

**BEFORE INDEPENDENT HEARING COMMISSIONERS
IN CHRISTCHURCH**

TE MAHERE Ā-ROHE I TŪTOHUA MŌ TE TĀONE O ŌTAUTAHI

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of the hearing of submissions on Plan Change 14 (Housing and Business Choice) to the Christchurch District Plan

**STATEMENT OF PRIMARY EVIDENCE OF WILLIAM HENRY FULTON ON
BEHALF OF CHRISTCHURCH CITY COUNCIL**

QUALIFYING MATTER: HERITAGE

HERITAGE SITES: DARESBUY

Dated: 11 August 2023

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EXECUTIVE SUMMARY

1. My full name is **William Henry Fulton**. I am a Director of Team Architects Christchurch and a Director of Team Architects Limited, a consortium of eight architectural practices across New Zealand.
 - (a) I have prepared this statement of evidence on behalf of the Christchurch City Council (the **Council**) in respect of matters arising from submissions on Plan Change 14 to the Christchurch District Plan (the **District Plan; PC14**).
 - (b) My evidence relates specifically to the submission from Daresbury Limited (Submission #874) seeking that:
 - (i) Daresbury House (heritage item number 185) be deleted from Appendix 9.3.7.2 Schedule of Significant Historic Heritage' (the **Schedule**); and
 - (ii) The associated Heritage Setting for Daresbury (heritage setting number 602) be removed from the Schedule.
2. Having performed a site visit and reviewed the relevant documentation available for Daresbury House and the associated heritage setting, in my opinion, the Daresbury House and Setting should not be removed from the Schedule for the following reasons (in summary):
 - (a) The building, while damaged, is repairable.
 - (b) The existing building retains significant Heritage value.
 - (c) The proposed repair strategy, while altering some of the heritage fabric (namely the structural elements within the walls) will not sufficiently lessen the heritage significance of the repaired building.

INTRODUCTION

3. My full name is **William Henry Fulton**. I am a Director of Team Architects Christchurch and a Director of Team Architects Limited, a consortium of eight architectural practices across New Zealand.

4. In preparing my evidence, I have reviewed:
 - (a) The submission to remove Daresbury Homestead and the associated setting from the District Plan by the property owner Daresbury Limited (Submission #874);
 - (b) Heritage Assessment and Defects/Remedial Work Schedule by DPA dated 19th June 2019;
 - (c) Structural Assessment Report by Quoin Structural Consultants dated 17 May 2019;
 - (d) Repair Quotation review by Rhodes and associates QS dated 17 July 2023;
 - (e) Christchurch City Council Heritage Statement of Significance Heritage Item #185 dated 20 Nov 2014¹,
 - (f) Reviewed the Council's section 32 report for PC14 as it relates to Daresbury House²; and
 - (g) Reviewed extracts of the Council's draft section 42A report prepared by Suzanne Richmond which relate to Daresbury House; and
 - (h) Reviewed extracts of the draft evidence of Amanda Ohs as it relates to Daresbury House.

5. I am authorised to provide this evidence on behalf of the Council.

QUALIFICATIONS AND EXPERIENCE

6. I hold a Bachelor of Building Science (BBSoc) and Bachelor of Architecture (BArch Hons) from the Victoria University of Wellington, plus a Post Graduate Diploma in Landscape Architecture (DipLA) from Lincoln University. I am a member of the International Council on Monuments and Sites (ICOMOS NZ) and a member of Heritage New Zealand. I am a member of the New Zealand Institute of Architects (NZIA). I am a member of the Council's Urban Design Panel and the Akaroa Design Panel.

7. I have over 25 years of professional expertise in architecture and Heritage conservation. Prior to the 2010/2011 Christchurch earthquake sequence I was involved in many heritage projects in Christchurch including the

¹ [HID 185.pdf \(ccc.govt.nz\)](#)

² [PC13-Section-32-report-for-notification-March-2023.PDF \(ccc.govt.nz\)](#)

Christchurch Music Centre, the Riccarton Racecourse Tea House and the Huntley Homestead in Yaldhurst.

