engaged to design a new building for the corner site. When the building was being constructed in 1929, the *Press* reported that the new 'medico-dental' building would be 'one of the finest of its kind in the Dominion ... equipped with a special heating system in which the air is washed, humidified and driven in into the rooms at a temperature which can be regulated as required. The air, under this system, can be changed once in every twenty minutes, and in the summer the system can be used for ventilation purposes. The electric installation will be of special design- the first of its kind in New Zealand. All the rooms will be equipped with hot and cold water, compressed air, and gas, with a provision in every surgery for a dental unit. All the pipe work will be buried in the concrete, thus doing away with any unsightly equipment. The latest in automatic lifts is to be installed, and all the floors are being constructed of Innes-Bell blocks, which give a flat ceiling and do away with the main and secondary beams in the older systems of floor slabs. The partition walls are of special sound-proof hollow blocks.'⁴ The new building, 'HARLEY', housed waiting rooms, offices and surgeries for a number of medical professionals to operate their medical related practices in the same place in the central city.⁵ This demonstrates a shift away from the home surgeries that many doctors still operated at this time to the development of dedicated premises for aligned medical specialists.

The three storeyed reinforced concrete building incorporates neo-classical elements on window and door surrounds. On the exterior, the ground floor is rusticated, the first floor windows include projecting bays with triangular pediments, and the third floor windows have round arches. The elevations extend eight bays on the east side, six on the south side and, where the two elevations join at the south-east corner, there is a bay set back at an angle, with the words HARLEY at parapet level. The main entrance, through double doors at the centre of the east elevation, is flanked by classical columns and pilasters and surmounted by a decorative round arch. A secondary, square-headed, entrance is at the centre of the south elevation. The architect, G T Lucas, was in practice in Christchurch from the early twentieth century and was known for designing the Hay's Department Store on Gloucester Street and the Methodist Deaconess House in Latimer Square, as well as alterations and additions to many commercial buildings in Christchurch which are no longer extant.⁶

In 1933 Suckling passed ownership to Harley Chambers Limited.⁷ The following year the building was extended to the north, along Cambridge Terrace, in the same style and to the designs of the same architect, G T Lucas.⁸ Until the Canterbury earthquakes of 2010-11, the tenants still included a number of medical professionals, including dentist, orthodontist and other health and wellbeing-related services. The building has been unoccupied since the

² *Press*, 30 May 1929, p. 4.

³ *Press*, 17 May 1924, p. 16; Certificates of Title CB41/97 and CB353/228.

⁴ *Press*, 30 May 1929, p. 4.

⁵ *Press*, 13 Nov 1929, p. 19.

⁶ *Press*, 12 Dec 1929, p. 16, 4 Nov 1926, p. 4 and 5 Mar 1937, p. 17.

⁷ Certificate of Title CB410/144.

⁸ Notes on Heritage New Zealand File 12009-1154 citing New Zealand Institute of Architects Journal, Aug 1934, 13/3, p. 46.

earthquake of 22 February 2011, and earthquake damage has resulted in subsequent removal of the lift shaft.

Other Names	Harley Chambers; Harley
Key Physical Dates	1929: Building constructed 1934: Building extended
Uses	Vacant – Vacant Health – Doctor's Surgery (Former) Health – dentist Surgery/Dental Clinic (Former) Health – Clinic (Former) Health – Health Services – other (Former)
Associated List Entries	Worcester Chambers (List No. 1950); Canterbury Club (List No. 1837)
Protection Measures	Christchurch District Plan (decision 2016), Schedule of Significant Historic Heritage, Appendix 9.3.7.2, Heritage Item No. 78; Commercial Building and Setting, Harley Chambers and Setting.
Recommendation	Technical change required: Board Paper reference: BCC paper HP 191/1981 <i>Change Address; Add Legal Description; Clarify Extent</i>

Attachments

Technical Change Request

List Entry Record

List Number: 3111

Site Reference: P1432



HERITAGE NEW ZEALAND
POUHERE TAONGA

Name:	Harley Buildings		
Other Names:	Name	Year From	Year To
	Harley Chambers Building		
Location:	137 Cambridge Tce, CHRISTCHURCH		
List Entry Legal Description:	Lot 1 DP 6773		
Local Authority:	Christchurch City		
Summary:			
List Entry Status:	Listed		
List Entry Type:	Historic Place Category 2		
List Number:	3111		
Date Entered:	26 November 1981		
Extent of List Entry:			
Chattels			
District Plan Listing:	District Plan	Christchurch City District Plan Operative (in part) 21 November 2005. Item listed in Appendix 1: List of Protected Buildings, Places and Objects	
Maori Interest:	Unknown		
Heritage NZ Office:	Canterbury/West Coast Office		
Other Information:	Please note that entry on the New Zealand Heritage List/Rarangi Korero identifies only the heritage values of the property concerned, and should not be construed as advice on the state of the property, or as a comment of its soundness or safety, including in regard to earthquake risk, safety in the event of fire, or insanitary conditions.		
General Nature of Wahi Tapu:			
Section 66(1) & 66(3) Assessment:	Section 23(1)	Registered under previous legislation (HPA 1980)	
	Section 23(2)	Registered under previous legislation (HPA 1980).	
Section 66(1) Detail:			
Section 66(3) Detail:			
Statement of Wahi Tapu:			

Report Execution Time: 23/05/2017 14:53:03

Page 1 of 1

Pātaka List Entry Record

Paper HP 191/1981

File HP 6/1/4

10

D Buildings

Christchurch City continued

Midland Club,
176-178 Oxford Terrace.

D

Maling and Co. Building,
cnr Oxford Terrace and Gloucester Street.

D

→ Harley Buildings,
cnr Cambridge Terrace and Worcester Street.

D

Board minute extracts



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952



Search Copy

Identification
Land Registration District CB18K/448
Date Issued Canterbury
20 July 1978

Prior References
CB411/136

Estate Fee Simple
Area 435 square metres more or less
Legal Description Part Lot 1 Deposited Plan 6773

Proprietors
Lee Pee Limited

Interests

205608 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Part Lot 1 Deposited Plan 6773 - herein	Blue Transfer 205608	Lot 2 Deposited Plan 6773 - CT CB415/82	
Right of way	Lot 2 Deposited Plan 6773	Brown (yellow) Transfer 205608	Part Lot 1 Deposited Plan 6773 - herein	

Printed Date 14 30342370
Client Reference: rburgess002

Search Copy Dated 21/03/17 1:30 pm, Page 1 of 1
Registrar Only

Certificate of Title CB18K/448 (refer also to associated diagram below)

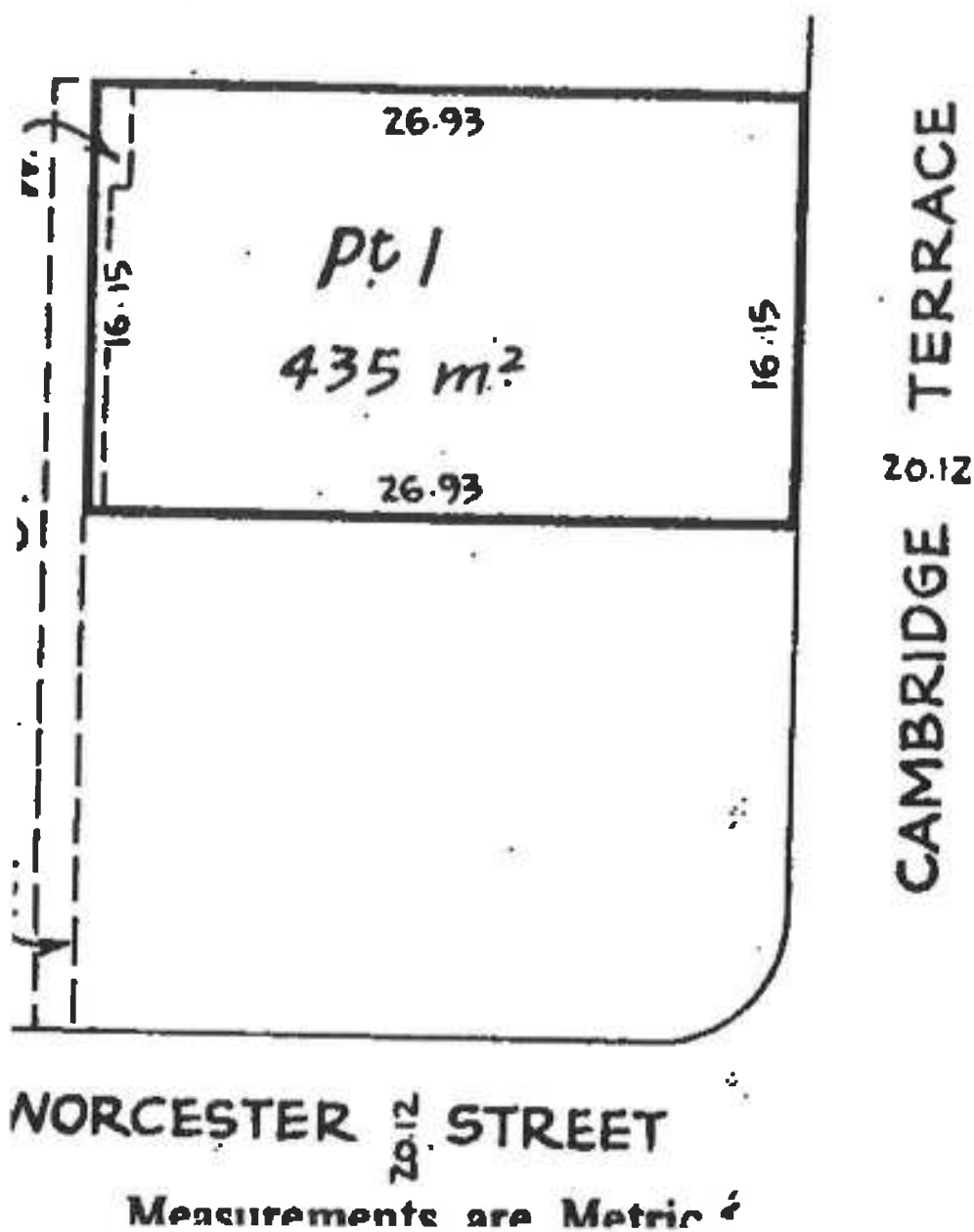


Diagram associated with CT CB18K/448



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952



S. W. May
Registrar-General
of Land

Search Copy

Identifier CB18K/449
Land Registration District Canterbury
Date Issued 20 July 1978

Prior References
CB410/144

Estate Fee Simple
Area 503 square metres more or less
Legal Description Part Lot 1 Deposited Plan 6773

Proprietors
Lee Pee Limited

Interests

205608 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Part Lot 1 Deposited Plan 6773 - herein	Red Transfer 205608	Lot 2 Deposited Plan 6773 - CT CB415/82	
Right of way	Lot 2 Deposited Plan 6773	Brown (yellow) Transfer 205608	Part Lot 1 Deposited Plan 6773 - herein	

Computer File 18127338
Class Reference rburgess007

Search Copy Issued 23/06/17 1:20 pm, Page 1 of 1
Register Only

Certificate of Title CB18K/449 (refer also to associated diagram below)

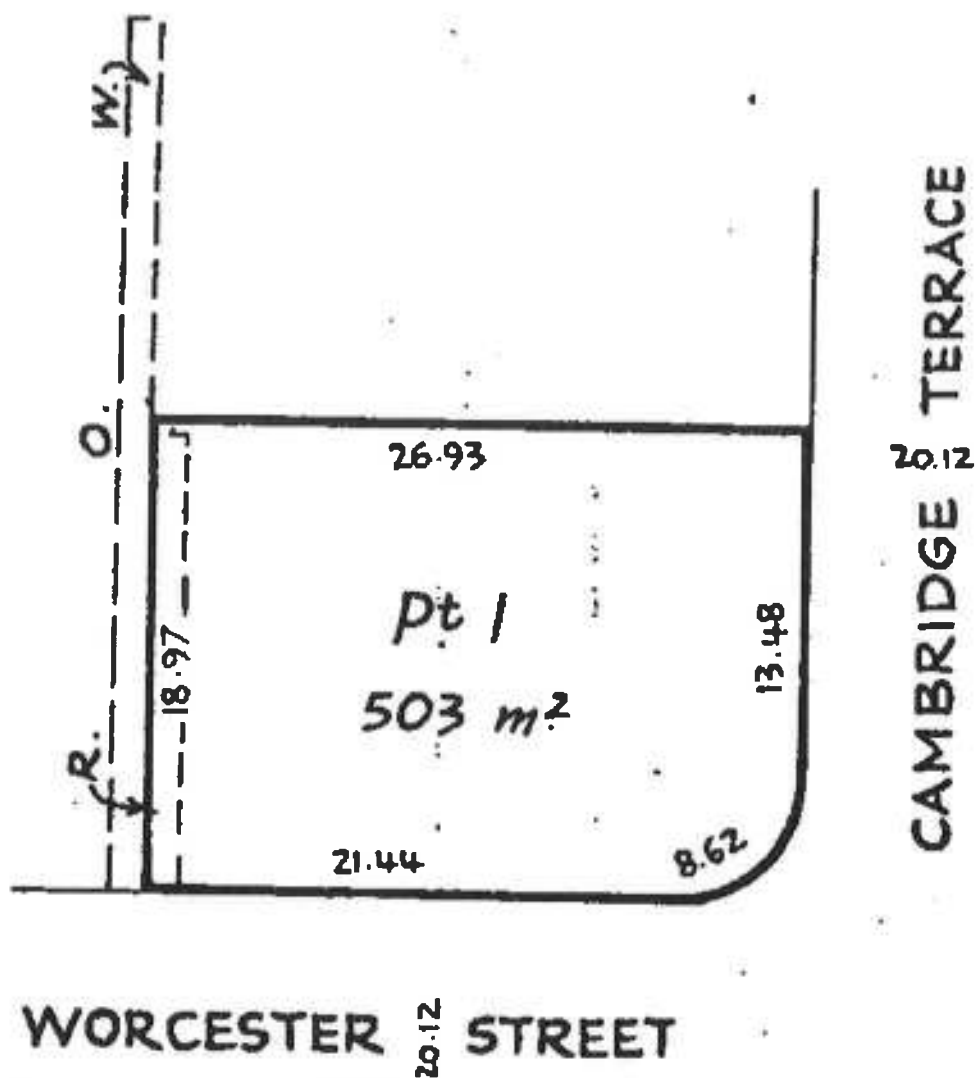
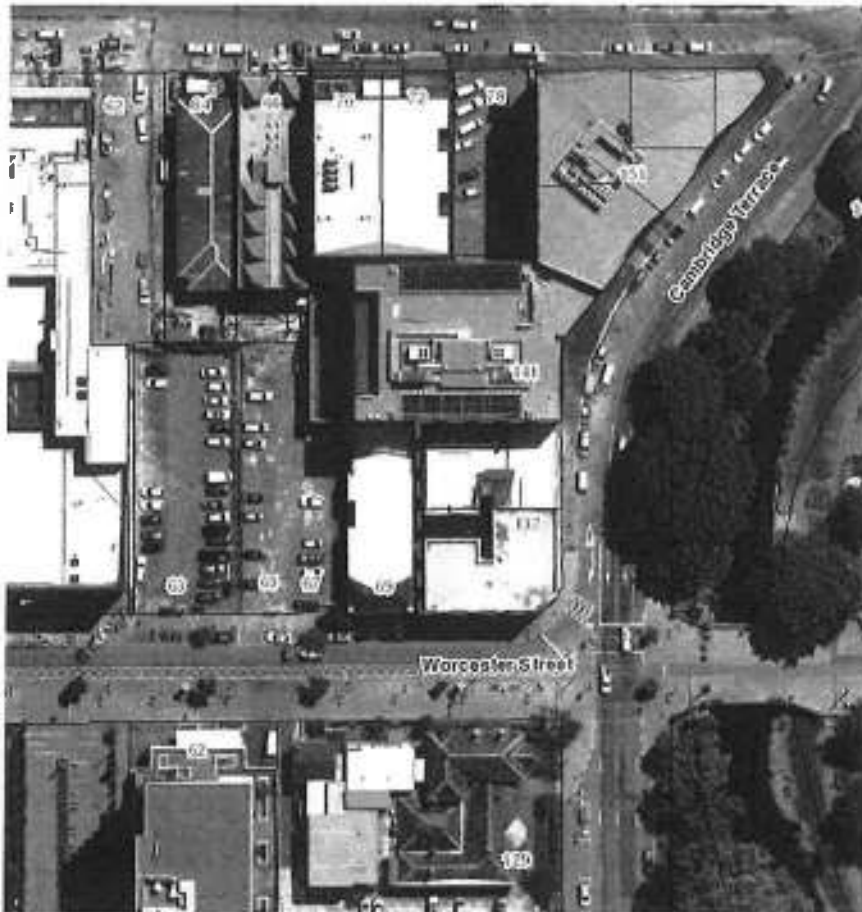


Diagram associated with CT CB18K/449

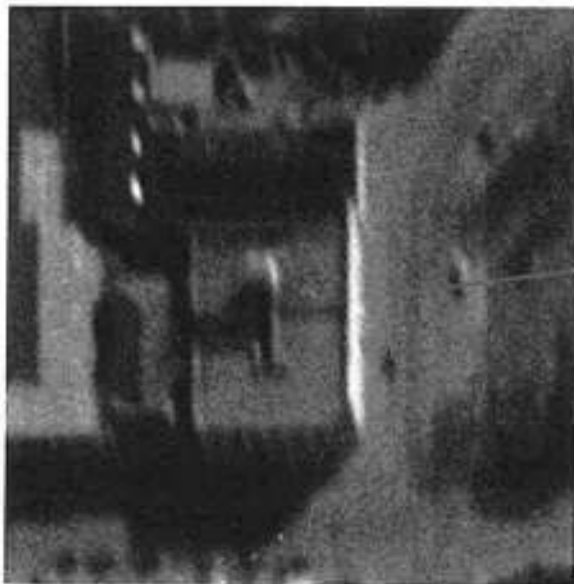


Extent includes the land described as Pt Lot 1 DP 6773 (CTs CB18K/448 and CB18K/449), Canterbury Land District and the building known as Harley Buildings thereon. (Canterbury Maps)

Images



Harley Buildings, Ann McEwan, circa 1990, Heritage New Zealand Building Record Form 3111



Detail from 1935-1939 Historic Imagery Extents (Canterbury Maps, URL: <https://mapviewer.canterburymaps.govt.nz/>). This shows the footprint of the building by the second half of the 1930s.





N.Z. HISTORIC PLACES TRUST BUILDINGS RECORD FORM

COMPUTER No.: 3111

HP FILE No.:



NAME of Building/Structure

Harley Chambers Building.

REGION Canterbury

LOCAL BODY Christchurch City Council

CITY/TOWN Christchurch.

STREET AND No. 137 Cambridge Tce

DISTRICT SCHEME DETAILS Appendix J, CCC

IF BUILDING IS PART OF AN HISTORIC AREA,
ENTER NAME OF PRECINCT OR CONSERVATION AREA

ARCHITECTURAL INFORMATION:

Style Neo-Classical treatment of window and door surrounds in simple, fairly monumental composition.

Construction Building has two principal elevations on both Cambridge Tce and Worcester Street.

Materials Reinforced concrete.

Architect/s G. T. Lucas

Engineer/s

Builder/s P. Graham & Son.

Date of Construction 1929 extended 1934.

Associated Buildings

Use/s Offices.

Condition of Building Recently repainted. (1993)

TAKEN BY:

Negative held by:

Neg. Ref. No.

BUILDING TYPE: Medical / Dental Rooms.

OWNER Name Mr. C. L. L. Smith
Address c/ P. O Box 13478
Christchurch.

OCCUPIER Name
Address

RECOMMENDED CLASSIFICATION

Research by F. Meikle.

Inspected by

APPROVED CLASSIFICATION

D.

Board Minutes

17.8.82.

HISTORICAL INFORMATION

HISTORY

The Harley Building was designed by architect G.T. Lucas (1890-1972) in 1929. He also planned the extension to the building in 1934. Lucas also designed Hays department store, 97-107 Gloucester St, in 1929. [now Farmer's]

The Harley Building was built specifically to house professional rooms for both doctors and dentists. The choice of name may have been inspired by Harley St in London. The three storey building constructed of reinforced concrete was estimated to cost £18,000.

A Press article (May 30, 1929), written when the building was half complete, describes the significance of its interior design. -

"It will be equipped with a special heating system in which the air is washed, humidified and driven into the rooms at a temperature which can be regulated as required. The air, under this system can be changed once every 20 minutes, and in the summer the system can be used for ventilation purposes. The electrical installation will be of special design - the first of its kind in NZ. All rooms are equipped with hot & cold water, compressed air, and gas, with a provision in every surgery for a dental unit. ... all the floors are being constructed of Innes-Bell blocks which give a flat ceiling and do away with the main secondary beams in the older systems of floor slabs. The partition walls are of special sound-proof hollow blocks.

The building is being erected under the instructions of Mr A.E. Suckling." (Press (30/5/29))

CRITERIA FOR CLASSIFICATION

Social/historical

1.1 ✓ Medical/dental technique.

1.2 ✓ A.E. Suckling.

1.3

1.4

Traditional/Cultural

2.1

2.2

Archaeological

3.1

Technological

4.1 ✓

Aesthetic

5.1

5.2

5.3 ✓ Opposite Avon River.

5.4

5.5 ✓

Architectural

6.1

6.2

6.3 ✓ G.T. Lucas, P. Graham & Son (builders)

Rarity

7.1

REFERENCES (Write on separate sheets as necessary)

Primary Sources

Press. 30 May 1929 pg 4.

Secondary Sources

Fine Arts Architect Files - Reference Room.

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE HERITAGE
ITEM NUMBER 78**

***COMMERCIAL BUILDING AND SETTING, HARLEY CHAMBERS –
137 CAMBRIDGE TERRACE, CHRISTCHURCH***



PHOTOGRAPH : M.VAIR-PIOVA, 9/12/2014

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.

The building at 137 Cambridge Terrace is of historical and social significance as purpose built medical and dental rooms for Mr A E Suckling a dentist. The building was designed in 1924 and built in 1928 with extensions in 1934. In 1933 Suckling passed ownership to Harley Chambers Limited. The building housed waiting rooms, offices and surgeries for a number of professionals to operate their medical related practices in the same place in the central city. This illustrates a shift away from, or an alternative option to, the home surgeries that many doctors operated. Until the Canterbury earthquakes the tenants still included medical professionals including a dentist, but other services were also housed in the building, including yoga classes and a beauty therapist. The building was damaged in the earthquakes and partial deconstruction that followed involved the removal of the damaged parapet and the damaged unreinforced masonry panels from the concrete frame.

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.



137 Cambridge Terrace has cultural significance for its ability to demonstrate the move away from the convention of suburban based medical practices within a doctor's home, to the development of dedicated premises and the grouping of aligned medical specialists in one place. Current research suggests that this change was associated with the increase in transport into the city and, in line with that, the numbers of people working in the city.

The building at 137 Cambridge Terrace may have significance to tangata whenua for its location on a site that is close to the Avon River. The Avon River and its banks were used first by local Māori and later by the early Europeans, prior to 1900. The Avon River and its banks were used first by local Māori and later by the early Europeans, prior to 1900. Ōtākaro (Avon River) was highly regarded as a mahinga kai by Waitaha, Ngāti Māmoe and Ngāi Tahu. Ōtākaro, meaning "the place of a game", is so named after the children who played on the river's banks as the food gathering work was being done. The Waitaha pā of Puari once nestled on its banks. In Tautahi's time few Māori would have lived in the Ōtākaro area itself. Those that did were known to Māori living outside the region as Ō Roto Repo (swamp dwellers). Most people were seasonal visitors to Ōtākaro.

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.

Harley Chambers is of architectural and aesthetic significance as a three storey building that was built specifically to house professional rooms for dentists and doctors and for its use of neo-classical elements on window and door surrounds which create a plain and simple, yet imposing building that anchors the corner. Internally the rooms were set up and equipped so that every room could be a dental surgery if required. It is of significance as an extant work of the prominent Christchurch architect G T Lucas. Lucas was in practice from the early 20th century, and was also known for designing the Hays departments store on Gloucester Street, and the Methodist Deaconess House in Latimer Square as well as alterations and additions to many commercial buildings in Christchurch including the Whitcombe and Tombs Building on Cashel Street, the Mason Struthers and Co building on Colombo Street., which are no longer extant. Most of his commercial buildings are no longer standing, although some of his domestic architecture remains. Later in his career he employed a young Miles Warren – later Sir Miles Warren, noted New Zealand architect. Well known Christchurch construction firm P Graham and Son were responsible for the construction of the building.

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.

The building is of technological significance for its electrical fit out, air conditioning, sound-proofing and internal construction using Innes – Bell blocks all of which were innovative for the time. The heating system was noted as washing and humidifying the air and driving it into the rooms at a regulated temperature. It was also said that the air could be changed every 20 minutes with this system. The Press also noted that the electrical installation was to be the first of its kind in New Zealand and would equip all rooms with hot and cold water, compressed air and gas. The blockwork was noted as giving flat ceilings and removing the requirement for main secondary beams in the floor slabs, with special sound proof, hollow blocks being used for the partition walls. It is also worth noting that the plumbing and drainage for this building are concealed within the wall structure though this has overtime proved problematic

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

The building is of contextual significance for its proximity to a large number of heritage buildings in the immediate vicinity including the adjacent Worcester Chambers, the Canterbury Club, the Worcester Street bridge and the former Municipal buildings. The setting of 137 Cambridge Terrace consists of the immediate land parcel. The building is a landmark on a prominent inner city corner on Worcester Boulevard and the tram route adjacent to the Avon River. The setting of the Harley Chambers consists of an area of land on a corner section of which the building takes up most of the room. However a small area is unbuilt providing access and light to the building.

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 building and setting are of archaeological significance because they have potential to provide archaeological evidence relating to past human activity on the site as the site is located in the central city, close to the Avon River, and archival evidence records human activity occurred on the site prior to 1900.

ASSESSMENT STATEMENT

Harley Chambers and its setting are of overall significance to Christchurch, including Banks Peninsula. 137 Cambridge Terrace is of historical and social significance as purpose built medical and dental rooms for Mr A E Suckling a dentist. The building has cultural significance for its ability to demonstrate the move away from the convention of suburban based medical practices within a doctor's home, to the development of dedicated premises and the grouping of aligned medical specialists in one place. Harley Chambers is of architectural and aesthetic significance as a three storey building that was built specifically to house professional rooms for dentists and doctors and for its use of neo-classical elements on window and door surrounds which create a plain and simple, yet imposing building that anchors the corner. The building is of technological significance for its electrical fit out, air conditioning, sound-proofing and internal construction using Innes – Bell blocks all of which were innovative for the time. The building is of contextual significance for its proximity to a large number of heritage buildings in the immediate vicinity including the adjacent Worcester Chambers, the Canterbury Club, the Worcester Street bridge and the former Municipal buildings. The building is a landmark on a prominent inner city corner across from the Avon River. The building and setting are of archaeological significance because they have potential to provide archaeological evidence relating to past human activity on the site.

