BEFORE THE INDEPENDENT HEARINGS PANEL

UNDER	the Resource Management Act 1991
IN THE MATTER	of proposed Plan Change 14: Housing and Business Choice to the Christchurch District Plan
AND	
IN THE MATTER	of Cambridge 137 Limited (Submitter 1092)

STATEMENT OF EVIDENCE OF JOHN BROWN ON BEHALF OF CAMBRIDGE 137 LIMITED

QUALIFYING MATTER: HERITAGE (HERITAGE SITES)

20 September 2023

Cambridge 137 Limited's Solicitor
PO Box 4341 CHRISTCHURCH 8140
DX WX11179
Tel +64 3 379 7622
Fax +64 3 379 2467

Solicitor: L F de Latour
(lucy.delatour@wynnwilliams.co.nz)

WYNN WILLIAMS

Introduction

1 My full name is John Edward Brown.

2 I am a Director at Plan.Heritage Ltd, an independent heritage planning consultancy.

3 I hold the qualifications of BA Archaeology (Hons) from University of Newcastle-upon-Tyne, and MA Archaeology (Distinction) from University College London. I am an Associate Member of the Chartered Institute for Archaeology (ACIfA), a supporting member of Institute for Historic Building Conservation (IHBC) and a member of International Council on Monuments and Sites New Zealand (ICOMOS NZ). I am also a member of the New Zealand Archaeological Association (NZAA).

4 I have 28 years' experience working in a variety of academic, public sector and commercial roles relating to historic buildings, archaeology and heritage planning. I have worked previously in the UK, and also on projects in Hungary and Israel. Since arriving in New Zealand in 2011, I have been employed in the areas of historic heritage, special character assessment and archaeology, as they relate to the planning framework established by the Resource Management Act 1991 (**RMA**), and to the Heritage New Zealand Pouhere Taonga Act 2014 (**HNZPTA**). From 2011 to 2015 I managed the built heritage implementation team at Auckland Council, dealing specifically with the assessment of resource consents for historic heritage buildings and places, and special character assessments. In 2015 I established Plan.Heritage as an independent heritage consultancy, providing heritage policy and planning advice to a range of public and private client sectors. I currently provide expert advice to Queenstown Lakes District Council (**QLDC**), Auckland Council, and Far North District Council, among others.

5 I am familiar with the site at 137 Cambridge Terrace and undertook a site visit on 9 August 2023.

6 I confirm that I have read and am familiar with the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023. I have complied with the Code of Conduct in preparing this evidence and I agree to comply with it while giving any oral evidence during this hearing. Except where I state that I am relying on the evidence of another person, my evidence is within my area of expertise.

I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

Scope of Evidence

7 I have prepared this evidence on behalf of Cambridge 137 Limited (submitter number 1092) in relation to Plan Change 14 (**PC14**) to the Christchurch District Plan (**District Plan**). This evidence is given in relation to Hearing Topic – Qualifying Matters – Heritage (Heritage Sides). Pursuant to [76] of the Hearing Procedures (23 August 2023) I have also prepared a brief of evidence for Kainga Ora (submitter #834) and further submissions (further submitter #2099) in relation to Hearing Topic PC13 and PC14 Residential Heritage Areas.

8 I have been engaged to provide heritage evidence in respect of the Harley Chambers building on the site at 137 Cambridge Terrace in respect of the submission seeking the removal of the listing of 137 Cambridge Terrace (Harley Chambers) in Appendix 9.3.7.2 'Schedule of Significant Historic Heritage'. Specifically, my evidence addresses:

(a) Introduction and the submission to remove the building from the Christchurch City Council (**CCC**) Schedule of Significant Historic Heritage';

(b) Site details;

(c) Peer Review of existing heritage assessments for the building and any assumptions made;

(d) Current building condition and surveys and costings;

(e) Effect of necessary repair works on integrity and the implications for the listing of Harley Chambers;

(f) Façade retention only;

(g) Evidence for the CCC;

(h) Conclusion.

9 In preparing my evidence, I have reviewed the following documents:

(a) Heritage New Zealand Pouhere Taonga (**HHNZPT**) Listing Summary;

(b) CCC Heritage Schedule;

(c) Smart Alliances 2017 Heritage Impact Assessment (**2017 Assessment**);

(d) Submission of Cambridge 137 Limited;

(e) Structural Assessments prepared by Mr Brett Gilmore;

(f) Cost analysis prepared by Aecom;

(g) Mould and asbestos analysis reports by SC Environmental Ltd;

(h) Christchurch City Council Section 42A Report;

(i) Statement of Evidence of Dave Pearson dated 11 August 2023 on behalf of CCC;

(j) Statement of Evidence of Amanda Ohs dated 11 August 2023 on behalf of CCC;

(k) Statement of Evidence of Scott Hogg dated 11 August 2023 on behalf of CCC;

(l) The evidence of Mr Brett Gilmore, Mr Keeley Pomeroy and Mr Matt Bonis on behalf of Cambridge 137 Limited;

(m) Original 1935 plans of Harley Buildings held by CCC;

(n) Other archive records including Papers Past undertaken in the course of preparing this evidence (individually referenced)

Executive summary

10 I agree that, at the time of the original scheduling, the Harley Chambers Building was clearly seen to merit ‘significant’ heritage status.

11 I note that substantial damage, vandalism and stripping out of the building has occurred since that time both as a consequence of the Canterbury Earthquake sequence, and subsequent unauthorised occupation of the building.

12 I have to rely on the evidence of the engineers as to the extent to which building fabric requires remediation, but on the overall basis of the information provided, I disagree with Mr Pearson and Ms Ohs for CCC that, following remediation, the integrity and therefore heritage values of the Building would not be substantively reduced.

13 Primarily this is in relation to the loss of interior structural elements such as the hollow blocks, modifications through application of shotcrete etc obscuring existing structure and removal of all fixtures and fittings as described.

14 With regard to Policy 9.3.2.2.1 of the District Plan, regrettably I conclude that, in my opinion, the building would be highly doubtful as to its merits for scheduling on the basis of reduced integrity, and also when considering costs for repair and retention of fabric, and this appears to be acknowledged by Ms Ohs, in her concluding statement.

15 This includes options of partial demolition or only façade retention. I consider that both options reduce not only the technological interest, but also the aesthetic and contextual value of the place.

16 In my opinion scheduling the façade only is not a preferable outcome from a heritage point of view, and it would be highly unlikely that any new heritage assessment of just a retained façade would conclude it should be included on a heritage schedule when considered against the criteria in Appendix 9.3.7.1.

17 In the context of the work required, and given that interior works are not controlled by the District Plan, even a full restoration (the most expensive option) would result in considerable loss of integrity for those interior and structural elements of principal technological interest.

18 I therefore objectively conclude that removal of the Building from the schedule is not inconsistent with the District Plan policies, including Policy 9.3.2.2.1

Introduction and submission to remove the Harley Chambers Building from the CCC schedule

19 Cambridge 137 Limited has submitted, in response to PC13/PC14, seeking the removal of the listing of 137 Cambridge Terrace (Harley Chambers) in Appendix 9.3.7.2 ‘Schedule of Significant Historic Heritage’ and seeks deletion of 137 Cambridge Terrace (Harley Chambers) from the Appendix. The reasons given are provided in the evidence of Mr Matthew Bonis as follows:

(a) retention on the listing is neither the most efficient and effective in combination with Objective 9.3.2.2.1, and in particular Policy

9.3.2.2.1(c)(i) and (ii) to achieve Objective 9.3.2.1.1 in terms of the duties expressed in s32(1)(b); in combination with

(b) deletion of changes introduced in PC13/14 as to Rule 9.3.4.1.1(P9) and (P11) and (P12) and matters of Discretion 9.3.6.1, as identification of the 'recovery' context to these provisions remains the more appropriate in terms of achieving the Objectives of the Plan.[1]

Site details

20 Harley Chambers, 137 Cambridge Terrace is a three-level Interwar commercial building, with the northern portion originally dating from 1929, and the southern constructed in 1934, to the designs of the Christchurch-based Architect Gordon T. Lucas.

21 Harley Chambers (**the Building**) is located at the junction of Cambridge Terrace and Worcester Street / Worcester Boulevard, overlooking ōtakaro / River Avon, in a central part of the city.

22 Until 2011 the building was used for numerous small to medium size offices, fundamentally for medical and dental practice rooms, a purpose for which it was originally designed.

23 I understand from the structural surveys, that the Canterbury earthquake sequence rendered the seismic compliance rating at around 15%[2].

24 I understand the building has been unoccupied since February 2011, apart from unauthorised visitors, resulting in vagrant and antisocial behaviour. This evidentially includes removal of materials (e.g. copper) and damage from fire.

25 The building is notated as having 'Significant' heritage value in the Christchurch District Plan (Appendix 9: Heritage ID 78 and setting ID 309).

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1 Evidence of Mr Matthew Bonis dated 20 September 2023, paragraph 10.

2 Evidence of Mr Brett Gilmore dated 20 September 2023, paragraphs 12 and 55; Centraus Heritage Structural Restoration Feasibility Report July 2023 of which a copy is provided as Appendix B to Mr Stephen Hogg's evidence of behalf of CCC dated 11 August 2023.

26 The building is also listed on the New Zealand Heritage List / Rārangi Kōrero (HNZPT List) as a Category 2 Historic Place by Heritage New Zealand Pouhere Taonga (**HNZPT**).

27 The HNZPT List (ref 3111) confers no statutory protection, though HNZPT may be considered an affected party in relation any resource consent. Additionally, under the provisions of the Building Act 2004, CCC is required to notify HNZPT of any building consent related to the building.

The existing heritage assessments for the building

28 Several documents provide evidence on the history and the assessed significance of the building. The earliest dated document is that prepared by the Historic Places Trust (now HNZPT) when the building was entered onto the heritage list in 1981. After this, the building was included in the CCC Schedule of Significant Places. The CCC Heritage Statement of Significance (**SoS**) is dated 2014 and apparently takes reference from the HNZPT Listing. For reference, the HNZPT listing summary is attached to my evidence as **Appendix A**. The CCC Significance Statement is included in **Appendix B**.

29 Additionally, there is a 2017 impact Assessment prepared by Smart Alliances Ltd (author John Gray), who also reviewed the HNZPT and CCC Heritage Statements, while providing his independent opinion on a previous resource consent application to demolish Harley Chambers (and part of the adjoining listed Worcester Chambers and replace them with a hotel). The 2017 report is referred to by Mr Pearson and Ms Ohs also in their statements. I note that there is substantially more detail in the independent report prepared by Mr Gray. A copy of the 2017 report is attached as **Appendix C**.

30 In general, I rely on the factual information included in these reports in informing my peer review of the heritage assessments.

31 It should be noted that, while the HNZPT evaluation criteria and the CCC Evaluation Criteria are closely aligned, they are not the same. Regarding the RMA, it is the CCC Heritage statement and evaluation method which carries statutory weight, being directly referenced in Appendix 9 of the District Plan. Mr Gray adopted the CCC Criteria in his 2017 report.

32 With reference to the HNZPT Listing Summary (**Appendix A**), the CCC Heritage values statement (**Appendix B**) and the 2017 report by Mr Gray, I provide some additional peer review and commentary of the criteria statements for Evaluation under the CCC method.[3] These are set out in **Appendix D**.

33 Two key aspects for consideration are the association with the Architect of the Building G. T. Lucas, and the technological components of the Building, primarily the construction methodology and the use of bespoke electrical and plumbing elements due to its role as a dental surgery. The Building also utilised an air conditioning system.

34 In my opinion, neither the HNZPT heritage listing nor the CCC SoS provided particularly strong comparative material or argument to identify G.T. Lucas as a 'prominent' Christchurch Architect. Both the HNZPT and the CCC SoS includes no biographical information. The 2017 Smart Alliances report includes additional limited information, and the evidence of Mr Pearson sheds light on Gordon Tait Lucas' association with the Luttrell Brothers and beginning practice in c.1913[4]. Mr Pearson also provides a discussion of the Chicago Style of commercial architecture.

