HYDRO GRAND HOTEL

10 THE BAY HILL, TIMARU

HERITAGE ASSESSMENT

Report Prepared by

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for

TIMARU DISTRICT COUNCIL

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Report Prepared by
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For
Timaru District Council

February 2017

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PLATE 1 - THE BUILDING IN IT'S ORIGINAL FORM, WHEN IT WAS APPROXIMATELY 8 MONTHS OLD.
Photo Courtesy of Te Papa Tongarewa Collection, PS.001803

1.0 INTRODUCTION

1.1 COMMISSION

This report is the result of a commission from the Timaru District Council by way of telephone call and email of 19th December 2016, to a request from the Planning Hearing Commissioner Mr Alan Cubitt for an independent assessment of the Heritage significance and values of the building and what the loss would be if the building was demolished. This request results from an application by Bay Hill Developments Limited to demolish the building and develop a mixed use complex on the site.

The Timaru District Council has sought this report as an aid to establishing the degree of heritage significance of various parts of the building and the overall heritage significance.

I have read the various heritage reports and evidence presented by experts on heritage matters as part of the process of this application.

The specific purpose and objective of this report is not to duplicate the evidence already presented but to investigate and record the heritage values of this listed building and evaluate these values against recognised criteria for assessment.

The process of assessment of heritage significance is discussed and presented in section 3 of this report.

1.2 SITE VISITS

The site visits to investigate, assess, report and photograph the building were made over the days of 16th and 17th of January 2017.

Present were:

Mr John Gray	Heritage Architect	Smart Alliances Ltd Blenheim
Mr Alan Booth	Building Owner	Bay Hill Developments Ltd

(Present only for part of the afternoon on the 16th January 2017)

1.3 LOCATION / LEGAL DESCRIPTION

The Hydro Grand Hotel building is located on the corner of The Bay Hill and Sefton Street East on a prominent site at the top end of Timaru's Central Business District. The official street address is 10 The Bay Hill and the total area of the potential development site is approximately 2600m². The site and its surrounding area is zoned predominantly commercial 1A in the Timaru District Council Plan and as such its neighbouring sites are mixed commercial and residential uses, cafes, bars and accommodation to the west, car dealerships, servicing and commercial to the south, Caroline Bay Park, the beach and port to the east and motels and cafes to the north.

The legal descriptions of the four lots associated with the development are Lot 3 DP 11427, Lot 2 DP 3530, Part Lot 3 DP 3530 and Part Lot 1 DP 3530.

1.4 OWNERSHIP AND STATUS

The four lots of the potential development site are owned by Bay Hill Developments Ltd.

As previously mentioned the site is zoned commercial 1A (Inner Urban) in the Timaru District Plan.

The plan describes the zone as :-

"Commercial 1A which includes those parts of the main retail area of the Inner City with the highest heritage and townscape values which should be retained to provide an attractive pedestrian-orientated environment for a wide range of commercial and social activities including apparel, personal goods and other specialty shopping facilities, personal, professional, financial and business services, tourist and permanent accommodation and recreational and community facilities."

The Hydro Grand Hotel building is listed in the schedule of Heritage Buildings, Structures and Sites in Volume II of the Timaru District Plan, as item 37, planning map 39, with a category B Heritage rating.

The building was first classified by the New Zealand Historic Places Trust on the 23rd of June 1983 under the Historic Places Act as a C classification, number 2052. 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 BRIEF DESCRIPTION OF THE BUILDING

The Hydro Grand Hotel was designed in 1912 by local architects Hall & Marchant in the Edwardian Baroque style with Mediterranean influence, similar to several buildings of the time, built in English seaside cities such as Brighton and Bournemouth.

The building occupies a roughly triangular site of approximately 41m to each of the street frontages. It is a three storied building of approximately 13m façade height with a 45˚ pitched roof extending another 3.5m above the perimeter walls.

The front and most predominantly decorated façade faces east towards Caroline Bay with the feature corner of the two main facades, accentuated by its circular tower and domed cupola roof with circular viewing balcony below.

As originally constructed the front (east) elevation had two large shops on the ground floor, together with the dining room and bar off the prominent corner, with the main guest entrance centrally located. A verandah which extended along this frontage to just around the corner was suspended on ornate wrought iron rods. These ground floor areas were glazed floor to ceiling by flat topped timber windows.

-

Around 1914 it was decided to extend the bar and restaurant areas and the shops were subsequently converted to such use and the corner dining room windows were replaced by masonry walls with the present arched top window openings.

On the first and second floors are open shared balconies, affording views of Caroline Bay from the front bedrooms. The first floor has square topped openings supported on circular columns, while the second floor has arched top openings supported on short circular columns.

The façade is accentuated by three vertical banks of glazed timber oriel windows which look somewhat out of place today. These originally marked the centre point of each of the three gable roof structures which were removed following extreme wind damage on the 1st August 1975, much to the detriment of the overall building appearance and significance.

The main structure of the façade is triple/double brick construction with smooth plaster to the ground floor and rough cast finish to the upper levels, all with painted finish. The bay windows are also of rough cast plaster finish over timber frame. The steel fire escape structures were a later addition to this façade.

The other facades are more utilitarian in nature. The Sefton Street façade has none of the three dimensional architectural interest and detailing of the front façade, with regular modulated window openings placed to suit the bedroom, bathroom and back of house layouts internally.

In similarity with The Bay Hill façade, the ground floor has smooth finished plaster while the upper two floors have the rough cast finish.

The steel fire escape platforms to the front two thirds of this façade are original to the 1912 construction, while the rear third was added at a later date.

The north and west elevations are totally functional being constructed of painted unplastered brickwork, punctuated by regularly spaced window openings to bedrooms, stairwell and service rooms. In later years, the paint to these walls has been applied monotone to all elements including window frames, glass and fire escape platforms, etc.

Internally, the floors are of timber frame with T&G floor boards on all three levels. The ground floor is badly rotted in several areas to the point of total collapse as is the lower intermediate stair landings between the ground and first floors and first and second floors. All these areas would be considered to be in dangerous condition under the terms of section 121(1) and 123 of the Building Act.

Neglect of the building over a minimum 13 year period as resulted in vandalism, habitation by people sleeping rough and the resultant colonisation of the building by a large population of wild pigeons. This has led to considerable deposits of droppings throughout all areas of the upper two floors, covering every horizontal surface, sometimes up to 50mm thick. There are also several dead pigeon carcases throughout the area. While I did not encounter any live pigeons in the building at the time of my visit, these deposits create a very unpleasant human environment which would render the building insanitary also under sections 121(1) and 123 of the Building Act.

The existing ground floor layout consists of bar and lounge in the north east corner, main public entrance, lobby, circulation stairs and lift to the central east elevation and saloon, restaurant and bar to the south east corner, extending around to Sefton Street.

The area along Sefton Street behind the restaurant houses the kitchen, servery, chillers and bottle store, while the remainder of the ground floor towards the northwest corner is occupied by store rooms, alternative egress stair, boiler room and toilets.

There is a small triangular atrium space in the centre of the building rising through all three levels and open to the elements, providing light and ventilation to the inner row of rooms on all levels.

The first and second levels have similar plan layout, with bedrooms around all the external perimeter walls, with internal linear corridors immediately behind, with predominantly service rooms between the corridors and the internal atrium.

As previously mentioned, there is an inset balcony along approximately two thirds of the eastern (The Bay Hill) elevation on each of the upper two levels.

The predominant structural walls of the ground floor appear to be constructed of double or triple skin brickwork plastered both sides, including internal walls. The internal walls of the upper two floors appear to be constructed of timber frame with lathe and plaster both sides with the exception of the walls around the main stairwell and lift shaft which are plastered double brickwork.

All original ceilings to all levels appear to be of lathe and plaster construction over timber frame.

Originally most rooms would probably have had a hand basin and mirror, but few, if any would have had private bath or shower facilities, everybody having to use the communal facilities for males and females, on each floor. In later years the room layouts have been considerably changed due to the incorporation of private, in room bathroom facilities.

At the time of the hotels construction in 1912, it was regarded as very sophisticated, with electric elevator, mechanical freight lift, steam drying room and hot running water, however, the planned hot salt water bath reported in early accounts of the hotel, appears never to have been completed. It was this feature that prompted the word "Hydro" in the hotels name.

Like many accommodation and hospitality facilities which are over 100 years old, they undergo considerable change and modernisation throughout the buildings life, and this facility is no different. Many of these changes inevitably result in loss of heritage fabric and therefore significance as has happened with this structure, though it is very apparent that this building was definitely built to a strict budget as regards the lack of fancy finishes, very plain timber trim and a total lack of timber or pressed metal panelling, ceilings or other decorative elements to the public areas which would have been expected in other well-appointed hotels of the time.

It is apparent from the uniformity of the original skirting and architraves throughout the building that these are original and that the expected higher class decorative finishes were never installed in this hotel building.

PLATE 2 - HYDRO GRAND HOTEL, STAFFORD STREET, TIMARU, [CA 1913]
Photo Courtesy of Alexander Turnbull Library Collection, 1/1-008910-G

2.0 HISTORICAL RESEARCH

2.1 BRIEF HISTORY OF THE BUILDING AND SITE

The building was designed in 1912 by prominent Timaru architects, Hall and Marchant. This purpose built hotel building consists of two floors of accommodation rooms, complete with ancillary and service rooms, with reception, dining, restaurant and service areas to the ground floor, all within its triangular footprint.

Rates and council records indicate that the site only appears to have had two buildings built on it. The original residence built around 1895-6 by the then Timaru Town Clerk, Mr Edwin Henry Lough and later extended by Dr Hedley Vicars Drew; and the present Hydro Grand Hotel building.

The hotel building appears to have only had relatively minor internal or structural alteration during its lifetime and probably no alterations to its footprint on the site, apart from a new concrete block bottle store built to the west of the original building, probably during the 1970s and now used as offices for an adjacent car sales yard.

Council records indicate the commencement of construction in March 1912 and completion in December 1912, in time for the summer tourist season.

Initially the ground floor was designed to accommodate two large shop spaces, however it soon became obvious that this space would be better utilised for an extended dining room, lounge and children's play room. These alterations were carried out in 1914.

1975 saw removal of the original three feature gables, from the roof of the northeast elevation facing Caroline Bay and two gables from the south elevation, during the re-roofing process to replace and repair the roof structure removed during the extreme wind event that hit Canterbury in August 1975, causing extensive damage across the region. Finally in the mid 1990s, the original domed room to the corner tower was found to have deteriorated and was replaced in 1996 with a fibreglass replica.

The hotel was by this time in need of major refurbishment and the accommodation had become run down to the point that it was no longer acceptable for the general public and was just being used occasionally by sports teams and special group bookings. The bars and restaurant on the ground floor however, remained operational.

In 2003 the building was sold by the then owners Dominion Breweries to Grand Piazza Ltd, who terminated the least of the occupying publican. The hotel bar was briefly re-opened in 2006 to allow the licence of the DB Richard Pearce tavern to keep operating, following an extensive fire at the tavern site.

The Grand Piazza Ltd consortium looked at various options for the redevelopment of the Hydro Grand site including a deal they put together in 2008, which fell over due to the neighbour withdrawing his support.

The building and site was then purchased by Mr Allan Booth in 2013.

2.2 HERITAGE NEW ZEALAND ASSESSMENT OF SIGNIFICANCE

The following is the summary of significance for the building, taken from the HNZ online listing, updated in August 2016 by Dr Christine Whybrew – http://www.heritage.org.nz/the-list/details/2052.

Since its construction in 1912, the Hydro Grand Hotel has been a prominent building on the Timaru townscape and waterfront. It has social and historical significance as a popular venue for entertainment and tourist accommodation that contributed to the popularity of Caroline Bay as a holiday destination. The Hydro Grand Hotel has aesthetic significance as a prominent contribution to Timaru's historic streetscapes. The land on which the Hydro Grand Hotel is situated was formerly part of Rural Section (RS) 730, granted by the Crown to George Rhodes and another, probably William Rhodes. In 1853 the Rhodes Brothers had RS 703, and adjoining RS 7555, surveyed as 'Rhodes Town' and subdivided sections were sold for commercial and residential occupation. The subject land was within lot 355 of RS 730, not included on the original plan of 'Rhodes Town', but surveyed and sold in 1895 to town clerk, Edwin Henry Lough. Lough had his personal residence built at the junction of Stafford (now The Bay Hill) and Sefton Streets, which was extended by the subsequent owner, Dr Hedley Vicars Drew. The property was sold in July 1911 to William Kenneth Macdonald.

The Caroline Bay Association was formed in 1911 to develop the bay as a tourist destination. Principal among their concerns was provision of high standard accommodation. In March 1912 a contract was let for the construction of a 'three-storied accommodation house for tourists' at this site. Designed by Timaru architects Hall and Marchant, it was one of the largest buildings 'to be erected on Timaru for a long time'. The Hydro Grand Hotel was completed in December 1912, in time for the summer holiday season. At its opening the hotel was promoted as the 'largest and most up-to-date Private Hotel in New Zealand'.

The Hydro Grand Hotel is built in an Edwardian Mediterranean style and occupies its full triangular site on the corner of The Bay Hill and Sefton Street, overlooking Caroline Bay. The building is constructed in brick that was plastered and originally painted white. The building is dominated by a tower at the eastern corner, topped with a circular colonnaded balcony and dome. The north-eastern (main) façade also features recessed balconies, bay windows and arched openings, being elements of the Edwardian Mediterranean style. The southern façade is plainer but retains original fire escapes.

The interior originally provided 80 rooms over three levels with separately leased shop spaces at street level. Electric elevators for passengers and freight are among original fittings. The building was equipped with hot and cold running water, including hot salt water for baths, hence the inclusion of 'Hydro' in the name.

The interior of the building was modified in 1914, primarily on the ground floor where large shop spaces were integrated into the main hotel to form a larger dining room and lounge. At this time the original large plate glass windows on the ground floor were replaced with smaller arched ones. The 1914 modifications secured the hotel's status as 'the most modern in New Zealand' with alterations accommodating a children's playroom which was thought to be pioneering among New Zealand hotels. Major modifications were later undertaken to the roof in the 1970s which initially featured three gables on the north-eastern façade and two on the southern façade. The original dome was found to be deteriorating in the 1990s and was removed in 1996 and replaced with a fibreglass replica.

2.3 BRIEF BIOGRAPHY OF THE HYDRO GRAND HOTEL ARCHITECTS

The building was designed in early 1912 by the prominent Timaru firm of Hall and Marchant, built by Christchurch contractor Mr C Calvert. The partners were Herbert Hall (1887-1939) and Frederick Norman Marchant (1887-1916) who was killed in action in Egypt on the last day of 1916. Norman Merchants father, Mr F.W. Marchant had been a prominent local Civil Engineer.

The Hydro Grand was designed by Herbert Hall, who was born in Christchurch, attended Christchurch Boys High School and Canterbury University College, but completed his architectural training in Sydney. Upon his return to New Zealand he worked for the Timaru firm of Daniel West, mainly working on House projects.