REFERENCES:

Christchurch City Council, *Heritage File, 137 Cambridge Terrace*
Christchurch City Council, *Christchurch City Plan – Listed Heritage Item and Setting. Heritage Assessment – Statement of Significance. Harley Chambers – 137 Cambridge Terrace - 2010*
<http://christchurchcitylibraries.com/TiKoukaWhenua/Otakaro>

REPORT DATED: 23/10/2014

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.

27 September 2013

Lee Pee Limited
C/- Valour Properties
PO Box 2838
Christchurch 8140

Attn: Rosie Heaney
Email: valourproperties@xtra.co.nz

Dear Rosie

Continuing Concerns Regarding Occupancy of Building – 137 Cambridge Terrace, Christchurch

The Canterbury Earthquake Recovery Authority (CERA) has received your Engineering Evaluation, titled Harley Chambers Building 137 Cambridge Terrace Christchurch dated 8 November 2011 by Brett Gilmore of Structex Metro Ltd, for the Harley Chambers building at 137 Cambridge Terrace, PT LOTS 1 DP 6773 HARLEY CHAMBERS, Christchurch, provided under the Canterbury Earthquake Recovery Act.

CERA has re-reviewed the report and found that the report and building is not satisfactory due to the following issues:-

- The report is preliminary only and out-dated as it was prepared before a series of major aftershocks, also the report does not provide the excel summary.
- The building appears to have received substantial earthquake related damage, has Critical Structural Weaknesses and its estimated NBS is less than 33, therefore, the building is earthquake prone and potentially dangerous.

Because of these issues we will leave in place the existing notice under Section 45 of the Canterbury Earthquake Recovery Act limiting access to and around the building to that for emergency purposes, damage assessment or making safe. Should you wish to have this access restriction lifted it will be necessary for you to address the above concerns and to provide us certification by a Chartered Professional Engineer that the building has been strengthened to greater than 33% NBS with an updated qualitative Detailed Engineering Evaluation, or evidence that the building has been demolished.

You, as the building's owner are required to take all practical steps to ensure the safety of the building and the people around it. These steps should follow any recommendations of your engineer and may include restricting access into and around the building by fencing, placing warning signs or other means.

Further information on the requirements for the structural engineering reporting are available by contacting CERA at engineeringassessments@cera.govt.nz or on 03 354 2600.

Yours sincerely,



John Cumberpatch
General Manager Operations

10 October 2103

Dr Gerard McCoy QC SCB &
Rosie Hobbs
Valour Properties Ltd
PO Box 2838
Christchurch 8140

By Email: valourproperties@xtra.co.nz

Dear Gerard & Rosie

**Re: Harley Chambers Building, 137 Cambridge Terrace, Christchurch
Continuing Concerns Regarding Occupancy, Damage to Building &
Construction of New Adjacent Building**

1. Introduction

As requested, Structex Metro Limited have completed an inspection of the exterior of the Harley Chambers Building with the main aim of providing further advice to you on its current structural condition, damage, and safety of the building relative to the people around it.

This follows the letter received from CERA dated 27 September 2013 regarding continuing concerns regarding occupancy and safety of the building, and the letter received from Aurecon dated 8 October 2013 that expresses significant concerns about the north wall of the Harley Chambers Building that is located directly adjacent to the new building that is to be constructed at 141 Cambridge Terrace.

The following is a summary of our recent observations and assessment of the building and response to the letters received from both CERA and Aurecon.

This letter/report assumes that the readers are familiar with the form of construction of the building and the assessments and reports completed to date. Copies of the above noted letters from CERA and Aurecon are attached, plus a copy of the Detailed Engineering Evaluation Report completed by Structex Metro Limited dated 8 November 2011.

2. Inspection Completed by Structex Metro Limited

Structex Metro Limited completed our recent inspection of the Harley Chambers Building on 30 September 2013.

A brief summary of our observations and comments are as follows:

- (a) The inspection comprised of a walkover review of the exterior of the building only.
- (b) Since the last inspection completed by Structex Metro Limited on 25 June 2012, the condition of the building has degraded further on all sides. This generally includes additional cracks in the exterior plaster finishes at locations where damage had not previously been observed, plus significant cracks and degradation of the north wall.
- (c) The north wall in particular, that is located on the north boundary, has suffered significant additional damage. This includes:
 - (i) Significant horizontal wide crack near base of the parapet.
 - (ii) Diagonal shear cracks in the wall at the lower storey.
 - (iii) Regular spaced horizontal cracks at approximately 1m centres, plus widespread random cracks generally throughout the elevation as a whole.
 - (iv) New vertical crack at the north-east corner (north face), which may be at an interface between the concrete corner column and brick infill.
 - (v) New horizontal crack at north-east corner (east face) near base of parapet.
- (d) To the remainder of the north wall that is set back from the boundary, a large number of additional cracks noted throughout the elevation.
- (e) To the east, south and west elevations, additional cracks noted and/or have widened at the base of the parapet to the roof and generally throughout the elevations in the large wall/pier elements.

3. **Assessment of Additional Damage & Response to CERA & Aurecon Letters**

The key items of concern raised by CERA and Aurecon and subsequent comments and responses from Structex Metro Limited are as follows:

(a) CERA Concerns

- (i) The Detailed Engineering Evaluation Report (DEE) completed by Structex Metro Limited dated 8 November 2011 *'is preliminary only and out-dated as it was prepared before a series of major aftershocks, also the report does not provide the Excel summary'*.

Structex Metro Limited agrees that the report is out of date. Our most recent inspection of the exterior of the building confirms that further degradation of the building as a whole has occurred.

The DEE report comprised of a quantitative analysis of the North building, and assessed the building in both an undamaged and damaged state.

In the undamaged state, the North building was assessed at 25%-55% x NBS (New Building Standard).

In the damaged state the North building was assessed at 15%-40% x NBS.

The building has been assessed by Structex Metro Ltd as being earthquake prone with strength $\leq 33\%$ x NBS.

With the additional damage observed in Structex' recent inspection, this is unlikely to change the previous assessment as it was assumed then that the main damaged brick infill walls would not contribute to the over lateral resistance in the damaged state.

However, we reiterate that the building was assessed as being earthquake prone and the lateral resisting strength in parts of the North building could be as low as 15% x NBS.

The summary spreadsheet will be completed and forwarded in due course.

- (ii) *'The building appears to have received substantial earthquake related damage, has Critical Structural Weaknesses, and its estimated NBS is less than 33%, therefore the building is earthquake prone and potentially dangerous.'*

Structex Metro Limited agrees.

- (iii) *'CERA will leave in place the existing Notice under Section 45 of the Canterbury Earthquake Recovery Act limiting access to and around the building to that of emergency purposes, damage assessment or making safe.'*

Structex Metro Limited agrees that these restrictions remain in place.

It is noted that the North building has suffered significantly more damage than the South building which is mainly due to differences in the construction. The North building has a larger number of interior heavy unreinforced masonry block walls, plus includes the main stair and lift wells and basement.

It is also noted that the alley way space between the west side exterior wall of Harley Chambers and the adjacent building to Worcester Boulevard acts as an emergency fire egress route to the adjacent building.

- (iv) *'You, as the building's owner are required to take all practical steps to ensure the safety of the building and the people around it. These steps should follow any recommendations of your engineer and may include restricting access into and around the building by fencing, placing warning signs or other means.'*

Structex Metro Limited provides comments as follows:

- The Harley Chambers building comprises of a North and South building that are separated by a nominally small joint.
- The North building has suffered significant damage and has been assessed by Structex Metro Ltd as earthquake prone and potentially dangerous, with lateral resisting strength $\leq 33\% \times \text{NBS}$.

- The South building has suffered less damage and is in a better overall condition. A detailed quantitative analysis of the South building has not been undertaken. Given that it has a lesser number of interior heavy unreinforced masonry block walls then the lateral resisting strength will be higher than the North building. It may have an assessed strength $\geq 34\% \times \text{NBS}$ (to be confirmed).
- The scope and cost of repairs have been assessed in detail. The estimated costs to repair and/or strengthen the building to $\geq 34\% \times \text{NBS}$ are very large. We understand that there is some disagreement with the Insurer regarding the extent of the repairs and costs.

It is Structex Metro Limited's opinion that the repair of the North building is uneconomic. In addition, the north-east corner of the building has suffered higher differential settlements than the rest of the building. The feasibility of re-levelling this corner of the building is questionable and at the very least would be complex and costly.

- The north section of the wall directly adjacent to the boundary has degraded significantly. The parapet needs to be removed and the unreinforced brick infill removed or significantly secured to allow the safe construction of the new adjacent building to be undertaken. This needs to be completed immediately.
- The South building is not likely to pose a danger to the public or people around it, at this stage. However, its condition needs to be monitored regularly.
- To date, the condition of the North building, while very poor, has not required Structex Metro Limited to advise on whether it should be deconstructed or not. The height to width aspect ratio is low, and there is residual capacity within the concrete frames and unreinforced masonry block structure, so the risk of instability has been assessed as low.

However, with the construction of the new building on the adjacent site at 141 Cambridge Terrace about to commence, and the significant degradation of the north wall to the North building of Harley Chambers, then immediate action is required.

While there is some disagreement between the owner and their Insurer regarding the extent of the earthquake repairs and associated costs, it is the opinion of Structex Metro Limited that the earthquake repairs to reinstate the North building back to its pre-earthquake condition will not be economically viable.

- Taking into account the above noted issues, Structex Metro Limited recommends that the North building of Harley Chambers be deconstructed as soon as possible. This will ensure the following:
 - The safety concerns raised by Aurecon regarding the construction of the new building at 141 Cambridge Terrace will be addressed.
 - Elimination of hazards associated with the main parapets that front onto Cambridge Terrace footpath (currently part fenced) and road, where cracks at the base of the parapets and at the north-east corner junction with the concrete frame have increased and degradation is ongoing.
 - Provides a safe fire egress from the adjacent building at Worcester Boulevard so that they could exit across the site to Cambridge Terrace instead of along the alley way access that is directly adjacent to the South building of Harley Chambers that has unreinforced brick parapets.
 - Provides a rational approach to addressing the repairs to the North building, in the opinion of Structex Metro Limited.

(b) Aurecon Concerns

- (i) *'Work along the Harley Chambers boundary is unsafe.'*

Refer to comments made in 3(a)(iv).

- (ii) *'Unable to inspect structure to the interior section of the building adjacent to 141 Cambridge Terrace boundary to confirm stability of the wall and integrity of the floor and roof diaphragm connections.'*

Refer to comments made in 3(a)(iii). Restricted access is recommended.

Given the damage and current condition of the north wall, the parapet is at risk of collapse, plus there is a risk of partial collapse of the brick infill to this wall, especially in a large earthquake.

Therefore the risks to personal safety of investigating the integrity of the floor and diaphragm connections is high.

Refer comments and recommendations made in 3(a)(iv) to address the issues of safety to all parties, with recommendation for full deconstruction of the North building of Harley Chambers as soon as possible.

- (iii) *'We have significant concerns for life safety to personnel working close to Harley Chambers and the possibility of further damage to the building due to vibration affects from driving sheet piles adjacent to weakened and already damage building.'*

Structex Metro Limited shares these concerns. Refer comments in 3(a)(iv).

- (iv) *'We are concerned the construction work will be stopped....'*

Reiterating our previous recommendation, it is recommended that the North building to Harley Chambers be deconstructed as soon as possible. This may require approval and/or assistance from CERA.

4. Summary & Recommendations

A brief summary of our recent inspection and assessment is as follows; together with recommendations by Structex Metro Limited.

- (a) Concerns have been raised by both CERA and Aurecon regarding safety to people around the building, including personnel working on the adjacent site to the north boundary as part of the construction of a new building at 141 Cambridge Terrace.
- (b) The Harley Chambers building has suffered additional damage since it was last inspected by Structex Metro Ltd on 25 June 2012. Significant additional damage has occurred to the north wall of the North building.
- (c) The building has been assessed as being earthquake prone and potentially dangerous, with lateral strength $\leq 33\%$ x NBS. Parts of the North building could be as low as 15% x NBS.
- (d) The condition and stability of the north wall to the North building of Harley Chambers poses a life safety danger to people around the building.
- (e) It is the opinion of Structex Metro Limited that the North building of Harley Chambers is uneconomic to repair.
- (f) Structex Metro Limited recommends that the North building to Harley Chambers be deconstructed as soon as possible. This addresses the issues raised concerning life safety danger to people around the building, including fire egress from the adjacent building in Worcester Boulevard.
- (g) To avoid potential stoppage of construction work on the adjacent site at 141 Cambridge Terrace, assistance will be required from CERA to action the deconstruction of the North building.

This letter/report needs to be forwarded to CERA as soon as possible, and your Insurers will also need to be notified.

If you, CERA, or other parties require clarification of any of the above, or need to meet to discuss, then please contact the undersigned.

Yours sincerely
Structex Metro Ltd

A handwritten signature in blue ink that reads "B A Gilmore".

Brett Gilmore CP Eng (# 139988)
B.Eng (Hons)(Civil)
Senior Structural Engineer &
Director
MIPENZ; PE (USA) Int PE

Attachments:

1. Copy of CERA letter dated 27 September 2013
2. Copy of Aurecon letter dated 8 October 2013
3. Copy of Detailed Engineering Evaluation Report dated 8 November 2011.

22 November 2013

Lee Pee Ltd
C/- Chapman Tripp
PO Box 2510
CHRISTCHURCH 8140

Attention: Sarah Lester

Dear Sarah,

Harley Chambers Earthquake Remedial Works

We have measured approximate quantities from the Preliminary Design documentation for the above project based on the following:-

- Davis Langdon and Structex Metro Ltd meeting last 20 November 2013
- Structex Metro Ltd Detailed Engineering Evaluation Report and Drawings dated 6 & 14 November 2013
- Studio 21 Endel Lust Civil Engineer Ltd Scope of Repair Review dated 6 November 2013
- Structex Metro Ltd Detailed Engineering Evaluation Report and Drawings dated 8 November 2011
- Harley Chambers Drawing Floor Plans with unknown date
- Allserve Limited Quotation Letter regarding Boiler, Fresh Air and Domestic Hot Water System dated 12 April 2011
- Mainland Security system Limited Statement Invoice dated 20 December 2010

Repair and Reinstatement Works (34% NBS)

Our preliminary and revised assessment of likely Repair and Reinstatement Work cost is \$7,182,000 (Seven million one hundred eighty two thousand dollars) broken down as follows and as attached:

Building Repair and Reinstatement Works	4,925,000
Building Consent	<u>30,000</u>
	4,955,000
Construction Contingency (15%)	<u>743,000</u>
	5,698,000
Professional Fees (12%)	<u>684,000</u>
	6,382,000
Risk	<u>800,000</u>
	<u>\$7,182,000</u>

Exclusions

- 1) Relocation Costs
- 2) Tenant Fitouts
- 3) Legal and Financing Costs
- 4) Development Levies
- 5) Inflation Provision beyond the Date of this Estimate
- 6) GST

Limited design has been provided therefore our estimate forms the basis of the scope and specification. If additional repairs are required that are not included in our scope, the estimate would increase accordingly.

Replacement Works

We have calculated gross floor areas from the Structex Metro Ltd Detailed Engineering Evaluation Report and Drawings dated 08 November 2011, and our 'High Level' assessment of likely cost (based on square metre rates analysed from similar type projects) is \$8,965,000 (Eight million nine hundred sixty five thousand dollars) broken down as follows:-

Demolition	Sum	340,000
Building Works	2,232 m ² @ 3,000	<u>6,696,000</u>
		7,036,000
Building Consent		<u>50,000</u>
		7,086,000
Construction Contingency (10%)		<u>709,000</u>
		7,795,000
Professional Fees (15%)		<u>1,170,000</u>
		<u>\$8,965,000</u>

Exclusions

- 1) Seismic Foundation Enhancements and Piling
- 2) Relocation Costs
- 3) Tenant Fitouts
- 4) Furniture and Equipment
- 5) External Works
- 6) Legal and Financing Costs
- 7) Development Levies
- 8) Inflation Provision beyond the Date of this Estimate
- 9) GST

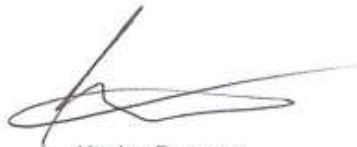
This estimate is based on the information provided, assumes competitive tendering and takes account of current market conditions.

Should you wish to discuss any aspect of the above, please contact the undersigned.

For and on behalf of,



Elmer Ipapo
Cost Manager
eipapo@davislangdon.co.nz



Keeley Pomeroy
Cost Manager
kpomeroy@davislangdon.co.nz

encl: Repair and Reinstatement Work: 34% NBS Revised High Level Estimates

cc: Rosie Hobbs (Lee Pee Ltd)
Brett Gilmore (Structex Metro Ltd)

High Level Budget Estimate

Davis Langdon Revised Cost Estimate - 20 Nov 2013

STX Item No.	ST21 Item No.	DL Item No.	Repair and Reinstatement Work: 34%NBS High Level Cost Estimate for Harley Chambers Building	Quantity	Unit	Rate	Amount	Cost/m2
		1.	Remove all FF&E and store offsite (Provisional sum)		Sum		44,600	19.98
		2.	Temporary support, propping and bracing to building (Provisional Sum)		Sum		98,000	43.91
		2.1	Remove, store offsite and reinstatement of external doors and windows (Provisional Sum)		Sum		150,000	67.21
(a)		3.	Remove and dispose offsite hollow masonry block partition walls and replace with 490 140 solid filled masonry block	224	m2	490.00	109,760	49.18
			North Section					
(a)		4.	Remove and dispose offsite hollow masonry block partition walls then replace with light weight non-structural walls. Replace with paint on 13 Gibboard both sides of 100 wall framing including skirting-- 490 140 solid filled masonry block - North Section	912	m2	490.00	446,880	200.24
6.2		5.	Remove and dispose offsite double brick walls over full height then replace with solid filled 240 masonry block. Reinforced with H12 at 400mm each way. Drill and epoxy H12 starters into all adjacent columns, beams and foundation - North Section	615	m2	550.00	338,250	151.57
(c)		6.	Deconstruct lift shaft walls and construct new 225mm thick walls with H12 reinforcement at 200mm each way. Drill and epoxy H16 @ 200 starters into the existing walls at the second floor level.	45	m2	1,340.00	60,300	27.02
(c)		7.	Deconstruct lift shaft walls and construct new 300mm thick walls with H12 reinforcement at 200mm each way. Drill and epoxy H16 @ 200 starters into the existing walls at the second floor level.	50	m2	1,460.00	73,000	32.71
(c)	9. (i)	6. and 7.	Remove and dispose off-site lift shaft windows (replacement of new walls measured separately)	3	No	800.00	2,400	1.08
(c)		8.	Epoxy resin injection to all cracks in the existing lift shaft walls from Basement to First Floor North Section (Provisional Quantity, say 50m)	50	m	250.00	12,500	5.60
(c)		9.	Deconstruct and reinstate 150 concrete roof slab with H12 reinforcement at 300mm each way to Lift Roof Area	8	m2	830.00	6,640	2.98
(c)		10.	Construct new painted 200UB30 lifting beam to Lift Roof Area		Sum		2,000	0.90
(d) and (b)	9. (iv)	11.	Break up, dispose offsite and reinstate part section of the main structural floors, beams and parapets using new tied connections with epoxied reinforcing (Carbon Fibre Reinforced Polymer CFRP) between North and South Building sections	126	m2	590.00	74,340	33.31
(e)		12.	Deconstruct, dispose offsite and reinstate 200mm thick insitu concrete wall reinforced with H12 at 200mm each way. Drill and epoxy H16 reinforcement starter into adjacent columns, floors and foundations to North Wall of Lobby.	37	m2	900.00	33,300	14.92
(e)	9. (ii)	12a.	Repair cracking and spalling to underside of concrete stairs (Provisional Quantity, say 50m)	50	m	180.00	9,000	4.03
(e)	9. (ii)	12b.	Supply and install steel plates to underside of stair / floor connection with plate bolt fixed to underside stair and to underside floor slab and connection (Provisional Quantity)	11	m	1,200.00	13,200	5.91
(e)	9. (ii)	12c.	Make good underside of stair and floor connection (Provisional Quantity)	53	m2	30.00	1,590	0.71
(m)	9. (iii)	12d.	Supply and install Helifix ties to pin down the parapet to the concrete roof slab and use reinforced plaster over the brick to North and South Walls	121	m2	485.00	0	
6.2		5	Remove and dispose offsite double brick walls over full height then replace with solid filled 240 masonry block. Reinforced with H12 at 400mm each way. Drill and epoxy H12 starters into all adjacent columns, beams and foundation - South Section (Ground to Second Floor)	415	m2	550.00	228,250	102.28
(m)	9. (iii)	12d.	Remove and dispose offsite double brick parapet walls leave 600mm wide column piers in place. Replace with solid filled 240 masonry block. Reinforced with H16 at 400mm centres vertical and 3 No H12 horizontal. Drill and epoxy H12 starters into all adjacent columns and beams - South Section (Parapet)	42	m2	770.00	32,340	14.49
(g) and (f)		13.	Epoxy inject cracks in reinforced concrete foundations, floors, walls and frame to Basement Level North Section (Provisional Quantity, say 100m)	100	m	250.00	25,000	11.20
(f)		14.	Waterproofing and tanking works to inside face of walls and floor base slab (Basement Level, Lift Pit & Roof Deck)	2,430	m2	105.00	255,150	114.33
(f)	9. (viii)	14a.	Pump out water (ie. sump pump and related equipments) to Basement		Sum		50,000	22.40
(f)		15.	Jack, pack and re-level using compaction grouting to North section approximately 100m2 and South section approximately 80m2	180	m2	200.00	36,000	16.13

High Level Budget Estimate

(f)		16.	Remove, measure, check gap and reinstate expansion joint flashing between Harley Chambers and adjacent North Building	30 m	250.00	7,500	3.36
(i)		17.	Remove and replace timber joists, bearers and floor boards to re-leveling works at North East corner of the building.	200 m2	250.00	50,000	22.40
(i)		17. a	Disconnect vertical structures and services to give way for the ground slab and foundation works (Provisional Sum)	Sum		30,000	13.44
(i)		17. b	Break up, remove, dispose offsite and replace concrete ground floor slab (Provisional Sum)	Sum		162,000	72.59
(i)	9. (vii)	17. c	Supply and install 600 x 600mm reinforced foundation drill and epoxy into existing foundations and sidewalls to Basement (North and South section perimeter)	21 m	450.00	9,450	4.23
(i)	9. (vii)	17. d	Supply and install steel screw piles 3m long (North and South section perimeter)	94 No	1,500.00	141,000	63.18
(i)	9. (vii)	17. e	Underpinning pile caps using steel and concrete beams to support the existing foundation beams (North and South section perimeter)	45 No	2,550.00	114,750	51.42
(j)		18.	Remove and replace painted 13 Gibboard ceiling on metal suspension grid to North and South Section	2,232 m2	100.00	223,200	100.01
(k)		19.	Ease and make good interior doors (say 50% of 136 No) including remove and refix all trims, architraves and finishes to wall linings of North and South Section (Provisional Sum)	Sum		100,000	44.81
(k)		20.	Remove and replace damage glazing of North and South Section (Provisional Sum)	Sum		30,000	13.44
(j)		21.	Paint and make good minor damage to interior walls of North and South Section (Provisional Sum)	Sum		100,000	44.81
(k)		22.	Paint and make good to exterior walls of North and South Section (Provisional Sum)	Sum		70,100	31.41
(k)		23.	Reinstate fittings and fixtures of North and South Section (Provisional Sum)	Sum		40,000	17.92
(n)		24.	Allowance for slab investigation (Provisional Sum for North and south section)	Sum		5,000	2.24
(n)		24a.	Allow cost for slab key connections up to 34% NBS (Provisional Sum for North and South sections)	Sum		200,000	89.62
		25.	Allow cost for removal and replacement of floor finishes (Provisional Sum)	Sum		234,300	104.99
		26	Allow cost for removal and replacement of elevator lift (Provisional Sum)	Sum		100,000	44.81
		27	Epoxy inject cracks in reinforced concrete floors, walls and frame to South Section (Provisional Quantity)	300 m	250.00	75,000	33.61
						3,794,800	1,700.41
GFA: 2,231.70 m2							
Design Development Contingency (10%)						379,000	169.83
Preliminaries and Margin (18%)						751,000	336.52
Sub-Total						4,924,800	2,206.75
Building Consent						30,000	13.44
Sub-Total						4,954,800	2,220.19
Construction Contingency (15%)						743,000	332.93
Sub-Total						5,697,800	2,553.12
Professional Fees (12%)						684,000	306.49
Sub-Total						6,381,800	2,859.62
Rounding						200	0.09
Sub-Total						6,382,000	2,859.71
Risk (Provisional Sum)						800,000	358.47
Total						7,182,000	3,218.18
Risk items (All Provisional Sums)							
Damages to services (ie. Plumbing, Electrical, Data and Communication System, etc.)						Sum	600,000 268.85
Fire access and upgrade works due to revised building code						Sum	200,000 89.62
							800,000 358.47

T:\(16) APIC jobs\Cost Management\60272666 - Harley Chambers\DL Assessment 20131120\60272666 - Harley Chambers High Level 20Nov2013 rev2.xlsx\EQ Repair - 34% NBS 20 Nov 2013

UNITED STATES PATENT OFFICE

WILLIAM ROBERT DRAYTON INNES, OF MELBOURNE, VICTORIA, AUSTRALIA, AS-
SIGNOR TO JAMES BELL & CO. PROPRIETARY LIMITED, OF MELBOURNE, AUSTRALIA

HOLLOW BLOCK

Application filed June 29, 1928, Serial No. 289,206, and in Australia January 9, 1928.

This invention relates to the making of a one-piece hollow block closed on all sides, a solid block in appearance, for use in building construction, and particularly suitable for floor and ceiling construction in reinforced concrete building, but applicable also to other like work.

The block may be made of any of the usual mixtures of material used in the manufacture of building blocks, for example fibre and plaster of Paris, or of any mixture suitable for same, and it may be made of any desired size or shape and with one or more ornamental or roughened or other faces adapted to facilitate plastering.

In the making of the block two moulds are required, a larger one for the making of the completed block, and a smaller one for the making of a specially formed hollow core member, which subsequently becomes an integral part of the completed block. The moulds are made of metal or other suitable or preferred material.

In order that my improved block and the method of making same may be the more clearly understood I will describe the same with reference to the accompanying drawings in which:—

Fig. 1 shows the completed block which functions also as a mould,

Fig. 2 shows the core member lifted from its mould,

Fig. 3 shows the core member turned bottom up,

Fig. 4 is a sectional view of the core member within its mould,

Fig. 5 is a sectional view of the larger mould with a layer of material spread over the bottom, and with the core member placed thereon bottom upward,

Fig. 6 is a similar view to Fig. 5 but showing the mould filled, the faces of the core member, which have been added to, being indicated by dotted lines,

And Fig. 7 is a sectional view of the completed block.