35 Having undertaken additional research into the work of the Architect Gordon Lucas, I note that there a reasonable number of commissions referred to in historical newspaper clippings, tender advertisements and so on (**Appendix F**). Tender advertisements do not mean designs were completed or built, but they provide an indication that work was commissioned. It should be noted that these combined articles span a period of approximately 27 years. With that in mind, the number of identified commissions is not overly prolific, though this is not an exhaustive list. They do show a strong connection with Christchurch, as is to be expected for a local architect. There is also a focus on commercial buildings.

36 There are three other references I have identified in the HNZPT List, all for minor additions to earlier works. The Mclean Institute offices previously located at Oxford Terrace I understand was previously on the

[3] Appendix 9.3.7.1, a-f of the Christchurch District Plan.

[4] Evidence of David Pearson on behalf of CCC dated 11 August 2023, paragraph 20.

Council schedule of heritage places but was demolished as a result of earthquake damage in 2011.

37 From the list of potential places designed by G.T. Lucas, there appear to be few extant examples of his work. This is not typically the result of the earthquakes generally however, as most of the identified locations were demolished prior to this date. His work, judging from images included in **Appendix F**, often demonstrates typical stylistic details for 1920s and 1930s commercial architecture.

38 I cannot say therefore that his role as a 'prominent architect' has been well established by the SoS. While many architects produce competent works, they are not necessarily all 'prominent'.

39 Overall, having reviewed all available material and undertaken independent research, I agree that the Harley Chambers building has heritage significance. I also agree with the conclusions of the 2017 Heritage Impact Assessment that elements of most interest are the technological components. At the time of listing in the 1980s these elements were presumably more intact.

40 Since 2011, the building has been vacant, other than unauthorised trespass. This has resulted in vandalism and internal degradation of the structure (and fittings). I address the heritage significance of the building following repairs further below.

Building current condition and costing surveys

41 Several building conditions surveys, asbestos and mould reports, and economic valuations for repair and strengthening options for the Harley Chambers have been provided, which I have reviewed. This engineering information is included in the evidence of Mr Gilmore. Reports regarding asbestos and mould are attached to the evidence of Mr Doig and Mr Lyttle. Mr Pomeroy's evidence provides costing information to repair the building to different NBS standards (34%, 67% and 100% NBS).

42 The Building was surveyed initially following the earthquakes, in 2013 and again in 2016 by Quoin Structural Surveyors (as detailed in the evidence of Mr Brett Gilmore). Subsequent to this, through the 2017

Heritage Impact Assessment Mr Gray of Smart Alliances reviewed the proposed requirements for repair and the Opinion of Mr Gray was that:

> "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 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."[5]

43 A subsequent visit by Mr Brett Gilmore on 13 June 2023 updated the 2016 survey findings, noting the following:

> "It is Quoin's professional opinion that the building as a whole should be deconstructed. The main reasons include:
>
> (a) The north-east corner could partially collapse, in its current condition under moderate earthquake shaking.
>
> (b) The concrete canopy apron directly adjacent to the east side footpath is significantly cracked and could partially collapse under moderate earthquake shaking.
>
> (c) The building in the long term is unlikely to be repaired because it is not economic to do so. Hence it will continue to degrade. Several parties, including Quoin and other Professionals between 2011-2017, and other independent Professionals (not including Quoin) between 2017-2023, have looked at options to strengthen, repair, and refurbish the building. It appears that it is not economic to do so"[6].

44 The July 2023 Centraus report provided the following opinions:

> "Due to the current state of the original building, it is evident that the entirety of the original building will need to be deconstructed to provide for the safety of the building site. The current condition is not considered safe for entry"[7]
>
> And..
>
> "restoration of the Harley Chambers would likely require majority of the building to be removed and replaced. It is our opinion, that there will be a need for extensive removal of the building in demolition. If any rehabilitation works would commence after that it would be in the terms of re-creation and not rehabilitation of the building"[8].

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[5] See Appendix C, Smart Alliances 2017 Heritage Impact Assessment Report, pg 93.

[6] Refer to Appendix A to Mr Stephen Hogg's evidence of behalf of CCC dated 11 August 2023, Quoin Letter – Updated Structural Report for Harley Chambers dated 12 July 2023, pg 6.

[7] Refer to Appendix B to Mr Stephen Hogg's evidence of behalf of CCC dated 11 August 2023, Centraus Heritage Structural Restoration Feasibility Report 14 July 2023, pg 9.

[8] Refer to Appendix B to Mr Stephen Hogg's evidence of behalf of CCC dated 11 August 2023Centraus Heritage Structural Restoration Feasibility Report 14 July 2023, pg 10.

Implications of necessary repair activities on heritage fabric

45 In his Evidence, Mr Gilmore notes the following:[9]

> Harley Chambers building has suffered earthquake damage and continues to deteriorate over time due to a number of issues that include but may not be limited to:
>
> (a) Ingress of water through cracks in the walls.
>
> (b) Ingress of water into the basement.
>
> (c) Effects of small to moderate earthquakes (eg 2016 Kaikoura earthquake) referred to at paragraph 28(h) and 28(i).
>
> (d) Ongoing effects of the settlement of the foundations at the north-east corner of the building, resulting in exacerbation of cracks and added flexural and shear stresses in the column and adjacent beams over the height of the building.
>
> (e) Differential thermal effects that exacerbate current cracks in the plaster and concrete, as cracks widen/close and extend with changes in temperature.
>
> (f) Vandalism from unauthorised parties (e.g. broken windows, damage to interior finishes, a fire).
>
> (g) Deposits of excrement from pigeons and cats and the effects of such contamination on the internal finishes.

46 Although I have worked closely with conservation engineers over many years, I am not a structural engineer. I therefore rely on the evidence of Mr Gilmore and on the factual content included in the submitted structural surveys referred to above.

47 Having said that, I observed visually in my site visit the following, which is consistent with the damage outlined by Mr Gilmore:

(a) Ingress of water through cracks in the walls and ceilings;

(b) Ingress of water into the basement;

(c) Possible ongoing settlement suggested by the nature of some cracking (i.e., indicating building movement in particular directions);

(d) Generally cracks in the plaster and concrete;

(e) Vandalism from unauthorised parties;

(f) Fire damage in one location;

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[9] Evidence of Mr Brett Gilmore dated 20 September 2023, paragraph 30.

(g) Deposits of pigeon guano and other pests and contamination on the internal finishes;

(h) Mould spores;

(i) Presumed asbestos containing materials (**PACM's**).[10]

48 Examples of the building exterior and interior condition are included in **Appendix E**, for reference.

49 Mr Hogg in his evidence for CCC agrees generally with the Quoin Structural assessments and disagrees with the findings of the Centraus report. He states the following:

> "(d) The repair and strengthening will be invasive to the interior of the building. Existing heritage fabric such timber floors, door frames and trims and window frames can be salvaged and refurbished. The building will need to be stripped back to bare structure to enable concrete repair and strengthening. All walls will need all linings and timber trim/window frames removed. All ceilings will need to removed.
>
> The timber ground floor will need to be removed. The basement slab will also need to be removed and it is possible that the basement will need to be rebuilt or infilled. The extent of strip out and rebuilding would also remove all contamination and damage caused by squatters.
>
> (e) Following completion of repairs and strengthening salvaged heritage fabric can be reinstated.
>
> (f) The heritage façade on Cambridge Terrace and Worcester Boulevard will need to be stripped back to bare substrate, concrete repairs will need to be completed and the façade will need to be repainted/coated. This approach will restore heritage features to the façade."

50 In my role as a buildings archaeologist, I have monitored and documented many historical buildings being stripped out. I do not share Mr Hogg's view, based on this experience of over twenty years, that all the internal fabric can be practically stripped out and refurbished. Nor is it required to be, as the interior is not included in CCC's listing schedule.

51 Overall, the balance of opinion is that the building can be retained in an engineering sense. It is a matter of cost.

52 I respect the expert views of the engineers. However, from a heritage point of view, the question is whether the integrity of the place is significantly diminished as a result of the repair works.

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[10] I am not a qualified asbestos assessor but have received asbestos awareness training over several years in the course of my work, which often involves the recording of old buildings that may contain asbestos. The Asbestos Survey by SC Environmental dated 07-09-2023 confirms the presence of Asbestos Containing Materials and PACMs.

53 Based on the overall evidence presented, considerable adaption or removal of structure appears necessary. Essentially new materials would be required to reconstruct lost material.

54 The ICOMOS NZ 2010 conservation principles acknowledge that for such work to be considered conservation, that majority of works should not be reconstruction:

> 20. Reconstruction
>
> Reconstruction is distinguished from restoration by the introduction of new material to replace material that has been lost.
>
> Reconstruction is appropriate if it is essential to the function, integrity, intangible value, or understanding of a place, if sufficient physical and documentary evidence exists to minimise conjecture, and if surviving cultural heritage value is preserved.
>
> Reconstructed elements should not usually constitute the majority of a place or structure.

55 When reviewing the summary of invasive works described by Mr Gilmore, and also itemised in the AECOM report attached to Mr Keeley Pomeroy's evidence, I consider that there would be significant impacts on the interior and structural components of the building such that its technological values would be substantially reduced. In particular, the engineering information demonstrates that the following works would be required in respect of earthquake repairs:[11]

(a) Repair of interior hollow Bell block masonry partition walls;

(b) Repairs to all double brick infill walls and parapets in the north section of the building and beneath four windows in the south section;

(c) Repair and reinstatement of lift shaft walls;

(d) Repair of the junction between the north and south building sections (which requires repairs to structural floors, beams and parapets);

(e) Foundation re-levelling and repairs across the building footprint (which includes reconstruction of footings to Bell block walls);

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[11] Evidence of Mr Brett Gilmore dated 20 September 2023, Appendix A (Structural Report to Accompany Assessment of Environmental Effects & Resource Consent Application dated 13 December 2017, section 4.5.1, page 18).

(f) Reconstruction of columns at the north-east corner and adjacent column;

(g) Removal and replacement of all wall and ceiling linings;

(h) Repair, or replace as required, window frames.

56 In addition to the repairs listed above, the engineering information demonstrates that the following works would also be required in respect of strengthening to 67% of the NBS:[12]

(a) New 300mm thick reinforced concrete shear walls at certain locations for the full height of the building;

(a) New 400mm thick *in situ* concrete frame columns and beams to east wall elevation;

(b) Reconstruct lift core walls as new;

(c) Removal of all hollow masonry Bell block partition walls and replace with lightweight alternative;

(d) New 150mm thick skin walls, and 250mm thick shear walls, to the South section of the building;

(e) Cutting back of the existing concrete shear walls at two locations; and

(f) Strengthening of all perimeter columns to the south and north sections of the building, which requires exterior plaster to be removed and plaster to be reinstated after.

57 The asbestos and mould reports also confirm the extent of other remedial works that would be required.

58 Policy 9.3.2.2.1 of the District Plan includes a number of criteria against which to assess identified historic heritage to determine significance. Those criteria include reference to Appendix 9.3.71.[13]

59 However, as I address further below in relation to Mr Pearson's evidence, Policy 9.3.2.2.1(c)(iii), when considering whether a building

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12 Evidence of Mr Brett Gilmore dated 20 September 2023, Appendix A (Structural Report to Accompany Assessment of Environmental Effects & Resource Consent Application dated 13 December 2017, section 4.5.3, page 21).

13 Being Historical and social value; Cultural and spiritual value; Architectural and aesthetic value; Contextual value; Archaeological and scientific significance value:

should be included on the list, also requires that consideration is be given to:

> 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

60 Overall, and based on the engineering information provided, I disagree with Mr Pearson and Ms Ohs for CCC that, following remediation, the heritage values of the Building would not be substantively reduced.

61 Primarily this is in relation to the loss of interior structural elements such as the hollow blocks, modifications through application of shotcrete etc obscuring existing structure and removal of all fixtures and fittings as described in the engineering reports.

62 I cannot conclusively determine what the heritage significance of the building once repaired would be (because that relies on what happens when repairs are carried out in terms of exactly how much heritage fabric has to be replaced), and therefore have not carried out a reassessment against the SoS. While the full extent of remediation would only become clear once substantive strip-out of the structure was undertaken, in my experience of such projects, more remediation of fabric, rather than less, is usually the case.