8. Most recently I have been appointed to the panel of Heritage Professionals administered by the Council. Since the 2010/2011 Canterbury Earthquake sequence, I have been the Heritage Architect for many projects including the restoration of New Regent Street, Te Koraha and St Andrews Church at Rangi Ruru, strengthening and repair of St Johns Church Bryndwr and assisting the Christchurch City Council with many of its Heritage assets. I am currently the Conservation Architect and Heritage Professional for the ChristChurch Cathedral Rebuild project, and I am the Architect for the repair and refurbishment of Memorial Hall and Ivey West buildings at Lincoln University.
9. I am familiar with Daresbury (also known as Daresbury Rookery or Daresbury Homestead) which is the subject of this evidence, having worked for a previous owner in 2004 when a small amount of repair and stabilisation work was carried out in conjunction with Endel Lust Civil Engineer.

CODE OF CONDUCT

10. While this is a Council hearing, I have read the Code of Conduct for Expert Witnesses (contained in the 2023 Practice Note) and agree to comply with it. Except where I state I rely on the evidence of another person, I confirm that the issues addressed in this statement of evidence are within my area of expertise, and I have not omitted to consider material facts known to me that might alter or detract from my expressed opinions.

SCOPE OF EVIDENCE

11. My statement of evidence addresses the submission by Daresbury Limited seeking that:
 - (a) Daresbury House (heritage item number 185) be deleted from the Schedule; and
 - (b) The associated Heritage Setting for Daresbury (heritage setting number 602) be removed from the Schedule.
12. My evidence is separated into the following sections as follows:
 - (a) A review of the heritage protection and history of Daresbury;

- (b) An outline of the heritage significance of Daresbury, including:
 - (i) Historical and social significance;
 - (ii) Cultural and spiritual significance;
 - (iii) Architectural and aesthetic significance;
 - (iv) Technical and craftsmanship significance;
 - (v) Contextual significance;
 - (vi) Archaeological significance;
 - (vii) Review of heritage significance assessment on behalf of Daresbury Limited;
- (c) Consideration of the Heritage Assessment and Defects/Remedial Works Schedule by DPA dated 19th June 2019;
- (d) Consideration from a heritage perspective of the structural upgrade proposed by Quoin structural Engineers dated 17th May 2019; and
- (e) Responses to any other reports, including Rhodes QS Review.

13. I address the above points in my evidence below.

HERITAGE PROTECTION AND HISTORY

- 14. Daresbury is listed by Heritage New Zealand Pouhere Taonga as a Category 1 Historic Place, Register number 3659. It was first listed on 2 April 1985.
- 15. Daresbury and its Setting are included in the Schedule as a Group 1 – 'Highly Significant' Heritage Item (heritage item number 185, heritage setting number 602). The interiors of the building are not included in the listing.
- 16. Daresbury was constructed between 1897 and 1901 as the home for George Humphries and his family.
- 17. The building was designed by Samuel Hurst Seager, a prominent local Architect.
- 18. Daresbury hosted important visitors to Christchurch including acting as a temporary Vice-regal residence for visiting Governor Generals.

HERITAGE SIGNIFICANCE

Christchurch District Plan

19. As above, Daresbury and its Setting are included in the Schedule as a Group 1 - Highly Significant Heritage Item (heritage item number 185, heritage setting number 602).
20. The Council's Statement of Significance considers Daresbury to be highly significant under the following criteria (summarised).

Historical and social significance

21. Historical and social values are 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.
22. Daresbury is a highly significant Christchurch home associated with many well-known historical figures. It also demonstrates the history of architectural land development in Christchurch.
23. Daresbury and its setting have historical and social significance for their association with city merchant George Humphreys (1848-1934), for whom the house was built between 1897 and 1901.
24. The house was originally known as Daresbury Rookery, named for the colony of rooks that nested in the property's large eucalypts trees until c.1945. Humphreys, who was born in England and immigrated to New Zealand in 1869, was co-founder of the wine and spirits merchants Fletcher Humphreys & Co. (1882).
25. Humphreys also had considerable investments in hotels and, at the turn of the 20th century, was the consular agent for France in Christchurch.
26. Daresbury remained in Humphreys' family ownership until 1985, although large subdivisions in 1930 and 1954 greatly reduced the original property. During the Humphreys' family ownership Daresbury was used as a temporary vice-regal residence for two Governor-Generals in the 1940s (Lords Newall and Freyberg) and guests at the house included Lord Fisher, Archbishop of Canterbury, and the Duke of York, later George VI.

Cultural and spiritual significance

27. 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.
28. Daresbury and its setting has cultural significance as an embodiment of the lifestyle of a professional business family in the early years of the 20th century. It also has cultural significance for its aesthetic and stylistic embodiment of a particular design and philosophy movement of the time – that of the Arts and Crafts movement.