The larger mould 1 (see Figures 5, 6, 7) is made with an open top and of the shape and size to contain the finished block. The smaller

of corresponding shape but of somewhat smaller size than the larger mould, approximately one inch smaller all round. Beads or ribs 3 positioned diagonally and/or otherwise are formed on the bottom of the smaller mould to form corresponding grooves in the face of the core.

To make the core member 4 the smaller mould 2 is placed with its open side upward and the mixture of material—as hereinbefore mentioned—is then applied to the sides and bottom of the mould—inside of same—and worked up to the thickness desired, for example, a one quarter inch, that upon the bottom being somewhat thicker to provide for the grooves 5. The top of the core is left full open except that one or more cross stays 6 of wooden lath or other light suitable material may be inserted between the opposite walls or sides of the core to stiffen them. After it has set the core is lifted out of its mould.

To make the complete block the larger mould 1 is placed with its open side upward and a layer 7 of the mixture approximately three-quarters of an inch thick, is spread upon the bottom of same. The hollow core member 4 is then turned with its bottom up and placed centrally in position upon such layer of mixture 7. One or more distance pieces or struts 8 of wooden lath or other suitable material may be first placed in position. The block may be formed with or without these or other struts. More of the mixture is then poured and pressed in to fill all the space between the core and the mould and over the grooved top—previously the bottom—of the core, such mixture adhering to the walls and top of the core and making a complete one-piece hollow block 10 without any opening or visible joint, or in other words a block having a central cavity enclosed by comparatively thin unperforated walls. The core remains within and forms an integral part of the finished block.

The above measurements are given by way of example or illustration only and may be increased or decreased and varied as desired according to the purpose for which the block is required.

I claim:

1. A hollow closed block for use in building construction, having a central cavity, and comparatively thin imperforated walls enclosing said central cavity, one of said walls being provided with a plurality of strengthening ribs.

2. A hollow closed block for use in building construction, having a central cavity, comparatively thin imperforated walls enclosing said central cavity and braces extending between the walls enclosing said cavity.

3. A one-piece closed hollow block for use in building construction comprising an outer shell having walls extending vertically on all sides, and an inner shell of similar construction inverted and contained within said first-named shell, and cast-united therewith for securing said shells in fixed relation.

4. A one-piece closed hollow block for use in building construction comprising an outer shell having walls extending vertically on all sides, and an inner shell of similar construction inverted and contained within said outer shell and cast-united therewith, the base of said inner shell being flush with the top of said vertically extending walls.

5. A hollow closed block for use in building construction having a central cavity and comparatively thin unperforated walls enclosing said central cavity, one of said walls being provided with a plurality of strengthening ribs and braces extending between the walls enclosing said cavity.

In witness whereof, the said WILLIAM ROBERT DRAYTON INNES, has hereunto set his hand this fifth day of May, 1928.

WILLIAM ROBERT DRAYTON INNES.

March 31, 1931.

W. R. D. INNES

1,799,014

HOLLOW BLOCK

Filed June 29, 1928

Fig. 1.

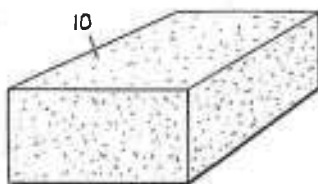


Fig. 2.

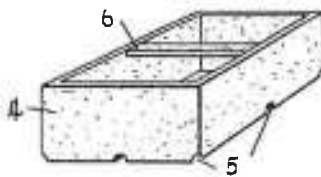


Fig. 3.

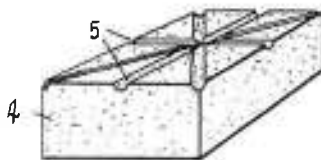


Fig. 4.

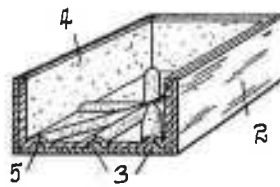


Fig. 5.

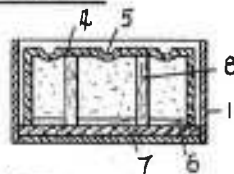


Fig. 6.

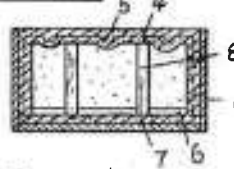
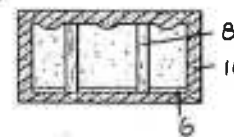


Fig. 7.



INVENTOR
William R.D. Innes
BY *Wm. R. D. Innes*
ATTORNEYS

How to Manufacture Concrete Blocks



Paul Wilkes

1905 - Concrete blocks - 16 pages

★★★★★

0 Reviews

ind
hone, From inside the book

subject:"Concrete blocks"

Search

Your search - subject:"Concrete blocks" - did not match any

12.0 PHOTOGRAPHIC RECORD



EAST ELEVATION – FACING CAMBRIDGE TERRACE



CORNER ELEVATION – BETWEEN WORCESTER STREET & CAMBRIDGE TCE



SOUTH ELEVATION – FACING WORCESTER STREET



WEST ELEVATION SHOWING RELATIONSHIP TO WORCESTER CHAMBERS



FRONT SECTION, WEST ELEVATION, LOOKING BACK TOWARDS WORCESTER STREET



REAR SECTION WEST ELEVATION, WITH WORCESTER CHAMBERS ON LEFT



NORTH ELEVATION OF SOUTH SIDE BUILDING (INTERIOR COURTYARD)



SOUTH ELEVATION OF NORTH SIDE BUILDING (INTERIOR COURTYARD)



UPPER WALL, SOUTH ELEVATION OF NORTH SIDE BUILDING (INTERIOR COURTYARD)



NORTH ELEVATION OF NORTH SIDE BUILDING



INTERNAL COURTYARD



END OF NORTH ELEVATION, SHOWING REDUNDANT MECHANICAL EQUIPMENT WHICH WAS PROBABLY PART OF THE INOVATIVE PLANT ORIGINALLY FITTED TO THIS BUILDING



UPPER DETAIL OF THE SOUTH EAST CORNER, SHOWING CRACKING TO THE PARAPET



TIMBER ENTRY DOORS SOUTH ELEVATION



TYPICAL STEEL WINDOW TO THE EAST SIDE OF SOUTH ELEVATION ENTRY DOORS



TIMBER MAIN ENTRANCE DOORS AND OVERLIGHT, CAMBRIDGE TERRACE



MAIN ENTRANCE, WITH CLASSICAL COLUMNS AND SYRIAN (OGEE) ARCHED PORTICO ABOVE



GENERAL VIEW OF NORTH EAST CORNER COLUMN, SHOWING HORIZONTAL CRACKING IN THE PLASTER WORK, AND CORRUGATED IRON COVERING THE DEMOLISHED PANELS IN THE NORTH WALL



DETAIL OF CRACKING IN THE NORTH EAST CORNER



**CLOSE-UP OF EARTHQUAKE INDUCED CRACKING TO THE SILL AND INFIL
PANEL BELOW THE WINDOW, NORTH EAST CORNER OF HARLEY BUILDING**



MAIN ENTRANCE FOYER WITH MARBLE PANELING



THE MISSING MARBLE PANEL FROM THE FOYER WALL IS STILL WITHIN THE BUILDING



TIMBER DOOR SET AND FRAME, FROM THE MAIN STAIR, LOOKING TOWARDS THE ENTRANCE FOYER



MAIN STAIR FOYER GROUND FLOOR, LOOKING SOUTH. NOTE THE VANDALISM TO THIS AREA.



INTERIOR OF NORTH EAST CORNER OF BUILDING, GROUND FLOOR, SHOWING COLUMN CRACKING AND BRICK INFILL PANELS REMOVED



DETAIL OF NORTH EAST CORNER COLUMN CRACKING



TYPICAL INNES BELL BLOCK INTERIOR WALL, GROUND FLOOR, SHOWING EARTHQUAKE INDUCED CRACKING



EXTANT TOILET AREA TILING, TOGETHER WITH ORIGINAL BRASS LIGHT SWITCH PLATE.



**DETAIL OF THE STEEL BALUSTRADE AND HANDRAIL TO THE MAIN STAIR,
FIRST FLOOR LEVEL**



ORIGINAL TYPE SWITCH BOARD CUPBOARD, FIRST FLOOR, WITH MODERN CIRCUIT BREAKERS FITTED



TYPICAL RANSACKED FIRST FLOOR ROOM, WITH GRAFFITI TO WINDOWS



ORIGINAL FIRST FLOOR DOORS, FRAMES AND BORROWED LIGHTS WHICH REMAIN IN GOOD CONDITION



ONE OF THE FEW ORIGINAL BRASS WINDOW CATCHES WHICH REMAIN



MAIN STAIR WELL, TOP FLOOR



THE GAP IN THE FLOOR BETWEEN THE NORTH AND SOUTH STRUCTURES, AT THE FIRST FLOOR, CAUSED BY THE EARTHQUAKE EVENT



THE VERTICAL GAP IN THE EAST EXTERIOR WALL BETWEEN THE NORTH AND SOUTH STRUCTURES, AT THE FIRST FLOOR, CAUSED BY THE EARTHQUAKE EVENT



UPPER WALL DAMAGE COUSED DURING THE EARTHQUAKE EVENT



WALL SEPARATION BETWEEN THE NORTH AND SOUTH STRUCTURES AT THE GROUND FLOOR



**FURTHER WALL SEPARATION BETWEEN THE NORTH AND SOUTH STRUCTURES
AT THE GROUND FLOOR**



VANDALISM AT THE UPPER FLOOR



ORIGINAL BRONZE WALL GRILL, WHICH WAS PART OF THE TEMPERED AIR VENTILATION SYSTEM.



ORIGINAL STAINED TIMBER DOOR AND FRAME, TOP FLOOR

WORCESTER CHAMBERS

**69 WORCESTER BOULEVARD
CHRISTCHURCH**



HERITAGE IMPACT ASSESSMENT



Report Prepared by
SMART ALLIANCES LTD
for
LEE PEE LTD

WORCESTER CHAMBERS

69 WORCESTER BOULEVARD CHRISTCHURCH

HERITAGE IMPACT ASSESSMENT

Report Prepared by

JOHN B GRAY, Heritage Architect

SMART ALLANCES LTD

10 High Street, Blenheim, 7240

Email: john@smartalliances.co.nz

For

LEE PEE LTD

November 2017

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1.0 INTRODUCTION

1.1 PURPOSE

This report is the result of a commission from Lee Pee Ltd by way of telephone call and email of 24th April 2017 to a request from Mr Matt Bonis from Planz for a Conservation Plan / Heritage Impact Assessment report relating to Worcester Chambers.

The report assesses the Heritage significance and values of Worcester Chambers building as a whole, (Group 1 “High Significance”, listing in the Operative Christchurch District Plan); and what the loss to the city’s heritage fabric would be if the rear portion of the building was demolished (under two options).

This report is to form part of a resource consent application by Lee Pee Ltd to incorporate the front portion of the building into a new hotel complex on the site; and thereby removing the remaining rear portion of the building.

Lee Pee Ltd has sought this report as an aid to establishing the degree of heritage significance of various parts of the building, the overall heritage significance of the building, and consequently the values associated with heritage fabric which are proposed to be removed / lost through the development proposal.

In preparation for the writing of this report, I have read the Christchurch City Council Heritage Assessment and Statement of Significance, the Heritage New Zealand Record form and associated documents and the proposed redevelopment scheme prepared by Warren and Mahoney Ltd as these relate to Worcester Chambers.

The specific purpose of this report is not to duplicate documentation already produced in those reports but to investigate and record the heritage values of this listed building and assess these values against internationally recognised criteria for assessment.

The process of assessment of heritage significance is discussed and presented in section five of this report.

This Conservation Plan / Heritage Impact Assessment (**HIA**) provides information on understanding the place, assessments, policies, recommendations and conclusions to assist in decision making regarding this building.

1.2 EXECUTIVE SUMMARY

This report assesses the significance of the Worcester Chambers Building, as a whole and taking into account its individual elements. It also outlines the options that have been considered in relation to the extent of demolition.

When assessing the significance of any structure, one must ask, “Does the place have any significance? If so, what?” This is therefore the fundamental pretext on which this report is based.

A summary of identified significance of Worcester Chambers is as follows:

- Significant historical and social values, as a specifically constructed Commercial College Building to teach the developing commercial skills of shorthand, typewriting, book keeping, accountancy and general administration.
- Such schools were very culturally important in the transition of women, from the traditional “domestic” trades, into the fields of commerce.
- The building was designed by well know Christchurch architect Cecil Wood, in the “Georgian Revival” architectural style, in which he specialised during this period, and of which he was particularly skilled.
- The design generally follows the idioms of the style, but the symmetry has been adapted to suit the limited width of the site.
- The exterior of the front half of the building, has “Considerable” architectural and aesthetic significance.

- The interior is considerably altered and is quite utilitarian and there are only a few items of fabric that have “Some” significance.
- The building was built by Neil McGillivray, a well-known local builder of the period and while “well built”, does not generally exhibit innovative or notable quality for the period, or technological or craftsmanship significance, with the exception of the front elevation plasterwork.
- The Worcester Chambers building has “some” contextual significance, for its association with other heritage buildings, however its group significance is somewhat diminished due to its lack of direct proximity to the majority of heritage buildings in the area.
- The building individually exhibits high “Streetscape” and “Landscape” values.
- The building shows no scientific significance, but the site may have “some” archaeological significance, due to evidence of pre 1900 occupation of the site.

While the above summary of significance, sets out in general or broad terms, the nature and level of significance of the Worcester Chambers Building as an entity / whole, the assessment of values of significance of specific facades, spaces and individual elements of the building, provides the flexibility necessary for the management of future change.

It is therefore important to understand the hierarchy of values that have been used to evaluate the levels of significance of this place.

The assessed levels of significance should not be insular to a particular building or place in isolation, but must be assigned, relative to recognised criteria of the general significance of Heritage Buildings across New Zealand. ie. there should be uniformity of significance values, building to building.

The author of the Statement of Significance (as included in the District Plan listing) concludes that, “The former Christchurch Commercial College building and its setting has **high** overall significance to Christchurch and Banks Peninsula”. This rating elevates Worcester Chambers to the highest rating of significance, under the Christchurch District Plan (**District Plan**).

This opinion appears to be based on purely subjective assessment, derived from a desk top exercise, which in this author's opinion, overstates the significance and importance of the various categories of significance, further leading to, in this author's opinion, an overstated conclusion as to the importance and significance of this building.

The CCC assessor's high overall assessment of significance, does not appear to be based on a detailed assessment of the various parts of the building, the parts of which vary greatly as to their importance, when assessed against internationally recognised assessment criteria, such as that recommended in the "Conservation Plan", by Mr J S Kerr, 2013.

For clarity, the late Mr James Semple Kerr, of Australia, developed a document over several years, with the input from several others, titled "The Conservation Plan, A guide to the preparation of Conservation Plans for places of European Cultural Significance". This document is an internationally recognised blueprint for working through the processes and conflicts between Development and Conservation.

Mr Kerr, wrote a very succinct explanation to the process and purpose of his "Conservation Plan", in the introduction of the revised 2nd edition in 1985, which is still very relevant today.

"The processes involved in conservation and development are as much social, political and economic as they are technical. Tension between those bent upon retaining the old and those building the new is not necessarily bad. It is a useful testing process of all four aspects and can establish a societies' priorities - providing that the basic information necessary for decision making has been made available to all parties and that a method of making those decisions has been agreed.

"This guide is therefore about gathering, analysing and assessing information that bears upon policy decisions and on the processes of making those decisions. It offers a common ground for debate, a method and a common language to help resolve differences and achieve a balance between the old and the new. The result of these processes is a conservation plan."

It appears that the stated "high overall significance" rating in the CCC Heritage Assessment Statement of Significance, has been responsible for the buildings elevation

of status, from a “Group 3” listed building in Volume 3, Appendix 1 of the superseded Christchurch City Plan, to a “Group 1” (high significance) status, in the appendix 9.3.6.1 schedule of the District Plan.

This author, has undertaken a very detailed overall assessment of the building, both as a desk top exercise and physical assessment on site; and rates Worcester Chambers overall, as of “Considerable” significance, which is a “B” rating using the hierarchy of values, in J S Kerr’s Conservation Plan (refer to section 5.4, of this report).

Further evidence that this building is potentially rated in the District Plan, higher than it should be, is that Heritage New Zealand rate this building as a “Category 2” Historic Place.

It is therefore this author’s opinion, that the heritage significance of Worcester Chambers, should be considered in accordance with the criteria for a “Group 2” building (“Significant”), as opposed to the “Group 1”, (“High Significance”) listing that it has been given. I understand however in terms of the RMA statutory framework that the ‘High Significance’ listing in the District Plan is not able to be challenged in this process. I note however, that it is applicable to the ‘effects’ associated with the potential loss of heritage value ascribed to the building in terms of the development proposed in this HIA.

It is undisputed that the Worcester Chambers building is of “Considerable” heritage significance; and has “High” Streetscape and Landmark values.

In assessing the effects of partial deconstruction/demolition of the Worcester Chambers, I have read the various reports and evidence presented as part of the application.

Part of my assessment process is to ascertain the approach that has been taken into investigating the existing building, its structure, health and safety, options for adaptive reuse and redevelopment, costings, business case analysis etc.

The significance considerations of the District Plan, relate only to the exterior of the building, that is, interiors do not form part of the listing, nor is consent required for their alteration or removal; and therefore that is what I have concentrated on. Section 2 of this report, describes the various parts of the building. In broad terms, it can be divided into four parts. (Refer to the plan of the building on page 10 of this report.)

Part 1, is the front façade and the first 6.5m along the west elevation. This is the section of the building which has the original slate roof over it. Part 2, is the continuous extension of the west side brick wall from the front of the building; and continuous with the front section. Part 3, is the original recessed brick section and original rear brick section on the west elevation. Part 4 is the 1958, rear addition to Worcester Chambers.

As assessed and described in section 5 of this report in further detail, Worcester Chambers has varying degrees of significance and therefore values, relating to its various elements.

It is this author's opinion, that Parts 1 and 2 of Worcester Chambers together have "Considerable" significance. Part 1 has "Considerable" significance and Part 2 has "Some" significance. Part 3 has "Some/Little" significance and Part 4 has "Some" significance. These significance ratings refer to the hierarchy of values, described in section 6.5 of this report.

A full assessment of the proposal against the District Plan objectives and policies concerning demolition is set out in detail in this report.

Most relevantly, in order to assess where the overall heritage values and significance of Worcester Chambers can be retained through a reduced degree of demolition, three options have been considered in preparing this report:

In summary, Option A involves retaining the front 6.5m portion of Worcester Chambers. Option B involves retaining this and a further ~6.8m portion (13.3m of the west wall; and 11.0m of the east wall). Option C involves retaining the whole of Worcester Chambers.

It is inevitable that change will occur on these sites as part of the redevelopment process. Mr Brett Gilmore, the project engineer has outlined in all the process scenarios for each option of potential redevelopment, that *“currently there is no reasonable access that would allow ‘straight forward’ demolition behind the facades”*. He further proposes that, *“consideration may be given to the part demolition of the rear of the 1950’s section of Worcester Chambers that would provide a simple access with which to undertake the demolition”*.

I agree with Mr Gilmore’s statements as above, and that while the 1958 addition to Worcester Chambers, has some significance for its early design by Sir Miles Warren, it has little architectural or aesthetic significance; and therefore in my opinion, its removal will have minor effects on the overall significance of the site.

In light of the above, and due to the lack of overall significance of the rear of Worcester Chambers, beyond the front facade, 13.3m of the west wall; and 11.0m of the east wall, (refer to the “Schedule of Significance”, section 5.6 of this report), I would further opine that only Options A and B should be considered as to retention of parts of the Worcester Chambers building. I therefore conclude that Option C is not necessary to retain the overall heritage values and significance of Worcester Chambers.

From a heritage aesthetic perspective, the important and significant parts of Worcester Chambers, are the brick walls of the front elevation, 13.3m of the west elevation and 11.0m of the east elevation.

It is therefore my opinion based on heritage alone, a preferred option would be that further research be undertaken to facilitate incorporation of the modified Option B into the new hotel design, to retain and integrate more of the historically significant fabric of the Worcester Chambers building.

I therefore conclude following thorough assessment, that adoption of the modified Option B, (retention of the front 6.5m, plus 6.8m and 4.5m of the respective western and eastern brick exterior walls), is this author’s preferred option for Worcester Chambers from a

heritage perspective; and that retention of the Option A part only, would not be my preferred option for this heritage resource.

1.3 SITE VISITS

The site visits to investigate, assess, record and photograph the building were made over three days of 3rd, 4th and 5th May 2017 and 28th and 29th of June 2017.

Present were:

Mr John Gray	Heritage Architect	Smart Alliances Ltd Blenheim
Ms Rosie Hobbs	General Manager	Lee Pee Ltd
Mr Brett Gilmore	Structural Engineer	Quoin Structural Consultants

(Both Ms Hobbs and Mr Gilmore were only present for an introductory tour of the building on 3rd May)

1.4 OWNERSHIP AND LEGAL STATUS

The site is owned by Lee Pee Ltd, as are the sites on each side of Worcester Chambers.



OVERALL DEVELOPMENT SITE, SHOWING THE THREE LOTS OWNED BY LEE PEE LTD, WITH THE WORCESTER CHAMBERS BUILDING SITE IN THE MIDDLE

The site is zoned ‘Central City Business Zone’ (CCB2) under the Operative Christchurch District Plan.

Table 15.1 of the District Plan describes the zone as:-

“Principal employment and business centre for the city and wider region and to become the primary destination for a wide range and scale of activities, guest accommodation, events, cultural activities and tourism activities.”

The Worcester Chambers building was listed in Volume 3, Appendix 1 of the superseded Christchurch City Plan as a “Group 3” building. It is now listed in Appendix 9.3.6.1 Schedules of Significant Historic Heritage Places in the Operative Christchurch District

Plan, as item 571, Group 1 (high significance), Heritage setting no: 342, Heritage Aerial map no: 679 and on planning maps no:32 and HI5.

The building was first classified by the New Zealand Historic Places Trust in the Board minutes of 26-11-81, approved for classification as a category C with list number 1950. It was reclassified under the 1993 Act to a category 2 Historic Place and remains listed as such under its present listing on the New Zealand Heritage List / Rarangi Korero by Heritage New Zealand.

1.5 LOCATION / LEGAL DESCRIPTION

The Worcester Chambers building is located on a very prominent CBD site on the north side of Worcester Boulevard. The site is directly opposite the Canterbury Club premises to the south and a block and a half west of Cathedral Square.

The official street address is 69 Worcester Street (now known as Worcester Boulevard) and the total area of the site is 470m². The site and its surrounding area is zoned “Central City Business” (CCB2) in the District Plan. The neighbouring sites are:

- To the north: Mixed commercial uses, including the newly constructed Lane Neave building
- To the east: The Harley Chambers building, Avon River corridor and Entertainment Precinct, restaurants and bars towards Cathedral Square.
- To the west: Empty sites and the Christchurch Art Gallery
- To the South: The Canterbury Club, Christchurch City Council buildings and new commercial high rise.

The legal description of the site is Lot 2, DP 6773 (identifier CTCB415/82), 420m²

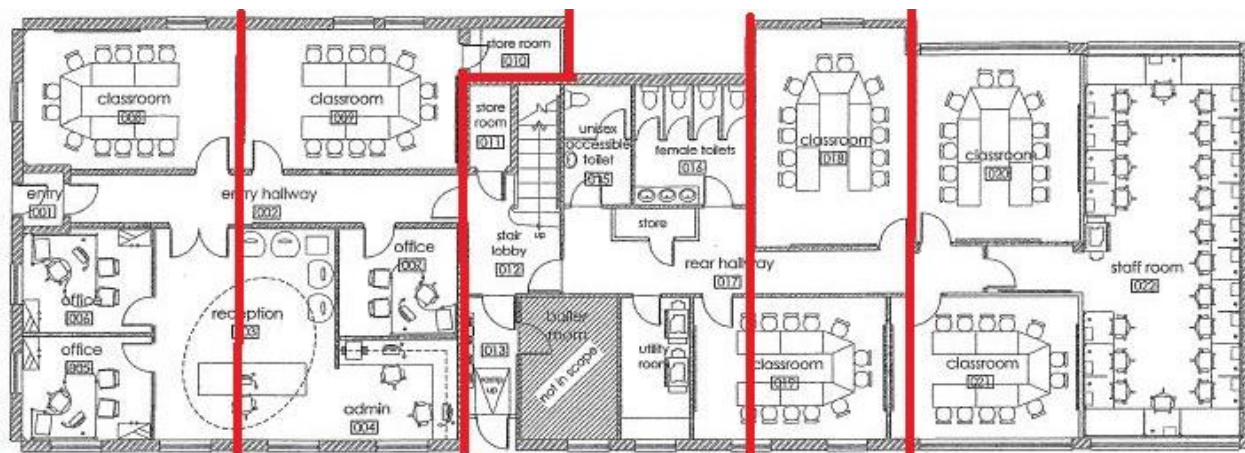
West - Original
Front Section

West - Original
Mid-Section

West - Original
Recessed Section.

West - Original
Rear Section

West - 1958
Addition



FLOOR PLAN OF
WORCESTER CHAMBERS
SHOWING THE VARIOUSLY DESCRIBED
SECTIONS OF THE BUILDING

2.0 UNDERSTANDING THE PLACE

2.1 DESCRIPTION OF THE BUILDING

BUILDING FABRIC - FRONT AND MID SECTIONS

The Worcester Chambers building was designed in 1928 by nationally renowned Christchurch interwar Architect, Cecil Wood, in the “Georgian Revival” style, in which he specialised.

The building is of two storied construction, with the structure consisting of reinforced concrete ground floor walls, including internal walls, supporting a reinforced concrete floor approx. 250mm thick, incorporating rib beams, spanning across the building at approximately 3.0m crs.

The external cladding is brick veneer, to both floors, with the first floor cladding comprising of double skin brick cavity wall construction to the external walls, with a central masonry wall running through the building and other internal upper floor walls of timber frame.

The ground floor structure is, timber t & g boards, on timber joists, bearers and concrete piles, with the rear 1958 addition having a concrete slab floor.

An aerial photo of the site from 1945¹, indicates that the whole of the roof was originally clad in slates on battens, probably from Bangor in Wales; as was used on similar buildings of the time designed by Cecil Woods. These slates were laid on battens, over purpose made timber trusses, at approximately 3m centres.

Today, only approximately the first 6.5m of the front of the building's roof is clad in slates. The remainder of the roof of the original building is clad in corrugated iron. A

¹ Canterbury Maps/Historical Aerial Imagery, 1945-49 Map.

c.1955 aerial photo, indicates that the change to corrugated iron of the central portion of the roof, had occurred by that time.

BUILDING FABRIC-REAR SECTION

The rear 8.0m of the building is an addition designed by Miles Warren and constructed in 1958. The structure of this building extension appears to be substantially of reinforced concrete columns and beams to both levels with double skin cavity brick veneer infills below the windows.

The lower floor of this extension is a concrete slab, with the upper floor also of concrete, supported on the grid of reinforced concrete beams and columns.

The roof of the rear extension is constructed of timber trusses, very similar to the original building, with corrugated iron cladding.

All internal walls to both levels of this extension are of timber frame.