63 Based on the above, and with regard to Policy 9.3.2.2.1, I consider the building would be highly doubtful as to its merits for scheduling as it relates to Policy 9.3.2.2.1(c)(iii). I note that the engineering and financial factors relates to the physical condition of the building are also relevant to the question of whether a building should be listed. These factors are addressed in the evidence of Mr Bonis.

64 Any option involving partial demolition, would reduce not only the technological interest, but also the aesthetic and contextual value of the place.

65 Overall, in the context of the work required, in my opinion and additionally given that interior works are not controlled by the District Plan, even a full restoration to 100% NBS would result in considerable loss of integrity for those interior and structural elements of principal technological interest.

Façade retention only

66 As I address further below, Mr Pearson's evidence for CCC suggests the possibility of retaining the listing of the façade only.

67 Mr Hogg's evidence identifies that the heritage fabric of the façade "will need to be stripped back to bare substrate, concrete repairs will need to be completed and the façade will need to be repainted/coated".[14]

68 Similarly, Appendix A to Mr Gilmore's evidence (section 4.6) identifies the works required if the façade of the building was to be retained and incorporated into a new building development. Works include removing a significant portion of the exterior plaster to the façade and reinstating as part of the repairs and strengthening.

69 In my opinion, façade retention is a very poor cousin of conservation, when considering the principles set out in ICOMOS NZ 2010, in particular in relation to use and adaptation:

> **8. Use**
>
> The conservation of a place of cultural heritage value is usually facilitated by the place serving a useful purpose. Where the use of a place is integral to its cultural heritage value, that use should be retained. Where a change of use is proposed, the new use should be compatible with the cultural heritage value of the place, and should have little or no adverse effect on the cultural heritage value.
>
> *And*
>
> **21. Adaptation**
>
> The conservation of a place of cultural heritage value is usually facilitated by the place serving a useful purpose. Proposals for adaptation of a place may arise from maintaining its continuing use, or from a proposed change of use.
>
> Alterations and additions may be acceptable where they are necessary for a compatible use of the place. Any change should be the minimum necessary, should be substantially reversible, and should have little or no adverse effect on the cultural heritage value of the place. Any alterations or additions should be compatible with the original form and fabric of the place, and should avoid inappropriate or incompatible contrasts of form, scale, mass, colour, and material. Adaptation should not dominate or substantially obscure the original form and fabric and should not adversely affect the setting of a place of cultural heritage value. New work should complement the original form and fabric.

70 While the façade may retain some fabric of the past structure, what I consider to the principal aspect of interest, which was the technological interest, is entirely lost. The context of the building itself would also be

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[14] Evidence of Mr Stephen Hogg on behalf of CCC dated 11 August 2023, paragraph 26(f).

lost in this scenario. Accordingly, this option would reduce not only the technological interest, but also the aesthetic and contextual value of the place.

71 In that respect, a number of the matters of importance when considering the significance of the building under Appendix 9.3.7.1 are contextually tied to the internal functioning of Harley Chambers. The interior of Harley Chambers is not listed and these would be lost through a façade retention option.

72 I also understand that demolition experts have advised the new owner that access off Cambridge Terrace is not possible and therefore demolition of a south section of the façade adjacent to Worcester Boulevard would be required to enable demotion of the rest of the building behind the façade (given the site adjoins the listed Worcester Chambers).

73 A brief review of Schedule 9 indicates that currently the District Plan only contains listings of facades in relation to six buildings in Christchurch. A summary of these six buildings is included in **Appendix G**. This indicates that it is a relatively rare circumstance when a façade will, on its own, be retained in the Schedule.

74 While I cannot conclusively determine what the heritage significance of the façade once repaired would be (because again that relies on what happens when the façade is repaired in terms of exactly how much heritage fabric has to be replaced), based on all of the above, in my opinion it would be highly unlikely that any new heritage assessment of just a retained façade would conclude it should be included on a heritage schedule, unless there was some outstanding significance attached to the façade structure. While I agree that building has heritage significance, all experts appear to agree it is not ‘outstanding’.

Evidence for the Christchurch City Council – Mr Pearson

75 In his evidence for the Council, Mr Pearson considers the condition of Harley Chambers to the Statement of Significance (**SoS**). He concludes that despite the extent of degradation post-earthquake sequence that values such as ‘historical and social significance’, ‘rarity’ and ‘contextual significance’ still warrant listing of the building in the District Plan.

76 Mr Pearson considers that:

> "the condition of a building does not impact on its heritage values. In paragraph 8.2 of my evidence, I list the criteria in the District Plan for assessing significance. The condition of a building is not included in the list of criteria".

77 I agree with Mr Pearson that the *condition* of the building is not a criterion for consideration *Per Se.* Nor is it typically, in most assessment systems I am familiar with. However, integrity of a place normally is a factor, and integrity may be influenced by its condition.

78 *Condition* and its influence on *integrity* is a relevant consideration in the context of the District Plan, when determining whether a place warrants listing within the District Plan, as stated in Policy 9.3.2.2.1: 'Policy Identification and assessment historic heritage for scheduling in the District Plan', which includes the following:

> (c) Schedule significant historic heritage as heritage items and heritage settings where each of the following are met:
>
> …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 emphasis)

79 In the context of the submission by Cambridge 137 Limited, I consider it is necessary to have clear regard to the specific wording of these policies, as this is not about whether a building has some heritage significance, but whether it should be included on a schedule, given the above matters.

80 The submitter is not applying to demolish any part of the building, that is a resource consent process. Accordingly, in my opinion Policy 9.3.2.2.1 is the critically relevant policy.

81 The documentation and opinions provided on what structural works are necessary to retain the building in varying degrees of integrity, are for the purpose of establishing the above question. They are not outcomes in themselves.

82 Mr Pearson does not consider the works outlined in the structural surveys would reduce the building's significance, and considers that

repairs to the building façade amounts to repairing cracks. This is on the basis that he has worked on numerous earthquake damaged buildings in Christchurch, though he acknowledges he is not a structural engineer.

83 Further to this, Mr Pearson considers options of full restoration, partial demolition and façade retention.[15]

84 In relation to interior works, he acknowledges that:

> "While the interior contains what I would describe as fabric and items of interest such as the main staircase and internal doors, I note that the interior of the building is not protected under the District Plan and consequently any work to the interior will not impact on the heritage values for which it is scheduled."[16]

85 I understand that interior works are not protected. However, I disagree that there would be no impact on heritage values for which the building is recognised if interiors were to be removed. Very specifically, the structural components of the interior and the electrical installation is identified in both the CCC SoS and the HNZPT Heritage listing.

86 The removal of interior fabric to reinstate the building also means removal of structural elements and electrical components (whatever survives from the original 1929-34 fit-out)

87 Policy 9.3.2.2.8 - Demolition of heritage items sets out situations where demolition of heritage items may be justified with reference to the following matters.

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

(b) whether the extent of the work to retain and repair the heritage item is of such a scale that the heritage values and integrity of the heritage item would be significantly compromised;

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

(d) the ability to retain the overall heritage values and the significance of the heritage item through a reduced degree of demolition; and

(e) the level of significance of the heritage item.

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[15] Evidence of Mr David Pearson on behalf of CCC dated 11 August 2023, paragraphs 94-101.

[16] Evidence of Mr David Pearson on behalf of CCC dated 11 August 2023, paragraph 90.

88 I consider that, combined with existing damage, removal of building elements in the manner described in the evidence of Mr Gilmore, the structural feasibility options and also itemised in the cost assessments prepared by Mr Keeley Pomeroy in the AECOM report[17] will ultimately have a more significant impact on the identified heritage values of the place.

89 As noted by Mr Pearson, partial demolition is also a poor heritage outcome that I agree would significantly reduce the heritage values of the place. However, this is what is recommended by the structural engineers.

90 Similarly, façade retention is a very poor cousin of conservation, as acknowledged by Mr Pearson. While it may retain some fabric of the past structure, what I consider to the principal aspect of interest, which was the technological interest, is entirely lost.

91 To reflect the question back – hypothetically I think it would be very unlikely that any new heritage assessment of just a retained façade would conclude it should include on a heritage schedule, unless there was some outstanding significance attached to the structure. While I agree that building has heritage significance, all experts appear to agree it is not 'outstanding'.

92 Mr Pearson refers to the façade retention at 158 Gloucester Street (the current Press Offices) as an example[18]. I understand it is not included on the heritage schedule and as Mr Doig and Mr Lyttle's evidence describes, the façade of this building is in fact a replica façade reconstructed following the Canterbury earthquakes after the previous façade was damaged.

Evidence for the Christchurch City Council – Ms Ohs

93 I have also considered the evidence of Ms Ohs, who in her statement, refers back to Mr Pearson also, and agrees that heritage values could be retained[19].

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17 See Appendix A to the Evidence of Mr Keeley Pomeroy dated 20 September 2023, Aecom. Harley Chambers Redevelopment Cost Estimate Options 12 September 2023. ()

18 Evidence of Mr David Pearson on behalf of CCC dated 11 August 2023, paragraph 101.

19 Evidence of Ms Amanda Ohs on behalf of CCC dated 11 August 2023, paragraph 240.

94 Ms Ohs then focuses her discussion on costs, suggesting that even though there is a significant financial burden, the potential costs were known to the submitter on purchase of the property. Ms Ohs also accepts that strengthening to 67% NBS, and not 34% NBS, is the realistic baseline for consideration of costs.

95 It is my understanding that the submitter had intentions to try and restore the building prior to its purchase. Subsequent and more detailed investigations have demonstrated to them that this is not economically achievable.

96 Ms Ohs considers the retention of the façade would retain context and aesthetic values to the extent that the place would still merit inclusion on the schedule. I disagree for the reasons set out above.

97 While I agree that it is sensible to undertake due diligence prior to purchase of an earthquake-damaged building, the notion of 'caveat emptor' raised by Ms Ohs is not relevant to the policy regarding cost. Notwithstanding this, with regard to the critical policy 9.3.2.2.1, Ms Ohs concedes that:[20]

> "that the matter of financial reasonableness could be a matter requiring further consideration"

John Brown

20 September 2023

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[20] Evidence of Ms Amanda Ohs on behalf of CCC dated 11 August 2023, paragraph 252.

Appendix A

HNZPT SUMMARY

Heritage New Zealand Pouhere Taonga Listing Summary – Harley Buildings, 137 Cambridge Terrace and Worcester Street, Christchurch

Harley Buildings

137 Cambridge Terrace and Worcester Street, CHRISTCHURCH | ✓ Private

Quick links: List Gallery Location Details

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 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 Information

Overview | Detailed List Entry

Status
Listed

List Entry Status
Historic Place Category 2

Access
Private/No Public Access

List Number
3111

Date Entered
11th November 1981

Date of Effect
11th November 1981

City/District Council
Christchurch City

Region
Canterbury Region

Extent of List Entry

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

Legal description

Pt Lot 1 DP 6773 (RTs CB18K/448 and CB18K/449), Canterbury Land District

List Entry Information

Overview | Detailed List Entry

Construction Information

Construction Professional

Biography
No biography is currently available for this construction professional

Name
Lucas, G.T

Type
Architect

Biography
P. Graham and Son of Christchurch.

Name
P. Graham and Son

Type
Builder

Construction Details

Description	Building extended
Start Year	1934
Type	Addition

Start Year	1929
Type	Original Construction

List Entry Information

Overview | Detailed List Entry

Construction Information +

Reference −

Completion Date	5th May 2017
Report Written By	Robyn Burgess

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.

List Entry Information

Overview | Detailed List Entry

Construction Information +

Reference +

Further Information −

Current Usages

Uses: Vacant
Specific Usage: Vacant

Former Usages

General Usage: Health
Specific Usage: Clinic

General Usage: Health
Specific Usage: Dentist Surgery/ Dental Clinic

General Usage: Health
Specific Usage: Doctor's Surgery

General Usage: Health
Specific Usage: Health Services - other

General Usage: Trade
Specific Usage: Office building/Offices

APPENDIX B

CCC Statement of Significance (SOS)

Christchurch City Council

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 Maori 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 landmarks and landscape which are recognised and contribute to the unique identity of the environment.