Architectural and aesthetic significance

29. 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.
30. Daresbury has high architectural and aesthetic significance for its design by leading New Zealand architect Samuel Hurst Seager (1855-1933). Daresbury is a three-storey house with 40 rooms.
31. The lower storey is built of brick, and the upper storey is half timbered. It has half-timbered gables, a jettied or slightly cantilevered upper floor, leadlight fenestration and a tiled roof. It had distinctive brick chimneys with decorative chimney pots – these either fell or were removed during the Canterbury earthquake cycle damaging the roof.
32. Internally it has considerable timber panelling and detail and an elegant timber detailed staircase that rises through the first two floors. Over time alterations have been undertaken largely to areas such as kitchens and bathrooms but it still retains many of the original fittings. It has a large gothic inspired billiard room with considerable timber detailing.
33. Hurst Seager made a significant contribution to the evolution of New Zealand architecture, both as a practitioner and a theorist. Daresbury is considered to be Seager's most outstanding English Domestic Revival style house, built at a time when the architect was designing dwellings in a variety of styles to suit the tastes and means of his clients, from the English Domestic Revival style of Daresbury and Elizabeth House (1914,

demolished post- EQ) to the ground-breaking Arts and Crafts bungalows of The Spur development (1902-14).

34. Full of the detail inspired by the philosophy of the Arts and Crafts movement it is constructed on what became known as the 'Old English' style, a style popular in Canterbury in the period 1895-1915, and most local architects designed at least a few dwellings in the style.
35. Seager had earlier established his career and demonstrated his Arts and Crafts sensibilities with the design of the Municipal Chambers (1886-87). Seager was also a lecturer at the Canterbury College School of Art, took a leading interest in town planning, and was a key figure in the emergence of New Zealand's architectural history.

Technical and craftsmanship significance

36. 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.
37. The dwelling has high technological and craftsmanship significance as a well-built home of the period. The textural qualities of the brick and stucco walls and clay roof tiles, the gabled roof forms and tall chimneys (removed due to the EQ), and the half-timbering and leaded glass windows are all aspects of the exterior that demonstrate a high standard of construction and craftsmanship.
38. Internally the craftsmanship is of high significance with the entrance hall, extensive use of timber panelling on the walls and ceiling, high level of craft detail in all the finishing and fittings throughout. It also has technological and craftsmanship significance for what it is able to reveal of building and craft methodologies and materials of the late Victorian period.

Contextual significance

39. 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.

40. Daresbury and its setting has high contextual significance for its contribution to the distinctive residential character of Fendalton; notwithstanding the fact the house is largely hidden from view from the public domain, and for its extensive grounds.
41. The house overlooks Waimairi Stream and is complemented by its extensive garden setting and mature trees on both sides of the stream. Daresbury's garden was planned to complement the 'Old English' style of the house and when it won the Christchurch Horticultural Society's annual competition of 1932.
42. The house has contextual significance in relation to nearby Mona Vale, with which it has much in common both historically and architecturally.

Archaeological and scientific significance

43. A Building may have 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.
44. Daresbury and its setting are of some archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

Previous heritage assessment on behalf of Daresbury Limited

45. I have read the 'Heritage Assessment' section of the report prepared by DPA on behalf of Daresbury Limited. I agree with the overall summary of heritage significance provided in that report as summarised below.
46. Daresbury and its setting are notable as a turn of the 20th century large Arts and Craft/Tudor inspired residence and its use as a vice-regal residence.
47. Daresbury is considered to have exceptional historical and social significance for its association with influential businessman George Humphreys, prominent architect Samuel Hurst Seager and visitors and guests to the home over the years.

48. It has considerable cultural and spiritual significance for its ability to demonstrates evolving behavioural patterns and family lifestyles over time.
49. Daresbury has exceptional architectural and aesthetic significance as an outstanding example of English Domestic Revival style and Arts and Craft inspired detail.
50. Daresbury has considerable technological and craftsmanship significance due to the quality of its construction and detailing.
51. It also has considerable contextual significance for its extensive gardens which are unusual within its context and its group value as a large homestead alongside others of similar pedigree, such as nearby Mona Vale.
52. Daresbury and it's setting also have potential archaeological significance as the site was occupied prior to 1900.
53. Overall, Daresbury and its setting are considered to have exceptional significance.