BUILDING DESIGN/DESCRIPTION

Front Elevation

The Georgian revival front elevation, facing Worcester Street, exhibits considerable significance to this style; and particularly the designs of Cecil Wood, at that time. The red brick faced façade is directly contrasted with the white plaster trim of the cornice, quoins, plinth, and window and door surrounds. The curved cornice, which is constructed of timber laths with plaster render, is topped at each end with small square columns, with projecting urns, which rise above the adjacent slate roof. This column and urn detail is almost identical to that which Wood employed on his design for the Anderson Residence in Invercargill, built in 1925.

The front elevation is of almost symmetrical design, with main entrance door and three multi-paned timber double wing sash windows to the ground level and four multi-paned timber double hung sash windows to the upper level. Both the windows and door openings are trimmed in profiled plaster architraves in typical Georgian style, with plaster

key stones above the windows and a small ornately plastered concrete veranda above the main entrance, supported on Corinthian plastered corbels with scrolls. The front door is timber, of six panels, painted black, also typical of the Georgian style.

East Elevation-Front/Mid Sections

The east facing side wall of the original building is quite consistent in its design, with exposed red brick to both floors and seven multi paned double hung timber windows with white painted plaster trim, to each level. There is a timber egress door, recessed into a protected porch, half way along the east elevation.

East Elevation-Rear Addition

The rear 1958 addition is of unpainted plastered beams and columns, with red brick infill panels below the white painted steel windows. There are various plastic pipes, conduits and covers attached to the east wall along its length. Many of the downpipes have been removed from the wall, presumably by the same people who stripped the metals from the adjacent Harley Chambers.

There is a very intrusive counterbalanced aluminium framed fire egress stair, at the rear of the rear extension, suspended from the first floor level.

West Elevation-Front/Mid Sections

The west facing sidewall has more variety in its appearance and the type and significance of the elements along this wall. Accordingly, it is acknowledged that the ‘significance’ of heritage fabric along the west elevation is not equally uniform.

In my opinion, the front 13m of this elevation is the most significant. It is similarly constructed and detailed to that of the majority of the east elevation, with exposed natural red brick to both floor levels. There are a total of eight multi-paned double hung timber windows with white painted plaster trim surrounding the windows, distributed across the two levels. Three to the lower level, four to the upper level and one midlevel, illuminating the stairway. There is a modern intrusive sheet material infill panel to the lower level, at

the north end of this section of wall, which presumably previously provided access to the store room behind.

West Elevation-Original Building-Recessed/Rear Sections

The next section of the elevation towards the north which is approximately 4.5m long is recessed back from the face. While it too is constructed of red brick to both floors, the toilets are located backing onto this section on both levels, and the original windows have been replaced with modern intrusive aluminium units, considerably reducing the significance of this area of the building.

There is also a plethora of waste and vent pipes fixed to this wall. This section of the building is particularly unattractive with parts of the brickwork appearing to have been painted with dark red paint, which diminishes its heritage significance.

The next 4.0m of the building, while projected forward to the same line as the front section, is of relatively plain construction. It is of plain red brick to both levels, with vertically aligned window fenestration, with fixed steel framed windows to each level. The upper window is fitted with an Expel air unit; and a steel vent pipe graces the left side of the wall. The windows to this area have no decorative plaster surrounds.

West Elevation-Rear Addition

The rear 8.0m of this elevation, consists of the 1958 extension, designed by Miles Warren, and is set back approximately 1.0m from the outer face, similarly to the mid-section of the building. As described for the east elevation, it is constructed of unpainted plastered concrete beams and columns with red brick infills below the white painted steel window frames.

A rather incongruous, red painted vent pipe projects upwards in the centre of the elevation full height to around 1.2m above the wall. There is also a copper rain water head and associated steel and plastic downpipes at the right hand end.

There are two large electrical transformers in front of this section of elevation, which are probably located in the adjacent section, but detract from the appearance or significance of the building.

BUILDING FABRIC-INTERNAL

General

Internally the building is predominantly very utilitarian with only minor fabric of some heritage significance. Worcester Chambers, has undergone considerable internal alteration and modernisation over the years; especially it would seem, between the 1970s and 90s; which has seen the loss of considerable original fabric associated with internal partitions, and the replacement of original type doors with later era timber joinery incorporating glazed partitions and over-lights and heavy style glazed doors with stained finish.

Lower Floor

The lower floor level, from the front back to the internal stairwell, remains the most original area within the building. The entry foyer, while narrow, retains its original timber panelled appearance although it is now painted white and would have originally been of dark stained timber.

Three, original dark stained timber panelled doors, frames and glazed over-lights remain insitu, along the corridor up to the stairwell area, in company with the later 1970s style entrance door set on the east side, leading into the former reception.

The smoke control doors and partitions on either side of the lower stair foyer are also of 1970s design style, as is the door from the front entrance foyer, into the corridor.

The longitudinal walls on either side of the central corridor up to the stairwell are of reinforced concrete², plastered and painted, but the cross walls appear to be of timber frame with plasterboard, painted. Some of these timber walls, especially those subdividing the area around the reception are quite modern.

² Endel Lust, Civil Engineer Ltd, Private Report, August 2012.

Apart from the original doors and frames and entry panelling, there is little more internal fabric in this area, which is of any significance.

The central stairwell timber handrail and steel balustrade to the left side is of “some significance” as is the steel strong room door and frame, built in beneath the concrete stairway. The east side egress foyer off the lower stair lobby contains switchboards, telephone PABX etc.

The rear half of the ground floor, contains toilets, a utility room and five class rooms; and has undergone considerable modernisation but retains some original doors, stained frames and over-lights, but mostly, with modern style glazed doors. There are several suspended, lowered flat plaster ceilings in the most rearward rooms.

Once again the longitudinal walls on either side of the corridor up to the 1958 extension are probably of reinforced concrete, plastered and painted white, while the majority of the cross walls and those within the later extension are of timber frame with plasterboard linings and painted. The cross walls, either side of the central stair well, are also probably of reinforced concrete.

Lights throughout the building are predominantly of modern ceiling mounted or suspended fluorescent types on flat plaster ceilings.

Upper Floor

The upper floor has undergone considerable modernisation throughout and retains no significant heritage fabric beyond the external walls. There is an original masonry central wall, extending from the front, back to the line of the original back wall, prior to the 1958 extension. The remainder of the upper floor internal walls appear to be timber framed with painted plasterboard finish, while the interior of the exterior walls and the masonry wall are painted plaster finished.

Upper floor ceilings are predominantly of light weight suspended ceilings and tiles, painted, with suspended flat plasterboard to the toilets and upper stair lobby.

Doors, frames and glazed sidelights are of modern design.

A limited amount of structural strengthening was undertaken to the upper floor of the building only, circa 2007, which potentially prevented extensive damage to this building during the 2010-2011 Christchurch earthquakes. The strengthening involved the installation of structural steel frames to support the external brick walls, provide bracing frames and independently support the roof truss structure. The strengthening work was designed and supervised by Endel Lust, Civil Engineering Ltd.

Alterations known to have occurred or been undertaken on the building (from Building Consent records) include:

Original Construction - 1924-25

Major addition to rear (north) - 1958

Modification - 1963

Internal Alterations/Modification - 1981

Internal Alterations/Modification - 1995

Internal Alterations/Modification - 2001

Modification (presumably
structural strengthening) - 2006

Removal of chimney (east side. Boiler chimney) down
to roof level, following earthquake - 2011

3.0 HISTORICAL RESEARCH

3.1 BRIEF HISTORY OF THE BUILDING AND SITE

Constructed in 1928, the Worcester Chambers building at 69 Worcester Street, Christchurch, has historical and social significance as a purpose built commercial college, teaching shorthand, typewriting, bookkeeping and related subjects. The building also has architectural significance, for its Georgian Revival design by nationally renowned architect Cecil Wood.

A form of shorthand phonography had been invented in the 1830s by Isaac Pitman and in the mid nineteenth century internationally recognised training and certification was developed. The “writing machine”, known as the typewriter became mass produced in the late 1870s and the apparatus was soon in common use in New Zealand.

Following international examples, commercial schools teaching shorthand, typewriting, bookkeeping and related subjects were established throughout New Zealand. By the late nineteenth century, Christchurch had at least two³. In 1893 Miss Annie M Carr opened a school of shorthand and typewriting in Lichfield Street, considered “a new channel for the utilisation of female labour”.

Miss Carr then went into partnership with her acclaimed ex-pupil, Henry Digby, in 1898. By 1901 Miss E E Digby, was part of the teaching team and by 1905, they were joined by Miss M D Digby at their High Street premises.

³ The Cyclopaedia of New Zealand, [Canterbury Provincial District], 1903, [Private Schools], lists seven private schools, but only two teaching commercial practice.

In December 1924 Henry William Lockyer Digby and Miss Maude Donald Digby became tenants in common for the property at 69 Worcester Street and their new commercial school building was constructed.



MR HENRY W L DIGBY⁴

Designed by leading inter-war architect, Cecil Wood, Worcester Chambers is a two-storied Georgian revival style building. Its hipped roof remains clad in slate facing the street for a depth of 6.5m, while the mid and rear sections of the building are roofed with corrugated steel. The Worcester Street façade is near symmetrical, with a door and three multi-paned sash windows on the ground floor and four evenly spaced sash windows at first floor level. The red brick is contrasted by white cement quoins, window surrounds with cement keystones and door architraves. Above the quoins and cornice is a pair of decorative urns. On the east, west, and north elevations the fenestration is more varied and comparatively plainer.

In 1950 the property passed out of the Digby ownership and it has had a number of commercial owners since that time. It is likely that the building was named Worcester Chambers in the 1980s. Since 1995 it has been well known for its use as an English language school for international students.

⁴ Cyclopaedia of New Zealand [Canterbury Provincial District], 1903, [Private Schools], Image.

Alterations were carried out to the building in 1958, including a substantial addition to the rear, to the design of Miles Warren. Alterations for internal office fit-outs were carried out in 1963, 1981, 1987, 1995-6, 2001 and 2006. After the Canterbury earthquakes of 2010-2011, a chimney on the east wall was partially dismantled and capped at roof height.

Referenced from: Heritage New Zealand Summary report, Worcester Chambers, 69 Worcester Street, Christchurch. - List No. 1950, Robyn Burgess, 26 Jan. 2017.

3.2 BRIEF BIOGRAPHY OF THE WORCESTER CHAMBERS ARCHITECT

Wood, Cecil Walter

1878-1947

Architect

Cecil Walter Wood was born at Christchurch on 6th June 1878, the sixth of nine children of Robert Haswell Wood, a merchant, and his wife, Margaret Amelia Tribe. His mother died when he was seven and his father remarried. Cecil attended Christchurch West School and at the age of 12 was awarded a state scholarship to attend classes at the Canterbury College School of Art. In 1893 he was articled to Frederick Strouts, one of Christchurch's leading architects. During his apprenticeship, Wood studied architecture at the School of Art under Samuel Hurst Seager, who introduced him to Arts and Crafts principles and practices. Wood remained with Strouts until 1899 and then worked for two years as a draughtsman for Robert Ballantyne and William Clarkson.

In March 1901 Wood travelled to England, initially finding employment as a draughtsman with the Housing Division of the London County Council's Architects Department. Subsequently, he worked in the offices of two prominent Arts and Crafts architects, Robert Weir Schultz and Leonard Stokes.

With his horizons greatly broadened, Wood returned to New Zealand in January 1906 to take up a junior partnership with Seager in Christchurch. By February 1909 he was practising on his own account, and on 22 December that year he married Iris Frances Bruce at Christchurch. There were no children of the marriage.

Domestic work comprised the bulk of Wood's early commissions. His large suburban houses, such as the Alpers house, Fendalton (1911), and rural homesteads, such as Racecourse Hill, west of Christchurch (1912), helped establish his reputation as the leading domestic architect in Canterbury. Built of quality materials – brick and roughcast or timber, usually with slate roofs, shingled gables and leaded windows – Wood's houses translated the idiom of the English Arts and Crafts architects into local terms.

Cecil Wood's professional prominence was acknowledged when he was commissioned to design the Hare Memorial Library for Christ's College, which was completed in 1916. This relatively small stone building, with its exaggerated proportions and picturesque massing, was the first of several buildings for the college. His collegiate Gothic-style Memorial Dining Hall, built between 1923 and 1925, with its finely judged proportions and magnificent hammer beam roof, is one of his finest works.

The First World War brought Wood's architectural career to a temporary halt and between June 1917 and April 1919 he served in the New Zealand Field Artillery in England and France.

From 1922, Wood adopted the neo-Georgian manner for much of his domestic work, reflecting his keen interest in the Georgian revivals in England and North America. His red-brick Weston house, Christchurch (1923-24) is derived from English sources, while Anderson Park, Invercargill (1924-25) and Bishops court, Christchurch (1926-27), exhibit American influences, as do his more informal wooden colonial Georgian houses, such as the Green house, Christchurch (1928).

In 1926 Richard Harman joined him as a junior partner. Wood's independent nature, however, made it difficult for him to work closely with another architect and this

partnership lasted only about two years. Two later attempts with Paul Pascoe and Gerald Bucknell were also short-lived.

Cecil Woods' traditional approach to design is seen in his large commercial buildings, beginning with the Public Trust Office, Christchurch (1922-25). Although constructing it of reinforced concrete, he employed a stripped classical idiom on the façade. Wood gradually refined and abstracted the classical language in subsequent buildings. In the State Fire and Accident Insurance Office Building, Christchurch (1933-34), the concrete piers became flat strips and art deco and Maori motifs were introduced. A restrained modernism is evident in his 1937 design for the Hereford Street Post Office.

The majority of Woods' ecclesiastical commissions were for small churches. Designed in a free Gothic manner with English Arts and Crafts influences, they are unpretentious, superbly crafted and skilfully combine a range of stylistic details and materials. Notable examples in stone are St Barnabas, Fendalton (1925-26), and St Pauls, Taitapu (1930-31). St Barnabas, Woodend (1932), has reinforced concrete walls and Wood endeavoured to express the nature of the material by simplifying the detailing.

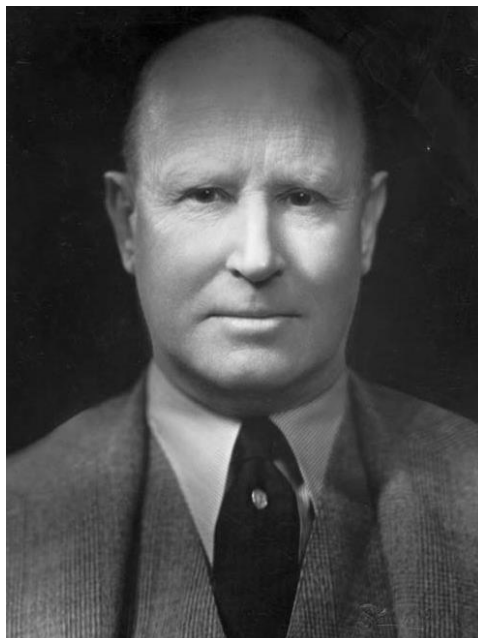
Wood's reputation as New Zealand's leading church architect was confirmed in 1937 when he was selected to design St Paul's Cathedral, Wellington. It was to be built of reinforced concrete, and this posed the problem of reconciling new materials with a traditional building form – a conflict Wood never fully resolved. In 1938 he undertook a research trip to England, Europe and the United States. He was particularly impressed by the work of two leading Swedish architects, Ragnar Ostberg and Ivar Tengbom. Their influence, along with Spanish colonial and art deco elements, is clearly visible in the final eclectic design of 1945. Wood's personal amalgam of elements was criticised by traditionalists as well as by modernists, such as the Auckland-based Architectural Group, which called it 'a jigsaw of trappings'. When construction finally began in 1956 it was to a much reduced version of Wood's scheme.

Always impeccably dressed and invariably sporting a pork-pie hat, Wood was retiring by nature and had a reputation for integrity and professionalism. He disliked architectural

competitions, although he acted as assessor on several occasions. He was admitted as an associate of the New Zealand Institute of Architects in 1914, became a fellow in 1926, and was national president from 1937 to 1938. He became an associate of the Royal Institute of British Architects in 1921. Wood died on 28th November 1947 at Fendalton; his wife, Iris, died in 1979. Their ashes were interred in the east wall of the ambulatory of St Paul's Cathedral.

Cecil Wood was a leader of his profession in New Zealand between the world wars, producing a substantial body of high-quality designs for a range of building types. Equally at home designing in classical, Gothic or Arts and Crafts styles, his traditionalist approach was typical of his generation. His best buildings, characterised by attention to detail, sensitivity to materials and a quest for formal perfection, had a major impact on the architecture of Canterbury. His personal example made an indelible impact on every architect who worked in his office, including Robert and Margaret Monro, Paul Pascoe and Miles Warren.

Ruth M. Helmes, 'Wood, Cecil Walter'. First published in the Dictionary of New Zealand Biography, vol. 4, 1998, Te Ara - The Encyclopaedia of New Zealand.



CECIL WALTER WOOD

1878-1947

4.0 DESCRIPTION OF THE PROPOSAL FOR THE SITE

The proposal consists of establishing a new Hotel complex for Christchurch City, on the edge of the Avon River in the heart of the City Centre. The Hotel complex is to be designed as a 5 star hotel experience, in a building which is significant and highly distinctive for the iconic location provided. The Hotel will offer some 150 rooms, ranging in size from 36m² to 55m², although suites can be interlocked creating modules of 72m² and 108m².

Two restaurants are provided including a fine dining, as well as more orthodox restaurant and bar, both of which will be available to the wider public, and able to be entered through a restored Worcester Chambers which will open up to a main enclosed atrium at the heart of the building. Other facilities include a pool, spa and gym at the first floor. Off-street access and valet parking is provided.

The hotel site is made up of three sites currently occupied by, Harley Chambers, Worcester Chambers, and the vacant site of York house which was deconstructed due to irrevocable damage during the Canterbury Earthquake sequence.

Harley Chambers was equally affected by the Canterbury earthquakes and is proposed to be removed from the site, although its distinctive arch, façade design element, has been carried through as a design feature for the proposed Hotel.

Lastly, Worcester Chambers becomes both the focal point, and a distinctive entry into the Hotel; and of itself, in terms of its central position within the Hotel complex.

5.0 SIGNIFICANCE ASSESSMENT

5.1 BASIS OF ASSESSMENT OF VALUES

There are several nationally and internationally recognised best practice guide documents to be consulted in the preparation of Heritage Impact Assessments and conservation plans. Guide documents commonly used in New Zealand include:

- *New Zealand Historic Places Trust (now Heritage New Zealand) Sustainable Management of Historic Heritage Guidance Information sheet 2. “Assessment criteria to assist in the identification of Historic Heritage Values”.*
- *New Zealand Historic Places Trust (now Heritage New Zealand) Sustainable Management of Historic Heritage Guide Number 4 “Resource consents”, section 3.2 – AEE/Heritage Impact Assessment.*
- *New Zealand Historic Places Trust (now Heritage New Zealand) Sustainable Management of Historic Heritage Guidance Information sheet 9, “Preparing a Heritage Impact Assessment.” (Similar to Guide number 4).*
- *New Zealand Historic Places Trust (now Heritage New Zealand) Sustainable Management of Historic Heritage Guidance Information sheet 15, “Demolition of Historic Buildings”.*
- *ICOMOS, Guidance on Heritage Impact Assessments for Cultural World Heritage Properties, ICOMOS, January 2011 (ICOMOS guide).*
- *J S Kerr’s, The Conservation Plan; A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance The Seventh Edition (Australia ICOMOS, 2013).*

J.S. Kerr’s “The Conservation Plan”, (as above) has been used as the **main reference document**, in the preparation of this report.

There are also a range of possible criteria to assess heritage values, once sufficient information is gathered about a place. Those criteria include those published by Heritage New Zealand

(Pouhere Taonga), such as “Guidance Information sheet 2 – Assessment criteria to assist in the identification of Historic Heritage Values” as listed above, and criteria used by various local authorities.

The basis of assessment of significance for this Heritage Impact Assessment Report, is the “Criteria for the Assessment of Significance of Heritage Values” used by the Christchurch City Council for Heritage Listing Criteria, under Appendix 9.3.7.1, as follows.

5.2 ASSESSMENT OF VALUES

a. HISTORICAL AND SOCIAL VALUE

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 and or other patterns.

The former Digby’s Commercial College building has significant historical and social values, as it was specifically constructed as a Commercial College building in 1928. The College was originally established in 1893, by Miss Annie Carr⁵ to teach shorthand, typewriting, book keeping, accountancy, and general administration skills, primarily to females, but also males. The original location of the school was in Lichfield Street. This school was one of two specialist schools teaching Commercial subjects in Christchurch at the time, the other being Gilby’s Commercial College.⁶

In 1898, Miss Carr was joined in partnership by one of her acclaimed ex-pupils, Mr Henry Digby⁷, then in 1901, Miss E E Digby joined the teaching staff and in 1905, Miss Maude Digby also became part of the team at the school⁸, which by this time was

⁵ The Press, 11th march, 1893, Pg 7.

⁶ The Cyclopaedia of New Zealand, [Canterbury Provincial District], 1903, [Private Schools], lists seven private schools, but only two teaching commercial practice.

⁷ The Press, 2nd November, 1898, Pg 8.

⁸ Referenced from: Heritage New Zealand Summary report, Worcester Chambers, 69 Worcester Street, Christchurch. - List No. 1950, Robyn Burgess, 26 Jan. 2017.

located in High Street. Potentially, Miss E and Miss M Digby, were Mr Digby's sisters.

By the 1920's, the College had continued to grow and in 1924 Mr Henry William Lockyer Digby and Miss Maude Donald Digby purchased the property at 69 Worcester Street, as tenants in common, with the view of building a new purpose built building to house the College. Digby's Commercial College occupied the new building in 1928.

The College conducted both day and night classes and was obviously more than just a commercial school, as internet searches show various listings for sports team weekend competition draws in both netball and hockey, under the name of Christchurch Commercial College.

The fortunes of the College probably waned following the Second World War, as although the College continued to operate, the Digby family sold the premises at 69 Worcester Street in 1950.

Digby's Commercial College continued to operate and in 1954⁹ (according to court records), one of the schools most infamous pupils, Miss Pauline Parker, enrolled at the College, after having been removed from Christchurch Girls High School. Miss Parker, (along with Juliet Hulme), murdered her mother in 1954, which was dramatised in the 1994 film, "Heavenly Creatures". Court records also recorded, "Digby's was a secretarial "College" and certainly much looked down upon".

The date upon which the college ceased to operate is unknown.

Subsequent known owners and occupiers of the building have included:

- Totalisator Agency Board (TAB, 1950-58)
- Bruce and John Britten (Worcester Chambers Ltd)
- Trustees of the New Zealand District of the Hibernian Australasian Catholic Benefit Society of Wellington (1971-81)
- National Mutual Life Association (1981-98)

⁹ Heavenly Creatures, School/The NZ School System - www.adamabrams.com/hc/faq2/Section_3/3.1.5-3.1.5.1.html.

- Lower floor Artist studio (1995-2002)
- Upper floor - English language School (1995 -)
- Whole Building - Languages International (2002-15)

b. CULTURAL AND SPIRITUAL VALUE

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.

The Digby's Commercial College building is significant, as a purpose built building to teach vocational training in the commercial trades of shorthand, typewriting and bookkeeping, which were primarily “for the utilisation of female labour”. Such schools were the forerunner of the modern Polytechnics, and were important in the transition of women, from the traditional domestic trades, into the fields of commerce.

It is not known that this building or site has particular significance to Tangata Whenua.

c. ARCHITECTURAL AND AESTHETIC VALUE

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.

Cecil Wood, designed this building in the early Twentieth Century, “Georgian Revival” architectural style, in which he specialised in this period of his architectural career, and of which, he was particularly skilled.

The design generally follows the typical, idioms of the style, predominantly two storied, hipped roof, exposed red brick façade, symmetrical fenestration with generally two windows each side of a central entry, classically panelled front door with over light, classical detailing, elaborate doorway with portico roof, multiple painted windows with wide plaster architraves and central key stone.

This particular building is quite narrow and Wood has therefore departed from the usual symmetry, by providing the four windows across the facade, but substituting one lower storey window for the main entrance, offset to the left. As a result, the usual portico type roof has been considerably reduced in size, and supported on corbels instead of the usual Doric Columns.

Unusually for the “Georgian Revival” style, Cecil Wood has chosen to include plaster quoins in contrasting white, to both ends of the façade, which in this case assists to frame the façade in conjunction with the white curved cornice and interestingly ornate white plinth.

This exterior of this building is however, one of aesthetic contrasts. Thorough assessment of the exterior of the Worcester Chambers building (as listed in the “Schedule of Significance”) has determined that the front façade, the first (approximately) 13m of the west side and (approximately) 11m of the east side, is of “Considerable” architectural and aesthetic significance, while in my opinion, the remainder of the building exterior is of “Some” or “Little” significance.

In 1958 an 8m long, two storied, full width addition was added to the rear of the building, to the design of a young Miles Warren, which included internal alterations, to facilitate the transition. This addition was in contrast to the original brick walled building, in that it was designed, with wide exposed unpainted plastered concrete beams and columns, with red brick infill panels below the white painted steel window elements.

Conversely, the interior of the building, is quite utilitarian, having been considerably altered during its life span and does not exhibit the same significance as the exterior.

The only extant items of interior fabric with significance, are a few original panelled doors, frames and over lights, the strong room door, the left hand stair hand rail and steel balustrade and the painted panelling to the entry foyer. These items, are however of only “Some” significance, with the remainder of “Little” or “No” significance.

d. TECHNOLOGICAL AND CRAFTSMANSHIP VALUE

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.

The building was built by Mr Neil McGillivray, a well know Christchurch builder of the era and the Building Permit for the project was issued by the Christchurch City Council, on 16th April 1928, with reference number, CH817/3-896.¹⁰ The building is of very standard construction materials, methods and craftsmanship of the time, and in my opinion, does not exhibit particular innovation, and while “well built”, is generally not of particularly notable quality for the period, with the exception of the front elevation plasterwork and the small portico roof and support corbels, on the front elevation, which are well executed.

e. CONTEXTUAL VALUE

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.

¹⁰ CCC Archives, Building Permit Register, 1926-28. CH817/Box 3, item 896, pg 63.

The building has “some” contextual significance for its association with other heritage buildings in the immediate vicinity, though with the exception of the Harley Chambers building next door and the Canterbury Club opposite, the other heritage buildings in the vicinity are some distance away, and therefore any “group” association, is somewhat diminished.

The building individually exhibits high Streetscape and Landscape values and significance, due to its design qualities, proportions, selection of materials and colour contrast between the red brick and white plaster trims.

f. ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE VALUE

Archaeological and 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 site is of some archaeological significance as it has potential to provide archaeological evidence relating to pre 1900 human activity on the site. Early maps indicate the outline of buildings which predate the present structure and are potentially of some significance. The existing building does not indicate scientific significance.

5.3 STATEMENT OF SIGNIFICANCE

This statement sets out in general terms, the nature and level of significance of the place.