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.

APPENDIX C – 2017 Heritage Impact Assessment

HARLEY CHAMBERS

137 CAMBRIDGE TERRACE
CHRISTCHURCH

HERITAGE IMPACT ASSESSMENT

Report Prepared by

SMART ALLIANCES LTD

for

LEE PEE LTD

HARLEY CHAMBERS

137 CAMBRIDGE TERRACE
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 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 938m^2. 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 938m^2 per floor with a partial basement of approximately 80m^2, 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 Richardson[1], (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 1929[2] 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: 1,799,014[3] 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 1927[5] 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 article[6] 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

[7]Cera, (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 2013[9] (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 ≤*3*3% 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

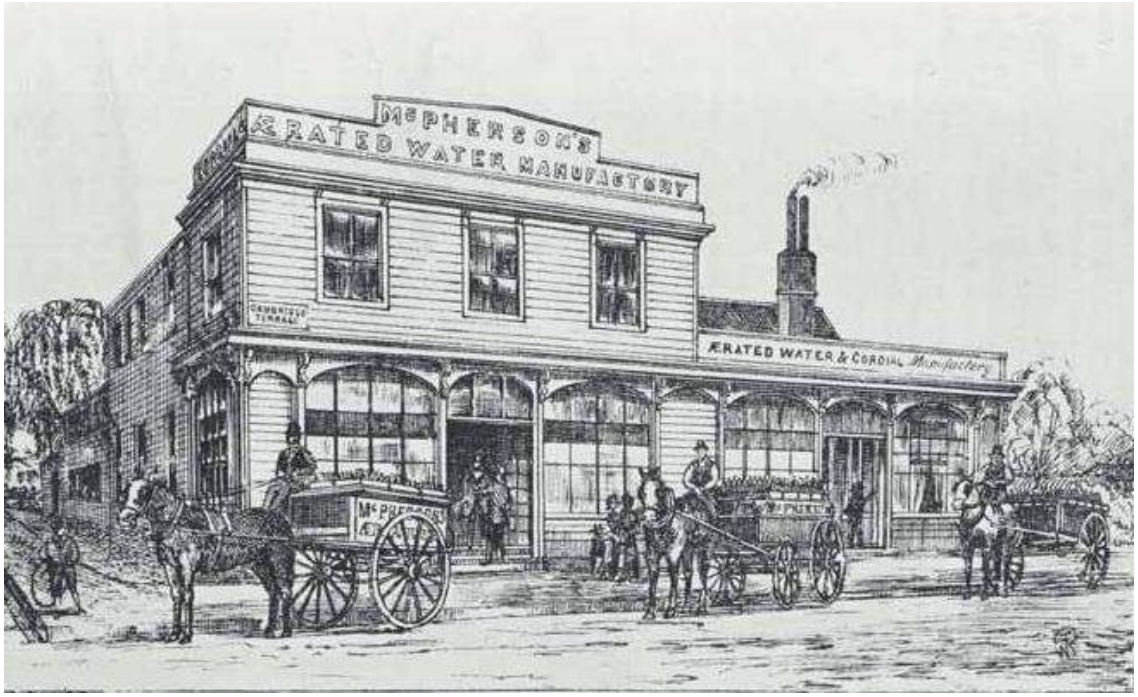
The Harley Chambers building was designed in 1928 by Christchurch Architect Mr. G.T. Lucas for his client Mr A.E. Sucking, a prominent Christchurch Dentist of the era. The building was built in two stages, the original north part of the building in 1929 and the south part of the building in 1934. The 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 Terrance. It can be assumed that these buildings were of timber construction.

The 1874 map[11] shows the site as two lots, listed as 401 (north) and 402 (south). There are no building outlines shown.

The 1877 map[12] 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 Map[14] 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 1926[15] 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, Appendix1, Sheet1[16], 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 1933[17], stated *"REA*L *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 1933[18], 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 1929[19], 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.

Mr. G. T. LUCAS, A.N.Z.I.A.

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 $36m^2$ to $55m^2$, although suites can be interlocked creating modules of $72m^2$ and $108m^2$.

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 H*istoric 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, "D*emolition *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 1928[21] (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 1931[23], 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 Cambers 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

		Examples
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 INDIVIDUALL 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

EAST ELEVATION (Cambridge Terrace) 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 peeked 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**

- Painted gib board ceiling d
- Painted plastered walls c
- Modern fluorescent lights int
- Painted steel windows with painted timber architraves c
- Timber panelled doors, frames and architraves – stained c
- Light switches and electrical outlets d
- Timber battens on walls int
- Built in counter joinery int
- Carpet on timber floors c/d

11. 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 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

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

- No ceiling, but exposed concrete double rib reinforce floor system (Innes-Bell) c
- Plastered brick/block walls with paint finish above dado and wallpapered wall below c
- Timber dado- stained c
- Double glass paned entrance doors, with window above, with moulded architrave and frame b
- Timber doors, frames and architraves-stained/painted c
- Modern replacement brass finish light switches int
- Fire alarm call point int
- Carpet to timber floor c/d

15. OFFICE C/D

- Textured soft-board ceiling with battens c
- Small vent to ceiling – original c
- Soft-board cornice c
- Modern fluorescent light int
- Plastered brick/block walls with paint finish above timber dado and painted wall paper finish below c
- Timber dado – painted c
- 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
- Broken whb support and covers d/int

- Timber skirting's stained c
- Carpet on timber floors c

16.	**OFFICE**	**C/D**
	• Soft-board ceiling with battens	c
	• Small vent to ceiling – original	c
	• Soft-board cornice	c
	• Modern fluorescent light	int
	• Plastered brick/block walls with paint finish above timber dado and painted wall paper finish below	c
	• Timber dado – painted	c
	• Steel exterior window	c
	• Timber panelled doors, frames, architraves – stained	c
	• Original brass light switch	c
	• Light switches	d
	• Electrical trunking to walls	int
	• Electric heater on wall	d
	• Original cast radiator	c
	• Timber exterior window	c
	• Broken whb support and covers	d/int
	• Timber skirting's stained	c
	• Carpet on timber floors	c/d

17.	**OFFICE**	**C/D**
	• Soft-board ceiling with battens	c
	• Small vent to ceiling – original	c
	• Soft-board cornice	c
	• Modern fluorescent light	int
	• Plastered brick/block walls with paint finish above timber dado and painted wall paper finish below	c
	• Timber dado – painted	c
	• Steel exterior window	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

- Carpet on timber floor c/d

31. CORRIDOR/LOBBY 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 panelled doors, architraves and frames – stained 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

32. (ACTUALLY) TWO OFFICES (couldn't get full access, seen through hole in wall) C

- Textured soft board ceiling with battens c
- Soft board cornice c
- Modern fluorescent light fittings d
- Steel framed bay windows with glazed sloping tops c
- Wallpapered plastered walls c
- Modern jib bd lined wall to corridor foyer with original timber door, frame, architraves fitted – stained c/d
- Timber panelled doors, architraves and frames – stained c
- Light switches, electrical outlets d
- Wires plastic conductus telephone outlets to walls int
- Timber skirting's – stained c
- Carpet on timber floor c/d

33. TOILETS C

- Plastered panelled ceiling c
- Pendant lights 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

- 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
- Fluorescent lights d
- Timber dado stained c
- Timber framed doors, frames and architraves stained c
- Timber newel post and handrails to stairs stained b
- Wrought steel detailed balustrade – art deco style b
- Marble stair treads and risers b
- Steel framed window on stairs with timber frame and architraves c
- Lift doors d
- Fire extinguisher int
- Various light switches, electrical outlets, conduits on walls, wires etc int
- Carpet on concrete floor 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

- Modern timber cabinets, built in benches etc. int
- Vinyl/carpet on concrete floor c/d

38. WAITING ROOM 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
- Electrical switches and plugs – modern d
- Built in seating d
- carpet on concrete floor c/d

39. RECEPTION C

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

40. 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

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

- 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 with textured fiberglass cloth – painted c
- Modern switches and socket outlets int
- Plastered timber framed 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
- Concrete floor with vinyl c/int

51. OFFICE (INTERNAL) 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 textures fibreglass cloth – painted c
- Modern switches and socket outlets int
- 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

Concrete floor with carpet c/d

52. OFFICE C

- Textured soft board ceiling with battens c
- Original vent in ceiling c
- Soft board cornice c
- Fluorescent light 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 condicuts, 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 elecvtrical 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 – 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

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**

- 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

67. 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
- Electric heater on wall int
- Carpet on concrete floor c/d

TOP FLOOR

68&68a. STAIR FOYER **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
- Fluorescent lights d
- Timber dado stained c
- Timber framed doors, frames and architraves stained c
- 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 frame and architraves c
- Lift doors d
- Fire extinguisher int
- Various light switches, electrical outlets, conduits on walls, wires etc int
- Carpet on concrete floor c/d

69. OFFICE **C**

- Slightly textured plaster ceiling int
- No lights, but ceiling roses int
- Plastered block/brick walls with painted wallpaper c/d
- Timber panelled doors, frames and architraves – painted c/d
- Timber skirting painted c
- Steel window, with timber liners, architraves – painted c
- Modern light switches, electrical outlets d
- Built in cabinets and reception counter int
- Carpet on concrete floor c/d

70. OFFICE **C**

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

71. OFFICE **C**

- Slightly textured plaster ceiling int
- 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

72. OFFICE **C**

- Slightly textured plaster ceiling int
- 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

73. OFFICE **C**

- Slightly textured plaster ceiling d/int
- Fluorescent lights d
- Plastered block/brick walls painted c/d
- Square 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

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

- Carpet on concrete floor c/d

100. 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 window, frame and architraves – stained c
- Timber borrowed light from room 99 – stained c
- Bronze grill to wall c
- Modern exposed wires, telephone outlets etc int
- Carpet on concrete floor c/d

101. OFFICE

Unable to get access to this room

102. WORKSPACE C

- Plain plaster board ceiling - painted c
- Hanging pendant light d
- Plastered block/brick walls - painted c
- Timber dado – painted c
- Timber skirting - painted c
- Timber panelled doors, frames and architraves – painted c
- Work bench under window int
- Steel window, frame and architraves – painted c
- Modern exposed wires, telephone outlets etc int
- Carpet on concrete floor c/d

103. OFFICE **C**

- Plain plastered ceiling - painted c
- Hanging pendant light d
- Plastered block/brick walls with painted wallpaper c/d
- Timber dado – painted c
- Timber skirting painted c
- Timber panelled doors, frames and architraves – painted c
- Built in storage unit to wall recess d
- Steel framed window, frame and architraves – painted c
- Modern exposed wires, telephone outlets ect int
- Carpet on concrete floor c

104. OFFICE **C**

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

105. OFFICE **C**

- Plain plastered ceiling - painted c
- Hanging pendant light d
- Plastered block/brick walls - painted c
- Timber dado – stained c
- Timber skirting stained c

- 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 is 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 lev*el 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 cont*ribution 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 façcades 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 all 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 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 to 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 *"C*onsiderable*"* 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

APPENDIX D – PEER REVIEW OF CCC STATEMENT OF SIGNIFICANCE (SoS)

CCC Criterion	CCC Values Statement summary	HNZPT Equivalent Values Statement summary	2017 Gray Assessment
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 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.	The building has social and historical value as purpose-built rooms for medical practitioners.	The Harley Chambers building is historically and socially significant as an early example of a purpose built dedicated medical and dental facility. A.E. Suckling was a prominent Christchurch Dentist.
JB Comment	There is a direct Association with Mr A E Suckling, Dentist, but no specific evidence is provided to demonstrate that that person is historically significant in the local, regional or national context themselves. Suckling's association with the property is brief, Harley Chambers Ltd took ownership prior to the building being extended in 1933. Suckling was also associated with 5 St Barnabas Lane, Christchurch during this period (CCC HID 189) It is more that the place is considered to be historically representative of a development in social practices in relation to the provision of medical and dental care.		
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*	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. 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.		