Hall became a specialist in hotel design also designing the second Hermitage Hotel at Mount Cook in 1913 and probably one of his most important commissions, the Chateau Tongariro, built in 1929. He also designed the Caroline Bay Hall and Caroline Bay Tea Kiosk, both of which are still in use today.

This firm was also responsible for several of the prominent South Canterbury buildings including the main block at Timaru Boys High School circa 1913, which was controversially demolished in the late 1970s.

Other notable public buildings by the firm were the Fairlie Carnegie Library, Fairlie Council Chamber, Fairlie Fire Station, Fairlie Anglican Parish Hall and offices in Strathalan Street Timaru, for Walter Shaw.

Mr Hall was awarded the gold medal from the New Zealand Institute of Architects in 1935, following his design of the stone church in Cave, South Canterbury, but in reality it was awarded for his distinguished contribution to New Zealand Architecture.

PLATE 3 - THE HYDRO GRAND ca1922
Photo Courtesy of South Canterbury Museum Collection, #2014/060.01

3.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

3.1 HERITAGE IMPACT ASSESSMENTS – BEST PRACTICE GUIDES

There are several national and international best practice guide documents to be consulted in the preparation of Heritage Impact Assessments. Guide documents commonly used in New Zealand include:

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 – See chart below.

The Heritage Impact Assessment	
Introduction	The introduction should include a description of the process of preparing the heritage impact assessment and any consultation.
Statement of significance	Describes the heritage place that is affected the proposal and the significance of the place. It should refer to an address (any relevant other geographic reference) and any heritage identifier (i.e. NZAA No.)
Proposed work	Provides an outline of the proposed work and reference to any plans and drawings
General principles	Provides an outline of the main principles that guide the assessment (i.e. district plan objectives, ICOMOS NZ Charter, NZHPT guidance)
Statutory or policy implications	Provides a discussion on any relevant statutory or policy implications such as special legislation, archaeological authority requirements, Maori heritage implications, heritage orders, etc
Detailed assessment	Assessment of the proposed work according to plan standards or other best practice standards (i.e. NZHPT guidance).
Recommendations	
Appendix	The appendix will include plan and photographic documentation

- *New Zealand Historic Places Trust (now Heritage New Zealand) Sustainable Management of Historic Heritage Guidance Information sheet 2. "Assessment criteria to assess in the identification of Historic Heritage Values".*
- *New Zealand Historic Places Trust (now Heritage New Zealand) Sustainable Management of Historic Heritage Guidance Information sheet 9, "Preparing a Heritage Impact Assessment." (Similar to Guide number 4)*
- *New Zealand Historic Places Trust (now Heritage New Zealand) Sustainable Management of Historic Heritage Guidance Information sheet 15, "Demolition of Historic Buildings."*
- J S Kerr's, *The Conservation Plan; A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance (National trust of Australia, 1990)*
- *ICOMOS, Guidance on Heritage Impact Assessments for Cultural World Heritage Properties, ICOMOS, January 2011 (ICOMOS guide)*

3.2 DISTRICT PLAN HERITAGE PROTECTION PROVISIONS

3.2.1 HERITAGE VALUES: ISSUES, OBJECTIVES, POLICIES AND METHODS

The Timaru District Plan is somewhat unusual and scant on detail in the issues, objectives, policies and methods listed to assess and protect historic heritage, compared to most other District plans in use throughout New Zealand.

Demolition of scheduled category B buildings is a "discretionary activity" however the plan only states limited assessment criteria under Part B, chapter 10 – Heritage Value, Policy 7.

The issues, objectives and policies relating to heritage values are listed and explained in Part B, chapter 10 of the plan and the clauses relevant to this application are listed as follows: I will assess these criteria relating to the Hydro Grand following this section.

3.2.2 TDP: PART B – COMMUNITY ENABLEMENT AND PHYSICAL RESOURCES

B10 - HERITAGE VALUES

ISSUE

There is growing public concern within the District at the loss of heritage sites and places and of the need for the recognition and protection of heritage and cultural values associated with building, precincts, structures, objects, sites and waahi tapu.

POLICIES

(2) To protect those buildings in the District with higher heritage values through the District Plan.

(3) To ensure careful assessment of the character of heritage buildings of lesser significance and the effect of development proposals on those buildings.

(6) To use the following criteria in scheduling any Heritage items in this Plan:

a) Whether a building, object or site is one of the few remaining from a particular period in history;

b) The degree to which a building retains a high proportion of its original fabric and is generally unmodified, allowing for the alterations or additions that may be expected given its historical use or uses;

c) Whether a building, object or site has strong associations with significant events or notable people, or has strong public or cultural associations for any reason;

d) Whether the building, object or site has value in terms of landscape, streetscape or precinct values. In the Timaru Inner City area account will be taken of the Timaru Inner City Heritage Audit (1995);

e) Whether the building, object or site reflects past skills, technology, style or workmanship which makes it of educational, scientific or architectural value.

(7) To assess applications which would affect scheduled items against the following criteria in addition to the other objectives and policies of the Plan:

a) The impact the proposal has on the integrity/value of the heritage item;

b) The importance attributed to the heritage item by the wider community;

c) The effect on the landscape, townscape of precinct value of the proposal;

d) The extent to which the proposal is consistent with any conservation plan or other strategy for the maintenance or enhancement of the heritage value of the building, object, site or area;

e) Any recommendations made by the NZ Historic Places Trust;

f) Any recommendations made by the Tangata Whenua;

g) Alternative or viable uses for the building, object or site;

h) Public health or safety.

3.2.3 RULES

Part D – 6 – GENERAL RULE

6.12.2.5 CATEGORY B BUILDINGS

6.12.2.7 DISCRETIONARY ACTIVITIES

The following are discretionary activities subject to complying with all the other General Rules:

(1) *Any use of Category B buildings, structures and sites which is otherwise a non-complying activity in any zone.*

(2) *Any modification, addition or alteration (other than those provided for as a permitted activity) to any heritage buildings, structures and sites.*

(3) *The demolition or removal of the buildings, structures and sites from current sites.*

3.3 ASSESSMENT OF THE IMPACT ON HERITAGE VALUES USING DISTRICT PLAN POLICIES

I will now assess the Hydro Grand building in relation to the policies in Part B 10 of Plan, as listed in section 3.2.2 of this report.

Policy (2) - *To protect those buildings in the District with higher heritage values through the District Plan.*

Policy (6) of Part B 10 of the plan lists the five criteria to consider as to whether heritage buildings are appropriate for scheduling in the District Plan and to give guidance to relevant matters. It is my opinion that this building satisfies these criteria in whole or in part as to its Category B listing.

Policy (3) - *To ensure careful assessment of the character of heritage buildings of lesser significance and the effect of development proposals on those buildings.*

When this building was first listed by the New Zealand Historic Places Trust in 1983 it was given a C classification. It was reclassified under the 1993 Act to a category 2 Historic Place and remains listed as such.

Policy (6) - *To use the following criteria in scheduling any Heritage items in this plan:*

a) Whether a building, object or site is one of the few remaining from a particular period in history;

b) The degree in which a building retains a high proportion of its original fabric and is generally unmodified, allowing for the alterations or additions that may be expected given its historical use or uses;

c) Whether a building, object or site has strong associations with significant events or notable people, or has strong public or cultural associations for any reason;

d) Whether the building, object or site has value in terms of landscape, streetscape or precinct values. In the Timaru Inner City area account will be taken of the Timaru Inner City Heritage Audit (1995);

e) Whether the building, object or site reflects past skills, technology, style or workmanship which makes it of educational, scientific or architectural value.

As previously discussed, these are the five criteria to consider as to whether heritage buildings are appropriate for scheduling in the District Plan. The building satisfies these criteria.

Policy (7) Lists the limited criteria to "*give guidance to Council as to matters to take into account in making decisions on resource consent applications affecting scheduled items".* These are the only assessment criteria relating to Resource Consent matters and Heritage Buildings, listed in the District Plan.

Policy (7) - *To assess applications which would affect scheduled items against the following criteria in addition to the other objectives and policies of the plan:*

a) The impact the proposal has on the integrity/value of the heritage item;

Should the proposal be given consent, it will result in the loss of the building and its associated heritage values.

b) The importance attributed to the heritage item by the wider community;

While not being a "local", I have read most of the official submissions on this proposal and also many of the internet press articles online, relating to this building. It is clear that the building is highly valued by the Civic Trust and heritage advocates, while the Chamber of Commerce and various business interests support the demolition and redevelopment of the site.

c) The effect on the landscape, townscape or precinct value of the proposal;

The proposal will result in the loss of a 100 plus, year old prominent building on a prominent local site, and as a result there will be effects on the current landscape, townscape and precinct values. However, with obvious rising land values in this area there has already been considerable redevelopment of the Sefton Street East area and to the north, which together, collectively create a new precinct, landscape and townscape area. The proposal with its three striking modern buildings may become a focal point for this revitalised area of the Bay Hill.

d) The extent to which the proposal is consistent with any conservation plan or other strategy for the maintenance or enhancement of the heritage value of the building, object, site or area;

It is my understanding that a Conservation Plan has not been prepared for the building, however should the application be granted, I recommend thorough recording of the existing building before and during deconstruction as part of the mitigation measures, which will be discussed later.

e) Any recommendations made by the NZ Historic Places Trust (now Heritage New Zealand Pouhere Taonga)

I am not aware of any direct recommendations made by Heritage New Zealand to the applicant or to the Council, however the evidence of Mr Margetts, an employee of Heritage New Zealand, requests the preparation of this Heritage Assessment; and consideration be given to Adaptive Reuse of the building.

f) Any recommendations made by the Tangata Whenua;

Enquiries have not confirmed any mana whenua interest expressed by takata whenua or any recommendations made by them, to the applicant or council, regarding this application.

g) Alternative or viable uses for the building, object or site;

I have viewed the concept for adaptive reuse as a hotel, produced by the project architects and read of the previous work of Mr Jeremy Salmond with this regard. Having personally designed many large scale adaptive reuse projects within Heritage Buildings in the past, I am sure that some form of adaptive reuse would be possible with this building, within the overall redevelopment of the site. However, the cost of such adaptive reuse is entirely dependent on the current condition and structural form of the building and the standard of redevelopment which is to be achieved.

A high class redevelopment as a modern hotel would in all probability require removal of all internal partitions and replacement with new acoustic and fire rated walls in a new layout, seismic strengthening of the existing structure, new fire and acoustically rated floors, modern services and replacement of external opening joinery. The cost of this would be very expensive for the relatively small floor plates and numbers of rooms which could be achieved and would probably result in little more than facadism, regarding the original structure. On the other hand, while it may be considered by some heritage advocates that a low cost adaptive reuse project such as that undertaken on Timaru's Grosvenor Hotel could be achieved quite economically, this type of project is probably not going to reach the required 67% to 100% of NBS, required by modern hotel operators. However when taking the original land/building value of the subject site into account, the economic viability of an adaptive reuse of considerably lesser standard, may also not be economically viable, or to the standard required by tennants, insurers, booking agents, guests or potential operators.

h) Public health or safety

I assume this criteria refers to the public health and safety aspects of the structure of the existing building and the prevention of partial or complete collapse in the event of an earthquake, as happened to several buildings in the Christchurch earthquake or the withdrawal of internal stability or support to the structure through deterioration or rot of principal structural member. This building has certainly suffered from considerable rotting and collapse of the ground floor structure and main stair landings and in addition, may have compromised upper floor or roof structure to wall connections, as a result of water ingress. The evidence of Mr Phil Patterson of Powell Fenwick, stated that in his opinion, the structural integrity of the building would be at only 10% of NBS. That would in all probability constitute an Earthquake Prone Building (EPB) under the definition in section 122 of the NZBA.

The general disrepair, moisture penetration, considerable deposits of pigeon droppings and dead animals throughout the interior, would constitute an unsanitary building, injurious to public health, under section 123 of the NZBA.

3.4 MEASURING VALUES

A very useful guide in the methods for assessing significance and measuring values is J.S. Kerr's, *The Conservation Plan; A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance* (National Trust of Australia, 1990).

J.S. Kerr defines significance as the "ability to demonstrate" particular values and their "ability" can be modified relative to rarity, integrity and the level of authenticity.

This concept has been used to assess heritage values in this report.

3.5 ASSESSMENT CRITERIA TO ASSIST IN THE IDENTIFICATION OF HISTORIC HERITAGE VALUES

The best practice criteria listed in section 3.6, are promoted by Heritage New Zealand – Pouhere Taonga, to encourage a systematic and transparent approach to identification and assessment of historic heritage. The assessment criteria is taken from "Sustainable Management of Historic Heritage Guidance – Information Sheet 2" and is the basis of assessment criteria used by many local authorities throughout New Zealand in their District Plans, when assessing the values of historic heritage.

This guide, groups values under three main criteria; Physical values, Historic values and Cultural values.

3.6 GENERAL ASSESSMENT OF SIGNIFICANCE

The following assessment discusses each of the NZHPT best practice guide criteria in turn, relating to the subject building.

PHYSICAL VALUES

ARCHAEOLOGICAL INFORMATION: *Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods?*

It is understood that potential demolition of the building will not require an Archaeological Authority, however as the site has had pre 20th Century occupation an Authority will be required for the site. Being a prominent site overlooking to bay, it may have had pre-European occupation.

ARCHITECTURE: *Is the place significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element?*

The building is designed in the Edwardian Baroque style, with Mediterranean influence, in the tradition of English seaside cities of the time. Its plan form follows and is highly influenced by the triangular site, with bedrooms facing the perimeter walls and service rooms towards the inner light well. The original symmetry of the front elevation has been greatly diminished by the removal of the three large gables in 1975, following wind damage, which has reduced the relevance and significance of the oriel windows. As was common of this time, the building is not highly ornamental externally as compared to Victorian buildings and the external architectural detailing is substantially limited to the front elevation, although because of the building height, it was highly visible from all sides.

TECHNOLOGY AND ENGINEERING: *Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological or engineering history?*

The form of construction, usage of materials and technology of the building were common place for the time and there is no evidence of unusual materials or construction techniques. Much was made of the installation of an electric elevator and goods lift, in press reports at the time of opening, however these items were in common usage throughout the rest of New Zealand, and probably already in use in other Timaru buildings at that time. Reference was also made in contemporary press reports of a hot salt water bath in the building, however no physical evidence of this ever having been installed has been found.

SCIENTIFIC: *Does the area or place have the potential to provide scientific information about the history of the region?*

There is no evidence that this building or site contributed to the scientific information of the region.

RARITY: *Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes?*

This building type has rarity in Timaru as an early twentieth century hotel and with the destruction of much of the early twentieth century architecture in Christchurch following the earthquakes; it has rarity in the wider context of Canterbury.