When assessing the significance of any structure, one must ask, “Has the place any significance? If so, what?” This is therefore the fundamental pretext on which this report is based.

The following is a summary of identified significance of the place:

- Significant historical and social values, as a specifically constructed Commercial College Building to teach the developing commercial skills of shorthand, typewriting, book keeping, accountancy and general administration.
- Such schools were very culturally important in the transition of women, from the traditional “domestic” trades, into the fields of commerce.
- The building was designed by well know Christchurch architect Cecil Wood, in the “Georgian Revival” architectural style, in which he specialised during this period, and of which he was particularly skilled.
- The design generally follows the idioms of the style, but the symmetry has be adapted to suit the limited width of the site.
- The exterior of the front half of the building, has “Considerable” architectural and aesthetic significance.
- The interior is considerably altered and is quite utilitarian and there are only a few items of fabric that have “Some” significance.
- The building was built by Neil McGillivray, a well-known local builder of the period and while “well built”, does not generally exhibit innovative or notable quality for the period, or technological or craftsmanship significance, with the exception of the front elevation plasterwork.
- The Worcester Chambers building has “some” contextual significance, for its association with other heritage buildings, however its group significance is somewhat diminished due to its lack of direct proximity to the majority of heritage buildings in the area.
- The building individually exhibits high “Streetscape” and “Landscape” values.
- The building shows no scientific significance, but the site may have “some” archaeological significance, due to evidence of pre 1900 occupation of the site.

5.4 THE LEVELS OF SIGNIFICANCE

While the statement of significance (5.3) sets out in general or broad terms, the nature and level of significance of the Worcester Chambers Building, the assessment of values of façades, spaces and individual elements of the building, provides the flexibility necessary for the management of future change.

It is therefore important to understand the hierarchy of values that have been used to evaluate the levels of significance of this place.

The assessed levels of significance should not be insular to a particular building or place in isolation, but must be assigned, relative to recognised criteria of the general significance of Heritage Buildings across New Zealand, i.e. there should be uniformity of significance values, building to building. J.S. Kerr's "Conservation Plan" (7th edition)¹¹ pg. 19, shows an appropriate 'ladder' graphic to explain this concept, which is reproduced here with New Zealand building examples, to show examples of the types of buildings, appropriate to the internationally recognised hierarchy of significance levels.

¹¹ J S Kerr, Conservation plan, Seventh Edition, January 2013, Australia ICOMOS.

A	<i>Exceptional Significance</i>	<u>Examples</u> <i>Christchurch Cathedral</i> <i>Dunedin Railway Station</i>
B	<i>Considerable Significance</i>	<i>New Regent Street Shops</i> <i>Christchurch Boys High School</i> <i>(original 1926 block)</i>
C	<i>Some Significance</i>	<i>Public Trust Building, Oxford Tce</i> <i>Midland Club, 176-178 Oxford Tce</i>
D	<i>Little Significance</i>	<i>Old Saddlery, Riccarton Road</i> <i>MED Substation, Glasson Street North</i>
INT	<i>Intrusive</i>	<i>Lyttelton School in Lyttelton Character Precinct</i> <i>Olveston Aluminium Glasshouse,</i> <i>Abutting Olveston Homestead, Dunedin</i>

The top rung (A), is for buildings, elements, items, or fabric of exceptional significance in a broad context. The rung below (B), is for buildings, elements, items, or fabric of considerable significance which would warrant inclusion on the Heritage New Zealand List, as a Category 1 building. The third rung (C) is for buildings, elements, items, or fabric of some significance, and is the threshold for inclusion onto most lists. Buildings or items on the bottom rung (D), as the designation implies, are of little significance.

In addition, buildings, elements or items which are visually intrusive and damage the character and special quality of the place, should be identified. These are often buildings or additions of inappropriate or modern design which have been built against or in close proximity to heritage buildings of significance.

These are the thresholds which I have used to determine the values of significance, of elements or items of the Worcester Chambers Building, based on best practice.

Heritage New Zealand administers the New Zealand Heritage List/Rarangi Korero under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA). Under this list, historic places are identified as category 1 or category 2.

CATEGORY 1: Places of special or outstanding historical or cultural heritage significance or value.

CATEGORY 2: Places of historical or cultural heritage significance or value

The levels of classification under the Historic Places Act of 1980 were A, B, C, and D. Under the Historic Places Act 1993, A and B historic places became Category 1 Historic places and C and D's, became category 2.

Under volume 3, Part 10 Heritage and Amenities, Appendix 1 of the former Christchurch City Plan, Protected Buildings, Places, and Objects were classified under groups 1-4, with 1 being the most significant.

Under appendix 9.3.7.2 Schedule of significant Historic Heritage, of the Operative Christchurch District Plan, buildings or structures are now only classified under two groups, Group 1 – highly significant and Group 2 – Significant.

The Worcester Chambers building is currently listed in the Operative Christchurch District Plan as Group 1 – Highly Significant and in the HNZ List as Category 2.

5.5 BASIS OF DETAILED ASSESSMENT OF INDIVIDUAL SPACES AND ELEMENTS OF THE BUILDING

Taking account of the preceding assessment of heritage significance, the spaces and elements of the Worcester Chambers Building have been analysed and a hierarchy of values has been established.

The evaluation takes account of Historical and Social, Cultural and Spiritual, Architectural and Aesthetic, Technological and Craftsmanship, Contextual, Archaeological and Scientific significance, the appearance, originality, integrity, and authenticity of the fabric; and sets an overall degree of “Heritage Significance” for each elevation, space or element.

Elevations or spaces that are relatively unaltered from their original form and contain significant original fabric tend to have a significance rating of A or B, while altered spaces and those containing fabric of low significance have lower values.

While there are several similar lists for criteria used for the assessment of significance of spaces or elements in heritage buildings, I use the following criteria for assessment of significance which is similar to that promoted by J.S. Kerr.

The meaning of the assigned values is as follows:

A/a Exceptional Significance

This value denotes spaces or elements which are of exceptional importance to the overall cultural heritage significance of the place.

B/b Considerable Significance

This value denotes spaces or elements which are of considerable importance to the overall cultural heritage significance of the place.

C/c Some Significance

This value denotes spaces or elements which are of some or minor importance to the overall cultural heritage significance of the place.

D/d Little Heritage Significance

This value denotes spaces or elements that offer little or no contribution to the cultural heritage significance of the place.

INT/int Intrusive

This value denotes spaces or elements which obscure or detract from the overall cultural heritage significance of the place.

The meaning of the assigned values is as follows:

Upper case letters are used to denote the significance of elevations or spaces around and within the building and **lower case letters** are used to denote **elements, items or components** which make up parts of these elevations or spaces.

5.6 SCHEDULE OF SIGNIFICANCE OF ELEMENTS AND SPACES

Generalised “Heritage Significance” values of building elements (by type).

For the purposes of orientation the Worcester Boulevard elevation is the South elevation.

EXTERIOR

<u>FRONT ELEVATION</u>	B
• Slate roof	b
• Colour steel flashings	d
• Corner plaster roof columns with urns above	b
• Metal gutters	c
• Undercut plaster cornices	b
• Red brick walls with stretcher bond brick lintels	b
• White plaster quoins at ends of elevations	b
• White painted timber double hung windows, each sash in 6 pane Georgian style	b
• White plaster keystones above windows	b
• White plaster mouldings around windows	b
• White plaster window sills	b
• White plaster canopy above front door, supported on detailed corbels each side	b
• Black 6 panelled solid timber front door in timber frame with oval beaded glazed over light	b
• White plaster plinth with dark grey under plinth with triangular notches	b
• White address sign to right of door	c
• Brown painted down pipes in recess at each end of front elevation	c

WEST ELEVATION (front 6.5m)**B**

- Slate roof b
- Colour steel flashings d
- Corner plaster roof post with white plaster urns above at front R.H. corner b
- Corner quoins c
- Timber fascia – painted white c
- Red brick walls with stretcher bond brick lintels b
- Sycamore and cabbage trees at front R.H. side int
- White painted timber double hung windows, each sash with 6 pane Georgian Style, plaster surrounds b
- White plaster keystones above windows b
- White plaster mouldings around windows b
- White plaster window sills b
- Brown painted down pipes d

WEST ELEVATION (next 6.8m)**C**

- Colour steel roofing c
- Colour steel flashing d
- Copper gutter c
- Red brick walls, with brick lintel, laid vertical c
- White painted timber double hung windows, each sash in 6 pane Georgian Style, plaster surrounds b
- Panelled infill of what was probably a garage type door (fibre cement) int
- White plastic conduits fixed along wall int

WEST ELEVATION (next 4.5m, Recessed)**C/D**

- Colour steel roofing c
- Colour steel flashing d
- Copper gutter c

- Red brick walls, with plastered lintel c
- White aluminium windows d
- White painted timber double hung windows, each sash in 6 pane Georgian style, plaster surrounds (side wall of recess) b
- Red painted sewer and vent pipes d
- White plastic conduits fixed along walls int

WEST ELEVATION (next 4.0m)

C/D

- Colour steel roofing c
- Colour steel flashing d
- Copper gutter c
- Red brick walls, with brick lintel, laid vertically c
- White painted timber windows, 12 pane Georgian style c
- Red painted sewer and vent pipes d
- White plastic conduits fixed along walls int

WEST ELEVATION (rear 8.0m, 1958 Extension)

C

- Colour steel roofing c
- Colour steel flashing d
- Plastered concrete walls and parapet c
- Red brick infill panels c
- White painted steel windows, c
- Copper rain water head c
- Red painted sewer, downpipes and vent pipes d
- White plastic conduits fixed along walls int

EAST ELEVATION (brick section)

C

- Slate roof (front 6m only) b
- Colour steel flashings d
- Colour steel roofing (remainder of roof) c
- Corner plaster roof post with white plaster urns above at front R.H. corner b
- Corner quoins c
- Timber fascia – painted white c
- Red brick walls with angled brick lintels b
- White painted timber double hung windows, each sash with 8 pane Georgian style, plaster surrounds. b
- White plaster mouldings around windows b
- White plaster window sills b
- Brown painted down pipes d
- White and grey plastic conduits to wall int
- Steel and wire mesh security gates at front of site int
- Gas meter box int
- Timber egress door and frame with over light, in recess mid elevation. d

EAST ELEVATION (rear 8.0m, 1958 Extension)

C

- Colour steel roofing c
- Colour steel flashing d
- Plastered concrete walls and parapet c
- Red brick infill panels c
- White painted steel windows, c
- Copper rain water head (painted) c/d
- Modern counter balanced fire escape stair d
- White plastic conduits fixed along walls int

INTERIOR

GROUND FLOOR

001 ENTRY	C
<ul style="list-style-type: none">• Flat plastered ceiling - painted	d
<ul style="list-style-type: none">• Flat plastered upper walls - painted	d
<ul style="list-style-type: none">• Timber panelled wall linings/dado to door head height - painted	c
<ul style="list-style-type: none">• Dado capping	c
<ul style="list-style-type: none">• Plastic conduits to plaster walls	int
<ul style="list-style-type: none">• Timber panelled door and frame with decorative over light - painted	c
<ul style="list-style-type: none">• Timber 1980's style door and frame to main corridor, with 8 panel over light - stained	d
<ul style="list-style-type: none">• Brass door step to above door	c
<ul style="list-style-type: none">• Light grey marble tiles to concrete floor	c
002 ENTRY HALLWAY	D
<ul style="list-style-type: none">• Flat plastered ceiling - painted	d
<ul style="list-style-type: none">• Recessed lights, smoke alarms	int
<ul style="list-style-type: none">• Plaster cornice - painted	d
<ul style="list-style-type: none">• Flat plastered upper walls - painted	d
<ul style="list-style-type: none">• Plain plaster skirting - painted	d
<ul style="list-style-type: none">• Original 5 panel timber doors and frames with tilting over lights - stained	c
<ul style="list-style-type: none">• Timber 1980's style door and frame to main corridor, with 8 panel over light - stained	d
<ul style="list-style-type: none">• Modern light switches, fire alarm call point, signs, etc	int
<ul style="list-style-type: none">• Carpet to timber floor	d
003 RECEPTION	D
<ul style="list-style-type: none">• Flat plastered ceiling - painted	d
<ul style="list-style-type: none">• Recessed lights, smoke alarms	int
<ul style="list-style-type: none">• Hanging fluorescent lights over reception counter	d

- Flat plastered walls - painted d
- Plain plaster skirting - painted d
- Timber skirtings - painted d
- Timber multi pane windows - painted c
- Original 5 panel timber doors and frames with tilting over lights - stained c
- 1980's style timber double doors and frame and sidelight to main corridor d
- Radiators and exposed pipework d
- Reception counter int
- Modern glazed partition walls and modern flush panel doors to offices 005 and 006 int
- Modern light switches, signs, etc int
- Plastic conduits to walls int
- Carpet to timber floor d

004 ADMIN

D

- Flat plastered ceiling - painted d
- Recessed lights, smoke alarms int
- Flat plastered walls - painted d
- Plain plaster skirting - painted d
- Timber skirtings - painted d
- Timber multi pane windows - painted c
- Radiators and exposed pipework d
- Modern timber framed partitions with glazed over light - painted int
- Modern light switches, signs, etc int
- Built in timber bench and filing cabinets int
- Plastic conduits to walls int
- Carpet to timber floor d

005 OFFICE

D

- Flat plastered ceiling - painted d

- Recessed lights, smoke alarms int
- Flat plastered walls - painted d
- Plain plaster skirting - painted d
- Timber skirtings - painted d
- Timber multi pane windows - painted c
- Radiators and exposed pipework d
- Modern glazed partition wall and modern flush panel door to reception int
- Modern timber framed partition, between offices - painted int
- Modern light switches, etc int
- Plastic conduits to walls int
- Carpet to timber floor d

006 OFFICE

D

- Flat plastered ceiling - painted d
- Recessed lights, smoke alarms int
- Flat plastered walls - painted d
- Plain plaster skirting - painted d
- Timber skirtings - painted d
- Timber multi pane window - painted c
- Radiators and exposed pipework d
- Modern glazed partition wall and modern flush panel door to reception int
- Modern timber framed partition, between offices - painted int
- Modern light switches, etc int
- Plastic conduits to walls int
- Carpet to timber floor d

007 INTERNAL OFFICE

D

- Flat plastered ceiling - painted d
- Recessed lights, smoke alarms int
- Flat plastered walls - painted d
- Plain plaster skirting - painted d
- Timber skirtings - painted d
- Radiators and exposed pipework d
- Modern timber framed partitions with glazed over light - painted int
- Modern light switches, signs, etc int
- Plastic conduits to walls int
- Carpet to timber floor d

008 CLASSROOM

D

- Flat plastered ceiling - painted d
- Modern suspended fluorescent lights int
- Flat plastered walls - painted d
- Plain plaster skirting - painted d
- Original 5 panel timber door and frame with tilting over light - stained c
- Timber multi pane windows - painted c
- Radiators and exposed pipework d
- Modern light switches int
- Built in small timber cabinets int
- Plastic conduits to walls int
- White board to wall int
- Carpet to timber floor d

009 CLASSROOM

D

- Flat plastered ceiling - painted d
- Modern suspended fluorescent lights int

• Flat plastered walls - painted	d
• Plain plaster skirting - painted	d
• Original 5 panel timber door and frame with tilting over light - stained	c
• Timber flush panel door with top glazing and frame to storage cupboard	int
• Timber multi pane windows - painted	c
• Radiators and exposed pipework	d
• Modern light switches	int
• Built in cabinet above storage cupboard door	int
• Plastic conduits to walls	int
• White board to wall	int
• Carpet to timber floor	d

010 STORE ROOM **D**

• Flat plastered ceiling - painted	d
• Pendant light	int
• Flat plastered walls - painted	d
• Timber flush panel door with top glazing and frame to office	int
• Timber skirtings - painted	d
• Modern timber framed partition to exterior wall - painted	int
• Modern light switches	int
• Plastic conduits to walls	int
• Concrete floor	d

011 STORE ROOM **D**

• Flat plastered ceiling - painted	d
• Pendant light	int
• Flat concrete walls - painted	d
• Timber flush panel door with top glazing and frame to storage cupboard	int
• Built in timber shelving unit	int
• Modern light switches	int

- Plastic conduits to walls int
- Concrete floor d

012 STAIR LOBBY/STAIRS C

- Flat plastered ceiling - painted d
- Suspended fluorescent lights, smoke alarms int
- Ceiling mounted fluorescent lights d
- Plaster cornice - painted d
- Flat plastered walls - painted d
- Plain plaster skirting - painted d
- 3 x Timber 1980's style smoke stop doors and frames to both main corridors and to east side exit way lobby - stained d
- Steel, former safe door and frame c
- Stair steel balustrade and timber handrail(left hand side) c
- Timber handrail (right hand side)- non original d
- Timber/glazed half width partition, at top of stairs d
- Double flush panel fire doors in partition at top of stairs, complete with electric hold backs/release device and auto door closers d/in
- Modern light switches, fire alarm call point, signs, etc int
- Carpet to concrete stairs with modern nosing's c/int

013 EGRESS LOBBY (East Side) D

- Flat plastered ceiling - painted d
- Ceiling mounted fluorescent lights d
- Plaster cornice - painted d
- Flat plastered walls - painted d
- Plain plaster skirting - painted d
- Timber 1980's style smoke stop door and frame to stair lobby, with amber Coloured patterned glass.- stained/painted d
- Original 5 panel timber door and frame, access to boiler room - painted c

- Timber exterior door and frame with glazed upper and glazed over light -painted d
- Electrical switch and meter boards to walls int
- Modern light switches, fire alarm call point, signs, etc int
- Carpet to concrete floor with ramp to exit door c/int

BOILER ROOM (Not Inspected)

014 UTILITY ROOM

D

- Light weight suspended ceiling - painted int
- Recessed fluorescent lights int
- Exposed heating pipes below ceiling int
- Flat plastered walls - painted d
- Plain plaster skirting - painted d
- Hot water cylinder mounted high on wall on bracket system int
- Original 5 panel timber door and frame with tilting over light - stained c
- Timber multi pane window - painted c
- Modern light switches int
- Built in filing shelving int
- Built in bench to exterior wall. int
- Plastic conduits to walls int
- Carpet to timber floor d

015 UNISEX ACCESSIBLE TOILET

D

- Light weight suspended ceiling - painted int
- Modern surface mounted fluorescent lights int
- Flat plastered walls - painted d
- Plain plaster skirting - painted d
- Original 5 panel timber door and frame - stained c
- Aluminium window int
- Various toilet fittings, wc, cistern, whb, mirror, toilet roll holder, exposed pipes int

- Modern light switches int
- Plastic conduits to walls int
- Vinyl to timber floor d

016 FEMALE TOILET

D

- Light weight suspended ceiling - painted int
- Modern surface mounted fluorescent lights int
- Flat plastered walls - painted d
- Plain plaster skirting - painted d
- Original 5 panel timber door and frame - stained/painted c
- Aluminium window int
- Modern dark woodgrain finish toilet partitions int
- Various toilet fittings, wc's, cistern's, whb's, mirror, toilet roll holder, exposed pipes etc. int
- Modern light switches int
- Plastic conduits to walls int
- Vinyl to timber floor d

017 REAR HALLWAY

D

- Flat plastered ceiling - painted d
- Modern surface mounted fluorescent mounted lights, smoke alarms int
- Flat plastered walls - painted d
- Plain plaster skirting - painted d
- Original 5 panel timber door and frame with tilting over lights - stained c
- Original timber door frames with modern doors(no over light) d
- Timber 1980's style door and frame to stairwell lobby, with over light - stained d
- Modern light switches, fire alarm call point, signs, etc int
- Carpet to timber floor d

018 CLASSROOM

D

- Flat plastered ceiling - painted d
- Modern suspended fluorescent strip lights int
- Flat plastered walls - painted d
- Plain plaster skirting - painted d
- Original 5 panel timber door and frame - stained c
- Timber multi pane windows - painted c
- Radiators and exposed pipework d
- Modern light switches int
- White board and pin board int
- Modern speakers to end walls int
- Plastic conduits to walls int
- Carpet to timber floor d

019 CLASSROOM

D

- Flat plastered ceiling - painted d
- Modern suspended fluorescent strip lights int
- Flat plastered walls - painted d
- Plain plaster skirting - painted d
- Original 5 panel timber door and frame with tilting over light - stained c
- Timber multi pane windows - painted c
- Radiators and exposed pipework d
- Modern light switches int
- White board and pin board int
- Modern speakers to end wall int
- Plastic conduits to walls int
- Carpet to timber floor d

020 CLASSROOM

D

- Flat plastered suspended ceiling - painted d
- Modern suspended fluorescent strip lights int
- Flat plastered walls - painted d
- Small timber skirting - painted d
- Modern glazed timber door and frame with over light - stained c
- steel windows - painted d
- Radiators and exposed pipework d
- Modern light switches int
- White board and pin board int
- Modern speakers to end walls int
- Plastic conduits to walls int
- Carpet to timber floor d

021 CLASSROOM

D

- Flat plastered suspended ceiling - painted d
- Modern suspended fluorescent strip lights int
- Flat plastered walls - painted d
- Small timber skirting - painted d
- Modern glazed timber door and frame with over light - stained c
- steel windows - painted d
- Radiators and exposed pipework d
- Modern light switches int
- White board and pin board int
- Modern speakers to end walls int
- Plastic conduits to walls int
- Carpet to timber floor d

022 CLASSROOM

D

- Flat plastered suspended ceiling - painted d
- Modern surface mounted fluorescent lights int
- Flat plastered walls - painted d
- Small timber skirting - painted d
- Modern glazed timber door and frame - stained c
- Steel windows - painted d
- Ceiling mounted air conditioning unit int
- Radiators and exposed pipework d
- Modern light switches int
- White board and pin board int
- Plastic conduits to walls int
- Carpet to timber floor d

FIRST FLOOR

101 STAIR LOBBY

D

- Flat plastered ceiling - painted d
- Ceiling mounted fluorescent lights, smoke alarms int
- Plaster cornice - painted d
- Flat plastered walls - painted d
- Plain plaster skirting - painted d
- Timber/glazed half width partition, at top of stairs d
- Double flush panel fire doors in partition at top of stairs, complete with electric hold backs/release device and auto door closers - painted d/int
- Modern light switches, fire alarm call point, signs, etc int
- Carpet to concrete floor c/int

102 MALE TOILET

D

- Flat plastered ceiling - painted d
- Modern surface mounted fluorescent lights int
- Flat plastered walls - painted d
- Plain plaster skirting - painted d
- Flush panel timber door and frame - painted d
- Aluminium window int
- Modern dark woodgrain finish toilet partitions int
- Various toilet fittings, wc's, cistern's, whb's, mirror, toilet roll holder, exposed pipes etc. int
- Modern light switches int
- Plastic conduits to walls int
- Vinyl to concrete floor d

103 FEMALE TOILET

D

- Flat plastered ceiling - painted d
- Modern surface mounted fluorescent lights int
- Flat plastered walls - painted d
- Plain plaster skirting - painted d
- Flush panel timber door and frame - painted d
- Aluminium window int
- Modern dark woodgrain finish toilet partitions int
- Various toilet fittings, wc's, cistern's, whb's, mirror, toilet roll holder, exposed pipes etc. int
- Modern light switches int
- Plastic conduits to walls int
- Vinyl to concrete floor d

104 KITCHEN

D

• Light weight suspended ceiling - painted	int
• Recessed fluorescent lights	int
• Smoke detectors, recessed lights	int
• Flat plastered walls - painted	d
• Timber multi pane window - painted	c
• Various kitchen units, benches, wall cabinets	int
• Boiling water heater	int
• Modern light switches	int
• Plastic conduits to walls	int
• Carpet to concrete floor	d
• Vinyl to concrete floor	d

105 CAFETERIA

D

• Light weight suspended ceiling - painted	int
• Recessed fluorescent lights	int
• Smoke detectors, recessed lights	int
• Flat plastered walls - painted	d
• Small timber skirting - painted	d
• Flush panel timber door, frame and sidelight - painted/stained	d
• Steel windows - painted	d
• Radiators and exposed pipework	d
• Modern light switches	int
• Built in timber benches	int
• Plastic conduits to walls	int
• Carpet to concrete floor	d

106 CLASSROOM

D

- Light weight suspended ceiling - painted int
- Recessed fluorescent lights int
- Smoke detectors int
- Flat plastered walls - painted d
- Small timber skirting - painted d
- Flush panel timber door, frame and sidelight - painted/stained d
- Steel windows - painted d
- Radiators and exposed pipework d
- Modern light switches int
- Built in timber cabinet int
- Plastic conduits to walls int
- Carpet to concrete floor d

107 CLASSROOM

D

- Light weight suspended ceiling - painted int
- Recessed fluorescent lights int
- Smoke detectors int
- Flat plastered walls - painted d
- Small timber skirting - painted d
- Flush panel timber door, frame and sidelight - painted/stained d
- Steel windows - painted d
- Radiators and exposed pipework d
- Modern light switches int
- Plastic conduits to walls int
- Carpet to concrete floor d

108 CLASSROOM

D

- Light weight suspended ceiling - painted int

• Recessed fluorescent lights	int
• Smoke detectors	int
• Flat plastered walls - painted	d
• Plain plaster skirting - painted	d
• Flush panel timber door, frame and sidelight - painted/stained	d
• Timber multi pane window - painted	d
• Radiators and exposed pipework	d
• Modern light switches	int
• Plastic conduits to walls	int
• Carpet to concrete floor	d

109 CLASSROOM **D**

• Light weight suspended ceiling - painted	int
• Recessed fluorescent lights	int
• Smoke detectors	int
• Flat plastered walls - painted	d
• Plain plaster skirting - painted	d
• Flush panel timber door, frame and sidelight - painted/stained	d
• Timber multi pane windows - painted	d
• Radiators and exposed pipework	d
• Built in timber cabinet	int
• Modern light switches	int
• Plastic conduits to walls	int
• Carpet to concrete floor	d

110 CLASSROOM **D**

• Light weight suspended ceiling - painted	int
• Recessed fluorescent lights	int
• Smoke detectors	int
• Flat plastered walls - painted	d

- Plain plaster skirting - painted d
- Flush panel timber door, frame and sidelight - painted/stained d
- Timber multi pane window - painted d
- Radiators and exposed pipework d
- Built in timber cabinet int
- Modern light switches int
- Plastic conduits to walls int
- Carpet to concrete floor d

111 CLASSROOM D

- Light weight suspended ceiling - painted int
- Recessed fluorescent lights int
- Smoke detectors int
- Flat plastered walls - painted d
- Plain plaster skirting - painted d
- Flush panel timber door, frame and sidelight - painted/stained d
- Timber multi pane windows - painted d
- Radiators and exposed pipework d
- Built in timber cabinet int
- Modern light switches int
- Plastic conduits to walls int
- Carpet to concrete floor d

112 CLASSROOM D

- Light weight suspended ceiling - painted int
- Recessed fluorescent lights int
- Smoke detectors int
- Flat plastered walls - painted d
- Plain plaster skirting - painted d
- Flush panel timber door, frame and sidelight - painted/stained d

- Timber multi pane windows - painted d
- Radiators and exposed pipework d
- Built in timber cabinet int
- Modern light switches int
- Plastic conduits to walls int
- Carpet to concrete floor d

113 CLASSROOM

D

- Light weight suspended ceiling - painted int
- Suspended fluorescent strip lighting int
- Uplighters on wall int
- Smoke detectors int
- Flat plastered walls - painted d
- Plain plaster skirting - painted d
- Flush panel timber double doors, frame and sidelight - painted/stained d
- Timber multi pane windows - painted d
- Radiators and exposed pipework d
- Modern light switches int
- Plastic conduits to walls int
- Carpet to concrete floor d

114 HALLWAY

D/INT

- Lightweight suspended tile ceiling - painted int
- Modern recessed down lights, smoke alarms int
- Flat plastered walls - painted d
- Modern flush panel timber doors and frames with full height glazed side lights -
painted/stained int
- Modern light switches, fire alarm call point, signs, etc int
- Carpet to concrete floor d

CONCLUSION TO SCHEDULE OF SIGNIFICANCE

Taking account of this inventory and the preceding basis of assessment of heritage significance, the spaces and elements of the Worcester Chambers Building have been analysed and a hierarchy of values has been established. It is therefore this author's opinion, that in taking overall account of the prior assessments, that the front 13.3m of the Worcester Chambers building has an overall rating of (B), “Considerable” heritage significance; and that the remainder of building has an overall rating of (C/D), “Some/Little” heritage significance.