CCC Criterion	CCC Values Statement summary	HNZPT Equivalent Values Statement summary	2017 Gray Assessment
with an identifiable group and esteemed by this group for its cultural values.	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.		
JB Comment	The CCC Heritage Statement includes commentary that the place has cultural significance because it represents a change of social practice in relation to the provision of medical treatment. Given the wording of the criteria, I don't see that this is strongly relevant, and I think that this value statement is more appropriately considered under the 'historical' criterion, regarding social change. There are unqualified assumptions regarding the value of the building to Mana Whenua. It is likely that, where such values are present, they are associated the tangata, rather than the building, but the cultural value of the place is for mana whenua to determine.		
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*	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	The building has Architectural value as a development to the design of G.T. Lucas.	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. In my opinion, the design of the exterior of the building was not particularly original or aesthetically significant,

CCC Criterion	CCC Values Statement summary	HNZPT Equivalent Values Statement summary	2017 Gray Assessment
and material of the place.	plain and simple, yet imposing building that anchors the corner.		but the structural systems used within the building were of a more significant nature
JB Comment	The importance of G.T. Lucas in the Canterbury Context is not really discussed or qualified in the CCC Statement, or in the HNZPT Summary. Though two other buildings are mentioned, there is no comparative discussion of the body of his work. As noted in the Gray Assessment, there is little readily available information about the practice. Lucas was also associated with a number of other commercial buildings though other commissions are recorded. There is also a number of commissions for the Methodist Church, sometimes in association with other architects such as the Methodist Orphanage in Papanui or minor commissions (renovations, alterations). However. there are apparently few places associated with the architect identified on the HNZ List or in the CCC Schedule. Most buildings identified (Appendix C) appear to have been demolished over time and prior to the 2011/2012 earthquakes, indicating that these places were not highly valued architecturally. On this basis, the term 'prominent Architect' is perhaps overstated, as noted by Gray. Other than the Methodist Orphanage (in association with Lawry), images of historical works identified do not demonstrate anything 'out of the ordinary' architecturally for commercial buildings of the period. The architectural aspect of the building as it exists currently can be compared to pre-earthquake images and original plans held in the CCC Archives and in the HNZPT Listing Summary (See Appendix C). Damage from the earthquake has resulted in little visual modification of the original design externally, though some elements of the building were removed prior to construction of the adjacent modern building in 2015		
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, soundproofing and internal construction using Innes – Bell blocks all of which were innovative for the time. The Press (Newspaper) also noted that the electrical installation was to be the first of its kind in New Zealand	It has technological value for its electrical installation and regulated heating system which was innovative for the time.	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… use of the Innes-Bell waffle pattern concrete floor system and later patented Innes-Bell hollow concrete blocks The other significant technological aspects of this building were: the heated and humidified ducted air conditioning system concealed reticulating hot and cold water to each room. electrical wiring system, While these systems had been in common use in other parts of the world, especially the USA several

CCC Criterion	CCC Values Statement summary	HNZPT Equivalent Values Statement summary	2017 Gray Assessment
			years before this building was built, the ideas were probably relatively new for New Zealand at that time.
JB Comment	The first concrete hollow block or hoolw core slab systems were developed and patented prior to 1910[21]. Articles in building and architecture magazines demonstrate that Innes-Bell floors were generally being promoted by the manufacturers from the mid-1920s and in use at least in Australia by 1924/1925. There are at least three contemporary newspaper articles of the period (1920s - 1930s) describing the use of the system in the NZ context, including in Christchurch (See Appendix G). The technology of construction is therefore uncommon but not necessarily unique, or a 'first'. The newspaper statement that the electrical installation is 'the first of its kind' in NZ is likely to be accurate in this specific context, but some qualifier of caution should be applied because it is not verified via alternate sources. Also, it is not unusual for newspaper articles to employ some measure of 'hyperbole' in the interests of their subject matter to encourage readership.		
(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 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.	Not defined. Closest comment in relation to context is simply the factual statement - 'three-storied commercial building known as Harley Buildings (or Harley Chambers) on the corner of 137 Cambridge Terrace and Worcester Street	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.
JB Comment	Agree that the building is located on a prominent corner. Its scale is not dominant when considering the neighbouring and more modern buildings. It is less architecturally embellished that historic buildings opposite the site. The paint treatment draws attention. It adds to the narrative of historical 19th and pre-WWII 20th century development		

[21] Historical Development of Hollow Core Slabs by Arnold Van Acker (†) and Stef Maas|;
Nigel Isaacs (//authors/show/nigel-isaacs) 1 December 2011 Build127 (//issues/show/build-127)
Apr 29, 2021. International *Prestressed Hollowcore Association* https://hollowcore.org/historical-development-hollow-core-slabs/

CCC Criterion	CCC Values Statement summary	HNZPT Equivalent Values Statement summary	2017 Gray Assessment
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 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.	No Comment	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
JB Comment	The building post-dates 1900 and therefore is not defined as an archaeological site in the context of the HNZPT. The site was previously occupied by other, earlier buildings. Generically there may be a low level of archaeological potential.		
Overall CCC 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	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	Agrees has overall significance as a 'Tier 2' Place, primarily due to technological interest. Some architectural and context value.

CCC Criterion	CCC Values Statement summary	HNZPT Equivalent Values Statement summary	2017 Gray Assessment
	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.		
JB Comment	Agree that the building as originally constructed demonstrates technological interest. The construction system evidentially is not unique for the period, being identified in at least three other buildings in the region, one of which – the wool store at Moorhouse Avenue, remains and is currently occupied by Harvey Normans and other commercial activities. The bespoke design for a dental surgery is potentially unique for the period. However, vandalism, fire and earthquake damage has already resulted in some loss of fabric which represents this technology. The Architect Gordon Lucas does not appear generally to be well appreciated. He undertook a number of commercial commissions in Christchurch as evidenced by newspaper articles from c. 1920 to c.1957. The last identified commission primarily linked early work of Sir Miles Warren who briefly worked with Lucas before acquiring the company and forming Warren and Mahoney. Other than Harley Chambers, the commercial work of Lucas though clearly competent, does not seem to have been of sufficient interest that it was widely identified and retained in heritage schedules. A good portion of identified works appears to be smaller		

CCC Criterion	CCC Values Statement summary	HNZPT Equivalent Values Statement summary	2017 Gray Assessment
	commissions (additions and alterations). Most identified commissions appear to have been demolished prior to the Canterbury Earthquakes. In my opinion, the building is primarily of heritage value due to its technological interest, though it also provides architectural and contextual value to the locality, in conjunction with neighbouring sites.		

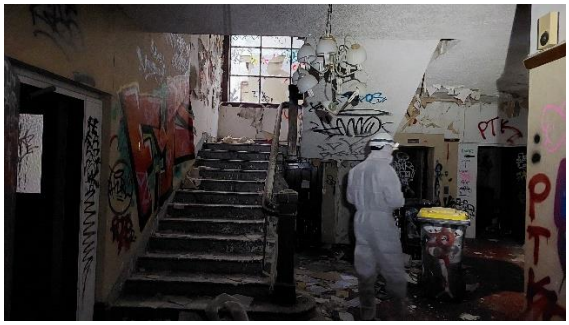
Appendix E – Heritage Survey images

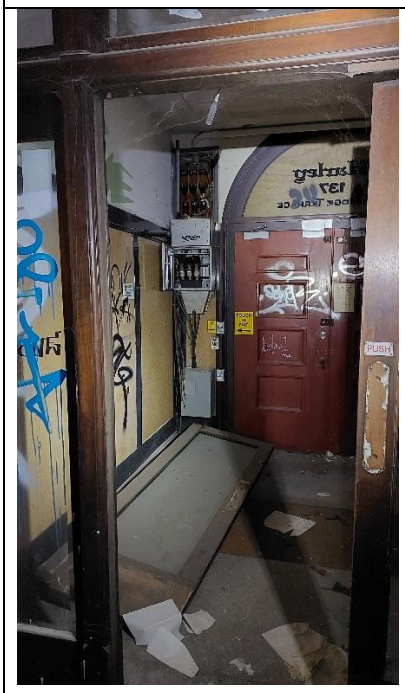
Harley Buildings, Ann McEwan, circa 1990, Heritage New Zealand Building Record Form 3111

Comparison of pre- and post- earthquake façade (top 1990) bottom 2023-08-09

Exterior images 2023-08-09

Interior images 2023-08-09



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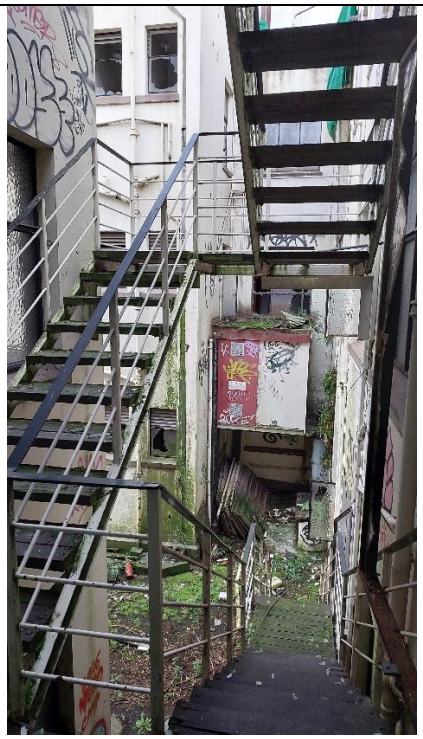

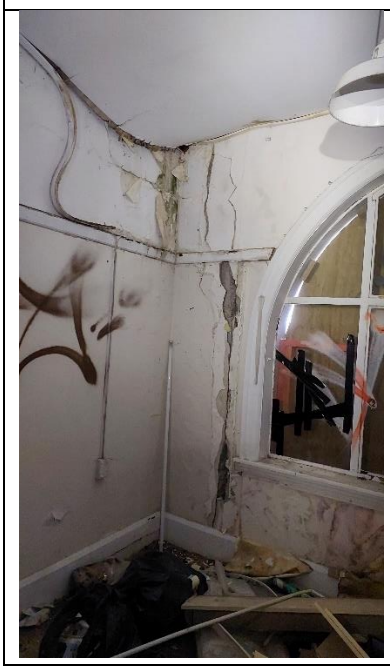

Appendix F – Somes Identified Works of Gordon T. Lucas

TWO STOREYS WILL BE ADDED TO BUILDING.

CHURCH BOARD LETS CONTRACT FOR £14,000.

The Supernumerary Fund Board of the Methodist Church of New Zealand has accepted the tender of Messrs D. Scott and Son for the addition to two storeys and other alterations to their property, formerly known as Gravenor Buildings, but in future to be called Epworth Chambers.

The contract was signed to-day on behalf of the board by the Rev M. A. Rugby Pratt, the Connexional Secretary, of the Methodist Church of New Zealand. It is understood that the contract price is in the vicinity of £14,000. The architect is Mr G. T. Lucas.

The property was bought by the Methodist Church sixteen months ago and has a frontage to Manchester Street (facing the Express Company's building) of 114 feet, and to Hereford Street (facing the National Bank of New Zealand) of 66 feet. The extensions and additions will greatly improve the architectural features of this central part of the city.

Gravenor Buildings / Epworth Chambers (Addition/Alteration)

Location Corner Manchester / Hereford Street

Date: 1930 (Demolished pre-2007)

Epworth Chambers 1987 CCL-StarP-03222A / Google Streetview Dec 2007

1937 Hays Building (Extensions)

TENDERS are invited until 4 p.m. MONDAY, DECEMBER 20th, for the ERECTION OF EXTENSIONS to Messrs Hay's, Ltd., Colombo street, Christchurch. Plans and specifications may be seen at my office.
G. T. LUCAS, Registered Architect.
National Mutual Buildings,
143 Hereford street. 9095

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PRESS, VOLUME LXXIII, ISSUE 22274, 13 DECEMBER 1937, PAGE 15

Hays Department Store (demolished 1997) possible extension arrowed

PUBLIC NOTICES

Mr G. T. Lucas, A.N.Z.I.A., Civic Chambers, Manchester Street, calls for tenders for the erection of a brick residence at Doylesten.

