

Before an Independent Hearings Panel
Appointed by Christchurch City Council

under: the Resource Management Act 1991

in the matter of: proposed Plan Change 14 to the Christchurch District
Plan

and: **Daresbury Limited**
(Submitter 874)

Summary Statement of David Alan Pearson for Daresbury Limited
(Heritage)

Dated: 17 April 2024

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SUMMARY STATEMENT OF DAVID ALAN PEARSON FOR DARESBRURY LIMITED

INTRODUCTION

- 1 My full name is David Alan Pearson. I am the principal of DPA Architects, an architectural firm specialising in heritage and conservation architecture.
- 2 I prepared evidence in relation to the submission made by Daresbury Limited (*Daresbury*) on Plan Change 14 to the Christchurch District Plan (*PC14*) dated 20 September 2023 (*EiC*). My qualifications, experience and confirmation I will comply with the Code of Conduct for Expert Witnesses (Part 9, Environment Court Practice Note 2023) are set out in my EiC and I do not repeat those here.
- 3 This statement is intended to provide a brief summary of my evidence.

HISTORY

- 4 The dwelling known as Daresbury was built for George Humphreys, a prominent Christchurch businessman and co-founder of Fletcher Humphreys, wine and spirits merchants. The three-storey house was designed with a total of 40 rooms and was constructed between 1897 and 1901. The lower storey was built of brick, and the upper storey is half timbered.
- 5 It was designed by Samuel Hurst Seager (1855-1933), an important New Zealand architect. He was also one of the first to seek to design buildings with a specifically New Zealand character, although Daresbury is very much in the genre of the English Arts and Crafts movement.

HERITAGE PROTECTION

- 6 The building is listed by Heritage New Zealand Pouhere Taonga as a Category 1 Historic Place, meaning it is considered to be a place of outstanding historical or cultural significance. In addition, as the house is believed to have been built between 1897 and 1901, it has been recorded as an archaeological site, defined as the place of human activity prior to the year 1900.
- 7 The dwelling and setting are included in the Christchurch District Plan Appendix 3 Schedule of Heritage Items as a Group 1 - Highly Significant Heritage Item. The interiors of the building are not included in the listing. There is, however, an associated "Setting" over the property.

ASSESSMENT OF SIGNIFICANCE

- 8 The significance of Daresbury was evaluated in a heritage assessment prepared in 2018 by DPA Architects, using the criteria in the Christchurch District Plan for assessing significance.
- 9 In the assessment, the building was considered to be significant under the following categories:
 - 9.1 Historical and Social;
 - 9.2 Cultural and Spiritual;
 - 9.3 Architectural and Aesthetic;
 - 9.4 Technological and Craftsmanship;
 - 9.5 Contextual; and
 - 9.6 Archaeological and Scientific.
- 10 DPA Architects was also commissioned to have the building electronically scanned and 3D modelled to provide a permanent record for the future.

IMPACT OF THE CANTERBURY EARTHQUAKES

- 11 The building suffered substantial damage in the Canterbury earthquake sequence of 2010- 2012 and has not been used since that time due to the inherent danger of further damage and potential collapse from aftershocks.
- 12 In particular, a group of six decorative brick chimneys on the roof collapsed in the earthquakes causing extensive damage to the clay tiles. The damaged roof subsequently allowed water into the building where it has affected timber panelling and other fabric with dry rot, mould and fungal growth being prevalent throughout the house.
- 13 Earthquake damage also included uneven settlement of the foundations leading to damage to the brickwork at the lower level such as crushed and fractured bricks, movement along mortar lines and outward displacement of bricks. At the upper level, the external walls which comprise timber framing with brick infills (known as brick nogging) overlaid with a pebble dash plaster were also damaged. Internally, cracks have appeared in plaster walls and ceilings and floors have become uneven as the house has moved.
- 14 A report by Quoin Structural Consultants identified various structural defects including extensive cracking and lateral displacement of brickwork, differential foundation settlement, cracking of exterior

cladding and collapse of all chimneys. The report also found that undamaged parts of the building were assessed as having a strength of 13% NBS. Damaged sections were less than this.

- 15 Consequently, Quoin considered that the following work would be required to remedy earthquake damage and upgrade the building's NBS rating.
- 15.1 Deconstruction of brick cladding and rebuilding as a single brick veneer on a timber frame.
 - 15.2 Deconstruction of chimneys and rebuilding as lightweight structures.
 - 15.3 Removal of all foundations including chimney bases and provision of new reinforced concrete foundations.
 - 15.4 Removal of exterior plaster clad walls at first floor level and replacement with lightweight weathertight cladding system.
 - 15.5 Provision of steel columns and frames along with additional roof bracing to enable the building to achieve 67% NBS.
- 16 The structural upgrading and repairs recommended by Quoin are obviously very extensive and highly invasive and have contributed to the high estimated cost of the work as much of the building would effectively need to be rebuilt.

IMPACT OF THE EARTHQUAKES ON HERITAGE VALUES

- 17 In my opinion, Daresbury in its post-earthquake form still retains significance under each of the criteria for which it is scheduled in the Christchurch District Plan. Unusually amongst district plans, the Christchurch District Plan under Policy 9.3.2.2.1 c allows the condition of a building to be taken into account when assessing heritage values. It is therefore accepted that, under the District Plan, the building's present condition has resulted in an erosion of its heritage values and these are likely to be further compromised if work to restore the building were to be carried out.
- 18 In particular, work that would be required to structurally upgrade the building would involve the replacement of a substantial amount of heritage fabric to the point where much of the building may end up largely as a replica. Other work may also be required to ensure the building complies with current building codes. This may include insulating the house throughout and providing double glazed windows, all of which may further impact on its heritage values.
- 19 Nevertheless, while Daresbury's heritage values may have been impacted, I consider that it still retains a level of significance. Although criteria such as Architectural and Aesthetic and

Technological and Craftsmanship values may be eroded, I do not consider that other criteria such as its Historical, Social and Cultural values have been affected by its physical condition.

- 20 For this reason, I suggest that a further assessment of Daresbury in its present condition could result in it being assessed as a 'significant' rather than a 'highly significant' heritage item. This may continue to be the situation if ever the building were to be restored.

EFFORTS TO RESTORE DARESBUY

- 21 Over the past five years, I acknowledge that Mr Milne has attempted to find ways to structurally upgrade and restore the building.
- 22 As part of his efforts to see Daresbury restored, he sought assistance funding from a number of providers including Heritage New Zealand Pouhere Taonga (NZPT) and the Christchurch City Council and other potential funders. That was not forthcoming, leaving a significant financial shortfall. He also tried to find a new use for the building which was also unsuccessful.

CONCLUSION

- 23 Under the policies of the Christchurch District Plan, the condition of Daresbury has resulted in a loss of heritage values and these values may further be eroded if the building were to be restored. Nevertheless, while some values have been eroded, others have remained essentially intact. A further assessment of Daresbury may determine that it is now a "Significant" historic heritage place, which, in my opinion, would be an appropriate outcome.

David Alan Pearson

17 April 2024