REPRESENTATIVENESS: *Is the place or area a good example of its class, for example, in terms of design, type, features, use, and technology or time period?*

The design, style and location of the hotel on the top of the hill overlooking Caroline Bay, is representative of a modern hotel building of the time. The form of construction, use of materials and structural system is representative of the period, but is not remarkable in any way.

INTEGRITY: *Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out?*

The basic layout of the building remains as it was constructed in 1912, along with the extensive ground floor modifications of 1914; however individual room layouts have been extensively modified with the installation of sanitary amenities and the integration of adjacent rooms to achieve this. As previously mentioned, the interior is generally unremarkable, with little evidence of higher end fixtures, fittings or finishes ever having been installed. As would be expected, the ground floor has been extensively modified over the years as a result of changing requirements for the restaurants and bars, fashion, and declining patronage and revenues. Items of significance are identified in the inventory.

VULNERABILITY: *Is the place vulnerable to deterioration or destruction or is threatened by land use activities.*

The building has been substantially unoccupied since 2003 and probably suffered from a lack of maintenance for a much longer period. This has resulted in vandalism, habitation by people sleeping rough and colonization by a large population of pigeons. In addition there has been considerable deterioration of the ground floor structure, through rising damp at the ground floor and water ingress at the upper levels, which has led to failure of the main stair landings and noticeable softness in other floor areas. This deterioration of the fundamental structural integrity of the building could lead to catastrophic failure in the event of a major earthquake. As per this application, the building is threatened by land use activities.

CONTEXT OR GROUP: *Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/ landscape or extend its significance?*

This heritage building is becoming somewhat isolated in the context of its setting. While there is a Victorian building diagonally opposite and further down Stafford Street, the area immediately surrounding the site has undergone redevelopment over recent years and is mostly occupied by modern structures.

HISTORIC VALUES

PEOPLE: *Is the place associated with the life or works of a well-known or important individual, group or organisation?*

The building was designed by prominent local architects Hall and Marchant. Herbert Hall, the designer, became a Hotel specialist. While the building would have had association with many well-known local individuals, there are no other prominent people known to have a close association with this building.

EVENTS: *Is the place associated with an important event in local, regional or national history?*

The hotel was designed and built to attract tourists to the Caroline Bay area following the formation of the Caroline Bay Association in 1911.

PATTERNS: *Is the place associated with important aspects, processes, themes or patterns of local, regional or national history?*

See above. It is reported that many guests return to the hotel on a regular basis for their summer holiday or business trip accommodation.

CULTURAL VALUES

IDENTITY: *Is the place or area a focus of community, regional or national identity or sense of place, and does it have social value and provide evidence of cultural or historical continuity?*

The building was operated continuously, as an accommodation hotel and public house from 1912 until its demise in the mid to late 1990's. During that time it would have been visited and the facilities used by probably millions of locals and visitors alike. It is situated on a prominent site, which used to be on the main highway through Timaru, so would be instantly recognizable to many travellers.

PUBLIC ESTEEM: *Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?*

It is obvious from reading the submissions to this hearing and online press reports, that the building is held in very high esteem by HNZ, local heritage advocates and the Civic Trust representatives amongst others. However there is also evidence that other sectors of the public see the building as derelict and an eye sore and would like to see the site redeveloped.

COMMEMORATIVE: *Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?*

I have not been made aware of these values.

EDUCATION: *Could the place contribute, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures?*

There is potential for public interpretive material to be placed on or adjacent to the site, to educate the public as to the former history or culture of the site.

TANGATA WHENUA: *Is the place important to Tangata Whenua for traditional, spiritual, cultural or historical reasons?*

I am not aware of any Tangata Whenua values associated with this site.

STATUTORY RECOGNITION: *Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the World Heritage Convention 1972; registration under the Historic Places Act 1993; is it an archaeological site as defined by the Historic Places Act 1993; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?*

The Hydro Grand Hotel building is listed in the Schedule of Heritage Buildings, Structures and Sites in the Timaru District Plan as item 37, with a Category B, heritage rating. The building is also registered under the Historic Places Act 1993 and is on the Heritage New Zealand, Heritage List/Rarangi Korero, as a Category 2 Historic Place, number 2052.

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

Taking account of the preceding assessment of heritage significance, the spaces and elements of the Hydro Grand Hotel have been analysed and a hierarchy of values has been established.

The evaluation takes account of Architectural, Physical, Cultural, Social, Design, Technological and Scientific values, 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 early 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 of criteria used for the assessment of significance of spaces or elements in heritage buildings, I tend to use the following criteria of significance which I have developed over a number of years.

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 and elements which are of some or minor importance to the overall cultural heritage significance of the place.

D/d ***No Heritage Significance***

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

INT/int ***Intrusive***

This value denotes spaces and 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 or components** which make up parts of these elevations or spaces.

3.8 DETAILED SCHEDULE OF SIGNIFICANCE OF ELEMENTS AND SPACES

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

For the purposes of orientation the Bay Hill elevation is the East elevation.

EXTERIOR

EAST ELEVATION (The Bay Hill)	**B**
• Corrugated iron roof	c
• Timber fascia and iron gutter	c
• 2 x plastered chimneys	b
• Various TV aerials on roof	int
• Corner cupola roof and flagpole	c
• Cupola structure-concrete plaster	b
• Downpipes – steel and PVC	c/d
• Rough cast plastered brick wall finish	b
• Curved top open colonnade to upper level	b
• Curved top closed in colonnade to upper level	c
• Original timber bay window structures to upper level	b/c
• Original timber windows to upper level	b
• Open colonnades to middle level	b
• Original timber bay windows to middle level	b/c
• Original timber windows to middle level	b
• Steel fire escapes to both levels	d
• Steel ventilation vent to upper level	int
• Entrance verandah canopy	b/c
• Original curved top window/door units with leadlight windows to left of main entrance	b

- Timber square top windows along frontage (4x) c/int
- Aluminium entrance doors and frame int
- Plaster moulding detail above curved top windows b
- Curved canvas covered canopy int
- Plywood panels covering windows int

NORTH ELEVATION (Facing Car Sales Yard) **C**

- Corrugated iron roof c
- Plastered chimney c
- TV aerial int
- Timber fascia and iron gutter c
- Painted brickwork wall c
- Timber windows – painted out / plywood covered c
- Steel fire escapes int
- Various pipes, cables etc on wall int

WEST ELEVATION C

- Corrugated iron room c
- Small brick chimney c
- Timber fascia and iron gutter c
- Painted brickwork wall c
- Timber windows – painted out / plywood covered c
- Steel fire escapes int
- Various pipes, cables, etc on wall int

SOUTH ELEVATION (East Sefton Street) **C**

- Corrugated iron roof c
- Various vent pipes d
- Corner cupola roof and flagpole c
- Cupola structure – concrete/plaster b
- Timber fascia and iron gutter c
- Downpipes – steel c
- Various bathroom wastes – cast iron and PVC d/int
- Rough cast plastered brick wall finish with plain plaster bands b
- Plain plaster to lower level c
- Original timber windows to upper two levels and left side of lower level c
- Timber windows with lead lights to right side of ground floor level b
- Aluminium windows int
- Ornate plastered columns (x 5) b
- Steel fire escapes b/int
- Aluminium entrance door set to bottle shop int
- Timber door and fire alarm panel to sprinkler valve house d
- Various small pipes and cables strung along the façade int
- Plywood covering to windows int
- Hydro Grand sign near corner tower int
- Hydro Grand sign near bottle shop entrance int
- Ornate steel vents in lower wall b
- Aluminium vent in wall int

INTERIOR

GROUND FLOOR

ENTRY FOYER C

- Sprinkler pipes int
- Ceiling of fibrous plaster acoustic tiles int
- Hanging lights d
- Wallpapered plastered walls c
- Timber veneered hardboard overlay to lift wall int
- Telephone booth at entrance int
- Partition to reception counter (glass and timber) int
- Aluminium entry doors int
- Timber doors to bar area d
- Timber doors through to restaurant area c
- Concertina steel lift door b
- Timber floor – totally rotted and collapsed d
- Concrete tile covered entry floor int
- Timber stairs and newel post b
- Timber architraves and skirtings c

TOILETS FOYER C

- Plastered ceiling d
- Sprinkler pipes int
- Light d
- Wallpapered plastered walls c
- Timber architraves to toilet doors c
- Skirtings c
- Timber architraves to bar door d

- Door to bar d
- Doors to toilets c
- Timber door to arched opening int
- Timber floor c

LADIES TOILET **D**

- Hardboard ceiling lining int
- Hardboard wall linings int
- Light battens int
- Fittings and fixtures int
- Skirtings – timber c
- Timber floor c
- Timber doors d

MENS TOILET **D**

- Hardboard ceiling linings int
- Light battens int
- Wall papered plastered walls d
- Timber doors d
- Fittings and fixtures int
- Tiling over timber floor int

PUBLIC BAR AREA **C**

- Ceiling of fibrous plaster acoustic tiles int
- Sprinkler pipes int
- Custom wood ceiling panels int
- Fluorescent and other lights int
- Gib board wall linings d
- Timber wall linings and around columns d

- Timber windows to street c/int
- Bar joinery and overhead structure int
- Timber floor c
- General fittings and fixtures int
- Aluminium doors to street int
- Timber door to foyer d
- Timber doors to toilets d
- Cast iron fire surround – converted to gas fire c
- Timber fire surround (probably not original) c
- Timber door to back toilets d
- Timber window to west elevation c

MENS TOILETS OFF PUBLIC BAR **D**

- Gib board ceiling int
- Painted plastered walls d
- Plastered floor d
- Timber toilet doors and frames d
- Light fittings / sprinklers int
- Toilets and urinals / water cisterns d
- Aluminium windows to light well int

FOYER TO DINING SALOON **C**

- Plaster ceilings on lathes c
- Sprinkler pipes int
- Lights – hanging d
- Wallpapered plastered walls c
- Timber windows to street c
- Timber entry porch structure d
- Timber low height partitions d
- Timber architraves and skirtings c

- Timber double doors from main foyer c
- Timber double doors to main restaurant c
- Timber doors to ladies toilets d
- Timber floor (badly subsided) c

GENTS TOILETS OFF FOYER **D**

- Plaster ceilings on lathes c
- Lights d
- Sprinkler pipes int
- Ventilation duct int
- Gib board walls d
- Fittings and fixtures int
- Timber door d

LADIES TOILET OFF FOYER **D**

- Plaster ceilings on lathes c
- Lights d
- Sprinkler pipes int
- Ventilation grill int
- Gib board walls d
- Painted plasterboard walls c
- Fittings and fixtures int
- Vinyl on timber floor int/d

DINING SALOON AND BAR **C**

- Asbestos acoustic spray to ceiling on asbestos board int
- Sprinkler pipes int
- Painted plasterboard walls c

- Arched top timber windows / doors with leadlight top panels b
- Round concrete columns with steel posts inside c
- Timber windows to east elevation with leadlight panels b
- Low height timber panelled dividing walls d/int
- Raised floor level with stairs and ramp int
- Timber partition to corner door with customwood lining int
- Bar joinery int
- Timber floor c
- Timber double doors to foyer with architraves c

SERVERY / KITCHEN **D**

- Painted plasterboard ceilings d
- Painted plasterboard walls d
- Sprinkler pipes / lights etc int
- Timber windows c
- Fittings / fixtures / stainless steel panelling int
- Extraction hood int
- Vinyl on timber floor (badly rotted) d/int

SMALL CORRIDOR BETWEEN TOILETS AND LIFT AND FOYER **D**

- Painted plasterboard ceilings d
- Painted plasterboard walls d
- Gib board walls d
- Sprinkler pipes / lights etc int
- Timber doors and architraves d

CHILLER ROOMS BEHIND KITCHEN **INT**

- Custom wood ceiling int
- Painted plasterboard walls d

- Chillers – polystyrene panel int
- Ducting int
- Stainless steel beer tanks int
- General fittings and fixtures int
- Timber floor with vinyl d/int
- Raised concrete and brick plinth d
- Fire hose reel int

OLD BOTTLE SHOP AND STORE ROOMS **INT**

- Custom wood ceiling int
- Sprinklers / lights int
- Custom wood wall linings int
- General fittings and fixtures int
- Timber architraves d
- Aluminium entry doors int
- Timber floor c
- Poly panel chiller int

SMALL STORE ROOMS BEHIND BOTTLE SHOP **D**

- Custom wood ceilings int
- Painted plaster walls c
- Gib board walls d
- Sprinkler pipes / lights / wire bundles int
- Painted brick wall c
- Timber doors, frames, architraves d
- Timber fittings and fixtures int

REAR FIRE EXIT STAIR **C**

- Painted plasterboard ceilings d

- Painted plasterboard walls d
- Sprinkler pipes int
- Lights d
- Timber stairs c
- Timber window to south c

BOILER ROOM **C**

- Concrete ceiling c
- Brick walls c
- Plastered walls d
- Concrete floor c
- Fittings and fixtures d
- Pipes, lights, etc int
- Old boiler d
- Full of junk int

LIGHT WELL **C**

- Painted brick walls c
- Timber doors at ground level d
- Timber window with lead lights (first floor) b
- Other timber windows c
- Steel and lead outlet / waste pipes c
- PVC waste pipes int
- Steel fire escapes c
- Sprinkler pipes / wires etc int
- Aluminium windows int
- Small timber / corrugated iron roof structures int
- Small brick lean-to addition d
- Lots of junk int

FIRST FLOOR

MAIN STAIRWELL — C

- Lathe and plaster ceiling — c
- Wallpapered plasterboard lined walls — d
- Timber stairs – badly rotted — c
- Timber handrail — d
- Leadlight stained glass window — a
- Timber smoke stop doors at top of stairs — d
- Fire alarm bell — d
- Carpeted timber floor — c
- Timber skirtings and architraves — c
- Lights and sprinkler pipes — int

LIFT FOYER — C

- Lathe and plaster ceiling — c
- Wallpapered plasterboard lined walls — d
- Arched top mouldings to both ends of foyer — c
- Timber smoke stop doors to corridors and stairwell — d
- Flush panel timber doors to bedrooms — d
- Steel concertina sliding door to lift shaft — b
- Fire call point and bell — d
- Carpeted timber floor — c
- Timber skirtings and architraves — c
- Lights and sprinkler pipes — int

CORRIDOR LEADING TO SOUTH SIDE	**C**
• Lathe and plaster ceiling	c
• Wallpapered plasterboard lined walls	d
• Arched top moulding above doors to foyer	c
• Timber smoke stop doors to foyer	d
• Moulded timber doors x 2 – original	b
• Timber architraves and skirtings – original	c
• Lights and sprinkler pipes	int
• Plaster arch above opening to south corridor – missing elements	b/c
• Carpeted timber floor	c

SOUTH SIDE CORRIDOR	**C**
• Lathe and plaster ceiling	c
• Wallpaper / painted lathe and plaster walls	d
• Arched top mouldings above opening from link corridor	b
• Moulded timber doors – original type	b
• Original timber skirtings and architraves	c
• Modern lights and sprinkler pipes	int
• Fire alarm call points and sounders	int
• Fire hose reel	int
• Carpeted timber floor	c
• Timber window at east and west ends	b
• Timber architraves and skirtings – original	c