A jumble sale in aid of the Edgeware Road Church will be held in the Dover Street Library, St. Albans, to-morrow.

PUBLIC NOTICES.

SUN (CHRISTCHURCH), VOLUME VI, ISSUE 1753, 26 SEPTEMBER 1919, PAGE 11

Papanui Methodist Orphanage 1934 (in association with W. Melville. Lawry) (Demolished prior to 2008)

TENDER ACCEPTED.
Methodist Orphanage Work to Proceed.

The executive committee of the Christchurch Methodist Orphanage Board met yesterday afternoon to consider matters in connection with the building of the new home at Harewood Road, Papanui.

Out of the large number of tenders received for the erection of the buildings, that of R. C. Jamieson and Co., at a price of between £18,000 and £19,000, was accepted. The work will be proceeded with at once and will be completed in eleven months. It is estimated that the total cost of the buildings and equipment will be about £21,000. Arrangements have been made for the ceremony of laying the foundation stone by his Excellency the Governor-General on the morning of Friday, November 10.

The associated architects are Mr G. T. Lucas and Mr W. Melville Lawry. Considerable preliminary work has already been done in laying out and planting the orphanage site, which occupies eleven acres.

A FRONT VIEW OF THE SOUTH ISLAND METHODIST ORPHANAGE AND CHILDREN'S HOME, PAPANUI, CHRISTCHURCH, N.Z.

Image from: The story of the South Island Methodist Orphanage and Children's home, Christchurch (1934)

Stanmore Road Commercial Building and Hall 1929

(demolished?)

Builders are now engaged in the construction of a block of four shops, with a hall occupying the whole of the first floor, on Stanmore Road, in the vicinity of the Linwood Post Office corner. The building has a frontage of 37ft and a depth of 37ft. It will be faced with white stone, with an all-steel verandah. The building is being erected for Mr W. Collins by Mr S. H. Clothier, a Richmond builder. The architect is Mr G. T. Lucas. The hall is to be provided with built-in seats along the walls, and brackets for palms will be fixed on the walls at intervals. A movable dais will be built to accommodate an orchestra.

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STAR (CHRISTCHURCH), ISSUE 18849, 28 AUGUST 1929, PAGE 5

Possibly this building based on article description. Demolished by 2015. (Google Streetview 2008)

Mason Struthers and Co offices 1934 (demolished prior to 2008)

The Archbishop of Perth has received a letter from a churchgoer, who suggested that during the currency of the Test matches, all Sunday morning church services be cancelled. After listening-in till 2 a.m. he could not get out of bed in time to attend, he said. The Archbishop commented: "I like my cricket, too, but the services must go on."

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STAR (CHRISTCHURCH), VOLUME LXVI, ISSUE 20363, 21 JULY 1934, PAGE 17

29 December 1977 CCL-StarP-00242A

Harley Chambers (1929 / 1934)

HANDSOME NEW BUILDING WILL BE ERECTED IN CITY.

TO CONTAIN SUITES FOR PROFESSIONAL MEN

Designed to provide suites of rooms for the medical and dental profession, a handsome three-storey modern reinforced concrete building costing £18,000, is to be erected immediately at the corner of Cambridge Terrace and Gloucester Street, for Mr E. A. Suckling.

The building will have a frontage of 56ft to Cambridge Terrace, and a depth of 84ft. It will extend from Messrs Teneh Bros.' garage to the existing wooden building on the site at present occupied by Mr Suckling and other professional men. The old building will not be interfered with at present, but ultimately the new building will be extended to cover the whole of the corner block.

The contractors for the erection of the building are Messrs P. Graham and Son, and the architect is Mr G. T. Lucas. A start is being made this week with the excavations.

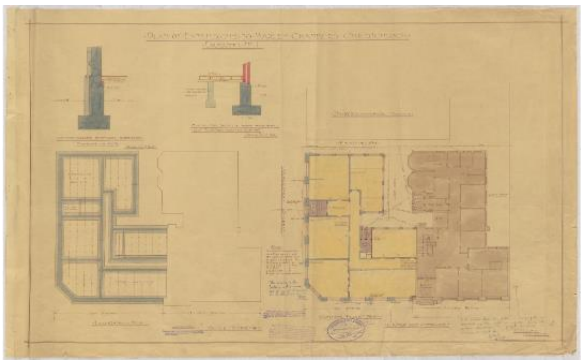
HANDSOME NEW BUILDING WILL BE ERECTED IN CITY.

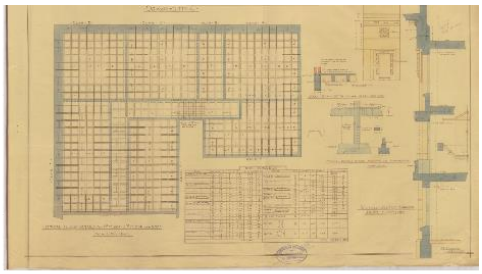
STAR (CHRISTCHURCH), ISSUE 18640, 18 DECEMBER 1928, PAGE 9

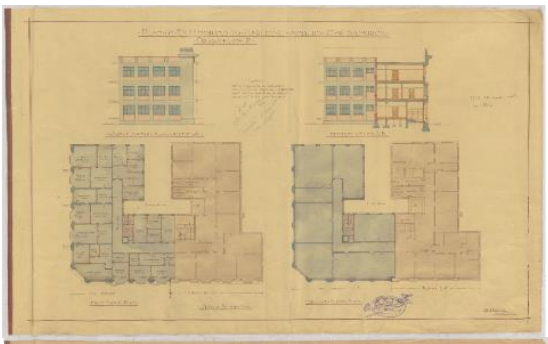
The various building contracts in the City are going ahead rapidly. At the corner of Cambridge terrace and Worcester street the Medico-Dental building is about half completed. The building is to be of three storeys, in reinforced concrete, and it is expected that it will be one of the finest of its kind in the Dominion. 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 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 building is being erected under the instructions of Mr A. E. Suckling, Mr G. T. Lucas is the architect, and Messrs P. Graham and Son are the builders.

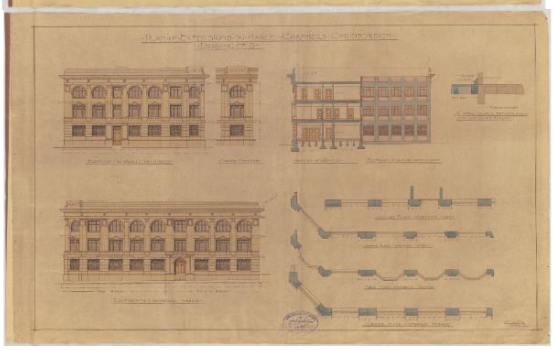
CITY BUILDING.

PRESS, VOLUME LXV, ISSUE 19632, 30 MAY 1929, PAGE 4









Harley Chambers Original plans (CCC-HarleyChambers-001-005)

East Belt Wesley Church (renovations)

1997 demolished, replaced by apartments

RENOVATION COMPLETE
Work at East Belt Wesley Church.

The renovation work which has been carried out at the East Belt Wesley Church is now complete, and the re-opening services are to be held on Sunday next.

The passage of over fifty years had left its mark on the church, and it was found necessary to undertake fairly extensive renovation work both inside and out. The main concern was the west wall, which, under the stress of the south-west wind and rain in winter, had a tendency to become damp on the inside. Repairs and treatment outside proved ineffectual, but now the position has been met fully by the construction of an inside wall, with an air space between it and the outside wall. The whole of the interior has been plastered and redecorated. The exterior of the building has been treated with a weather resisting preparation, and the slates of the roof have been repaired, while voluntary workers have done a lot of reconditioning work in the vestry. The whole of the work has been under the supervision of Mr G. T. Lucas, architect.

The renovation entailed an expenditure of over £200, and of that a substantial amount was raised by the efforts of the congregation at the recent jubilee celebrations. Previously, very little reconditioning work had been done at the church.

East Belt Methodist Church 	9 April 1876 East Belt Wesleyan Church hall opened 1879 corner land and two cottages bought 19 July 1881 Wesleyan church stonelaying 22 January 1882 East Belt Wesleyan Church opened on the corner of ? Street and East Belt (Fitzgerald Avenue) 18 October 1970 East Belt Church closed [unknown] used by Christchurch School of Gymnastics [unknown] sold 1997 demolished, replaced by apartments 1883 first pipe organ installed 16 January 1908 second pipe organ installed 16 August 1885 galleries opened 20 November 1902 Sunday School stonelaying 1903 Sunday School opened 1926 connecting rooms built 1886 first parsonage built 1927 second parsonage bought 1973 parsonage sold	Drake, E. *Wesley Church Fitzgerald Avenue (East Belt) Christchurch. Jubilee souvenir 1882-1932* Church archives are held in the Methodist Church of New Zealand Archives, Christchurch

TO CONTRACTORS.

TENDERS are invited until Noon on TUESDAY, SEPTEMBER 7th, for ADDITIONS TO BAKERY, Peterborough street, Christchurch, for Messrs Marldon, Ltd. Plans and specifications may be seen at my office.

G. T. LUCAS,
Reg. Architect,
712 143 Hereford street.

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Advertisements
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PRESS, VOLUME LXXIII, ISSUE 22185, 31 AUGUST 1937, PAGE 13

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Advertisements
Column 7

PRESS, VOLUME LXXIV, ISSUE 22569, 26 NOVEMBER 1938, PAGE 25

LEITHFIELD DOMAIN BOARD.

TENDERS are invited for Water Supply at Leithfield Beach Domain. Plans and specifications can be seen at the office of Mr G. T. Lucas, Architect, Hereford street, Christchurch.

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Column 4

PRESS, VOLUME LXXVI, ISSUE 22922, 19 JANUARY 1940, PAGE 10

TENDERS.

TENDERS are invited until Noon on THURSDAY, January 25th, for the reinstatement of Fire Damage in General Trading Company's Premises, Whitcombe and Tombs Building, Cashel street.

Plans and specifications may be seen at my office.

G. T. LUCAS,
6347 Registered Architect.

Pyne Gould Guinness Ltd Building (Former)

27-29 Strathallan Street, TIMARU

Renovations in 1929 by Architect C T Lucas – Possible Typo, should refer to G. T. Lucas? Later modifications/reconstructions 1991/1992 by Warren & Mahoney

Neo-classical façade stylistically like other works?

HNZPT Category 2. List Number 2069 (image HNZPT Website)

https://www.heritage.org.nz/list-details/2069/Pyne%20Gould%20Guinness%20Ltd%20Building%20(Former)

Risingholme

22 Cholmondeley Avenue, Opawa, CHRISTCHURCH

1944 Minor Alterations

HNZPT Category 2. List Number 3131 (image HNZPT Website)

https://www.heritage.org.nz/list-details/3131/Risingholme

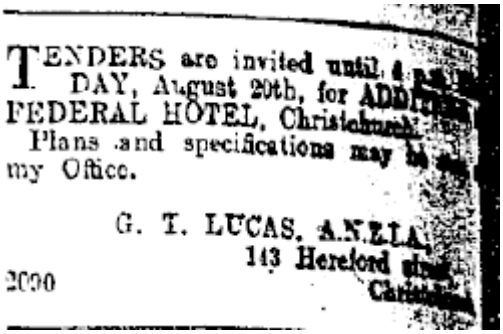
Plunket Chester St Fire Station (Alterations) 1929

OLD FIRE STATION.
IMPROVEMENTS FOR PLUNKET SOCIETY.

Proposals for the improvement of the old Fire Station, which is to be used for the purposes of the Plunket Society, came before last night's meeting of the City Council.

The By-laws and Finance Committee reported: The committee received an offer to pull down the brick cottage at the rear of the old Chester street Fire Station, to remove the foundations, and cart all material from the riverbank for the sum of £50, and the offer has been accepted. The City Engineer has arranged for the work to be put in hand immediately. Mr G. T. Lucas, architect, some little time ago prepared a sketch plan of alterations which the Plunket Society wishes to have carried out at the old Chester street Fire Station. The plans were examined and approved by a sub-committee, and it was decided that Mr Lucas be asked to prepare working drawings and specification and also an estimate of carrying out the alterations.