6.0 COMPARISON BETWEEN CCC DISTRICT PLAN HERITAGE ASSESSMENT/STATEMENT OF SIGNIFICANCE AND THAT OF THE AUTHOR OF THIS REPORT

The Christchurch City Council Heritage Assessment; and that of the author of this report, used the same “Assessment and Identification Categories”, as used by the Christchurch City Council for Heritage Listing criteria in accordance with Appendix 9.3.7.1 in the District Plan.

Appendix 9.3.7.1 lists the following criteria:

- Historical and social value;
- Cultural and spiritual value;
- Architectural and aesthetic value;
- Technological and craftsmanship value;
- Contextual value; and
- Archaeological and scientific significance value.

The CCC assessment of the Worcester Chambers building is dated 5th February 2015.. I have compared the CCC's assessment against my own assessment under the criteria listed in Appendix 9.3.7.1, below.

a. Historical and Social Value

Both the CCC assessment and that of this author, are based on similar historical and social histories, with this author also including a researched association with Miss Pauline Parker, of “Heavenly Creatures” infamy. (Refer to section 5.2 (ii) of this report). Both assessments included a list of known building occupiers.

b. Cultural and Spiritual Value

Both the CCC assessment and that of this author, covered similar aspects of Cultural and Spiritual significance

c. Architectural and Aesthetic Value

Once again, both the CCC assessment and that of this author covered similar aspects relating to the Architectural and Aesthetic significance of this building. The CCC assessment stated that the building was of “high architectural and aesthetic significance” for it’s design by Cecil Wood, but did not elaborate on why the CCC author came to that conclusion, or whether that rating referred to the whole building.

Conversely, the author of this report, having undertaken a “detailed” assessment of the individual sections and items of the exterior and interior of this building, and has differentiated the degrees of significance of Worcester Chambers. The front elevation, together with the front 13m on the west side and front 11m on the east side, has been given a rating of “Considerable” Architectural and Aesthetic significance, while the remainder of the building is rate as, of “Some” or “Little” significance.

This author rates the interior predominantly of “Little” or “No” significance, with a few listed items of “Some” significance. These opinions are backed up through the detailed “Heritage Inventory”.

d. Technological and Craftsmanship Value

In this section of the assessment, there is disagreement between the degree of significance, as stated by the CCC assessment author and the author of this report.

The CCC assessment author, states that the building has “high” technological and craftsmanship significance for its masonry construction and facade detailing. That author’s opinion is stated as being based on the joinery and brickwork, “shows an attention to detail and high level of skill”. I strongly disagree with these statements; and therefore the “high” significance rating given to this category by the CCC assessor.

In my opinion, there appears to be confusion between “design/aesthetic” significance; and “Technological and Craftsmanship” significance. I further opine, that this building is of very standard construction materials, methods and craftsmanship of the time it was built, in relation to its brickwork and joinery. It does not exhibit particular innovation; and while well built, it is not of particularly notable quality for the period, with the exception of the front elevation small portico roof and support corbels, which are well executed and show a high level of craftsmanship.

e. Contextual Value

Once again in this section of the assessment, there is disagreement in the level of significance stated, between the CCC assessment author and the author of this report. The CCC assessor rates Worcester Chambers with high contextual significance, for its contribution to a group of heritage buildings in Worcester Street; and for its Landscape status.

This author disagrees with the “high Contextual significance” rating, as there are only three heritage buildings within this block, including this one, the others in the vicinity being some distance away, thereby diminishing the “group” association. As a result, it is this authors opinion that building has, “some” contextual significance.

This author, further disagrees with the CCC assessors comment, that the Worcester Chambers building “shares a similar height and degree of architectural detailing, as its neighbour to the east, the Harley Chambers building”. Although Worcester Chambers has an exposed roof structure; from street level, it clearly reads as a two story building as opposed to Harleys three stories. The two buildings also clearly differ in, scale, materials, style and the explicitness of the detailing of Harley Chambers, compared to the more subdued and flatter faced Worcester Chambers.

The two authors do however agree that Worcester Chambers has “High” Streetscape and Landmark values and significance.

f. Archaeological and Scientific Significance Value

Both authors agree that the site has the potential to be of archaeological significance, relating to evidence of pre 1900 human activity on the site.

Conclusion of Comparison of Significance Statements

The CCC assessment author concludes that, “The former Christchurch Commercial College building and its setting has high overall significance to Christchurch and Banks Peninsula”. This rating elevates Worcester Chambers to the highest rating of significance, under the Operative Christchurch District Plan.

This opinion from the CCC assessor, appears in this author’s opinion, to be based on purely subjective assessment, derived from a desk top exercise, which further in this author’s opinion, overstates the significance and importance of the various categories of significance, further leading to, an overstated conclusion as to the importance and significance of this building.

The CCC assessor's high overall assessment of significance, does not appear to be based on a detailed assessment of the various parts of the building, which vary greatly as to their importance, when assessed against internationally recognised assessment criteria, such as that recommended in the “Conservation Plan”, by Mr J S Kerr, 2013.

It appears that this “high overall significance” rating has been responsible for the buildings elevation of status, from a “Group 3” listed building in Volume 3, Appendix 1 of the superseded Christchurch City Plan, to a “Group 1” (high significance) status, in the Appendix 9.3.7.2 schedule of the Operative Christchurch City Plan.

This author, has undertaken a very detailed overall assessment of the building, both as a desk top exercise and physical assessment on site; and rates the front 13m of Worcester Chambers overall, as of “Considerable” significance, which is a “B” rating using the hierarchy of values, in J S Kerr’s Conservation Plan (refer to section 5.4, of this report). This author also rates the remainder of the building as an overall significance rating of (C/D), “Some/Little” heritage significance.

Further evidence that this building is potentially rated higher in the Operative Christchurch District Plan, than it should be, is that Heritage New Zealand rate this building as a “Category 2” Historic Place.

It is acknowledged that this process is not one where the status of the building in the Christchurch District Plan is able to be challenged. However, it is understood that the ‘adverse effects’ from the adaption / loss of heritage fabric should be considered in terms of the more detailed assessment of value that is provided in this report. This matter is recognised in Policy 9.3.2.2.8(a) (iv) and (v), ‘Demolition of Heritage Items’.

It is therefore this author’s opinion, that the heritage significance of Worcester Chambers, should be considered in accordance with the criteria for a “Group 2” building – (“Significance”), as opposed to the “Group 1” (high significance) listing that it has been given.

7.0 ASSESSMENTS OF IMPACTS OF THE PROPOSAL

It is undisputed, by this author, that the Worcester Chambers building is of “Considerable” heritage significance; and has “High” Streetscape and Landmark values.

In this section of the report, I provide:

- An assessment of the relevant District Plan provisions;
- Outline options for, and the effects of, retaining different amounts of Worcester Chambers from a heritage perspective; and
- Comment specifically on the air locks surrounding Worcester Chambers proposed as part of the new hotel development.

DISTRICT PLAN ASSESSMENT

The District Plan - Objective - Historic Heritage, 9.3.2.1.1 states:

- a. *The overall contribution of historic heritage to the Christchurch District’s character and identity is maintained through the protection and conservation of significant historic heritage across the Christchurch District in a way which:*
 - i. *Enables and supports*
A the ongoing retention, use and adaptive re-use; and
B the maintenance, repair, restoration and reconstruction; of historic heritage; and
 - ii. *Recognises the condition of buildings, particularly those that have suffered earthquake damage, and the effect of engineering and financial factors on the ability to retain, restore, and continue using them; and*
 - iii. *Acknowledges that in some situations demolition may be justified by reference to the matters in Policy 9.3.2.2.8*

With specific regard to the Worcester Chambers building, in light of the earthquake damage to the two adjacent properties, resulting in the prior demolition of York House;

and the owners proposed use of the site, item *i.* above is partially relevant, and items *ii.* and *iii* above, are most relevant.

Another relevant policy in the Plan which should be considered, is 9.3.2.2.8:

Policy 9.3.2.2.8 ‘Demolition of Heritage Items’. That policy states:

- a) When considering the appropriateness of the demolition of a heritage item scheduled in Appendix 9.3.7.2 have regard to the following matters:*
- i. whether there is a threat to life and/or property for which interim protection measures would not remove that threat;*
 - ii. whether the extent of the work required to retain and/or repair the heritage item is of such a scale that the heritage values and integrity of the heritage item would be significantly compromised;*
 - iii. whether the costs to retain the heritage item (particularly as a result of damage) would be unreasonable;*
 - iv. the ability to retain the overall heritage values and significance of the heritage item through a reduced degree of demolition; and*
 - v. the level of significance of the heritage item.*

The following provides an assessment (of the heritage matters) against this Policy, in relation to the Worcester Chambers building.

- i. whether there is a threat to life and/or property for which interim protection measures would not remove that threat;*

While not directly relevant to the heritage values, I note that this building is assessed to have an earthquake strength of 73% x NBS, therefore there is no perceived threat from this building (see Mr Gilmore's report). However, the adjacent Harley Chambers building is considered earthquake prone, which could be perceived as a direct danger to the Worcester Chambers building or to occupants attempting to escape that building in the event of an earthquake.

- ii. *whether the extent of the work required to retain and/or repair the heritage item is of such a scale that the heritage values and integrity of the heritage item would be significantly compromised;*

This building has already undergone considerable internal earthquake strengthening and modernisation, both of which have considerably reduced the heritage values and significance internally.

- iii. *whether the costs to retain the heritage item (particularly as a result of damage) would be unreasonable;*

This is beyond my direct area of expertise.

- iv. *the ability to retain the overall heritage values and significance of the heritage item through a reduced degree of demolition; and*

It is proposed to undertake a partial demolition of the Worcester Chambers building, to facilitate access to demolish the Harley Chambers building. The owners wish to retain Option A, the front 6.5m of Worcester Chambers, while this author would prefer that Option B was adopted, which involves retention of Option A as above, together with retention of the brick side walls back approximately 13m in total (i.e. an additional 6.8m retained).

Retention of the front parts of the Worcester Chambers building which have the highest heritage values, will enhance the heritage significance of the precinct.

While this author's preference is for 13m to be retained, it is noted that Option A retains all parts of the building that have been rated 'B' and that the additional portion comprised in Option B in this assessment is rated 'C'.

The options for retaining additional parts of Worcester Chambers is outlined below in further detail.

- v. *the level of significance of the heritage item.*

This author, has undertaken a very detailed overall assessment of the building, both as a desk top exercise and physical assessment on site; and rates the front 13m of Worcester Chambers overall, as of “Considerable” significance, which is a B rating using the hierarchy of values, in J S Kerr’s Conservation Plan (refer to section 5.4, of this report). The first 6.5m is of "considerable" significance and the next portion (~6.8m) comprising the 13m is of "some" significance. This author also rates the remainder of the building as an overall significance rating of (C/D), “Some/Little” heritage significance. It is this area of “Some/Little” heritage significance that is proposed to be demolished.

OPTIONS FOR RETAINING FURTHER PORTIONS OF WORCESTER CHAMBERS

The application to the Council by the sites owner Lee Pee Ltd is for demolition of the entire Harley Chambers building; and the partial deconstruction/demolition of the Worcester Chambers building, with the front 6.5m to remain. This proposed demolition will enable the establishment of a new Hotel complex for Christchurch City, on the edge of the Avon River in the heart of the City Centre.

The Hotel complex is to be designed as a 5 star hotel experience, in a building which is significant and highly distinctive for the iconic location provided. The Hotel will offer some 150 rooms, ranging in size from 36m² to 55m², although suites can be interlocked creating modules of 72m² and 108m².

Two restaurants are provided including a fine dining, as well as more orthodox restaurant and bar. Both of which will be available to the wider public, and able to be entered through a restored Worcester Chambers which will open up to a main enclosed atrium at the heart of the building. Other facilities include a pool, spa and gym at the first floor. Off-street access and valet parking provided.

In assessing the effects of partial deconstruction/demolition of the Worcester Chambers building, I have read the various reports and evidence presented as part of the application.

Part of my assessment process is to ascertain the approach that has been taken into investigating the existing building, its structure, health and safety, options for adaptive reuse and redevelopment, costings, business case analysis etc.

As previously assessed and described in section 5, “Significance Assessment” of this report, Worcester Chambers has varying degrees of significance and therefore values, relating to its various parts.

The significance considerations of the District Plan, relate only to the exterior of the building; and therefore that is what I have concentrated on. Regardless, as notated, the interior heritage values are limited to a modest number of discrete elements. Section 2 of this report, describes the various parts of the building. In broad terms, it can be divided into four parts. (Refer to the plan of the building on page 10 of this report.)

Part 1, is the front façade and the first 6.5m along the west elevation. This is the section of the building which has the original slate roof over it. Part 2, is the continuous extension of the west side brick wall from the front of the building; and continuous with the front section. Part 3, is the original recessed brick section and original rear brick section on the west elevation. Part 4 is the 1958, rear addition to Worcester Chambers.

It is this author’s opinion, that together Parts 1 and 2 of Worcester Chambers have “Considerable” significance. Separately, Part 1 has "Considerable" significance and Part 2 has "Some" significance. Part 3 has “Some/Little” significance, and Part 4 has “Some” significance. These significance ratings refer to the hierarchy of values, described in section 5.5 of this report. Part 3 has lesser significance than Part 4, owing to the lack of originality of several elements on Part 3; and the degree of intrusive elements; while Part 4, though newer, has more originality.

The project Architects, Warren and Mahoney; in consultation with the project Engineers, Quoin Structural Consultants, and project owners Lee Pee Ltd, have considered and

evaluated options for incorporation of various parts of Worcester Chambers into the new hotel building development.

Three options for retention of parts of Worcester Chambers have been considered by the Project Team.

OPTION A:

- Retention of front elevation and hipped pitched slate roof, 6.5m back from the front elevation. (significance rating B)
- Retention of the front 6.5m of the original brick west elevation walls. (significance rating B)
- Retention of the front 6.5m of the original brick east elevation walls. (significance rating B)

OPTION B:

- Retention of front elevation and hipped pitched slate roof, 6.5m back from the front elevation. (significance rating B).
- Retention of the front 13.3m of the original brick west elevation walls. (significance rating B/C).
- Retention of the front 11.0m of the original brick east elevation walls. (significance rating C).
- It is not expected that the corrugated iron roof and structure would be retained, as this element is not considered original; and possesses low significance values.
- Retention of the first level floor behind the first 6.5m, would be optional.

OPTION C:

- Retention of front elevation and hipped pitched slate roof, 6.5m back from the front elevation. (significance rating B).
- Retention of the front 13.3m of the original brick west elevation wall. (significance rating B/C).
- Retention of the recessed and rear, original brick west elevation walls (significance rating C).
- Retention of the 1958, rear extension, west elevation wall (significance rating C)

- Retention of the complete 21.8m of the original brick east elevation wall. (significance rating C).
- Retention of the 1958, rear extension, east elevation wall (significance rating C)
- It is not expected that the corrugated iron roof and structure would be retained.
- Retention of the first level floor behind the first 6.5m, would be optional.

It is inevitable that change will occur on these sites as part of the redevelopment process. Mr Brett Gilmore, the project engineer has outlined in all the scenarios for each option of potential redevelopment, that *“currently there is no reasonable access that would allow ‘straight forward’ demolition behind the facades”*. He further proposes that, *“consideration may be given to the part demolition of the rear of the 1950’s section of Worcester Chambers that would provide a simple access with which to undertake the demolition”*.

I agree with Mr Gilmore's statements as above, and that while the 1958 addition to Worcester Chambers, has some significance for its early design by Sir Miles Warren, it has little architectural or aesthetic significance; and therefore in my opinion, its removal will have minor effects on the overall significance of the site.

In light of the above, and the lack of overall significance of the rear of Worcester Chambers, beyond the front 13.3m of the west wall, I would further opine that only Options A and B should be considered as to retention of parts of the Worcester Chambers building. It is therefore proposed that Option C, be given no further consideration.

While the proposal is only for retention of the Option A portion of Worcester Chambers, this author considers from a heritage perspective that strong consideration should be given for retention of the Option B portion of the building, in addition to the Option A portion. It is further my opinion that the front elevation and slate roof section, is fully integral with the front 13.3m section of original brick wall on the western side and 11.0m section of original brick wall on the eastern side.

Owing to the integration of the remaining portion of Worcester Chambers into the glassed roof atrium of the foyer, I propose that the only portion of the existing roof structure that should be retained, is the slate clad hipped roof portion.

From an aesthetic perspective, the important and significant parts of Worcester Chambers, are the brick walls and associated detailing of the front elevation, 13.3m of the west elevation and 11.0m of the east elevation, although I do note that it is the front 6.5m that has the highest significance.

The engineering, design and cost implications of this are not within my area of expertise and have been outlined in other reports accompanying the application.

If it is desired to further open the interior of the former Worcester Chambers building to the atrium, I consider it appropriate to further remove the majority of the first level floor structure as required, potentially right back to 6.5m from the front, or as to suit functional needs. The existing access stair to the first floor of Worcester Chambers, could also be relocated, as it would restrict the functionality of the hotel foyer, if it were to remain in its present position.

It is my opinion that a preferred option would be that further research needs to be undertaken to facilitate incorporation of the modified Option B into the new hotel design, to retain and integrate more of the historically significant fabric of the Worcester Chambers building.

I therefore conclude following thorough assessment, that adoption of the modified Option B, (retention of the front 6.5m, plus the additional 6.8m and 4.5m of the respective brick

side walls), is this authors preferred option from a heritage perspective; and that retention of the Option A part only, would not be my preferred option for this heritage resource.

AIRLOCKS IN NEW DEVELOPMENT

The proposed hotel development contains external airlock walls either side of Worcester Chambers.

As indicated in point 2, “Secondary Recommendations” of the Urban Design Panel, I too recommend further setback of the external airlock walls of the entry foyers, either side of the Worcester Chambers building. My preference would be to set the entry foyer exterior walls back at least 5.0 - 6.0m from the street line to reveal more of the existing heritage built fabric of the Worcester Chambers building.

Mr Bill Gregory, Project Architect, that the air lock lobby doors would be set back 3.4m from the street-line, with the two storied side walls of the air lock lobby structure, set back approximately 2.5m from the street. The air lock side walls will be located 600mm off the side walls of the remainder of the Worcester Chambers building. These air lock structures are located on either side of the Worcester Chambers building, are two stories high and of similar height to the existing buildings brick side walls.

While it would have been this author’s preference to have a greater setback of the air lock lobby structures than shown, the new layout has seen the lobbies moved back considerably further and separated from the existing structure than was previously proposed, allowing more definition of the existing heritage building to the street; and thereby enhancing its heritage values within the redevelopment option, compared to the initial design scheme, which is a positive outcome.

8.0 MITIGATION MEASURES WITH METHODS OF IMPLEMENTATION

Should it therefore be decided, following consultation, that partial demolition is the inevitable outcome for the Worcester Chambers building, then an appropriate list of mitigation measures must be implemented, before demolition commences.

The following is an indication of mitigation measures considered appropriate, however this list may be modified following further consultation or through submissions to the notified application.

- A thorough photographic record should be made of the building, including plans, showing where the photographs have been taken from.
- Representative items of high heritage value should be carefully removed from the existing building, restored and built into the new hotel development, together with appropriate interpretive and descriptive material, to tell the items story.
- Representative items should include:
 - The steel strong room door and frame, from beneath the stairs
 - The left hand steel stair balustrade and timber handrail (though this may be difficult to integrate, as stair balustrades are built to suit the stair)
 - Potentially, one or more of the (two) original timber doors, frames and over lights, on the ground floor. These may remain in place anyway.
- Normally I would recommend other photographic or interpretive material relating to the former use of the site, displayed inside or outside the proposed new development, however I have been unable to find any historic photographs relating to the former use of the site.

- Careful deconstruction of the fabric of the building, to the extent that the building will deconstructed to. Recyclable materials are to be removed, for recycling and incorporating into other building projects (away from this site). Such items may include internal doors and frames, timber or steel windows, roof framing timbers, flooring, or floor framing timbers, to the extent that these items are economically recoverable.

I also note that Mr Gilmore indicates in his Structural Report, accompanying the Assessment of Environmental Effects, that additional structural, works would be required to the portions of the building where it is cut back.

9.0 CONCLUSION

Having inspected and assessed the Worcester Chambers building, recorded the significance and read the various reports prepared by other consultants, one must then consider the circumstances under which partial deconstruction may be contemplated; whether that option is appropriate; and if so what mitigation measures should be recommended. These are a series of criteria I developed many years ago. Although some of these criteria are similar to those listed in Policy 9.3.2.2.8 of the District Plan, for consistency across my assessments of various buildings, I have included this assessment list here.

From a heritage perspective, in my opinion partial deconstruction/demolition may be contemplated when:

- a) There is a health and safety issue with the building.*
- b) The building has deteriorated to the point of there being no other option*
- c) All potential options for adaptive reuse have been investigated*
- d) The investigated options are found not to be viable, due to practical constraints, or are cost prohibitive.*
- e) When the necessary strengthening or adaptive reuse works are so intrusive as to result in the loss of much of the remaining heritage fabric and associated heritage values.*
- f) When the overall heritage values of the building are less than Exceptional or Considerable.*
- g) There is a compelling reason for deconstruction/demolition.*
- h) Once mitigation measures have been implemented.*

I will offer an opinion on these points, in relation to heritage issues:

- a) There is a health and safety issue with the building.*

While there is no direct health and safety issue with the Worcester Chambers building, there is with the adjacent Harley Chambers building. The Harley Chambers building has been assessed by Mr Brett Gilmore of Quoin Structural Consultants as being earthquake prone; and therefore must either be strengthened or demolished.

To undertake the proposed new hotel development, it will be necessary to demolish all, or the majority of the Harley Chambers building. As this building fronts two very busy arterial roads, direct access onto or from these roads to allow demolition to take place, would provide logistical difficulties.

It is therefore proposed to demolish; as a minimum; the 1958 addition to the rear of the Worcester Chambers building to provide access to demolish Harley Chambers. However, as previously recommended, the mid-section of Worcester Chambers is lower rated, as of “Some” significance, and therefore demolition of Worcester Chambers, to 13.3m from the front on the west side and 11.0m from the front on the east wall, would allow considerably better and safer access, for the demolition of Harley Chambers.

b) The building has deteriorated to the point of there being no other option.

This is not the case with Worcester Chambers.

c) All potential options for adaptive reuse have been investigated.

Three options for adaptive reuse of the Worcester Chambers building have been investigated; and the Options; A, B, and C, were discussed in detail in section 7 of this report.

The development project owners, prefer option A, however this author prefers option B, as more of the elements rated as having “Considerable” significance would remain, and present a clearer and more substantial definition of the building; to the street; the setback of the airlock doors; and the new foyer of the hotel.

d) The investigated options are found, not to be viable due to practical constraints or are cost prohibitive.

While not in my area of expertise, I note that the other reports accompanying this application establish that Option C is not viable as part of redevelopment of the site as a hotel, including the need to gain access for demolition of Harley Chambers; and the total disruption of functionality to the foyer and concourse of the proposed hotel.

The project engineer Mr Brett Gilmore's report assesses the works required to retain the whole of Worcester Chambers as part of the hotel development.

a)

e) When the necessary strengthening or adaptive reuse works are so intrusive as to result in the loss of much of the remaining heritage fabric and associated heritage values.

The Worcester Chambers building has undergone considerable internal alteration and modification over the years, including the structural strengthening of the main structure in 2007, as a result little remains of the original internal significant fabric.

The proposed partial deconstruction works to the rear sections of the building to enable adaptive reuse, will result in loss of heritage fabric and associated heritage values, to varying degrees, depending on the option chosen. In relation to Option C, I have assessed the heritage values of the rear portion to be low and do not assess this further.

If Option A, to retain the first 6.5m of the building only (the preferred option by the owners) is chosen, there will be considerable loss of heritage fabric and associated values, owing to the loss of the side walls of Worcester Chambers, which have been assessed as having considerable values of significance, partially due to their contiguous contextual relationship with the front façade. I do note that the portion being retained is of the most significance.

If the modified Option B, to retain the front portion Option A, including the west side wall 13.3m back and the east side wall 11.0m back (this authors preferred option) is chosen, there will be less loss of heritage fabric and associated values, as the adapted building will be given more definition as a structure; and association and connection with Worcester Boulevard and the new entrances to the hotel.

f) When the overall heritage values of the building are less than Exceptional or Considerable.

Thorough assessment of the individual spaces and elements of the building has shown, that the majority of individual elements or items within, or on the mid to rear exterior of the building have *Some or Little* significance. However, the South (Worcester Boulevard) elevation and first 6.5m of the west elevation, has been assessed as having *Considerable* significance. The red brick wall of the east elevation, was assessed to be rated as *Some* significance. The *Considerable* significance of the front (south) elevation of Worcester Chambers, along with the front sections of the side walls, combine to provide the overall “*Considerable*” significance rating, this author has assessed Worcester Chambers to possess.