ROOM 1	**C**
• Lathe and plaster ceiling	c
• Painted wallpapered lathe and plaster walls	c
• Original moulded timber entrance door	b
• Original timber door, side and top windows, to access outside balcony	b
• Original skirtings and architraves	c
• Sprinkler pipes and hanging light	int
• Wall mirror	d
• Wash hand basin and mirror	d
• Small night store heater	d
• Carpeted timber floor	c

ROOM 1A	**C**
• Lathe and plaster ceiling	c
• Painted wallpapered lathe and plaster walls	c
• Original moulded timber entrance door	b
• Original timber door, side and top windows, to access outside balcony	b
• Original skirtings and architraves	c
• Sprinkler pipes and hanging light	int
• Wall mirror	d
• Wash hand basin and mirror	d
• Small night store heater	d
• Carpeted timber floor	c
• Small timber fire surround with infill board of asbestos cement	c/int
• Small enclosure containing shower	int

ROOM 2	**C**
• Lathe and plaster ceiling	c
• Painted wallpapered plasterboard lined walls	c
• Original moulded timber entrance door	b
• Original timber bay window	b
• Original skirtings and architraves	c
• Sprinkler pipes and hanging lights	int
• Wall mirror	d
• Wash hand basin and mirror	d
• Small night store heater	d
• Carpeted timber floor	c

ROOM 3 (Curved Wall Corner Room)	**C**
• Lathe and plaster ceiling	c
• Painted wallpapered lathe and plaster walls	c
• Original moulded timber entrance door	b
• Original timber windows x 4	c
• Original timber skirtings and architraves	c
• Sprinkler pipes and hanging lights	int
• Broken wall mirror	d
• Carpeted timber floor	c
• Flush panel timber door to bathroom	d

ROOM 3 BATHROOM	**C**
• Lathe and plaster ceiling	C
• Painted lathe and plaster walls	c
• Original moulded timber entrance door – smashed	b/d
• Original timber skirtings and architraves	c
• Sprinkler pipes and hanging lights	int

- Modern bath d
- Toilet and cistern d
- Wash hand basin and mirror d
- Built in duct near ceiling int
- Original timber window c
- Vinyl covered timber floor c

ROOM 6 **C**

- Lathe and plaster ceiling c
- Wallpapered plasterboard walls c
- Original moulded timber entrance door b
- Original timber skirtings and architraves c
- Flush panel timber door to bathroom with plain architraves d
- Sprinkler pipes and hanging light int
- Small night store heater d
- Aluminium window int
- Wall mirror – broken d
- Carpeted timber floor c

ROOM 6 BATHROOM **C**

- Lathe and plaster ceiling with cover plates c/int
- Painted plasterboard walls c
- Flush panel entrance door with plain architraves d
- Sprinkler pipes and hanging lights int
- Bath d
- Toilet and cistern d
- Wash hand basin and mirror d
- Original timber window c
- Vinyl covered timber floor d

ROOM 7	**C**
• Lathe and plaster ceiling	c
• Wall papered plasterboard walls	c
• Original moulded timber entrance door	b
• Original timber skirtings and architraves	c
• Original timber window	c
• Sprinkler pipes and hanging lights	int
• Small night store heater	d
• Wash hand basin and mirror	d
• Wall mirror	d
• Carpeted timber floor	c

ROOM 8	**C**
• Lathe and plaster ceiling	c
• Wall papered plasterboard walls	c
• Original moulded timber entrance door	b
• Original timber skirtings and architraves	c
• Original timber window	c
• Sprinkler pipes and hanging lights	int
• Small night store heater	d
• Wash hand basin and mirror	d
• Wall mirror	d
• Carpeted timber floor	c

ROOM 9 **C**

- Lathe and plaster ceiling c
- Wall papered plasterboard walls c
- Original moulded timber entrance door b
- Original timber skirtings and architraves c
- Original timber window c
- Sprinkler pipes and hanging lights int
- Small night store heater d
- Wash hand basin and mirror d
- Wall mirror d
- Carpeted timber floor c

ROOM 10 **C**

- Lathe and plaster ceiling c
- Wall papered plasterboard walls c
- Original moulded timber entrance door b
- Original timber skirtings and architraves c
- Original timber window c
- Sprinkler pipes and hanging lights int
- Small night store heater d
- Wash hand basin and mirror d
- Wall mirror d
- Carpeted timber floor c

ROOM 11 **C**

- Lathe and plaster ceiling c
- Wall papered plasterboard walls c
- Original moulded timber entrance door b
- Original timber skirtings and architraves c

- Original timber window c
- Sprinkler pipes and hanging lights int
- Small night store heater d
- Wash hand basin and mirror d
- Wall mirror d
- Carpeted timber floor c

ROOM 12 **C**

- Lathe and plaster ceiling c
- Wall papered plasterboard walls c
- Original moulded timber entrance door b
- Original timber skirtings and architraves c
- Original timber window c
- Sprinkler pipes and hanging lights int
- Small night store heater d
- Wash hand basin and mirror d
- Wall mirror d
- Carpeted timber floor c
- This room has a built in wardrobe in the corner behind the door d

ROOM 12A **C**

- Lathe and plaster ceiling c
- Painted lathe and plaster walls c
- Flush panel entrance door and architraves d
- Later timber skirtings and architraves d
- Original timber window c
- Sprinkler pipes and hanging lights int
- Night store heater d
- 1960s style built in fittings d
- Louvered timber wardrobe doors d

ROOM 12A BATHROOM	**C**
• Formica panelled ceiling	d
• Formica panelled walls	d
• Original timber window	c
• Bath	d
• Toilet and cistern	d
• Vanity unit	d
• Sprinkler head and various fittings	d/int
• Vinyl covered timber floor	c/d

ROOM 14	**C**
• Lathe and plaster ceiling	c
• Painted lathe and plaster walls	c
• Flush panel entrance door and architraves	d
• Later timber skirtings and architraves	d
• Original timber window	c
• Sprinkler pipes and hanging lights	int
• Night store heater	d
• 1960s style built in fittings	d
• Louvered timber wardrobe doors	d

ROOM 14 BATHROOM **C**

- Formica panelled ceiling d
- Formica panelled walls d
- Original timber window c
- Bath d
- Toilet and cistern d
- Vanity unit d
- Sprinkler head and various fittings d/int
- Vinyl covered timber floor c/d

GENTS BATHROOM (South Corridor) **C**

Totally insanitary with pigeon droppings)

- Lathe and plaster ceiling c
- Painted lathe and plaster walls c
- Original moulded timber entrance door and architraves b
- Original moulded toilet doors and architraves b
- Later flush panel shower doors and architraves d
- Original coat hooks on wall c
- Wash hand basin in lobby b
- Toilets and cistern d
- Bath d
- whb d
- Shower d
- Sprinkler pipes and hanging lights int
- Vinyl on timber floor d

LADIES BATHROOM (South Corridor) **C**

Totally insanitary with pigeon droppings

- Lathe and plaster ceiling c
- Painted lathe and plaster walls c
- Original moulded timber entrance door and architraves b
- Original moulded toilet doors and architraves b
- Later flush panel shower doors and architraves d
- Original coat hooks on wall c
- Toilets and cistern d
- Bath d
- whb d
- Shower d
- Sprinkler pipes and hanging lights int
- Vinyl on timber floor d

GUEST KITCHEN (South Corridor) **C**

- Lathe and plaster ceiling c
- Painted lathe and plaster walls c
- Timber moulded panel entrance door b
- Original timber skirtings and architraves c
- Sprinkler pipes and hanging lights int
- Sink bench and built in fittings d
- Wall zip d

WEST SIDE CORRIDOR **C**

- Lathe and plaster ceiling c
- Wallpapered lathe and plaster walls c
- Moulded timber doors – original type b
- Framed and ledged vertical T&G door c
- Flush panel sliding door d
- Original timber skirtings and architraves c
- Modern lights, sprinkler pipes, wires etc int
- Fire alarm call point and bell int
- Carpeted timber floor c

STORE ROOM (South End of Corridor) **C**

- Lathe and plaster ceiling c
- Lathe and plaster walls c
- Framed and ledged vertical T&G door c
- Sprinkler pipe, wires, lights etc int
- Timber floor c

REAR STAIR WELL **C**

- Lathe and plaster ceiling c
- Painted lathe and plaster walls c
- Timber door and bottom of stair d
- Carpeted timber stairs c
- Sprinkler pipes and hanging lights int
- Timber window – blacked out c
- Timber skirting c

STORE ROOM 1 (Staff Bedroom) – WEST SIDE	**C**
• Lathe and plaster ceiling	c
• Lathe and plaster walls – wallpapered	c
• Original moulded timber entrance door	b
• Original skirtings and architraves	c
• Original timber window – ply covered	c
• Sprinkler pipes and hanging lights	int
STORE ROOM 2 (West Side)	**C**
• Lowered gib board ceiling	d
• Lathe and plaster walls – wallpapered	c
• Original moulded timber entrance door	b
• Original skirtings and architraves	c
• Original timber window – plyed over	c
• Sprinkler pipes and hanging lights	int
• Built in bench and shelving fittings	int
• Sliding flush panel entrance door	d
BATHROOM (Backing onto Light Well)	**C**
• Hardboard ceiling with battens	d
• Plaster on brick and lath and plaster wall linings	c
• Original moulded panel timber door	b
• Original timber skirtings and architraves	c
• Bath	d
• Toilet and cistern	d
• Vinyl on timber floor	c/d

STAFF BEDROOM 2 **C**

- Hardboard ceiling with battens d
- Plaster on brick and lath and plaster wall linings c
- Original moulded panel timber door b
- Original timber skirtings and architraves c
- Bath d
- Toilet and cistern d
- Vinyl on timber floor c/d

STAFF BEDROOM 3 **C**

- Hardboard ceiling with battens d
- Plaster on brick and lath and plaster wall linings c
- Original moulded panel timber door b
- Original timber skirtings and architraves c
- Bath d
- Toilet and cistern d
- Vinyl on timber floor c/d
- Small built in wardrobe unit behind the door d

STAFF BEDROOM 4 **C**

- Hardboard ceiling with battens d
- Plaster on brick and lath and plaster wall linings c
- Original moulded panel timber door b
- Original timber skirtings and architraves c
- Bath d
- Toilet and cistern d
- Vinyl on timber floor c/d
- Small built in wardrobe unit behind the door d

NORTH CORRIDOR **C**

- Lathe and plaster ceiling with coarse spatter dash finish c
- Lathe and plaster walls c
- Moulded timber doors – original type b
- Original timber skirtings and architraves c
- Sprinkler pipes and hanging lights int
- Carpeted timber floors c

GENTS BATHROOM (North Corridor) **C**

- Lathe and plaster ceiling c
- Lathe and plaster walls – painted c
- Original moulded timber entrance door b
- Original timber skirtings and architraves c
- Original timber window c
- Sprinkler pipes and hanging lights int
- Wash hand basin d
- Bath with shower enclosure d

GENTS TOILET (North Corridor) **C**

- Lathe and plaster ceiling c
- Lathe and plaster walls – painted c
- Original moulded timber entrance door b
- Original timber skirtings and architraves c
- Very small timber window c
- Sprinkler pipes and hanging lights int
- Wash hand basin d
- Bath with shower enclosure d
- WC and cistern d

BEDROOM 16 **C**

- Lathe and plaster ceiling c
- Wall papered plasterboard walls c
- Original moulded timber entrance door b
- Original timber skirtings and architraves c
- Original timber window c
- Sprinkler pipes and hanging lights int
- Small night store heater d
- Wash hand basin and mirror d
- Wall mirror d
- Carpeted timber floor c

BEDROOM 16A **C**

- Lathe and plaster ceiling c
- Wall papered plasterboard walls c
- Original moulded timber entrance door b
- Original timber skirtings and architraves c
- Original timber window c
- Sprinkler pipes and hanging lights int
- Small night store heater d
- Wash hand basin and mirror d
- Wall mirror d
- Carpeted timber floor c
- Ornate timber panelled fire surround with no fireplace built in wardrobe b

BEDROOM 17 **C**

- Lathe and plaster ceiling c
- Wall papered plasterboard walls c
- Original moulded timber entrance door b
- Original timber skirtings and architraves c
- Original timber window c
- Sprinkler pipes and hanging lights int
- Small night store heater d
- Wash hand basin and mirror d
- Wall mirror d
- Carpeted timber floor c

BEDROOM 17A **C**

- Lathe and plaster ceiling c
- Wall papered plasterboard walls c
- Original moulded timber entrance door b
- Original timber skirtings and architraves c
- Large timber window out to balcony b
- Sprinkler pipes and hanging lights int
- Small night store heater d
- Wash hand basin and mirror d
- Wall mirror d
- Carpeted timber floor c

BEDROOM 18 **C**

- Lathe and plaster ceiling c
- Wall papered plasterboard walls c
- Original moulded timber entrance door b
- Original timber skirtings and architraves c
- Original timber window c
- Sprinkler pipes and hanging lights int
- Small night store heater d
- Wash hand basin and mirror d
- Wall mirror d
- Carpeted timber floor c

BEDROOM 18A **C**

- Lathe and plaster ceiling with coarse splatter dash finish c
- Lathe and plaster walls – painted c
- Original moulded timber entrance door b
- Original timber bay window b
- Original timber window b
- Original double timber entrance doors to balcony b
- Original timber skirtings and architraves c
- Wall mirror d
- Wash hand basin and mirror d
- Small night store heater d
- Sprinkler pipes and hanging lights int
- Carpeted timber floor c

FIRST FLOOR BALCONY **B**

- Rough cast finish plaster on lathes c
- Spatter dash plaster finish on lathes on internal wall c
- Spatter dash plaster on brickwork to internal walls c
- Square top openings x 3, two with round columns complete with caps and bases b
- Two timber bay windows in exterior face b
- Glazed internal wall with 3 sets of timber windows b
- Glazed internal wall with 3 sets of door/window units b
- 2 x sets of double opening timber doors b
- Asphalt waterproofing over timber floor c
- Sprinkler pipes, heads, access ladder, waste pipes etc d
- Boxed in services at north end int

BEDROOM 19 **C**

- Lathe and plaster ceiling c
- Wall papered plasterboard walls c
- Original moulded timber entrance door b
- Original timber skirtings and architraves c
- Original timber window c
- Sprinkler pipes and hanging lights int
- Small night store heater d
- Wash hand basin and mirror d
- Wall mirror d
- Carpeted timber floor c

BEDROOM 19A **C**

- Lathe and plaster ceiling with coarse splatter dash finish c
- Wallpapered lathe and plaster walls c
- Original moulded timber entrance door b
- Original skirtings and architraves c
- Original timber window – sprayed out c
- Fireplace with surround missing c
- Sprinkler pipes, wiring conduits, lights etc int
- Built in wardrobes, cupboards etc d
- Wash hand basin and mirror d
- Small night store heater d