Assessment

54. I consider that Daresbury is a highly significant piece of Architecture that represents the Arts and Crafts style as well as being perhaps the most significant domestic project designed by Sameul Hurst Seager. The historical association of Daresbury as a part-time Vice-Regal residence and the home of George Humphries and his family adds to its highly significant historical and social significance. Daresbury holds heritage significance both for the craftsmanship of its construction, materials and detailing as well as the context in which it sits including the relationship it has to Waimairi Stream. There is potential for the site to have Archaeological significance given the age this site has been occupied.
55. I generally concur with the Council's assessment in its Statement of Significance which, is based on the heritage significance criteria in Appendix 9.3.7.1, that Daresbury is "highly significant". I also concur with the above statements provided by DPA on behalf of Daresbury Limited as to the significance of Daresbury.

PROPOSED REMEDIAL REPAIR AND STRENGTHENING

56. I have read the 'Defects and Remedial Work' Section of the Report prepared by DPA on behalf of Daresbury Limited. I agree with most of the observations made. There is reference to the six tall decorative chimneys as being a significant feature of the building. Further mention is made that it is unlikely that these chimneys are to be rebuilt.
57. There are numerous examples of heritage buildings with significant chimneys that were damaged in the earthquakes and were rebuilt, including Otahuna Lodge, Te Koraha at Rangī Ruru, and Risingholme Community Centre. I have had an involvement in all three buildings and the method of chimney repair was different in each case. I would support the reinstatement of the significant chimneys albeit using a new lighter weight structure to support the externally visible bricks.
58. I have read the Structural Assessment Report, prepared on behalf of Daresbury Limited, by Quoin Structural Consultants. While I am not a Structural Engineer, I support most of the findings in this report, especially the intention to remove mass from the structure.
59. I have two comments concerning this report. Firstly, I recall from my 2004 experience of Daresbury House that what is now the Media Room, was then an Attic space or 'Box Room' with a window facing north. The Quoin report refers to 'Second Floor east-west framed timber framed sheet braced walls at north end of Entertainment (Media Room): 13% x NBS'.
60. My understanding is that these walls are merely partition walls installed between 2004 and 2010 when the Entertainment/ Media Room was inserted into this space. This may have a bearing on the actual structural capacity of these walls and as a consequence impact the overall NBS attributed to the building.
61. Secondly, I note that the Structural strengthening proposal includes the full replacement of the foundations. On another current project that I am involved with, at Memorial Hall at Lincoln University, the original early 20th century foundations are being retained insitu and augmented with new reinforced concrete foundations. In my view, consideration should be given to whether this may be a more appropriate alternative method of repairing the existing foundations, that retains the original fabric and allows a continuous more efficient construction methodology.

IMPACT OF PROPOSED REPAIR AND STRENGTHENING

62. The proposed structural methodology involves the removal of mass (brickwork) to lighten the structure and hence protect the building from future seismic events. As noted, I support this strategy and acknowledge that this will involve the removal of internal brick walls and infill panels. Replacing these materials with light weight timber framing will be invasive and remove heritage fabric that is largely unseen and embedded inside the existing walls. The original construction technique could be argued to lessen the Technological significance of the wall construction. However, the repair and strengthening strategy proposes the 'reinstatement of the architectural aesthetic', a strategy that I support.
63. While the proposed newly constructed walls will not be the original walls, this method of strengthening is accepted as an appropriate response to maintaining the form, aesthetic, and ongoing function of a heritage buildings. The ChristChurch Cathedral is using a similar strategy, in reinstating the original form with new and structurally resilient insertions to the unseen depth of the walls. For Daresbury, the original external fabric including bricks, timber and Joinery can be reused, with new plaster infill panels constructed to match the original surface.

DISTRICT PLAN REQUIREMENTS FOR LISTED HERITAGE BUILDINGS

64. In terms of the requirements of the District Plan for listed heritage buildings, the provisions proposed under PC14 that are of most relevance to this evidence and the submission by Daresbury Limited are objective 9.3.2.1.1 ('Historic Heritage') and the related historic heritage policies in section 9.3.2.2.
65. In terms of the criteria in policy 9.3.2.2.1(b)(ii) for identifying and scheduling heritage items, Daresbury House and Setting are currently scheduled as 'Highly Significant' (Group 1). For a building and setting to be categorised as meeting the level of 'Highly Significant', the historic heritage is required to:
- (a) meet at least one of the heritage values listed in Appendix 9.7.3.1 at a highly significant level; and
 - (b) be of high overall significance to the Christchurch District 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; and

(d) have a high degree of integrity.