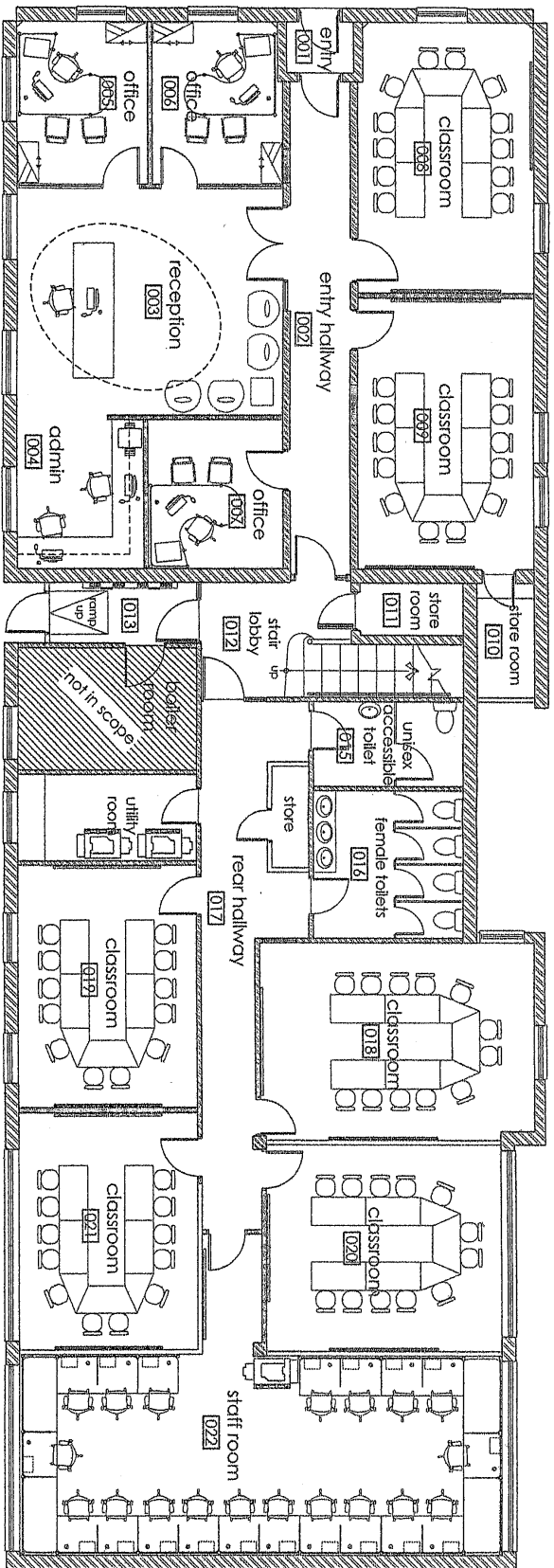
It is these areas of higher significant fabric that are recommended to be retained by this author as part of the modified Option B.

g) Once mitigation measures have been implemented.

Refer to the mitigation measures proposed in section 8.0 of this report.

JOHN GRAY
REGISTERED ARCHITECT (1780)
B.ARCH, NZCD (Arch), FNZIA
SMART ALLIANCES LTD

10.0 DRAWINGS



1 proposed floor layout plan
scale 1:100

NOTES:

1. ALL WIRING AND FIXTURES TO BE IN ACCORDANCE WITH NZ BUILDING CODE, RELATIVE CODES & REGULATIONS
2. ALL FIRE PROTECTION ALTERATIONS TO BE CARRIED OUT IN ACCORDANCE WITH THE NZ BUILDING CODE
3. ALL MECHANICAL ALTERATIONS TO BE CARRIED OUT IN ACCORDANCE WITH THE NZ BUILDING CODE

WALL LEGEND:

- PROPOSED NEW PARTITIONS or EXTERIOR WALL
- EXISTING CONCRETE WALLS TO REMAIN
- EXISTING PARTITIONS TO REMAIN
- EXISTING PARTITIONS TO DEMOLISHED

freestyle
interior architecture
facilities planning

level 2, 187 queen street, auckland central, nz
09 303 4833

Rev	Date	Drawn	Description	Checked
1	08/05	SJS	building consent issue	

if in doubt ask # do not scale off drawings
all drawings are to be read in conjunction with all relevant specifications, calculations, schedules, reports and other drawings in this set and documentation by services & engineering consultants.
all construction works to comply with Code of Regulations, and all relevant national & local legislation.
all dimensions for setting out and components are to be checked on site by each contractor prior to commencement of construction.
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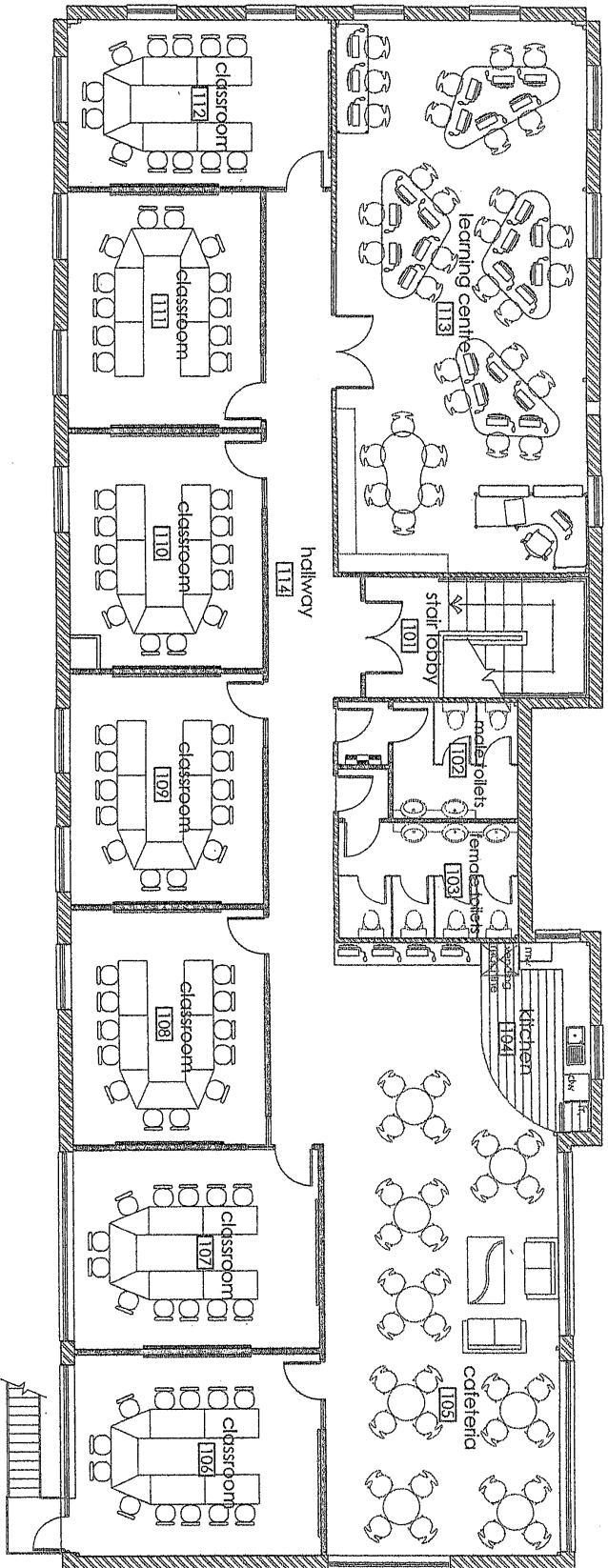
Project title
Languages International
69 Worcester Boulevard
Cheltenham, New Zealand



Drawing title
proposed floor layout
ground floor

Scale	Date	Drawn	Designer	Printed Date
1:100	04/04/2004	SJS	CNR	08/05/2004
Approved for issue				

Project No.	Drawing No.	Revision	Copyright
LI10701	10-102	1	© Copyright



1 proposed floor layout plan
first floor
scale 1:100

NOTES:

1. ALL WIRING AND FIXTURES TO BE IN ACCORDANCE WITH NZ BUILDING CODE, RELATIVE CODES & REGULATIONS
2. ALL FIRE PROTECTION ALTERATIONS TO BE CARRIED OUT IN ACCORDANCE WITH THE NZ BUILDING CODE
3. ALL MECHANICAL ALTERATIONS TO BE CARRIED OUT IN ACCORDANCE WITH THE NZ BUILDING CODE

WALL LEGEND:

- PROPOSED NEW PARTITIONS OR EXTERIOR WALL
- EXISTING CONCRETE WALLS TO REMAIN
- EXISTING PARTITIONS TO REMAIN
- EXISTING PARTITIONS TO DEMOLISHED

freestyle
interior architecture

facilitating planning
level 2, 187 queen street, auckland central, nz
09 303 4833

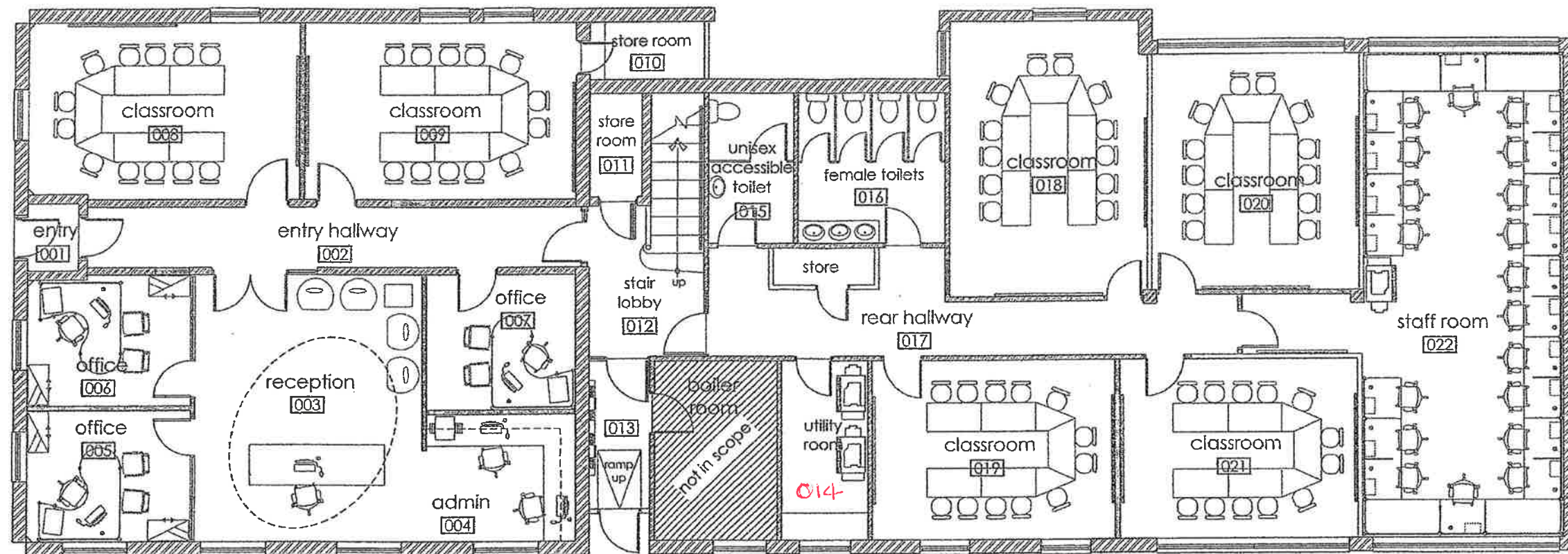
1	06/05	\$95	building consent issue

If in doubt ask # do not scale off drawings
all drawings are to be made in conjunction with all relevant specifications, calculations, schedules, reports and other drawings in the set and accompanied by services & engineering drawings
all construction works to comply with the Building Act 2004, and all relevant building code
all dimensions for setting out and components are to be checked on site by each contractor prior to commencement of construction
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Project Title
LANGUAGES INTERNATIONAL
proposed interior floor plan
69 Worcester Boulevard
Christchurch, New Zealand



Scale	Date	Drawn	Designed	Revised Date
1:100 (A1)	April 2006	SJS	CJK	08/04/2006
Approved for issue				
Project No.			Revision	© Copyright



1 proposed floor layout plan
ground floor scale 1:100

REFERENCE TO ROOMS
SECTION 5.6 OF JOHN
GRAY REPORT.

NOTES:

1. ALL WIRING AND FIXTURES TO BE IN ACCORDANCE WITH NZ BUILDING CODE, RELATIVE CODES & REGULATIONS
2. ALL FIRE PROTECTION ALTERATIONS TO BE CARRIED OUT IN ACCORDANCE WITH THE NZ BUILDING CODE
3. ALL MECHANICAL ALTERATIONS TO BE CARRIED OUT IN ACCORDANCE WITH THE NZ BUILDING CODE

WALL LEGEND:

- PROPOSED NEW PARTITIONS or EXTERIOR WALL
- EXISTING CONCRETE WALLS TO REMAIN
- EXISTING PARTITIONS TO REMAIN
- EXISTING PARTITIONS TO DEMOLISHED

freestyle

interior architecture
facility planning

level 2, 187 queen street, auckland central, nz
09 303 4833

Rev	Date	Drawn	Description	Chkd
1	08/05	SgS	building consent issue	

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all drawings are to be read in conjunction with all relevant specifications, calculations, sketches, reports and other drawings in this set and documentation by services & engineering consultants
all construction works to comply with NZBC and all its amendments, and all relevant Auckland City Council regulations
all dimensions for setting out and components are to be checked on site by each contractor prior to commencement of construction
this drawing is the copyright / property of freestyle design ltd & no part can be reproduced without the written consent of freestyle design ltd

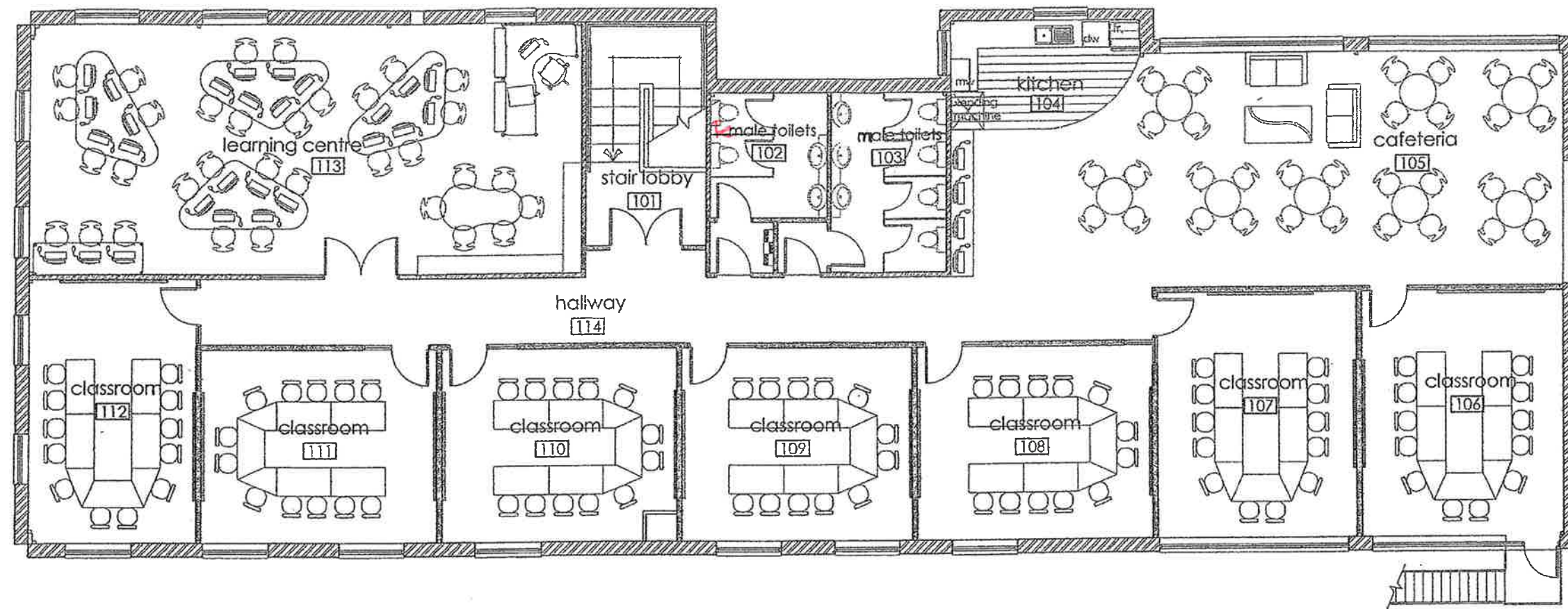
Project Title
Languages International
Proposed Interior Fit-out
69 Worcester Boulevard
Christchurch, New Zealand



Drawing Title
proposed floor layout
ground floor

Scale 1:100@A3 Date April 2006 Drawn SgS Designer CVR Printed Date 08/05/2006
Approved for issue

Project No. LI10701 Drawing No. LO-102 Revision 1 Copyright



1 proposed floor layout plan
first floor scale 1:100

REFERENCE TO ROOMS
SECTION 5.6 OF JOHN
GRAY REPORT.

NOTES:

1. ALL WIRING AND FIXTURES TO BE IN ACCORDANCE WITH NZ BUILDING CODE, RELATIVE CODES & REGULATIONS
2. ALL FIRE PROTECTION ALTERATIONS TO BE CARRIED OUT IN ACCORDANCE WITH THE NZ BUILDING CODE
3. ALL MECHANICAL ALTERATIONS TO BE CARRIED OUT IN ACCORDANCE WITH THE NZ BUILDING CODE

WALL LEGEND:

- PROPOSED NEW PARTITIONS or EXTERIOR WALL
- EXISTING CONCRETE WALLS TO REMAIN
- EXISTING PARTITIONS TO REMAIN
- EXISTING PARTITIONS TO DEMOLISHED

freestyle
interior architecture
facility planning
level 2, 187 queen street, auckland central, nz
09 303 4833

Rev	Date	Drawn	Description
1	08/05	SgS	building consent issue

if in doubt ask # do not scale off drawings
all drawings are to be read in conjunction with all relevant specifications, calculations, sketches, reports and other drawings in this set and documentation by services & engineering consultants
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all dimensions for setting out and components are to be checked on site by each contractor prior to commencement of construction
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Project Title
Languages International
Proposed Interior Fit-out
69 Worcester Boulevard
Christchurch, New Zealand

LANGUAGES INTERNATIONAL
AUCKLAND & CHRISTCHURCH NEW ZEALAND

Drawing Title proposed floor layout first floor				
Scale	Date	Drawn	Designer	Finalised Date
1:100@A3	April 2006	SgS	CvR	08/05/2006
Approved for issue				
Project No.	Drawing No.	Revision	© Copyright	
110701	110701	1		

11.0 APPENDIX DOCUMENTS

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 571
*FORMER CHRISTCHURCH COMMERCIAL COLLEGE /
WORCESTER CHAMBERS AND SETTING – 69
WORCESTER STREET, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 11/12/2014

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.

The former Christchurch Commercial College building is of high historical and social significance for its construction in 1928 for Christchurch Commercial College. This school had been established in 1892 by Miss AM Carr, and was previously located in High Street. Carr then went into partnership with her star ex-pupil Henry Digby in 1898. The school offered tuition by way of day, evening and correspondence lessons in shorthand, typewriting, bookkeeping, commercial practice and business correspondence. Henry Digby was the school's principal and was known for his brilliant record as a shorthand writer and typist. Mr and Mrs Digby had purchased the section of land on which the building was constructed in December 1924.

In 1950 the property passed out of Digby family ownership. Subsequent owners have included the Totalisator Agency Board (TAB, 1950-58), Bruce and John Britten, Worcester Chambers Ltd., and Trustees of the New Zealand District of the Hibernian Australasian Catholic Benefit Society of Wellington (1971-1981). The National Mutual Life Association occupied the building from 1981-1998. The lower floor contained an artist's studio from 1995 until c. 2002, while since 1995 the upper floor has been utilised for English language tuition. At present the building is occupied by Languages International.

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.

The former Christchurch Commercial College building is of cultural significance for its association with vocational training, first as a purpose built commercial college in the first half of the 20th century, and in more recent times for English language tuition. The secretarial training provided by the Commercial College was symptomatic of the growing participation of women in the workforce at the time.

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.

The former Christchurch Commercial College building is of high architectural and aesthetic significance for its design by Cecil Wood, a leading New Zealand interwar architect who favoured the Georgian Revival style for commercial and residential buildings from the late 1920s. Wood also designed Weston House (demolished) and Bishops court in Park Terrace, and the Dining Hall at Christ's College. The building is comparable to Helmore and Cotterill's Georgian Revival style Cook and Ross, on the corner of Armagh and Colombo Streets (1926-27).

The two-storey brick building has a hipped roof, which is clad in slate facing the street, whereas the rear of the building is roofed with iron. The Worcester Street façade is near symmetrical, with four evenly spaced multi-paned sash windows topped by cement keystones on the first floor, which are aligned with a door and three similar windows on the ground floor. The windows on the east, west and north walls in comparison have a more variable arrangement, and less detailed decoration. The ends of the Worcester Street façade are also articulated with cement quoins, and urns above parapet level, and the entrance door has a decorative fanlight above and is sheltered with a hood supported by corbels. A decoratively scalloped cement band is located just above ground level. The school originally had a bicycle

house and area of open yard to the rear, but the latter was subsequently built on.

Alterations were carried out to the building in 1958, including a substantial addition to the rear, to the design of Miles Warren. Alterations for internal office fitouts were carried out in 1963 and 1987, and there were further internal alterations in 1981, 1995-6, 2000-1 and 2006. After the earthquakes of 2010-11, a chimney on the east wall was partially dismantled and capped at roof height, while there was some strengthening of the external brickwork, and repair of internal plasterwork.

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.

The former Christchurch Commercial College building has high technological and craftsmanship significance for its masonry construction and façade detailing. The contractor for the building was Neil McGillivray. The joinery shows evidence of past techniques and skills and the brickwork shows an attention to detail and high level of skill, particularly in the treatment of the angled bricks above the windows. Modern bronze lettering above the entrance has replaced the original lettering which spelt out the name of the school across the middle of the facade.

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.

The former Christchurch Commercial College building is of high contextual significance for its contribution to a group of heritage buildings in Worcester Boulevard and for its landmark status. The building is located Worcester Boulevard between Cathedral Square and the Canterbury Museum, Arts Centre of Christchurch and Botanical Gardens. It is a landmark due to its distinctive style and prominence in the streetscape.

The setting consists of a rectangular area of land, most of which is built over at present. The building shares a similar height and degree of architectural detailing as its neighbour to the east, the Harley Chambers building. It is across Worcester Boulevard from the Canterbury Club and further to the east are the River Avon, Scott Statue and former Municipal Buildings.

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 former Christchurch Commercial College building and its setting is of archaeological significance because it has potential to provide archaeological evidence relating to past buildings and other human activity, including that which occurred 1900. Structures on the site can be seen in both the 1862 and 1877 maps of the central city. The River Avon and its banks were used first by local Maori and later by the early Europeans, prior to 1900.

ASSESSMENT STATEMENT

The former Christchurch Commercial College building and its setting has high overall significance to Christchurch, including Banks Peninsula. The building is of high historical and social significance for its association with the Christchurch Commercial College and its former staff and pupils and for its ongoing use as a facility for training and education. The building has cultural significance for its association with education and vocational training

during the mid-20th century and again in more recent decades. The former Christchurch Commercial College building has high architectural and aesthetic significance for its Georgian Revival design by nationally renowned architect Cecil Wood. It has high technological and craftsmanship significance because it provides evidence of contemporary construction techniques and high quality architectural detailing. The building has high contextual significance as a landmark on Worcester Boulevard and proximity to numerous other listed heritage buildings and places. The former Christchurch Commercial College building has archaeological significance because it has the potential to provide archaeological evidence relating to past buildings and human activity on the site prior to 1900.

REFERENCES:

CCC Heritage files - 69 Worcester Street

Ruth Helms 'The Architecture of Cecil Wood' PhD Thesis, University of Canterbury, 1996.

Survey map of Christchurch, Fooks, 1862

Survey map of Christchurch Strouts, 1877

Cyclopedia of New Zealand

<http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d3-d20-d26.html>

<http://www.teara.govt.nz/en/biographies/3r31/rout-ettie-annie>

REPORT DATED:

5 FEBRUARY 2015

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.



HERITAGE NEW ZEALAND
POUHERE TAONGA

14 March 2017

File ref: 12015-157

Lee Pee Limited
Smith McCoy Alford Ltd
Level 1, 149 Victoria Street
CHRISTCHURCH 8013

Attention Gerard McCoy and Sze Siu Wai McCoy

Dear Gerard and Sze Siu Wai

INFORMATION UPGRADE OF WORCESTER CHAMBERS, 69 WORCESTER STREET, CHRISTCHURCH (LIST NO.1950)

As you are probably aware, the Worcester Chambers building is entered on the New Zealand Heritage List/Rārangī Kōrero ('the List') as a Category 2 historic place (List No. 1950). The List is maintained by Heritage New Zealand Pouhere Taonga (Heritage New Zealand).

Worcester Chambers was first classified in 1981 under the *Historic Places Act* 1980, then became part of the Register of Historic Places, Historic Areas, Wāhi Tapu and Wāhi Tapu Areas under the transitional provisions of the *Historic Places Act* 1993. The Register is now known as the New Zealand Heritage List/Rārangī Kōrero ('the List') under the *Heritage New Zealand Pouhere Taonga Act* 2014. Under the old identification and classification process heritage assessments were brief and not very comprehensive.

Part of the statutory role of Heritage New Zealand is to continue and maintain the List which provides an up-to-date and accurate record of New Zealand's important heritage places. To meet current standards I have undertaken to upgrade the information in the List entry for Worcester Chambers. This information upgrade does not affect the List entry status of Worcester Chambers; its aim is to strengthen and enhance the information and knowledge of this historic place.

Please find enclosed a copy of the report for your files, with our compliments. If you should wish to suggest any changes to the text of the report, please contact me with these before 22 March 2017. This is the date that the entry will appear on the Heritage New Zealand Pouhere Taonga (Heritage New Zealand) website. Please see: www.heritage.org.nz/the-list.

I can also confirm the following correction to the List entry for Worcester Chambers as a result of this Information Upgrade:

- A legal description has been added which reads Lot 2 DP 6773 (CT CB415/82), Canterbury Land District
- An extent has been added which reads 'Extent includes the land described as Lot 2 DP 6773 (CT CB415/82), Canterbury Land District and the building known as Worcester Chambers thereon'.

The Heritage New Zealand Board confirmed the correction at the Rārangi Kōrero Committee meeting held on 9 March 2017 and an amended version of the List entry is attached for your files. We would like to emphasise that modification of such details does not affect the List entry other than improving the accuracy of technical information.

If you have any questions or concerns, please feel free to contact me on the details below.

Yours sincerely



Robyn Burgess
Heritage Advisor Registration (Canterbury/West Coast)

Attachments: Information upgrade report, Database printout, Brochure

cc: Assistant Registrar

List Entry Record

List Number: 1950

Site Reference: P3177



HERITAGE NEW ZEALAND
POUHERE TAONGA

Name: Worcester Chambers

Other Names:

Name	Year From	Year To
------	-----------	---------

Location: 69 Worcester Street, CHRISTCHURCH

List Entry Legal Description: Lot 2 DP 6773 (CT CB415/82), Canterbury Land District

Local Authority: Christchurch City

Summary: Constructed in 1928, the Worcester Chambers building at 69 Worcester Street, Christchurch, has historical and social significance as a purpose built commercial college and architectural significance for its Georgian Revival design by nationally renowned architect Cecil Wood.