BEDROOM 20 **C**

- Lathe and plaster ceiling c
- Wall papered plasterboard walls c
- Original moulded timber entrance door b
- Original timber skirtings and architraves c
- Original timber window c
- Sprinkler pipes and hanging lights int
- Small night store heater d
- Wash hand basin and mirror d
- Wall mirror d
- Carpeted timber floor c
- Small built in wardrobe with flush panel door d
- Flush panel entrance door d

EAST CORRIDOR **B**

- Lathe and plaster ceiling, north end with heavy splatter dash finish c
- Lathe and plaster walls – painted c
- Painted timber panelling up to 1.2m dado height b
- Timber double doors with glass panels to lounge room b
- 2 x arched openings along corridor with detailed mouldings and capping trim b
- Moulded timber doors to bedrooms b
- Original skirtings and architraves c
- Sprinkler pipes and hanging lights int
- Fire hose reel int
- Timber smoke control doors to lift foyer d

LOUNGE ROOM (Off East Corridor) **C**

- Lathe and plaster ceiling with coarse splatter dash finish c
- Lathe and plaster walls – painted c
- Large timber leadlight window to light well b
- Double timber doors with glass panels to corridor b
- Original timber skirtings and architraves c
- Sprinkler pipes and hanging lights int
- Hardboard wall lining to west wall d
- Built in servery unit d
- Small night store heater d

LINEN ROOM **C**

- Lathe and plaster ceiling c
- Lathe and plaster walls c
- Original moulded timber entrance door b
- Original skirtings and architraves c
- Built in shelving d
- Emergency lighting equipment d
- Sprinkler pipes and hanging lights int
- Timber floor with vinyl c

SECOND FLOOR

LIFT FOYER **C**

- Plasterboard ceiling d
- Lathe and plaster walls c
- Flush panelled bedroom doors d
- Modern smoke control doors off each side of foyer d
- Steel concertina lift door b
- Original architraves and skirtings c
- Sprinkler heads, lights, fire alarm call point and sounder c
- Carpet on wooden floor c

MAIN STAIRWELL **C**

- Lathe and plaster ceiling c
- Wallpapered plasterboard lined walls d
- Timber stairs – badly rotted c
- Timber handrail d
- Leadlight stained glass window a
- Timber smoke stop doors at top of stairs d
- Fire alarm bell d
- Carpeted timber floor c
- Timber skirtings and architraves c
- Lights and sprinkler pipes int

BEDROOM 21 **C**

- Lathe and plaster ceiling – painted c
- Lathe and plaster walls – painted c
- Flush panel entry door d
- Triple hung sliding window set-out onto balcony b
- Original skirtings and architraves c
- Built in small wardrobe unit behind door d
- Wash hand basin and mirror d
- Towel rail d
- Small night store heater d
- Wall mirror d
- Sprinkler pipes and hanging lights d
- Carpet on timber floor c

BEDROOM 22 **C**

- Lathe and plaster ceiling – painted c
- Lathe and plaster walls – painted c
- Flush panel entry door d
- Triple hung sliding window set-out onto balcony b
- Original skirtings and architraves c
- Built in small wardrobe unit behind door d
- Wash hand basin and mirror d
- Towel rail d
- Small night store heater d
- Wall mirror d
- Sprinkler pipes and hanging lights d
- Carpet on timber floor c
- Flushed over panelled entry door b

BEDROOM 23 **C**

- Lathe and plaster ceiling – painted c
- Lathe and plaster walls – painted c
- Flush panel entry door d
- Triple hung sliding window set-out onto balcony b
- Original skirtings and architraves c
- Built in small wardrobe unit behind door d
- Wash hand basin and mirror d
- Towel rail d
- Small night store heater d
- Wall mirror d
- Sprinkler pipes and hanging lights d
- Carpet on timber floor c
- Flushed over panelled entry door b

BEDROOM 23A **C**

- Lathe and plaster ceiling – painted c
- Lathe and plaster walls – painted c
- Flush panel entry door d
- Triple hung sliding window set-out onto balcony b
- Original skirtings and architraves c
- Built in small wardrobe unit behind door d
- Wash hand basin and mirror d
- Towel rail d
- Small night store heater d
- Wall mirror d
- Sprinkler pipes and hanging lights d
- Carpet on timber floor c

ROOM 24 **C**

- Lathe and plaster ceiling c
- Lathe and plaster walls c
- Original moulded timber entry door panelled over c
- Original timber bay window b
- Original timber window c
- Original timber skirtings and architraves c
- Flush panel timber doors to wardrobe and bathroom d
- Small built in drawer unit d
- Non-original architraves to flush panel doors d
- Wall mirror d
- Wash hand basin and mirror d
- Sprinkler pipes and hanging lights int
- Towel rail d
- Carpet on timber floor c

ROOM 24 BATHROOM **C**

- Lathe and plaster ceiling c
- Painted hardboard walls d
- Original timber windows c
- Bath with shower over d
- Toilet and cistern d
- Bathroom fittings d
- Vinyl on timber floor c

BEDROOM 25 (Curved Wall Corner Room)	**C**
• Pinex ceiling with battens	c
• Painted lathe and plaster walls	c
• Original moulded timber door with flush panel over	c
• Original timber windows x 4	c
• Original skirtings and architraves	c
• Sprinkler pipes and hanging lights	int
• Wall mirror	d
• Flush panel timber door to bathroom	d
• Carpet over timber floor	c

BEDROOM 25 BATHROOM	**C**
• Lathe and plaster ceiling – painted	c
• Painted, papered lathe and plaster walls	c
• Seritone lining around bath	int
• Original timber window	c
• Flush panel door from bedroom	d
• Original moulded timber entry door with flush panels over	c
• Bath	d
• Toilet and cistern	d
• Wash hand basin and mirror	d
• Bathroom fittings	d
• Sprinkler head and light	d

BEDROOM 28 **C**

- Lathe and plaster ceiling – painted c
- Lathe and plaster walls – painted c
- Original moulded timber entry door b
- Aluminium window int
- Original timber architraves and skirtings c
- Wall mirror d
- Sprinkler pipes and hanging lights d
- Small night store heater d

BEDROOM 28 BATHROOM **C**

- Lathe and plaster ceiling – painted c
- Papered lathe and plaster walls c
- Seritone lining around bath int
- Vinyl tiles around rest of walls up to 1.2m high int
- Aluminium window int
- Modern flush panel door d
- Bath with shower over, with shower curtain d
- Wash hand basin d
- Toilet and cistern d
- General bathroom fittings d
- Vinyl tiles on timber floor c

SOUTH SIDE CORRIDOR **C**

- Lathe and plaster ceiling – painted c
- Wallpapered, painted lathe and plaster walls c
- Small plaster arch above short corridor from lift foyer c
- 2 x moulded timber doors – original type b
- Moulded timber doors with flush panels fitted over c
- Original timber skirtings and architraves c
- Timber stair and balustrade leading to the cupola space c
- Fire hose reel d
- Fire alarm call points and bells d
- Sprinkler pipes and hanging lights d
- Timber window at west end c
- Carpeted timber floor c

CUPOLA LOOKOUT **B**

- Painted steel ceiling – rusted c
- Rough cast plastered walls b
- 6 x round columns with heads and bases b
- Vertical boarded timber ledged door c
- Butynol rubber deck over timber d

BEDROOM 29 **C**

- Lathe and plaster ceiling – painted c
- Lathe and plaster walls - painted c
- Modern flush panel door d
- Original timber window c
- Original timber architraves and skirting c
- Wall mirror d
- Wash hand basin and mirror d
- Small night store heater d
- Sprinkler head and light d
- Flush panel doors to wardrobe and bathroom d
- Carpet over timber floor c

BEDROOM 29 BATHROOM **C**

- Lathe and plaster ceilings - painted c
- Papered lathe and plaster walls c
- Papered gib over timber walls d
- Some original skirting c
- Modern flush panel door d
- Modern architraves and skirting c
- Seritone lining to shower d
- Aluminium window int
- Shower d
- Toilet and cistern d
- General bathroom fittings d
- Vinyl over timber floor c

BEDROOM 30 **C**

- Lathe and plaster ceiling – painted c
- Lathe and plaster walls - painted c
- Modern flush panel door d
- Aluminium window to bedroom int
- Original timber architraves and skirting c
- Wall mirror d
- Wash hand basin and mirror d
- Small night store heater d
- Sprinkler head and light d
- Flush panel doors to wardrobe and bathroom d
- Carpet over timber floor c

BEDROOM 30 BATHROOM **C**

- Lathe and plaster ceilings - painted c
- Papered lathe and plaster walls c
- Papered gib over timber walls d
- Some original skirting c
- Modern flush panel door d
- Modern architraves and skirting c
- Seritone lining to shower d
- Aluminium window int
- Shower d
- Toilet and cistern d
- General bathroom fittings d
- Vinyl over timber floor c

BEDROOM 31 **C**

- Lathe and plaster ceiling – painted c
- Lathe and plaster walls - wallpapered c
- Modern flush panel door d
- Original timber window c
- Original timber architraves and skirting c
- Wall mirror d
- Wash hand basin and mirror d
- Small night store heater d
- Sprinkler head and light d
- Flush panel doors to wardrobe and bathroom d
- Carpet over timber floor c

BEDROOM 31 BATHROOM **C**

- Lathe and plaster ceilings - painted c
- Papered lathe and plaster walls c
- Papered gib over timber walls d
- Some original skirting c
- Modern flush panel door d
- Modern architraves and skirting d
- Seritone lining to shower d
- Original timber window int
- Shower d
- Toilet and cistern d
- General bathroom fittings d
- Vinyl over timber floor c

BEDROOM 33 **C**

- Lathe and plaster ceiling – painted c
- Lathe and plaster walls - painted c
- Modern flush panel door d
- Original timber window c
- Original timber architraves and skirting c
- Wall mirror d
- Wash hand basin and mirror d
- Small night store heater d
- Sprinkler head and light d
- Flush panel doors to wardrobe and bathroom d
- Carpet over timber floor c

BEDROOM 33 BATHROOM **C**

- Lathe and plaster ceilings - painted c
- Papered lathe and plaster walls c
- Papered gib over timber walls d
- Some original skirting c
- Flush panel door d
- Modern architraves and skirting d
- Seritone lining to shower d
- Original timber window int
- Shower d
- Toilet and cistern d
- General bathroom fittings d
- Vinyl over timber floor c

BEDROOM 35 **C**

- Lathe and plaster ceiling – painted c
- Lathe and plaster walls - painted c
- Modern flush panel door d
- Original timber window c
- Original timber architraves and skirting c
- Wall mirror d
- Wash hand basin and mirror d
- Small night store heater d
- Sprinkler head and light d
- Flush panel doors to wardrobe and bathroom d
- Carpet over timber floor c

BEDROOM 35 BATHROOM **C**

- Lathe and plaster ceilings - painted c
- Papered lathe and plaster walls c
- Papered gib over timber walls d
- Some original skirting c
- Flush panel door d
- Modern architraves and skirting c
- Seritone lining to shower d
- Original timber window int
- Shower d
- Toilet and cistern d
- General bathroom fittings d
- Vinyl over timber floor c

BEDROOM 36 **C**

- Lathe and plaster ceilings - painted c
- Papered lathe and plaster walls c
- Papered gib over timber walls d
- Some original skirting c
- Flush panel door d
- Modern architraves and skirting d
- Seritone lining to shower d
- Aluminium window int
- Shower d
- Toilet and cistern d
- General bathroom fittings d
- Vinyl over timber floor c

BEDROOM 36 BATHROOM **C**

- Lathe and plaster ceilings - painted c
- Papered lathe and plaster walls c
- Papered gib over timber walls d
- Some original skirting c
- Modern architraves and skirting c
- Seritone lining to shower d
- Original timber window int
- Shower d
- Toilet and cistern d
- General bathroom fittings d
- Vinyl over timber floor c

STORE B **C**

- Lathe and plaster ceilings c
- Lathe and plaster walls c
- Flush panelled original door c
- Original architraves and skirting c
- Built in shelving d
- Electrical switchboards d

STORE A **C**

- Lathe and plaster ceilings c
- Lathe and plaster walls c
- Flush panelled original door b
- Original architraves and skirting c

GUEST KITCHEN **C**

- Lathe and plaster ceilings - painted c
- Lathe and plaster walls - painted c
- Flush panelled original door c
- Original timber architraves and skirting c
- Kitchen cupboard units d
- Water heating zip d
- Sprinkler pipes, head and lights d
- Vinyl over wooden floor c

BEDROOM 32 **C**

- Lathe and plaster ceilings c
- Lathe and plaster walls - painted c
- Painted gib board walls d
- Original panelled timber door b
- Original timber window c
- Original architraves c
- Later skirtings d
- Wash hand basin and vanity unit d
- Flush panel door to wardrobe d
- Toilet and shower off room d
- Carpet over timber floor c
- Wall mirror d
- Small night store d
- Various other fittings d
- Sprinkler head and lights d

BEDROOM 34 **C**

- Lathe and plaster ceilings c
- Lathe and plaster walls - painted c
- Painted gib board walls d
- Flushed panel overlay to original door c
- Original timber window c
- Original architraves c
- Later skirtings d
- Wash hand basin and vanity unit d
- Flush panel door to wardrobe d
- Toilet and shower off room d
- Carpet over timber floor c
- Wall mirror d

- Small night store d
- Various other fittings d
- Sprinkler head and lights d

WEST SIDE CORRIDOR (Short) **C**

- Lathe and plaster ceilings - painted c
- Lathe and plaster walls - painted c
- Original type moulded timber doors b
- Original timber architraves and skirting c
- Modern lights and sprinkler heads d
- Switchboard d
- Carpeted timber floor c

STAFF BEDROOM 1 **C**

- Lathe and plaster ceilings - painted c
- Painted wallpaper over lathe and plaster walls c
- Original moulded timber panel door b
- Original timber window c
- Original timber architraves and skirting c
- Sprinkler pipes, head and light d
- Carpet over timber floor c

STAFF BEDROOM 2 **C**

- Lathe and plaster ceiling – painted c
- Lathe and plaster walls - painted c
- Modern flush panel door d
- Two timber window c
- Original timber architraves and skirting c
- Wall mirror d
- Wash hand basin and mirror d
- Small night store heater d
- Sprinkler head and light d
- Flush panel doors to wardrobe and bathroom d
- Carpet over timber floor c
- Small night store heater d
- Wall mirror d

WC **C**

- Lathe and plaster ceilings c
- Lathe and plaster walls - painted c
- Small timber window c
- Original panel door b
- Original architraves and skirting c
- Light and sprinkler head d
- Vinyl over timber floor c
- Toilet and cistern d

LOUNGE **C**

- Lathe and plaster ceilings c
- Lathe and plaster walls - painted c
- Small timber window and larger timber window c
- Original panelled door with glass top panel b
- Original architraves and skirting c
- Lights and sprinkler heads d
- Small built in bookcase d
- Built in electric heater d
- Small night store heater d
- Carpet over timber floor c