66. For the reasons set out above, in my opinion Daresbury House and its Setting clearly meets the threshold for being scheduled as a significant historic heritage place because it has value in accordance with the majority of the criteria listed in Appendix 9.7.3.1.

67. Policy 9.3.2.2.1(c) (iii) seeks to schedule significant historic heritage as heritage items and heritage settings where the thresholds for Significant or Highly Significant as outlined in Policy 9.3.2.2.1 (b) are met and 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.

68. With respect to whether repair would compromise the heritage values and integrity of Daresbury House and the Setting, I consider that the proposed reconstruction and restoration to generally be appropriate and will not compromise the heritage significance of Daresbury. I consider that a proposed strengthened and restored Daresbury will retain its heritage significance and thus be worthy of its Heritage status. I believe that the reinstatement of the original chimney forms, albeit with a lightweight structural core, will add to the Heritage significance of the proposed strengthened and restored Daresbury.

69. With respect to whether engineering or financial factors make it unreasonable to schedule a Heritage item, my assessment is that Daresbury is of such significance, both locally and nationally, that it is reasonable to do what is feasibly required to strengthen and restore this building. I suggest that there may be alternative structural methods of

repair, for instance the foundations. The cost of repair of Heritage buildings of the nature Daresbury is significant but is proportional to the scale of the project and the heritage value placed on the building. While I am not an expert in the detailed costs, I believe they should be compared to projects like Otahuna Lodge or Mona Vale, rather than domestic projects of similar scale but lesser Heritage value.

CONCLUSION

70. I In my opinion, various factors make Daresbury House and its Setting an exceptionally significant place in terms of cultural heritage value. In this regard I agree with the heritage assessment outlined in the DPA report dated 19 June 2023, and the heritage listing of both the Council and HNZPT. In my opinion, Daresbury House and Setting remains 'Highly Significant' and should therefore remain identified as such in the Schedule. The key reasons for this view are (in summary):
- (a) The building and site hold significant heritage values including intangible values that go beyond the bricks and mortar of the building fabric.
 - (b) While the building has been severely damaged by the Canterbury earthquake sequence, the existing structure retains much of its heritage significance.
 - (c) The proposed repair strategy, set out by the Applicants consultants, will enable the building to be strengthened and reinstated in a form that retains much of its heritage significance.
71. I have read and generally support the proposed strengthening and repair strategies of both the DPA Defects/Remedial Work Schedule by DPA (19 June 2023) and the Structural Assessment Report by Quoin (17 May 2023).
72. I would also support the reconstruction of the chimney stacks, albeit with lightweight supporting structures, given that they were a significant part of the external form of the original building but removed since the earthquakes.
73. I would suggest consideration be given to an alternative methodology for the repair and strengthening of the foundations, from both a heritage and construction methodology perspective.

74. I consider that a proposed strengthened and refurbished Daresbury, especially retaining the external form, materials and aesthetic of the building will enhance the future resilience and longevity of this very important Heritage building. While there is a loss of some, mostly unseen original fabric with a corresponding reduction in Technological value, the overall heritage significance of Daresbury will remain considerable. This ensures that it is worthy to remain a scheduled heritage item both locally (District Plan) and Nationally (HNZPT).
75. Like a handful of exceptional heritage buildings effected by the Canterbury earthquake sequence, I believe that it is reasonable both from the proposed structural intervention and financial cost perspective, to retain, repair, strengthen and refurbish Daresbury as one of Christchurch and New Zealand's most important domestic Heritage buildings.

Date: 11 August 2023

William Henry Fulton

REFERENCES

- (a) The submission to remove Daresbury Homestead and the associated setting from the District Plan by the property owner Daresbury Limited (Submission #874);

(Document has not been appended due to size but can be provided to the Panel on request)

- (b) Heritage Assessment and Defects/Remedial Work Schedule by DPA dated 19th June 2019;

(Document has not been appended due to size but can be provided to the Panel on request)

- (c) Structural Assessment Report by Quoin Structural Consultants dated 17 May 2019;

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- (d) Repair Quotation review by Rhodes and associates QS dated 17 July 2023;

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