A form of shorthand phonography had been invented in the 1830s by Isaac Pitman and in the nineteenth century internationally recognised training and certification was developed. Around the same time, the 'writing machine' known as the typewriter became mass produced in the late 1870s and the apparatus was soon in common use in New Zealand. Following international examples, commercial schools teaching shorthand, typewriting, bookkeeping and related subjects were established throughout New Zealand. By the late nineteenth century, Christchurch had at least two. In 1893 Miss Annie M Carr opened a school of shorthand and typewriting, considered 'a new channel for the utilisation of female labour', in Lichfield Street. Carr then went into partnership with her acclaimed ex-pupil, Henry Digby, in 1898. By 1901 Miss E E Digby, was part of the teaching team and by 1905 she was joined by Miss M D Digby at their High Street premises. In December 1924 Henry William Lockyer Digby and Miss Maude Donald Digby became tenants in common for the property at 69 Worcester Street and their new commercial school building was constructed.

Designed by leading inter-war architect, Cecil Wood, Worcester Chambers is a two-storeyed Georgian Revival style building. Its hipped roof is clad in slate facing the street, while the rear of the building is roofed with corrugated steel. The Worcester Street façade is near symmetrical, with a door and three multi-paned sash windows on the ground floor and four evenly spaced sash windows at first floor level. The red brick is contrasted by cream coloured cement quoins, window surrounds with cement keystones and door architraves. Above the quoins and cornice is a pair of decorative urns. The east, west and north elevations the fenestration is more varied and comparatively plainer.

In 1950 the property passed out of the Digby ownership and it has had a number of commercial owners since that time. It is likely that the building was named Worcester Chambers in the 1980s. Since 1995 it is well known for its use as an English language school for international students. Alterations were carried out to the building in 1958, including a substantial addition to the rear, to the design of Miles Warren. Alterations for internal office fit-outs were carried out in 1963, 1981, 1987, 1995-6, 2001 and 2006. After the Canterbury earthquakes of 2010-11, a chimney on the east wall was partially dismantled and capped at roof height.

List Entry Record

List Number: 1950

Site Reference: P3177



HERITAGE NEW ZEALAND
POUHERE TAONGA

List Entry Status: Listed

List Entry Type: Historic Place Category 2

List Number: 1950

Date Entered: 26 November 1981

Extent of List Entry: Extent includes the land described as Lot 2 DP 6773 (CT CB415/82), Canterbury Land District and the building known as Worcester Chambers thereon.

Chattels

District Plan Listing: District Plan Christchurch District Plan (decision 2016), Schedule of Significant Historic Heritage, Appendix 9.3.7.2, Heritage Item No. 571; Digby's Commercial School/Worcester Chambers and Setting.

Maori Interest: Unknown

Heritage NZ Office: Canterbury/West Coast Office

Other Information: Please note that entry on the New Zealand Heritage List/Rarangi Korero identifies only the heritage values of the property concerned, and should not be construed as advice on the state of the property, or as a comment of its soundness or safety, including in regard to earthquake risk, safety in the event of fire, or insanitary conditions. A fully referenced upgrade report is available on request from the Southern Region Office of Heritage New Zealand.

General Nature of Wahi Tapu:

Section 66(1) & 66(3) Assessment:	Section 23(1)	Registered under previous legislation (HPA 1980)
	Section 23(2)	Registered under previous legislation (HPA 1980).

Section 66(1) Detail:

Section 66(3) Detail:

Statement of Wahi Tapu:



HERITAGE NEW ZEALAND
POUHERE TAONGA

Summary Report
**Worcester Chambers, 69 Worcester Street,
CHRISTCHURCH**
(List No. 1950)

File: 12015-157



Worcester Chambers, 69 Worcester Street, Christchurch (Robyn Burgess, 21 December 2016, Heritage New Zealand)

Address	69 Worcester Street, CHRISTCHURCH
Legal Description	Lot 2 DP 6773 (CT CB415/82), Canterbury Land District
Extent	Extent includes the land described as Lot 2 DP 6773 (CT CB415/82), Canterbury Land District and the building known as Worcester Chambers thereon.
Constructed by	Cecil Wood (Architect), Neil McGillivray (contractor)
Owner	Lee Pee Limited

Robyn Burgess, 26 January 2017

Heritage New Zealand Pouhere Taonga – Summary Report, List No. 1950

Summary:

Constructed in 1928, the Worcester Chambers building at 69 Worcester Street, Christchurch, has historical and social significance as a purpose built commercial college and architectural significance for its Georgian Revival design by nationally renowned architect Cecil Wood.

A form of shorthand phonography had been invented in the 1830s by Isaac Pitman and in the nineteenth century internationally recognised training and certification was developed.¹ Around the same time, the 'writing machine' known as the typewriter became mass produced in the late 1870s and the apparatus was soon in common use in New Zealand.² Following international examples, commercial schools teaching shorthand, typewriting, bookkeeping and related subjects were established throughout New Zealand. By the late nineteenth century, Christchurch had at least two.³ In 1893 Miss Annie M Carr opened a school of shorthand and typewriting, considered 'a new channel for the utilisation of female labour', in Lichfield Street.⁴ Carr then went into partnership with her acclaimed ex-pupil, Henry Digby, in 1898.⁵ By 1901 Miss E E Digby, was part of the teaching team and by 1905 she was joined by Miss M D Digby at their High Street premises.⁶ In December 1924 Henry William Lockyer Digby and Miss Maude Donald Digby became tenants in common for the property at 69 Worcester Street and their new commercial school building was constructed.⁷

Designed by leading inter-war architect, Cecil Wood, Worcester Chambers is a two-storeyed Georgian Revival style building. Its hipped roof is clad in slate facing the street, while the rear of the building is roofed with corrugated steel. The Worcester Street façade is near symmetrical, with a door and three multi-paned sash windows on the ground floor and four evenly spaced sash windows at first floor level. The red brick is contrasted by cream coloured cement quoins, window surrounds with cement keystones and door architraves. Above the quoins and cornice is a pair of decorative urns. The east, west and north elevations the fenestration is more varied and comparatively plainer.

In 1950 the property passed out of the Digby ownership and it has had a number of commercial owners since that time. It is likely that the building was named Worcester Chambers in the 1980s.⁸ Since 1995 it is well known for its use as an English language school for international students. Alterations were carried out to the building in 1958, including a

¹ Encyclopaedia Britannica, 'Sir Isaac Pitman', URL: <https://www.britannica.com/biography/Isaac-Pitman>, last updated 17 Oct 2006 (accessed 23 Dec 2016).

² *Star*, 18 Mar 1876, p. 3.

³ The Public Notices section of the *Press* for 17 January 1902, p. 1 lists the Christchurch Shorthand and Technical School at the Triangle, run by H W Lockyer Digby and E E Digby, as well as the Christchurch Commercial College at 150 Worcester Street West, run by C H Gilby.

⁴ *Press*, 11 Mar 1893, p. 7.

⁵ *Press*, 2 Nov 1898, p. 8.

⁶ *Press*, 16 Jan 1901, p. 10 and 20 Jan 1905, p.8.

⁷ Certificate of Title CB353/227. The family connection, if any, between the Digbys is not clear.

⁸ Another building at 133 Worcester Street was previously known as Worcester Chambers. After the 1970s a company called Worcester Chambers Ltd owned the building at 69 Worcester Street and it is likely that this is when it took on that name.

substantial addition to the rear, to the design of Miles Warren.⁹ Alterations for internal office fit-outs were carried out in 1963, 1981, 1987, 1995-6, 2001 and 2006.¹⁰ After the Canterbury earthquakes of 2010-11, a chimney on the east wall was partially dismantled and capped at roof height.¹¹

Further Reading:

Ruth Helms, 'The Architecture of Cecil Wood, PhD Thesis, University of Canterbury, 1996.

Key Physical Dates	1924-5: Construction of building 1958: Addition to the north 1963, 1981, 1987, 1995-6, 2001, 2006: internal alterations
Uses	Education – Adult education/training (former) Trade – Office Building/Offices
Associated List Entries	-
Protection Measures	Christchurch District Plan (decision 2016), Schedule of Significant Historic Heritage, Appendix 9.3.7.2, Heritage Item No. 571; Digby's Commercial School/Worcester Chambers and Setting.
Recommendations	Technical change required: Board Paper reference(s): BCC Paper HP191/1981 <i>Add Legal Description; Clarify Extent</i>

Attachments

Paper HP 191/1981

File HP 6/1/4

→ Worcester Chambers,
69 Worcester Street.

C

Extracts from Board paper HP 101/1981

⁹ Christchurch City Council Heritage Assessment – Statement of Significance Heritage Item Number 571, Former Christchurch Commercial College/Worcester Chambers and Setting – 69 Worcester Street, Christchurch (Notified 25 July 2015).

¹⁰ Christchurch City Council Heritage Assessment – Statement of Significance Heritage Item Number 571, Former Christchurch Commercial College/Worcester Chambers and Setting – 69 Worcester Street, Christchurch (Notified 25 July 2015).

¹¹ Christchurch City Council Heritage Assessment – Statement of Significance Heritage Item Number 571, Former Christchurch Commercial College/Worcester Chambers and Setting – 69 Worcester Street, Christchurch (Notified 25 July 2015).

Site Reference: P3177



HERITAGE NEW ZEALAND
POUHERE TAONGA

Name:	Worcester Chambers		
Other Names:	Name	Year From	Year To
Location:	69 Worcester Street, CHRISTCHURCH		
List Entry Legal Description:	Pt Lot 2 DP 9096 Lot 2 DP 6773		
Local Authority:	Christchurch City		
Summary:			

List Entry Status:	Listed
List Entry Type:	Historic Place Category 2
List Number:	1950
Date Entered:	26 November 1981
Extent of List Entry:	

Chattels

District Plan Listing:	District Plan	Christchurch City District Plan Operative (in part) 21 November 2005. Item listed in Appendix 1: List of Protected Buildings, Places and Objects
-------------------------------	----------------------	--

Maori Interest: Unknown

Heritage NZ Office: Canterbury/West Coast Office

Other Information: Please note that entry on the New Zealand Heritage List/Rarangi Korero identifies only the heritage values of the property concerned, and should not be construed as advice on the state of the property, or as a comment of its soundness or safety, including in regard to earthquake risk, safety in the event of fire, or insanitary conditions.

General Nature of Wahi Tapu:

Section 66(1) Assessment:	Section 23(1)	Registered under previous legislation (HPA 1980)
	Section 23(2)	Registered under previous legislation (HPA 1980).

Section 66(3) Detail:

Statement of Wahi Tapu:

Report Execution Time: 22/12/2016 15:49:08

Page 1 of 1

Pāṭaka List Entry Record



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952



Search Copy

S.W. Muir
Registrar-General
of Land

Identifier CB415/82
Land Registration District Canterbury
Date Issued 21 December 1928

Prior References
CB353/227 CB413/130

Estate Fee Simple
Area 492 square metres more or less
Legal Description Lot 2 Deposited Plan 6773

Proprietors
Lee Pee Limited

Interests

205608 Transfer creating the following easements - 25.10.1933 at 12.15 pm

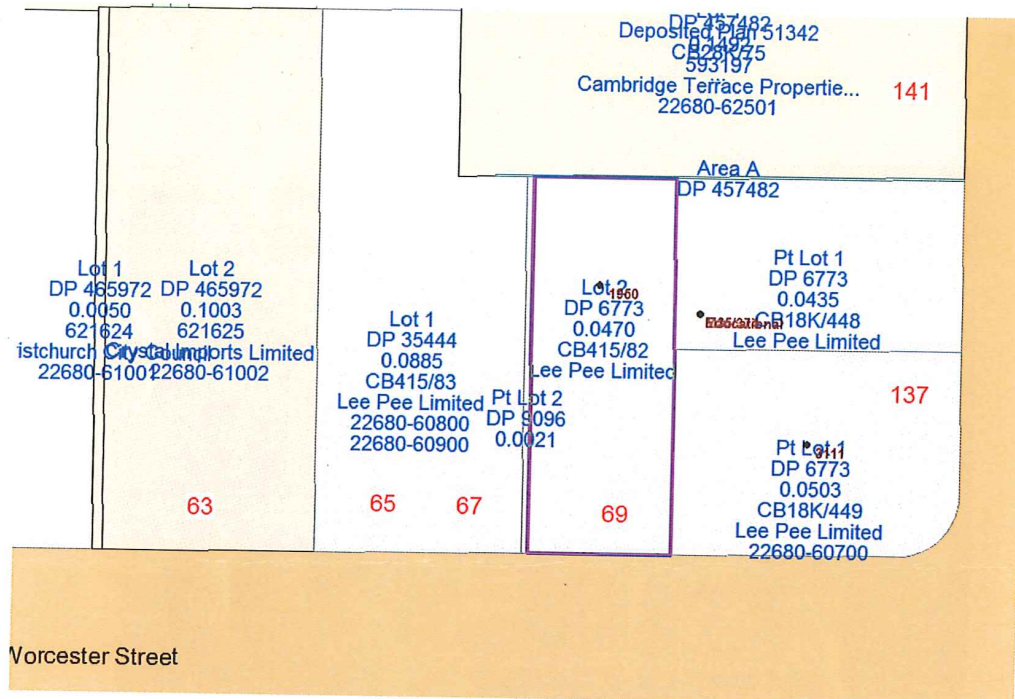
Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 2 Deposited Plan 6773 - herein	Part herein	Lot 1 Deposited Plan 6773 - CT CB411/136	
Right of way	Lot 2 Deposited Plan 6773 - herein	Part herein	Lot 1 Deposited Plan 6773 - CT CB410/144	
Right of way	Lot 1 Deposited Plan 6773 - CT CB411/136	Part	Lot 2 Deposited Plan 6773 - herein	
Right of way	Lot 1 Deposited Plan 6773 - CT CB410/144	Part	Lot 2 Deposited Plan 6773 - herein	

The right of way created by Transfer 205608 is subject to the Council's conditions of consent endorsed on said Transfer

Transitition Id 497063d1
Client Reference rburgess002

Search Copy Dated 22/12/16 3:33 pm, Page 1 of 1
Register Only

Current Identifier: Certificate of Title CB415/82 (refer to associated diagram below)



Purple rectangle shows the land parcel associated with Worcester Chambers, 69 Worcester Street, Christchurch (Quickmap, accessed 21 Dec 2016)

List Entry Extent



Extent includes the land described as Lot 2 DP 6773 (CT CB415/82), Canterbury Land District and the building known as Worcester Chambers thereon. (Pataka Maps 2017)

Robyn Burgess, 26 January 2017

Heritage New Zealand Pouhere Taonga – Summary Report, List No. 1950

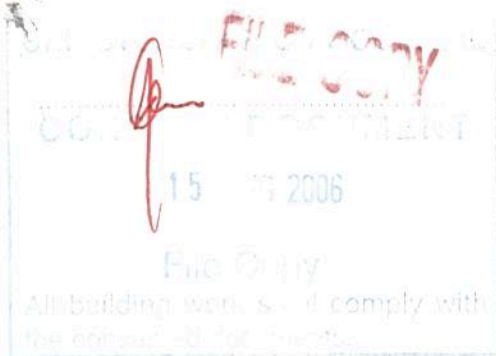
Images



Worcester Chambers (Deborah Cosgrove, not dated, Heritage New Zealand)



Worcester Chambers, west elevation (Robyn Burgess, 21 Dec 2016, Heritage New Zealand)



COPY



**ENDEL LUST
CIVIL ENGINEER LTD**

Studio B21 The Arts Centre
Telephone 366-9989
Facsimile 366-7165
P.O. Box 21121 Christchurch
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**Age, Strength, Condition Report
On 'Worcester Chambers'
Existing Building at 69 Worcester Street
For Languages International**

1.Preliminary

The original building at 69 Worcester Street was a Cecil Wood design and was built in 1928. The building occupied approx three-quarters of the site. A 'rear' extension of similar construction was built in the 1950's. The existing building has a Group 3 heritage classification in the Christchurch City Plan.

The original building was built as a school and this use has continued virtually unchanged. Languages International propose to carry out relatively minor alterations on the ground floor but more extensive alterations on the first floor. The building will therefore not undergo a change of use.

The extensive alterations will require a Building Consent Application and this in turn will necessitate an assessment of the building as to whether it is 'earthquake prone' in terms of the 2005 Amendment to the Building Act.

2.Description Building

The building is of two storey construction with a brick veneer cladding to both floors. The original Cecil Wood design comprised 'internal' reinforced concrete walls to the ground floor. These walls support a reinforced concrete first floor approx 250mm thick with rib beams spacing across the building at approx 3M c/c.

The first floor construction comprises double skin cavity brick wall construction to the external walls with a 'central' masonry wall and other internal walls of timber framing.

The roof to the original building comprises slate tiles on battens on purpose made timber trusses at approx 3M c/c.

The 1950's addition comprises double skin cavity brick veneer to the ground floor external walls and the concrete first floor is supported on a grid of reinforced concrete beams and columns. The first floor external walls are again of double cavity brick construction and all internal walls are of timber frame construction. The roof to the 'rear' addition is of corrugated iron roofing on purpose made timber trusses which are very similar to the original trusses.

The double skin cavity brick walls to the first floor are not entirely independent. What original plans that were available indicate one reinforcing bar in an insitu column around the relatively regular spacing of the first floor windows. That is at approx 1.6M c/c. There is no record of what size bar but, given the period of construction, it is expected this would be a 'plain 12mm diameter bar'.

The first floor slab is relatively thick in terms of current design knowledge but this would be expected given the relatively conservative design of early reinforced concrete structures. The extra ribs to further 'stiffen' the floor are further evidence of this conservative design. The reinforcing in the floor slab is not known but it is expected to be at least R12 bars at 300mm c/c both ways with possibly more reinforcing in a third direction, at 45° to the two principal axes of the floor slab.

The concrete walls supporting the floor were confirmed as approx 140mm thick to 'external' walls and 120mm thick to 'internal' walls. The reinforcing is not known with certainty. Based on some exposed bars and based on information on what plans were available, it is believed this reinforcing is R10 bars at 300 c/c bothways.

The timber trusses are supported directly on the double cavity walls but there is no evident connection between these two elements.

The external brickwork is still in a 'sound' condition with no signs of deterioration in the mortar courses. The courses are still straight and 'true' and there are no signs of differential settlement in the building. This confirms the existing foundations are more than adequate to support the building.

3. Proposed Alterations

The alterations proposed on the ground floor are relatively minor involving 'cutting in' two new door ways in the existing internal concrete walls. One transverse wall is to be removed but a reinforced concrete masonry wall is to be installed in close proximity and this will more than compensate for this loss of 'seismic' resistance. The overall affect is the basic structure of the ground floor will not be affected.

The first floor is to involve more extensive alterations in that virtually all internal walls are to be 'relocated' with the exception of the central masonry wall described earlier. These new walls are in close proximity to the original walls and in terms of overall bracing little will change.

4. Assessment 'Earthquake Prone'

The 2005 Amendment to the Building Act changed the definition of an 'earthquake-prone' building in that the definition of a 'moderate earthquake' was altered. An 'earthquake-prone' building is one which it is considered would not 'survive' a moderate earthquake.

The definition of a 'moderate earthquake' is now 'an earthquake that would generate shaking at the site of the building that is one third as strong as that would be used to design a new building at that site.

Based on an elastically responding reinforced concrete structure at this site which would be assumed to have an intermediate subsoil, a building period $T = 0.45$ sec, the seismic design coefficient for a new building in this site would be $C = 0.44$.

It should be noted this is based on an elastically responding structure with little ductility. This is quite conservative.

The seismic co-efficient which represents a moderate earthquake then is
 $C_m = 1/3rd \times 0.44g = 0.148g$.

The ground floor of 69 Worcester Street with reinforced concrete walls in two directions to three quarters of the building with reinforced concrete columns & beams to the rear-quarter plus a very stiff reinforced concrete diaphragm first floor is easily assessed as not earthquake prone.

The first floor structure would seem to be not earthquake prone on the basis that the brick cavity walls are assessed as infill panels with a series of reinforced concrete columns at 1.6M c/c. The roof structure however is not effectively tied to the external walls and in a number of cases the trusses are supported on unreinforced brick wall. This would be of concern in that the roof structure could collapse in a 'moderate earthquake' irrespective of the strength of the individual reinforced concrete column members.

The detailing to the first floor roof support structure is therefore assessed as 'earthquake-prone' and it is recommended that this should be 'secured' as soon as possible.

5. Seismic Securing

It is recommended that an independent steel frame is installed around the perimeter walls to the first floor of the building. This frame can be used to ensure the roof structure is independently supported and would not be compromised by a failure in any of the brick infill panels.

The position of steel posts can be placed so as to be hidden in new timber walls to suit and the beam/truss connections could all be hidden in the ceiling cavity. This would therefore not compromise the 'heritage' aspects of the building.

Similarly ties between the brick cavity infill walls and the steel frames would be kept to a minimum. This would be to ensure little or no visible ties which would detract from the heritage appearance.

6. Conclusions

The basic structure of the building at 69 Worcester Street is not assessed as 'earthquake-prone'. The roof truss/wall connections are however of concern and this detailing is seen as being earthquake prone.

A simple system of independent steel frames is recommended around the perimeter of the first floor to ensure the roof structure would not collapse on occupants during an earthquake.

A steel frame system as recommended is detailed in plans & specifications issued by this consultancy labelled Project Number 2160.



Endel Lust
May 2006

12.0 PHOTOGRAPHIC RECORD



FRONT VIEW OF THE BUILDING - WORCESTER STREET



FRONT VIEW OF BUILDING



EAST ELEVATION



**SOUTH EAST CORNER SHOWING PLASTER QUOINS AND DECORATIVE BASE
DETAIL**



MAIN ENTRY FROM WORCESTER STREET, SOUTH ELEVATION



DETAIL OF TIMBER WINDOW AND PLASTER SURROUND, SOUTH ELEVATION



DETAIL OF KEYED LINTEL BRICKS, SOUTH (FRONT) ELEVATION



CORBELS AND PORTICO ROOF OVER THE FRONT DOOR, SOUTH ELEVATION



CLOSEUP OF PLASTERWORK ON CORBELS



DETAIL OF CORBEL EDGE



OVERLIGHT TO FRONT DOOR, SOUTH ELEVATION



OVERVIEW OF WEST ELEVATION, SHOWING THE ORIGINAL BUILDING TO THE RIGHT AND THE 1958 ADDITION TO THE LEFT.



FRONT SECTION, WEST ELEVATION. OPTION A RETENTION IS FROM THE FRONT BACK TO THE LEFT HAND SIDE OF THE SLATE ROOF; AND OPTION B RETENTION IS FROM THE FRONT BACK TO THE LEFT HAND SIDE OF THE SILVER CAR.



MID AND REAR SECTIONS, WEST ELEVATION. IT IS PROPOSED TO DEMOLISH THE 1958 ADDITION TO THE LEFT, ALONG WITH THE PROJECTED AND RECESSED MID SECTIONS OF THE ORIGINAL WORCESTER CHAMBERS BUILDING.



ANOTHER VIEW OF THE REAR AND MID SECTIONS OF THE WEST ELEVATION. IT IS NECESSARY TO DEMOLISH THESE SECTIONS OF THE BUILDING TO GAIN ACCESS INTO THE CENTRE OF THE SITE TO SAFELY DEMOLISH THE HARLEY CHAMBERS BUILDING.



THE JUNCTION BETWEEN THE ORIGINAL BUILDING AND 1958 ADDITION.



RECESSED SECTION WEST ELEVATION, SHOWING ALUMINIUM WINDOWS TO TOILETS AND EXPOSED PIPEWORK



PIPES AND CABLES ON WALL AT BASE OF RECESSED SECTION



EAST SIDE WALL, WITH FIRE EGRESS RECESS IN CENTRE OF PHOTO.



FIRE EGRESS DOOR ON THE EAST ELEVATION. THE OPTION B TRUNCATION OF THE BUILDING, WOULD BE TO THE BRICKWORK ON THE LEFT HAND SIDE OF THIS ENTRANCE WAY.



THE REMAINDER OF THE EAST ELEVATION, LOOKING NORTH



MID SECTION OF THE EAST ELEVATION WITH THE FIRE EGRESS LOBBY TO THE LEFT. THE DOWNPIPES HAVE BEEN REMOVED FROM THE BUILDING, CAUSING WATER DAMAGE AND ALGAE TO THE BRICKWORK.



EAST SIDE TIMBER DOUBLE HUNG WINDOW, WITH WHITE PAINTED PLASTER SURROUND



THE COUNTERBALANCED FIRE ESCAPE STAIR FROM THE FIRST FLOOR EAST SIDE OF WORSTER CHAMBERS.



THE NORTH END EAST SIDE OF WORCESTER CHAMBERS, SHOWING THE SEPERATION BETWEEN THIS BUILDING AND THE NEW ONE TO THE NORTH



INSIDE OF THE FRONT DOOR, WITH OVERLIGHT



PAINTED PANELING IN THE FRONT ENTRANCE FOYER



VIEW DOWN THE ENTRANCE CORRIDOR BACK TO THE FRONT DOOR.



MAIN GROUND FLOOR OFFICE, WITH TIMBER DOUBLE HUNG WINDOWS ON THE EAST SIDE. THERE HAS BEEN CONSIDERABLE MODERNISATION OF THE OFFICE AREAS, INCLUDING CEILINGS, DOORS ETC.



MODERN OFFICE PARTITIONS AT THE SOUTH END OF MAIN GROUND FLOOR OFFICE.



TYPICAL GROUND FLOOR ORIGINAL PANELED TIMBER DOOR AND OVERLIGHT



CENTRAL STAIRWAY WITH ORIGINAL STEEL BALUSTRADE AND TIMBER HANDRAIL ON THE LEFT HAND SIDE.



GROUND FLOOR CORRIDOR, NORTH SIDE LOOKING NORTH



TYPICAL GROUND FLOOR WITH MODERN FITTINGS



GROUND FLOOR OFFICE IN 1958 ADDITION. THERE HAS BEEN CONSIDERABLE MODERNISATION OF THE INTERIORS.



UPPER FLOOR STAIR FOYER FROM THE STAIRS. NOTE THE MODERN SMOKE STOP DOORS. THE ORIGINAL TIMBER HANDRAIL IS ON THE LEFT, WITH A MODERN ONE ON THE RIGHT.



FIRST FLOOR CORRIDOR, LOOKING TOWARDS THE SOUTH (WORCESTER BOULEVARD)



FIRST FLOOR FRONT OFFICE, WEST SIDE. THERE HAS BEEN CONSIDERABLE ALTERATION AND MODERNISATION IN THIS AREA. PLEASE NOTE THE STEEL STRUCTURAL STRENGTHENING MEMBERS IN THE CORNER AND TO THE LEFT OF THE SECOND WINDOW ON THE RIGHT.



LUNCH ROOM AREA, FIRST FLOOR WEST SIDE. THE AREA TO THE LEFT WITH THE MULTI PANED WINDOW IS IN THE ORIGINAL BUILDING; AND THE LARGER OPEN WINDOW AREA, IS THE 1958 ADDITION



THE 1958 ADDITION AREA, AT THE NORTH END, FIRST FLOOR



FIRST FLOOR OFFICE, NORTH END WEST SIDE. THE DOOR LEADS TO THE COUNTERBALANCED FIRE ESCAPE STAIR SHOWN IN THE EXTERIOR ELEVATION PHOTOS.



TYPICAL FIRST FLOOR OFFICE SHOWING THE HIGHLY MODERNISED INTERIOR WHICH HAS LOST THE MAJORITY OF ITS HERITAGE SIGNIFICANCE.