BEDROOM 44 **C**

- Lathe and plaster ceilings - painted c
- Lathe and plaster walls - painted c
- Original panelled timber door b
- Original timber window c
- Original timber architraves and skirting c
- Wash hand basin d
- Small night store heater d
- Sprinkler head and light d
- Carpet over timber floor c

BEDROOM 41 **C**

- Lathe and plaster ceilings - painted c
- Lathe and plaster walls - painted c
- Original panelled timber door b
- Original timber window c
- Original timber architraves and skirting c
- Wash hand basin d
- Small night store heater d
- Sprinkler head and light d
- Carpet over timber floor c

BEDROOM 43 **C**

- Lathe and plaster ceilings - painted c
- Lathe and plaster walls - painted c
- Original timber window c
- Original timber architraves and skirting c
- Wash hand basin d
- Small night store heater d
- Sprinkler head and light d
- Carpet over timber floor c
- Two small built in wardrobes with flush panel doors d
- Entry door has flushed panels over the original door c

BATHROOM OFF NORTH CORRIDOR **D**

- Lathe and plaster ceilings - painted c
- Lathe and plaster walls - painted c
- Original entry door with flushed panels fitted c
- Modern type partitions to divide up area into shower, toilet etc d
- Flush panelled doors d
- Shower d
- Toilet and cistern d
- Wash hand basin d
- Sprinkler head and light d
- Vinyl over timber floor d

NORTH AND EAST SIDE CORRIDORS (Returning to Lift Foyer) **D**

- Plasterboard ceilings – painted d
- Lathe and plaster walls - painted c
- Original entry doors with flush panels fitted c
- Original timber architraves and skirting c
- Modern lights and sprinkler heads d
- Fire hose reel d
- Night store heater d
- Telephone stand d
- Modern smoke stop doors to lift foyer d
- Carpet over timber floor d

UTILITY ROOM OFF NORTH CORRIDOR **C**

- Lathe and plaster ceilings - painted c
- Lathe and plaster walls - painted c
- Original panelled entry door b
- Flush panelled doors to cupboards d
- Original small timber window c
- Various built in cupboards and benches d
- Hot water cylinder stand d
- Tub unit d
- Electrical switching equipment d
- Carpet over timber floor c
- Sprinkler heads and light d

GENTS TOILET (Off North Corridor) **C**

- Lathe and plaster ceilings - painted c
- Lathe and plaster walls - painted c
- Original panelled doors b
- Small original timber windows c
- Original timber architraves and skirting c
- Bath with shower over d
- Vanity unit d
- Toilet and cisterns c
- Lights and sprinkler heads d
- Vinyl over timber floor c

LADIES TOILET (Off North Corridor) **C**

- Lathe and plaster ceilings - painted c
- Lathe and plaster walls - painted c
- Original panelled door b
- Small timber window c
- Original timber architraves and skirting c
- Bath with shower over d
- Toilet and cistern d
- Light and sprinkler head d
- Vinyl over timber floor c

MANAGERS FLAT (Bedroom North Side) **C**

- Lathe and plaster ceilings - painted c
- Lathe and plaster walls - painted c
- Flush panel doors from bedroom 43 and lounge d
- Other flush panel doors d
- Built in wardrobe unit with doors d
- Timber bay window in north wall b
- Timber glazed partition to bathroom d
- Original timber architraves and skirting c
- Sprinkler heads and lights d
- Carpet over timber floor c

MANAGERS LOUNGE **C**

- Lathe and plaster ceilings - painted c
- Lathe and plaster walls - painted c
- Flush panel doors to bedroom and corridor d
- Aluminium bay window and two side windows int
- Original timber architraves and skirting c
- Built in timber cabinetry d
- Sprinkler heads and hanging lights d
- Carpets on timber floor c

ENTRY CORRIDOR TO MANAGERS FLAT C

- Lathe and plaster ceilings - painted c
- Lathe and plaster walls - painted c
- Flush panelled doors d
- Original timber architraves and skirting c
- Sprinkler heads and hanging lights d
- Carpets on timber floors c

TOILET OFF CORRIDOR **D**

- Lathe and plaster ceilings - painted c
- Hardboard covered walls – painted d
- Flush panel door d
- Non-original skirtings and architraves d
- Toilet and cistern d
- Carpet on timber floor c

BATHROOM OFF CORRIDOR **D**

- Lathe and plaster ceilings - painted c
- Lathe and plaster walls - painted c
- Seritone lined walls d
- Glass partition to managers bedroom d
- Shower cubicle and walls d
- Vanity unit d
- Built in storage units d
- Flush panelled doors d
- Vinyl on timber floors c
- Sprinkler head and lights d

BALCONY / KITCHEN (Managers Flat) **C**

- Lathe and plaster ceilings - painted c
- Lathe and plaster walls - painted c
- Painted hardboard lined walls d
- Two sets timber opening double doors from dining room b
- Timber bay window b
- Timber curved top upper windows x 2 b
- Aluminium lower windows – exterior int
- Built in kitchen cabinetry and shelves d
- Sprinkler heads and lights d
- Carpet and vinyl on timber floor c

DINING (Managers Flat) **C**

- Lathe and plaster ceilings - painted c
- Lathe and plaster walls - painted c
- Two sets timber opening double doors to balcony b
- Built in storage cupboards with flush doors d
- Sliding door from bedroom 20A d
- Hewn stone fire place – painted c
- Sprinkler head and lights d
- Carpet on timber floor c

BEDROOM 20A (Managers Flat) **C**

- Lathe and plaster ceilings - painted c
- Lathe and plaster walls - painted c
- Flush panel entry door d
- Triple hung sliding window set out onto balcony b
- Original timber architraves and skirting c
- Wall mirror d
- Sprinkler heads and hanging lights d
- Carpet on timber floor d

OPEN BALCONY **B**

- Rough Cast coarse finish plaster on lathes ceiling c
- Rough cast plaster on lathes to internal wall c
- Rough cast plaster on brickwork to external walls c
- Arched top openings x 3 with 2 x round columns with shaped tops and bases b
- Timber bay window b
- Asbestos cement wall panelling to northern end int
- Wiring conduits and junction boxes etc int
- 5 x triple hung sliding timber window sets to each bedroom b
- Sprinkler pipe d
- Sprinkler heads d
- Asphalt waterproofing to balcony c

3.9 SUMMARY STATEMENT OF HERITAGE SIGNIFICANCE

The Hydro Grand Hotel building has regional significance as a prominent heritage building form, on an elevated site overlooking Caroline Bay. It was designed by prominent local architect Herbert Hall in partnership with Norman Marchant.

Several modifications have been made to the building over the years, many of which have been to the detriment of significance and legible form, including the removal of the three large gable forms across the Bay Hill façade and two along Sefton Street, which has created disconnection between the form of the oriel windows and overall proportions of the main façade. This has in my opinion considerably diminished the rhythm and form of the building and thereby the overall integrity of the original design.
I was disappointed by the overall lack of significance of the interior of the building. The detailed schedule of significance indicates very few elements which have been classed as A or B indicating “Exceptional” or “Considerable” significance.

The interior was obviously finished to a strict budget with very plain trim, fittings and fixtures. There is little of the timber or pressed metal panelling or ceilings or extensive decorative mouldings, one would have expected to see in the prominent public areas of a well-appointed hotel of this era, with the exception of one small area of corridor on the first floor.

The main interior items of "considerable significance" or above are the two coloured stained glass windows in the central stairwell, the timber newel post at the bottom of the stair, the steel concertina lift doors, the original panelled bedroom doors, where these remain or are not smashed and a small area of painted timber panelling in the east corridor on the first floor.

While there is some notable local public esteem for the building, the lack of maintenance and dereliction over the past 13 years or more, has resulted in an extreme state of disrepair, which may be difficult to reverse in the case of this building, while maintaining or enhancing the buildings heritage significance.

PLATE 4 - THE HYDRO GRAND ca1918
Photo Courtesy of South Canterbury Museum Collection, #1999/91.21

4.0 SUMMARY OF ASSESSMENT

4.1 ASSESSMENT OF IMPACTS

It is undisputed that the Hydro Grand building has heritage values of varying degrees and occupies a significant landmark site in the heart of Timaru.

Section 6 (f) of the Resource Management Act requires "*the protection of historic heritage from inappropriate subdivision, use and development."*

The District Plans objective in Part B Section 10, similarly seeks to *"Identify and protect items of heritage importance which contribute to the character of the District."*

The application to council by the sites owner Mr Booth, involves the removal of an existing heritage building the Hydro Grand hotel; and its replacement with a mixed use development comprising three new buildings, connected at ground level and orientated around an open northeast facing courtyard. The three buildings include an office building, a residential apartment building and an hotel, with the office and apartment buildings incorporating retail and hospitality activities at ground level. Three levels of car parking are incorporated into the hotel building.

In assessing whether demolition of the Hydro Grand building constitutes "inappropriate use", I have read the various reports and evidence presented as part of the hearing into the application.

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

The extensive investigative process which has been undertaken by the applicant's professional team, is listed in section 31 of the statement of evidence of Mr Jonathan Clease, as reproduced below:
(the references in Mr Clease evidence, refer to sections of the main resource consent application for this project and have not been reproduced as part of this report)

a) The heritage value of the building is recognised and acknowledged through the District Plan and HNZPT listings, and confirmed in the evidence of Mr Salmond;

b) The project engineers undertook a condition assessment of the building for health and safety purposes and also assessed the building in terms of its structural integrity and percentage of New Building Standard (NBS) that it was achieving;

c) The project architects explored a number of reuse scenarios, with these options outlined in Appendix 2b of the application and summarised in Mr Burgess' and Mr Paterson's evidence;

d) The engineering works (structural, fire safety, and building services) necessary to implement the various options were then explored in Appendix 3a of the application and are summarised in the evidence of Mr Paterson;

e) These engineering reports also reference the building Health and Safety Report attached as Appendix 3b of the application;

f) The engineering works were then costed by a quantity surveying firm, with the cost estimates set out in Appendix 4 of the application and summarised in the evidence of Mr Davidson;

g) The cost estimates for the various repair and reuse options have then been the subject of a business case analysis set out in Appendix 5 of the application and summarised in the evidence of Mr Charity;

h) The availability of grants was explored to ascertain whether funding was available from third parties to bridge the financial gap, with a summary of these funds set out in Attachment 3[3].

i) The findings of the above reports and evidence were then considered in light of the work carried out by Mr Salmond from a heritage perspective.

4.2 MITIGATION MEASURES WITH METHODS OF IMPLEMENTATION

The Hydro Grand Hotel is not at present considered an earthquake prone building (under the definition in section 122 of the NZ Building Act) by the Timaru District Council and is also therefore, not recorded as such on the council's register of Earthquake Prone Buildings (EPB).

I understand that, although there has been an assessment of the building's ability to withstand earthquake loads undertaken by Powell Fenwick Structural Engineers; and that this report states that the building is below 33% NBS, (actually states "at only 10%" of NBS) and therefore would be defined an Earthquake Prone Building under section 122 of the NZBA, this report has not been deposited with the TDC.

In light of the Powell Fenwick report stating that the building is below 33% NBS, it is probable that the TDC would define this building as an EPB. Council would therefore require that within 15 years, the building be strengthened to a minimum of 34% NBS, or that it be removed or demolished

However, Council is also required in the implementation of procedures under the Building Act 2004, to take into account the need to facilitate the preservation of buildings of significant cultural, historical or heritage value. This will be achieved by:

- *Recognising the range of heritage buildings that may exist in the district, including the NZHPT (now HNZ) Register, and any statutory protection, including any listing in the District Plan.*

- *Ensuring consultation with owners of heritage buildings.*

- *Informing and involving relevant statutory organisations, including NZHPT with regard to any heritage buildings identified as at risk.*

- *Considering heritage values when developing upgrading proposals.*

- *Considering the heritage significance, integrity and condition of the historic heritage including any significant components or fabric and features of heritage values.*

If the building was defined by the TDC as an earthquake prone building and following the consultation process, notices would be served requiring improvement or removal of the earthquake-prone heritage building within the 15 year stated time-frame.

The commissioning of this report, will in part, assist Timaru District Council to assess the values of the building and fulfil its obligations under the NZ Building Act.

Should it therefore be decided that demolition is the inevitable outcome for the 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 development, together with appropriate interpretive material and description, to tell the items story.

- Representative items should include:

    - The two coloured/stained glass windows from the stairwell

    - The bottom timber newel post from the main stair

    - At least one concertina steel lift door and frame (to be displayed against a blank wall).

- Other photographic or interpretive material relating to the former use of the site, displayed inside or outside the proposed new development
-
- Careful deconstruction of the fabric of the building, to the extent that recyclable materials are removed, for recycling and incorporating into other building projects (away from this site). Such items may include internal doors and frames, timber windows, roof framing timbers, flooring, or floor framing timbers, to the extent that these items are economically recoverable.

4.3 EARTHQUAKE STRENGTHENING – COMPARISON OF EVIDENCE PRESENTED

The Commissioner, Mr Allan Cubitt, has requested comment on the disparity between the applicant's evidence around the cost of earthquake strengthening and the costs of the alternative structural strengthening scheme, prepared by Mr Lou Robinson and presented on behalf of the Timaru Civic Trust. Mr Robinson has presented one scheme, which is for the Retention and Reuse of the existing building, within the existing building envelope, maintaining the Hotel use. He has

stated, the building has been designed to achieve 100% of NBS. I have therefore used this option as the base line for comparison of the scheme using the same parameters, as designed by Powell Fenwick, on behalf of the applicant, Mr Booth.

I have looked at the basic parameters of the two schemes, which appear to be at total divergence in their approach.to the problem of strengthening the existing structure to 100% of NBS. While I am not a structural engineer, I have been project architect on several notable multi storied projects involving the redevelopment and structural strengthening of listed historic buildings, and therefore understand the methods and processes involved in the presented schemes and the associated costings.

The scheme proposed by Mr Robinson, which was prepared in 2013, substantially retains the external brick walls, which are stabilised as necessary against earthquake, by connecting of the walls to the floors and to the roof. The existing timber floors are also to be retained and relined underneath with fire rated materials, following the stripping of the existing lath and plaster. The upper levels would generally retain their existing timber partitions and be relined with fire rated materials, after being stripped of the existing lath and plaster. Steel frames are proposed for the ground floor to support the upper floors and provide stability at the ground storey.

Mr Robinson further states in the " *Design for Earthquake*" section of his design report of 9th April 2013, that " *The external walls are assumed to contribute to the seismic resistance of the building. They need to connect into the walls and roof to prevent falling out of the building under face loading and to accept sheer loading along their plane to function as shear walls.*
Otherwise the lateral force resisting system included the partitions on the upper levels and the steel frames throughout the ground floor.
Distribution of the forces requires diaphragms. This is assumed provided by the existing floors and the new ceilings, which therefore require better than regular nailing. The roof is also assumed to contribute."

