

SUMMARY STATEMENT

1. My name is **Timothy David Holmes**. I am employed as architect and heritage specialist at Warren and Mahoney architects limited and my experience here is in relation to Cultural Heritage Value.
2. I have prepared evidence on behalf of the **Christchurch City Council** to consider heritage as a qualifying matter in relation to a submissions received on PC14 that seeks to remove 325 Montreal Street, Blue Cottage (Submission# 824) from Appendix 9.3.7.2 Schedule of Significant Historic Heritage (Schedule)
3. My evidence is based on an understanding of the cultural heritage value of 325 Montreal Street, Blue Cottage, the 2003 Dave Pearson Conservation plan for the Blue Cottage¹, the Statement of Significance² and the ICOMOS New Zealand Charter, 2010³.
4. My evidence identifies the Blue Cottage at 325 Montreal Street as an important remnant of early colonial life in the city in the form of a modest cottage home. It has a high contextual value and is a point of interest opposite corner of Gloucester Street, to the more elaborate house, Orari.
5. My evidence considers whether the current state of disrepair diminishes the cultural heritage value of the cottage and concludes that it does not.
6. The heritage fabric of the building is in need to repairs and taking a conservation approach means that its retention is generally straightforward, although it is acknowledged that roughly 25% of the cladding may need replacement.
7. I do not concur with the submitter's evidence presented by Tom Chatterton, David Hill and Kyle Brookland in relation to the extent of the building fabric that needs to be replaced, as set out in my rebuttal evidence.

¹ Dave Pearson Architects Ltd The Caretaker's Cottage - Cranmer Centre Christchurch – A Conservation Plan (Christchurch, 2003)

²

<https://districtplan.ccc.govt.nz/Images/DistrictPlanImages/Statement%20of%20Significance/Central%20City/HID%20390.pdf>

³ https://icomos.org.nz/wp-content/uploads/2020/12/NZ_Charter.pdf

8. In summary, I remain of the view that the heritage value of the Blue Cottage is not reduced by its state of disrepair. The cottage retains heritage value as a representation of a modest early colonial house on a prominent corner in the city, in an area with a diminishing number of heritage properties.
9. The Blue Cottage is capable of a conservation repair, which is an approach supported by William Fulton in his evidence for the submitter, but which is otherwise not considered in other evidence on behalf of the submitter.
10. My position has not changed; on the basis of my assessment, I do not support the submission that the Blue Cottage at 325 Montreal Street, should be removed from the Schedule.

Date: 28th November 2023

Tim Holmes