The report was adopted.



TENDERS are invited until [illegible]
DAY, August 20th, for ADD[illegible]
FEDERAL HOTEL, Christchurch.
Plans and specifications may be [illegible]
my Office.

G. T. LUCAS, A.N.Z.I.A.
143 Hereford [illegible]
Christchurch.

2090

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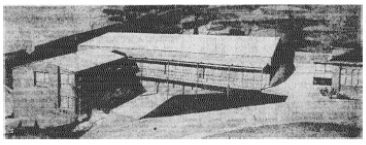
PRESS, VOLUME LXII, ISSUE 18771, 16 AUGUST 1926, PAGE 16



KARITANE HOSPITAL FOR CHRISTCHURCH.—A perspective drawing of the proposed 40-bed Karitane Baby Hospital to be built for the Plunket Society at Cashmere. It will be built of brick and will have a floor area of about 8000 square feet. The larger wing will be about 90ft long. The architects are Messrs G. T. Lucas and F. M. Warren.

KARITANE HOSPITAL FOR CHRISTCHURCH.— A perspective drawing of the proposed 40-bed Karitane Baby Hospital to be built for the Plunket Society at Cashmere. It will be built of brick and will have a floor area of about 8000 square feet. The larger wing will be about 90ft long. The architects are Messrs G. T. Lucas and F. M. Warren.

PRESS, VOLUME XCVI, ISSUE 28380, 12 SEPTEMBER 1957, PAGE 2

‘Christchurch Modern’ Warren & Mahoney
63a Cashmere Road
Karitane Hospital nurses’ flats

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Advertisements
Column 3

PRESS, VOLUME LXV, ISSUE 19800, 12 DECEMBER 1929, PAGE 17

TENDERS are invited until 4 p.m. on MONDAY, DECEMBER 23rd, for the ERECTION OF A TWO-STOREY RESIDENCE IN BRICK, Wairarapa terrace, Fendalton.

Plans and specifications may be seen at my office

G. T. LUCAS,
Reg. Architect,
143 Hereford street.

5503

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Advertisements
Column 3

PRESS, VOLUME LXXII, ISSUE 21963, 11 DECEMBER 1936, PAGE 21

TENDERS.

VACUUM OIL CO. PTY., LTD.

TENDERS are invited until 4 p.m. WEDNESDAY, December 16th, for the Erection of New Offices, and Demolishing Existing Offices, on the Vacuum Oil Company's property, Moorhouse avenue, Christchurch.

Plans and Specifications may be seen at my office.

G. T. LUCAS,
Reg. Architect.
National Mutual Buildings,
143 Hereford street,
Christchurch.

8936

TENDERS.

TO CONTRACTORS.

TENDERS are invited until NOON on MONDAY, SEPTEMBER 20th for Additions and Renovations to Business Premises, Colombo street, Christchurch, for Messrs Mason, Struthers and Co., Ltd.

Plans and specifications may be seen at my office.

G. T. LUCAS,
Registered Architect,
143 Hereford street,
Christchurch.

8699

TENDERS.

TENDERS.

TENDERS will be received at our Office until 12 Noon on Tuesday, June 20th, for Additions and Alterations to the Bank of New South Wales Premises.

COLLINS and WEST,
Regd. Architects.

4430

TENDERS are invited for Alterations to Premises Lichfield street, Christchurch.

Plans and Specifications may be seen at my office.

G. T. LUCAS,
Registered Architect.
National Mutual Buildings, Hereford street.

4991

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Column 2

PRESS, VOLUME LXXIII, ISSUE 22194, 10 SEPTEMBER 1937, PAGE 21

Using This Item

Page 20
Advertisements
Column 2

PRESS, VOLUME LXIX, ISSUE 20878, 10 JUNE 1933, PAGE 20

Using This Item

TENDERS are invited until 12 Noon, WEDNESDAY, August 15th, for the Erection of BRICK SHOPS, Manchester street.

Plans and specifications may be seen at my office.

G. T. LUCAS, A.N.Z.I.A.,
National Mutual Bldgs.,
7133 Hereford street.

TENDERS are invited until 12 noon Tuesday, August 21st, for erection of BUILDING in REINFORCED CONCRETE, for Londontown.

Plans and specifications may be seen at my office.

G. T. LUCAS, A.N.Z.I.A.,
National Mutual Buildings,
7302 Hereford street.

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PRESS, VOLUME LIX, ISSUE 17838, 10 AUGUST 1923, PAGE 15

TENDERS.

TO CONTRACTORS.

TENDERS are invited until NOON on MONDAY, SEPTEMBER 20th for Additions and Renovations to Business Premises, Colombo street, Christchurch, for Messrs Mason, Struthers and Co., Ltd.

Plans and specifications may be seen at my office.

G. T. LUCAS,
Registered Architect,
143 Hereford street,
8699 Christchurch.

Page 15 Advertisements Column 3

PRESS, VOLUME LXXIII, ISSUE 22192, 8 SEPTEMBER 1937, PAGE 15

TENDERS are invited until 12 noon Thursday, August 9th, for erection of brick shops and dwellings, Sea View road, New Brighton.

Plans and specifications may be seen at my office.

G. T. LUCAS, A.N.Z.I.A.,
Reg. Architect,
National Mutual Blds.,
6715 Hereford street.

TENDERS are invited until 12 Noon, WEDNESDAY, August 15th, for the Erection of BRICK SHOPS, Manchester street.

Plans and specifications may be seen at my office.

G. T. LUCAS, A.N.Z.I.A.,
National Mutual Bldgs.,
7133 Hereford street.

Page 15 Advertisements Column 4

PRESS, VOLUME LIX, ISSUE 17836, 8 AUGUST 1923, PAGE 15

WILDING PARK.

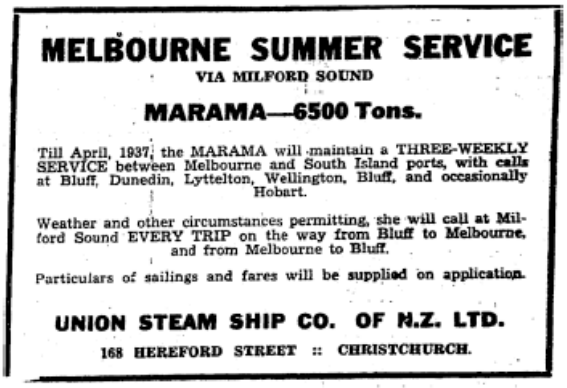
MEMORIAL ENTRANCE GATES.

The handsome gates erected at the western entrance to Wilding Park, Woodham road, Avonside, will be officially opened by Mr J. H. Kirk, president of the New Zealand and Canterbury Lawn Tennis Associations, tomorrow morning, at 11 o'clock. Others taking part in the ceremony will include the Mayor (Mr J. K. Archer), Mr Frederick Wilding, K.C., and Mr D. G. Sullivan, member for the district.

The gates have been erected as a memorial to the tennis players of Canterbury who fell in the Great War, 1914-1918, and the whole of the cost of the gates and approaches, amounting to £400, has been defrayed by voluntary subscriptions, and the gates will be opened free of debt. Tennis players are especially asked to be present, and an invitation is extended to the general public to attend. Mr G. T. Lucas is the architect for the work, the gates having been made by Messrs Scott Bros., while the approaches were built by Mr J. Rutledge.

Google Streetview July 2023

'Wilding Park war memorial gates', URL: https://nzhistory.govt.nz/media/photo/wilding-park-war-memorial-gates, (Ministry for Culture and Heritage), updated 9-May-2014



MELBOURNE SUMMER SERVICE

VIA MILFORD SOUND

MARAMA—6500 Tons.

Till April, 1937, the MARAMA will maintain a THREE-WEEKLY SERVICE between Melbourne and South Island ports, with calls at Bluff, Dunedin, Lyttelton, Wellington, Bluff, and occasionally Hobart.

Weather and other circumstances permitting, she will call at Milford Sound EVERY TRIP on the way from Bluff to Melbourne, and from Melbourne to Bluff.

Particulars of sailings and fares will be supplied on application.

UNION STEAM SHIP CO. OF N.Z. LTD.

168 HEREFORD STREET :: CHRISTCHURCH.

TENDERS.

TENDERS are invited until 12 noon Monday, 15th, for the erection of new Premises, Colombo street, Christchurch, for Macduff's, Ltd. Plans and specifications may be seen at my office. G. T. Lucas, Reg. Architect, 143 Hereford street. 8095

TENDERS.

PRINTING WORKS EXTENSION.

TENDERS are invited until 12 noon on Tuesday, March 9th, for extensive additions to Messrs Whitcombe and Tombs Printing Works, Colombo street, Christchurch.

Plans and specifications may be seen at my office.

G. T. LUCAS,
Reg. Architect,
143 Hereford street,
7880 Christchurch.

TENDERS are invited until 4 p.m. MONDAY, May 17th, for the ERECTION of Brick Residence, Lyttelton.

Plans and specifications may be seen at my office.

G. T. LUCAS,
Architect,
Civic Chambers.

Page 17 Advertisements Column 5

PRESS, VOLUME LXXIII, ISSUE 22033, 5 MARCH 1937, PAGE 17

Using This Item

Page 17 Advertisements Column 4

PRESS, VOLUME LXXIII, ISSUE 22033, 5 MARCH 1937, PAGE 17

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Page 11 Advertisements Column 5

LYTTELTON TIMES, VOLUME CXVIII, ISSUE 18403, 8 MAY 1920, PAGE 11

Using This Item

INSTITUTE OF ARCHITECTS

At the annual general meeting of the New Zealand Institute of Architects held in Wellington last night the following members were declared to have been elected to the council for the year:—Auckland district, Messrs. C. R. Ford, H. L. Massey, and L. V. Moses; South Auckland district, Mr. J. H. Edgecumbe; Hawke's Bay-Gisborne district, Messrs. R. Natusch and E. A. Williams; Wanganui district, Messrs. T. H. Bates and R. G. Talboys; Wellington district, Messrs. E. H. de J. Clere, J. M. Dawson, and H. C. Morton; Canterbury district, Messrs. R. S. D. Harman, G. T. Lucas, and P. Watts Rule; Otago district, Messrs. R. H. Fraser and H. McDowell Smith; Southland district, Mr. E. R. Wilson.

Messrs. Clark, Menzies, Griffin, and Ross were appointed auditors.

TEMPORARY PREMISES
PERMIT FOR BALLANTYNE'S

(P.A.) CHRISTCHURCH, Jan. 13.

The Minister of Works (the Hon. R. Semple), who visited Christchurch to-day, authorised the District Building Controller to issue a permit for the immediate construction of temporary buildings for J. Ballantyne and Company, Ltd.

The building will be on the site of the fire, which nearly two months ago, destroyed Dunstable House, the three-storey premises covering one acre where business had been carried on for many years. In the reconstruction the existing exterior and dividing walls, most of which are sound for one storey, will be used.

A temporary one-storey building would be erected along the whole frontage of Colombo and Cashel streets with a depth of 45ft, said the architect (Mr G. T. Lucas) this evening. Most of the remaining walls and girders would carry the structure. The verandah along Cashel Street would probably remain, and a temporary one would be put up along Colombo Street.