Powell Fenwick appear to have prepared designs for and analysed **twelve** different options for structural strengthening/redevelopment of the existing Hydro Grand Hotel building.

The Powell Fenwick designed scheme which has been chosen for direct comparison with that designed by Mr Robinson, is also for the Retention and Reuse of the existing building, within the existing building envelope, maintaining the Hotel use and strengthened to 100% of NBS, all as per the parameters of Mr Robinsons proposal.

However, the Powell Fenwick proposal differs markedly and is much more extensive in the methods of implementation to produce a design, which in their opinion achieves 100% of NBS.

The following information on the Powell Fenwick scheme was obtained from reading the evidence of Mr Phillip Patterson, (paragraphs 43-58 inclusive), presented at the TDC hearings, and further reference should be obtained from that document.

Their design is primarily achieved by applying a concrete skin to the inside face of all masonry walls, either as poured or sprayed reinforced concrete. These skins are required to be installed full height of the building, which will require the existing floor structure to be altered, by cutting short the existing joists and floor structure and installing/attaching ribbon boards to the new concrete walls and refixing the joists with joist hangers, blocking etc.

The foundations of all existing walls will require the installation of extensive reinforced concrete underpinning, and at the location of the proposed concrete portal frame, a large concrete pad will be required, sat upon steel screw piles to resist potential uplift loads.

In addition, new screw fixed, 20mm plywood floor or ceiling diaphragms are required at all levels, with positive fixings into the concrete skin walls around the edges of the building, to transfer the load from the plywood diaphragm, into the external concrete/masonry walls.

The dome structure at the corner of the building would also require considerable strengthening with concrete beams and columns at each level, continuous through the full height of the building, to strengthen the corner of the building and tie the two longitudinal exterior walls together.

As previously mentioned, the two schemes appear to be at total divergence in their approach.to the problem of strengthening the existing structure to 100% of NBS.

On the basis of the two schemes, both designed for Retention and Reuse of the existing building, within the existing building envelope, maintaining the Hotel use (no change of use) and designed to achieve 100% of NBS, I will therefore attempt to explain the large disparity in the estimates of cost.

The following are the main and basic differences between Mr Robinson's scheme and that of Powell Fenwick. Mr Robinson's scheme does not appear to propose any reinforced concrete shear walls or vertical or horizontal steelwork fixed to the interior faces of the existing original brick walls to resist potential transverse or longitudinal earthquake loads. Nor does his scheme mention reparative underpinning of the foundations under the existing masonry walls, again to assist these walls to resist earthquake loads; or additional strengthening and structure to the corner tower structure to tie the two main exterior walls together.

I have looked at and analysed the Quantity Surveyors estimates for the schemes prepared by both engineers.

It is clear and stated in the estimate prepared by Mr Brian Le Fevre, of Harrisons Quantity Surveyors, for Mr Robinsons scheme, that the estimate of costs of $980,090, is "*for the **structural content** of the Hadley and Robinson drawings, and no other work is allowed for",* he continues, *"The main contractor would be responsible for any structural securing or propping of the structure during sequences we have allowed for",* and *"In summary this estimate is really a nominated subcontractors cost for the structural work shown. Site establishment and management would be by others, together with all other building work".*

Mr Le Fevre further states in his "Full Estimate Summary" sheet, everything that is not included: GST, Professional and Consent fees, All exterior refurbishment and site works, All staged removals/Demolition for access purposes, All architectural work, All services work, All fire protection work, Linings, All specialist FF & E. In short everything is excluded except the actual structural strengthening work, as per Mr Robinson's scheme.

Considering that Mr Robinson's scheme does not propose the reinforced concrete shear walls, extensive underpinning, corner tower reinforcement and replacement of floor diaphragms that is proposed in the Powell Fenwick scheme, or all the exclusions from his costings as listed above, then one can understand why there is such a large disparity between the cost of the two schemes.

In summary, the cost of Mr Robinson's scheme appears to be for a trimmed down structural strengthening frame only to the existing building, while the cost of the Powell Fenwick scheme is for a fully finished, redeveloped and strengthened modern hotel, where to achieve such it is necessary to replace most of the internal walls, floors, finishes and services.

4.4 CONCLUSION

Having inspected the building, recorded the significance and read the various reports and evidence presented to the hearing, one must then consider the circumstances under which demolition may be contemplated, whether that option is appropriate and if so what mitigation measures should be recommended.

In my opinion 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) 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 building is constructed of unreinforced masonry and must therefore have a low resistance to seismic forces. It is also multi storied and therefore, would be considered

earthquake prone under the definition given in the New Zealand Building Act. (Section 122)

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

As previously stated the lack of maintenance and total dereliction over the years since the building was occupied, has resulted in an extreme state of disrepair to the point where it may be difficult to reverse, while maintaining the buildings heritage significance. The building has not yet deteriorated to the point of there being no other option but demolition, but it is close.

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

I have read the options for adaptive reuse, prepared and investigated by the applicant's architectural team and assessed by Mr Philip Patterson, Structural Engineer, of Powell Fenwick.

I have also read the evidence of Mr Patterson, especially sections 40 – 72, which describes in extensive detail the various options considered for the building, what fabric would be retained and what would be replaced and an analysis of what percentage strength of the "National Building Standard" (NBS) would be achieved for each option. The options also considered the use of the building as an hotel, apartment and office buildings, for each of the scenarios of intervention.

I am therefore satisfied that while there may be other options for some of those looked at, that fundamentally all of the potential options for adaptive reuse or redevelopment have been investigated and analysed.

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 adaptive reuse listed in the evidence of Mr Patterson, several options as described were found not to be viable. While completing

this work would elevate the building from approximately 10% 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 67%, as required by the Timaru District Council.

While the standard of 67% of NBS may be acceptable to the Timaru District Council if the use of the building remains as a hotel, insurance companies and potential hotel operators usually require at least 80% and usually 100% of NBS, as this is often a guest or booking agent requirement.

The requirement to strengthen to 100% NBS would likely be triggered if the building is to undergo a change of use and be used for any purpose other than a hotel. (New Zealand Building Act, Section 115).

Strengthening the existing structure to above 34% of NBS will require extensive work, as described in Mr Patterson's evidence, which will not only be extremely invasive upon existing heritage fabric, but will be very expensive and probably cost prohibitive as explained in the evidence of Mr Ross Davidson, Quantity Surveyor.

The various schemes are described in Mr Patterson's evidence, were costed at between $13.5 million to over $30.8 million dollars.

It would therefore appear, when using my hospitality and business knowledge, 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.

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.

As previously mentioned and as described in Mr Patterson's evidence, the work involved in achieving an NBS standard of 67% or above would in my opinion, be so

intrusive and invasive upon existing heritage fabric as to result in little more than façadism, which is not a desired outcome for a heritage building.

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

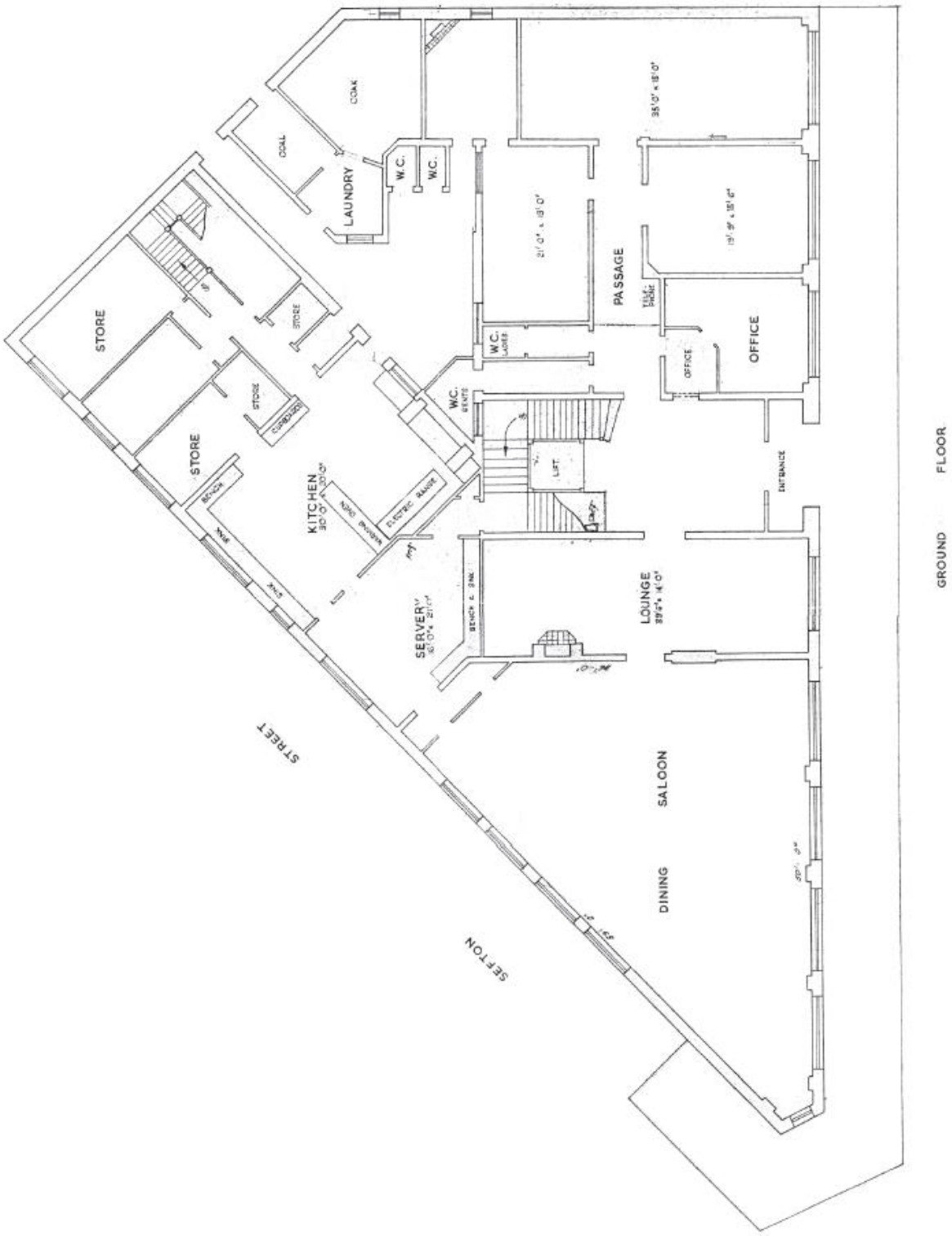
Assessment of the individual spaces and elements of the building has shown, that while there are some individual elements or items within the building that have *exceptional* or *considerable* significance and that the east elevation and associated open balconies have *considerable* significance, the majority of spaces or elevations are found to be rated as *some* or *no* significance.

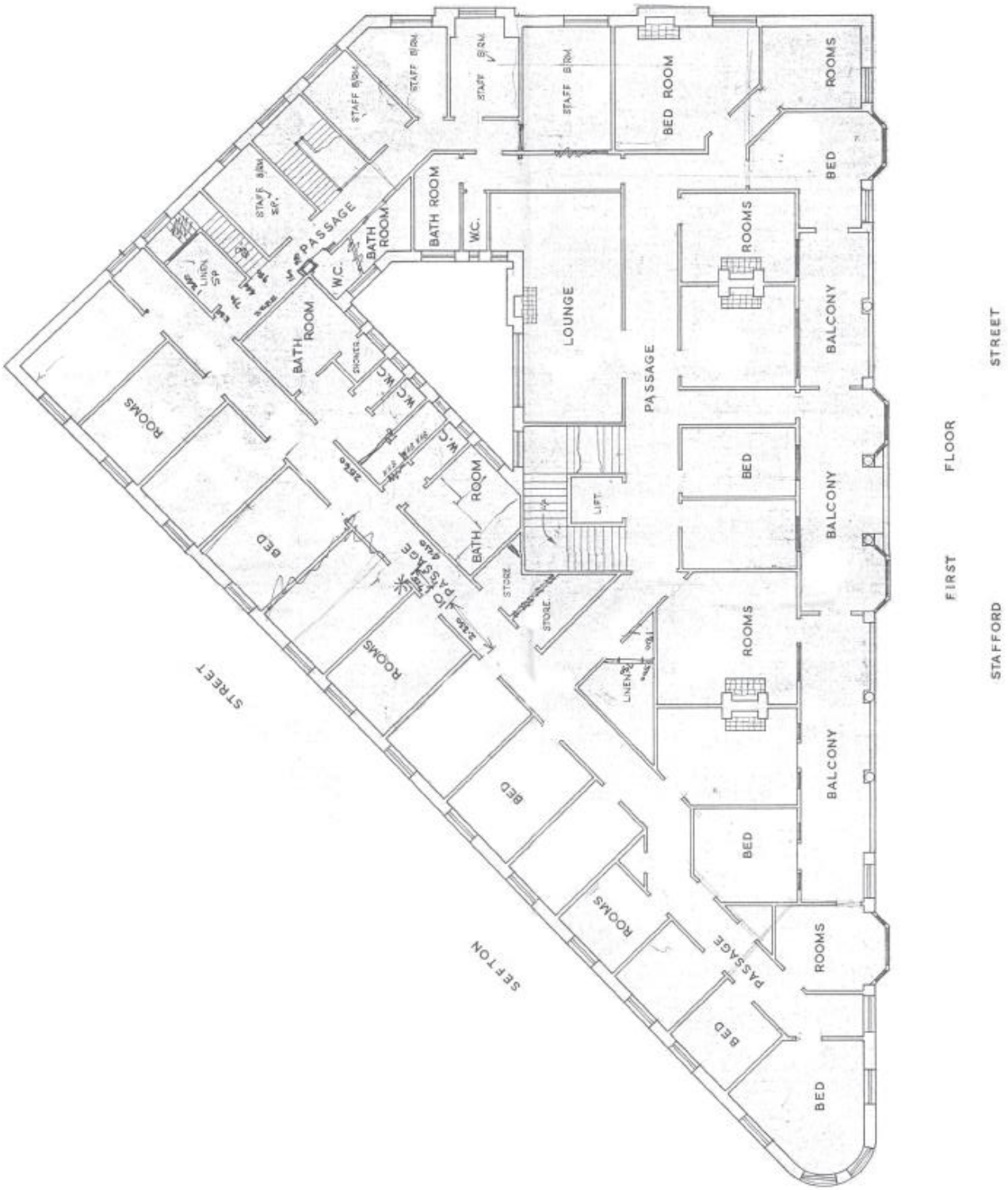
g) Once mitigation measures have been implemented.