INSTITUTE OF ARCHITECTS

EVENING POST, VOLUME CXVII, ISSUE 51, 1 MARCH 1934, PAGE 18

Using This Item

TEMPORARY PREMISES

ASHBURTON GUARDIAN, VOLUME 68, ISSUE 79, 14 JANUARY 1948, PAGE 4

Using This Item

THE
ARCHITECTURAL
HERITAGE
OF
CHRISTCHURCH

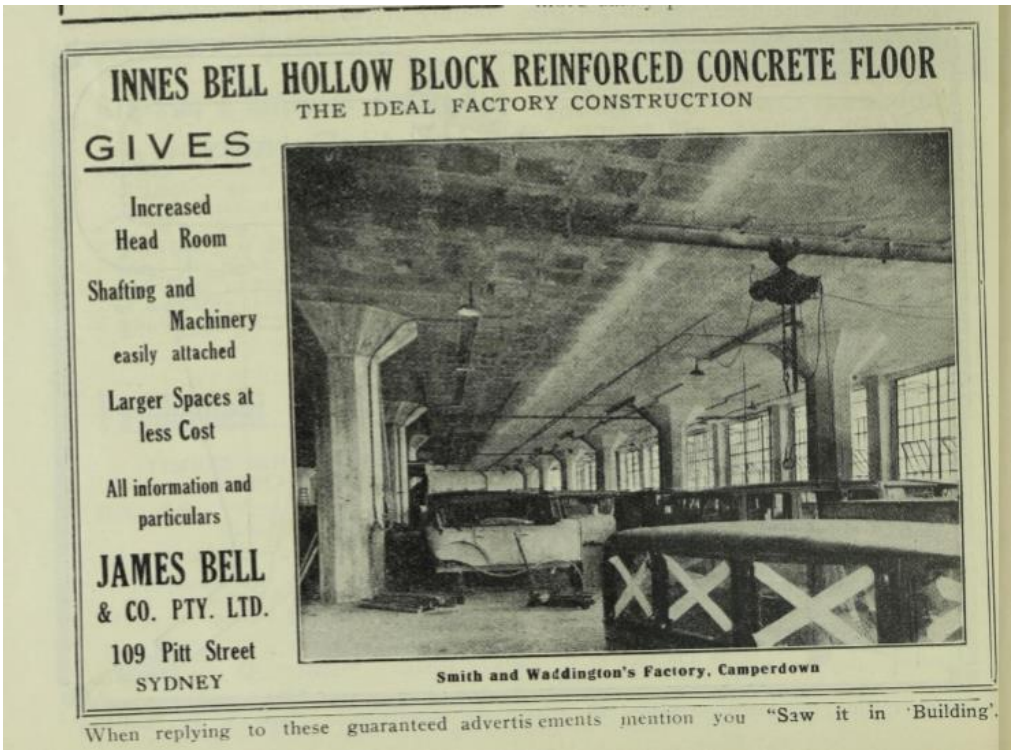
3. McLeans Mansion

8 November 1951 Decision by the Board to build its own offices on Oxford Terrace. The building was designed by G. T. Lucas and built by D. G. Malcolm Limited. It was completed 19 March 1956.

Christchurch CITY COUNCIL TOWN PLANNING Division

Left - Mclean Institute Offices Oxford Terrace 1987
Source: Christchurch Star Archive
The Allan McLean Building (McLean Institute) on the corner of Colombo Street and Oxford Terrace. Also visible is the Vatican Inn.
Reference ID: CCL-StarP-03432
Right – Google Streetview 2007. Demolished by 2011 (Earthquake damage)

APPENDIX G – Innes Bell Hollow Block Construction



Smith and Waddington's Factory, Camperdown Australia

Advertisement from Australian 'Building' Magazine vol.41. No. 249. 12-05-1928

CHRISTCHURCH 'PRESS' BUILDING

USE OF HOLLOW BLOCKS

Work is proceeding rapidly on the new building for the 'Press' at the rear of the present structure. As yet it is a mass of concrete columns and scaffolding, and therefore it is difficult for the passer-by to form an idea of the appearance the building will present when completed.

The structural steel is now all in place, and the second floor concrete slab is now being poured. The welding and riveting of the steel is going ahead, and in a few days the wooden forms for the upper storey will be commenced. Preparations are now being made for the installation of the heating, gas, and electric mains. At present thirty-four men are employed on the job.

On the second floor the Innes-Bell blocks, which are, in effect, hollow "displacer" blocks, embodied in the concrete floor, give a greatly added slab span. In the ordinary building the span between the two supporting beams is 16ft. With the special blocks it is extended to 24ft, making a much more "open" building, and one superior in strength. The floors are designed to carry 200lb per square foot, in addition to the actual weight of the floor, and the use of the blocks does away with the secondary beams, and gives a flat ceiling which makes for better lighting and ventilation.

There are nine Innes-Bell blocks to each row, making 600 per floor. They are made of plaster of paris and sisal hemp, which amounts to a composition of fibrous plaster.

CHRISTCHURCH 'PRESS' BUILDING

EVENING STAR, ISSUE 21081, 19 APRIL 1932, PAGE 2

HEARTH And HOME

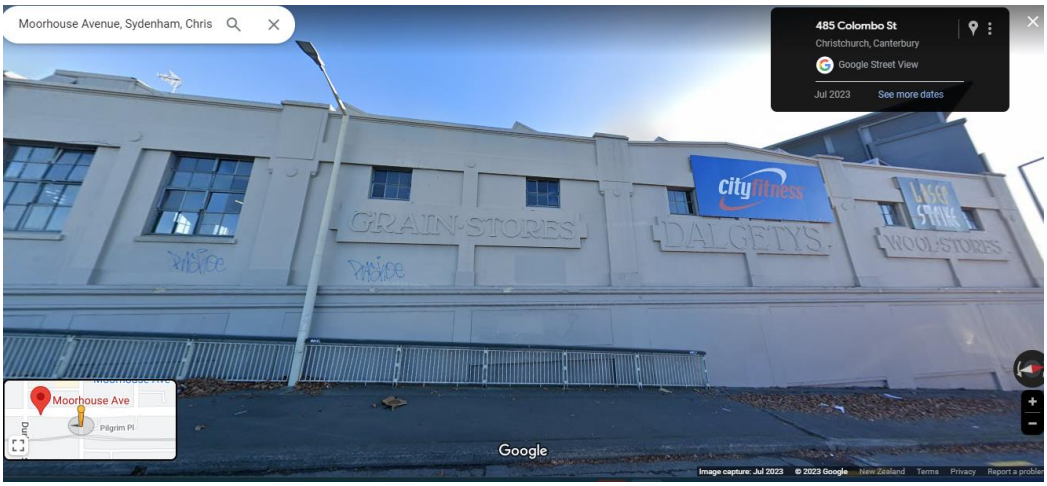
PRESS, VOLUME LXV, ISSUE 19806, 19 DECEMBER 1929, PAGE 4

Mr F. E. Shaw, the builder of the new laboratory block at Lincoln College, was complimented on his work at the opening on Tuesday. Unquestionably the tribute was thoroughly deserved. The new block is really a handsome addition to the college structures. Pressed brick was the principal material used, while the building has concrete facings and a slate roof. It is steel-framed, with the first floor resting on Innes-Bell blocks. A cavity in the walls keeps the fire risks down to a minimum. Delays were occasioned to the construction of the block by the decision to include parquetry flooring, for which an additional grant was required from the Government.

Lincoln University / Canterbury Agricultural College Laboratory Block
Lincoln University Museum Blackmore Collection 10-3-10

c.1948 image is from a large set of photographs known as the Blackmore Collection, named after Ron Blackmore, who was the Visual Aids Officer at Canterbury Agricultural College/Lincoln College from 1947 to 1966
The Laboratories, later known as the McCaskill Building, was built by contractor F. E. Shaw and opened by the Minister of Internal Affairs on December 17th 1929. The building was located to the southwest of Ivey Hall backing on to Farm Road and was in continuous use from its opening until 1999. The building was demolished due to the potential earthquake risk it posed and the disproportionate cost of maintenance and remediation (c.2007). The site was later used for the new building constructed for the School of Landscape Architecture.

https://livingheritage.lincoln.ac.nz/nodes/view/8192



Google Streetview July 2023

CONTRACTOR EMPLOYS A NOVEL METHOD OF FERRO-CONCRETE WORK.

The Innes-Bell system, a novel method of securing a very strong and yet light ferro-concrete construction, is being employed in the re-building of the eastern section of Messrs Dalgety and Company's wool and grain store in Moorhouse Avenue, the contract for which was let to Messrs B. Moore and Sons, Ltd. The area of building concerned is approximately 150 feet square, and embraces two storeys. The Innes-Bell system is being used for the ceiling between the first and second storeys—a position in which its advantages are most pronounced. It is girderless and is constructed in spans from thirty to thirty-four feet square.

From 30 to 40 per cent of the volume of the floor is composed of light, hollow blocks, which displace concrete which, in a solid slab, would be serving no useful purpose as far as the strength of the floor is concerned. These hollow blocks or boxes are two feet square and fourteen inches deep, each weighing less than 60lb, and displacing concrete which would weigh 670lb. The difference in weight of concrete would add nothing to the strength of the floor and would increase the weight which the floor has to support. Hence, with the same amount of reinforcement, the hollow floor is about two and a half times as strong as a solid floor; and, by the addition of more reinforcement, can be made to cover unsupported spans otherwise impracticable.

The reduction in the number of columns needed to support a floor like that being constructed for Dalgety's brings additional advantages—maximum ventilating and illuminating effects, as there are no girders or ceiling beams to throw shadows or create air-pockets; maximum amount of head room, and better insulation against sound.

The principle of displacing a portion of the concrete in a floor has been used in America for several years; but the use of the gypsum block, which is being employed in Dalgety's new store, is new. The blocks are manufactured in Christchurch and in Wellington. With cement and shingle also of local production, the whole has a truly "New Zealand"-made consistency.

The steel reinforcement is laid in courses between the blocks, travelling horizontally and vertically from the mushroom-headed columns to give a cantilever effect. The hollow blocks are tapered, being slightly wider at the top than at the bottom, so that they cannot fall out. Once the wooden course on which the concrete is poured is removed, plastering can be done over the exposed lower surface of concrete and blocks without any further preparation.

1929 Dalgety and Co Wool and Grain Store, Moorhouse Avenue. Buiding is Extant as of July 2023. Architect not stated.

STAR (CHRISTCHURCH), ISSUE18835, 12 AUGUST 1929, PAGE10

APPENDIX G – Façade listings

214	Cashel Street		Central City	Façade and Setting, Former New Zealand Farmers' Co-operative Association of Canterbury Ltd	95	351		Significant		282	39C; H20
690	Colombo Street	682,684, 686, 688 Colombo Street, 146, 146A, 146B, 148 Cashel Street	Central City	Former Beaths Department Store in respect of the following features only: [a] The Cashel Street facade above the veranda level [including the parapet, the multi paned windows above the veranda level] and being approximately 18.8 metres from the northwest corner of the site. [b] The Colombo Street facade above the veranda level [including the parapet, the multi paned windows above the veranda level] being approximately 24 metres in length from the northwest corner of the site and the 1933 building facade return on the south end [being approximately 1.5 metres in length]. [c] The existing [1933] street veranda on Cashel and Colombo Streets including the diagonal metal supports,	90	N/A		Significant	3094 Category 2	687	39C; H19

				decorative copper fascias, metal soffit linings and decorative 'flower' bosses. [d] The "Starmart" Colombo Street shop front being the bronzed metal sections, diagonally intersected fan light, the decorative metal panels and metal framed exterior light. [e] The 2 metal display cases on the granite faced columns.							
158	High Street			Commercial Building Façade and Setting, Former C F Cotter and Company	~~275~~ 1408	~~471~~ 657	N/A	Significant		280	39C;H20
181	High Street	238 Tuam Street, 179 High Street	Central City	Commercial Building Façade and Setting, Former A J Whites	1313	555		Significant	1909 Category 2	642	39C; H20
201	High Street	203 High Street	Central City	Commercial Building Façade and Setting	283	346		Significant		274	39C; H20
11	Rolleston Avenue		Central City	Roger Duff Wing South and West Facades and Setting	1379	257		Significant		809	32C; H15
11	Rolleston Avenue		Central City	Centennial Wing East Façade and Setting	1378	257		Significant		808	32C; H15
115	Worcester Street	109BAA, 109BAE-BAH, 109BAJ-BAM, 109BBB, 109BBE, 109BY,	Central City	Commercial Building Façade and Setting, Former A W Smith and Son's Central Garage/Mayfair-Cinerama Theatre	576	337		Significant		263	32C; H16

		109BZ Worcester Street; 113 Worcester Street; 10A-B/113, 11A/113, 20A-B/113, 21A/113, 30A-B/113, 31A/113, 40A-B/113, 41A/113, 50A/113, 51A/113, 60A-B/113, 61A/113, 70/113, 71/113, 100A/113 Worcester Street; 113B, 115A and 121 Worcester Street									