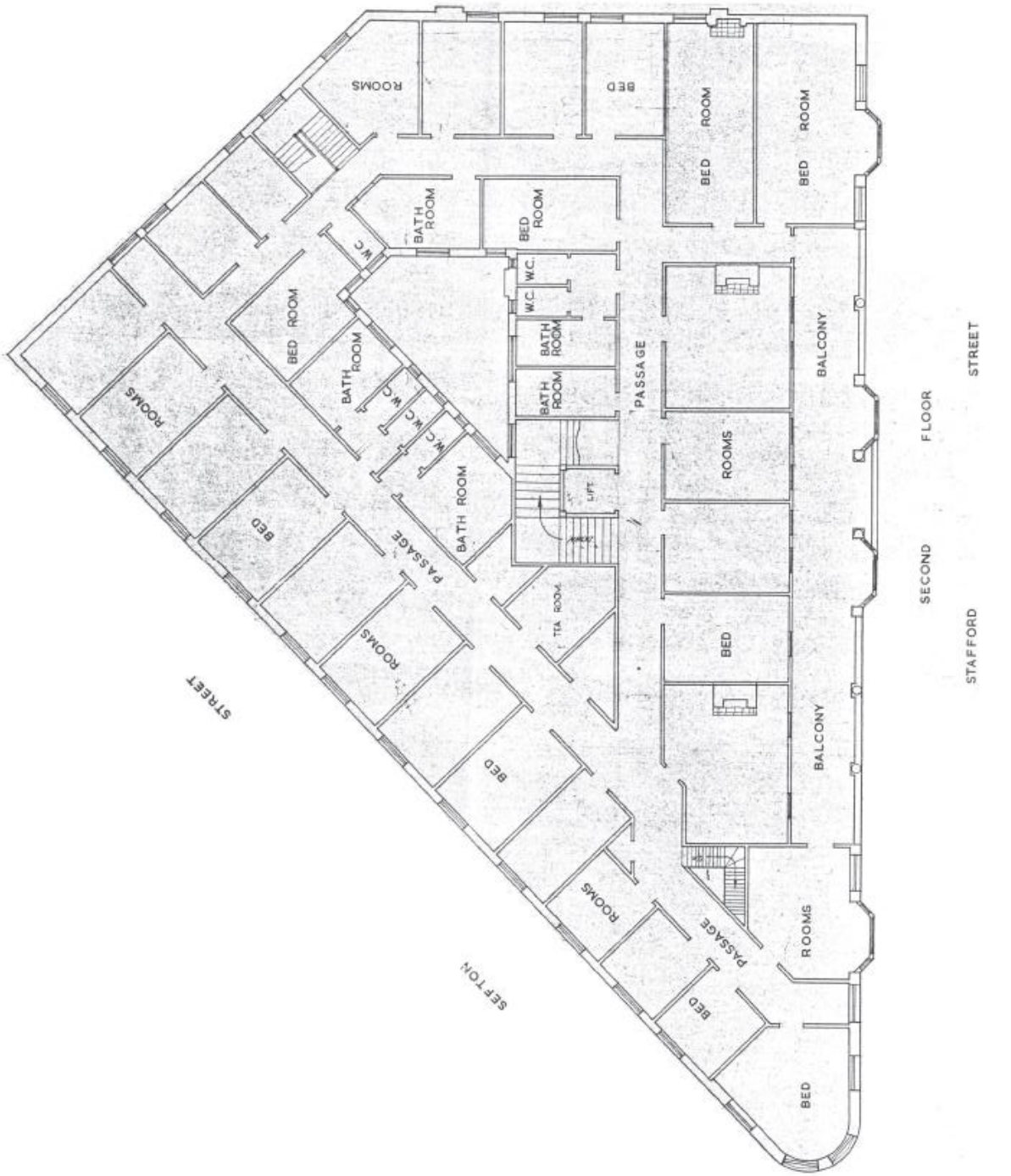
Refer to the mitigation measures proposed to section 4.3 of this report.

JOHN GRAY
REGISTERED ARCHITECT (1780)
B.ARCH, NZCD (Arch), FNZIA
SMART ALLIANCES LTD
7th FEBRUARY 2017

5.0 DRAWINGS







6.0 PHOTOGRAPHIC RECORD

CORNER VIEW OF THE BUILDING

EAST – THE BAY HILL ELEVATION

SOUTH – SEFTON STREET ELEVATION

WEST ELEVATION SHOWING PAINTED OUT WINDOWS

NORTH ELEVATION WITH WINDOWS ALSO PAINTED OUT

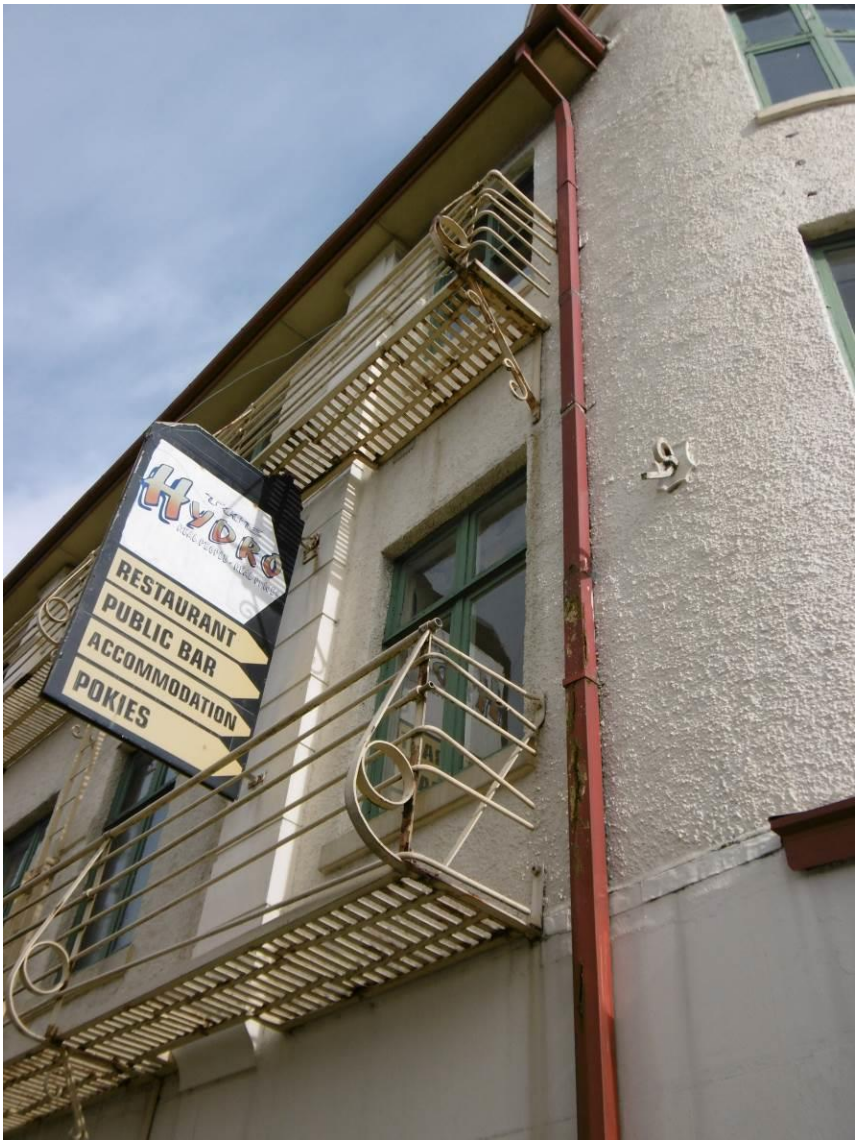
DETAIL OF THE ORIEL WINDOWS AND BALCONY COLLANAIDES, EAST ELEVATION

DETAIL OF ARCHED TOP WINDOWS AND DOORS GROUND FLOOR EAST ELEVATION

THE ONLY SECTION OF THE ORIGINAL VERANDAH WHICH REMAINS. NOTE THE ORIGINAL ORNATE SUSPENSION RODS AND BRACKETS AND DETAIL OF THE ORIGINAL ORIEL WINDOWS ABOVE. ALSO NOTE THE ROTTED BASE TO THE ORIEL WINDOW ABOVE THE VERANDAH WHICH HAS BEEN COVERED WITH PLYWOOD.

CLOSEUP OF THE FIRE ESCAPES TO THE NORTH OF THE EAST ELEVATION

CORNER TOWER WINDOW WITH FORMER VERANDAH SUPPORT BRACKETS AND ROUGH CAST PLASTER FINISH.



ORIGINAL FIRE ESCAPES ON THE SOUTH ELEVATION

INSIDE OF THE CORNER CAPOLLA LOOKOUT, LOOKING SOUTH EAST

INSIDE OF THE CAPOLLA LOOKOUT, LOOKING NORTH WEST. NOTE THE LARGE CRACK IN THE STRUCTURE BELOW THE COLLUMN.

DETAIL OF CRACK IN CAPOLLA STRUCTURE

UPPER FLOOR, EAST SIDE BALCONY, LOOKING NORTH. NOTE THE TRIPLE HUNG TIMBER WINDOWS.

FIRST FLOOR, EAST SIDE BALCONY, LOOKING SOUTH. NOTE THE TIMBER WINDOWS; AND DOORS GIVING ACCESS TO THE BALCONY

DETAIL OF TIMBER ACCESS DOOR, FIRST FLOOR BALCONY

INTERNAL ATRIUM SPACE SHOWING BATHROOM WINDOWS, PIPE SERVICES AND FIRE ESCAPES, SOUTH WALL

INTERNAL ATRIUM LOOKING AT SOUTH WEST CORNER.

INTERNAL ATRIUM, SOUTH WALL

INTERNAL ATRIUM, TOP FLOOR

VIEW OF MAIN ENTRANCE FROM THE FRONT DOOR. NOTE THE TIMBER NEWEL POST AND THE STEEL CONCERTINA LIFT DOOR

MAIN ENTRY LOOKING BACK AT THE RECEPTION COUNTER. DOORS TO THE RESTAURANT ON THE RIGHT

THE FLOOR IS VERY ROTTEN IN THE ENTRY AREA AND HAS TOTALLY COLLAPSED

GENERAL VIEW OF THE PUBLIC BAR AREA, LOOKING FROM THE STREET ENTRANCE, BACK TO THE MAIN ENTRY

THIS FIRE AND SURROUND IS NOT BELIEVED TO BE ORIGINAL FABRIC TO THE BUILDING, AS THE FIRE IS GAS POWERED AND THE TRIM DOES NOT MATCH THE REST OF THE ORIGINAL FABRIC.

DOUBLE DOORS BETWEEN THE SALOON OFF THE MAIN ENTRY AND THE RESTAURANT

THE MAIN RESTAURANT AREA LOOKING TOWARDS THE SOUTH WALL

RESTAURANT LOOKING BACK TOWARDS THE BAR AREA FROM THE CORNER OF THE BUILDING

THE CURVED TOP ENTRY DOOR TO THE RESTAURANT, THIS DOOR IS A LATER ADDITION AS THERE WERE NO DOORS HERE IN THE 1914 CHANGES.

THE KITCHEN SERVERY AREA LOOKING THROUGH TO THE KITCHEN

THE FORMER KITCHEN AREA. THE FLOOR IN THIS AREA IS COMPLETELY ROTTEN

FORMER BOTTLE STORE BEYOND THE KITCHEN

CORRIDOR BEHIND THE KITCHEN. THE CHILLERS ARE ON THE RIGHT

BOILERROOM IN NORTH WEST CORNER OF GROUND FLOOR

TIMBER NEWEL POST AT BOTTOM OF MAIN STAIR

ROTTED AND COLLAPSED FIRST LANDING ON MAIN STAIR. THE WALL LINE INDICATES WHERE THE LANDING SKIRTING USED TO BE LOCATED.

THE VERY DECORATIVELY COLOURED STAINED GLASS WINDOWS WHICH OCCUR AT THE LOWER LANDINGS OF EACH LEVEL OF THE BUILDING SHOULD BE REMOVED TO PROTECT FROM DAMAGE.

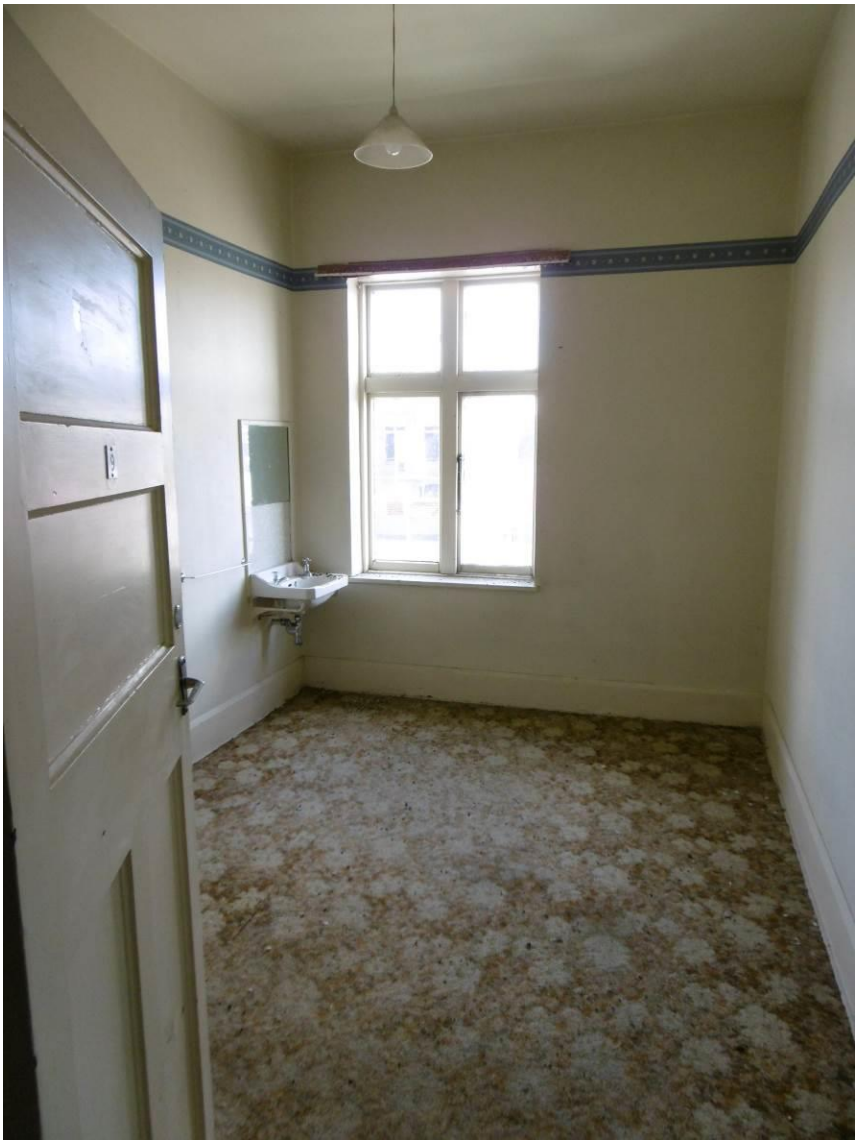
CONCERTINA STEEL LIFT DOORS ON EACH LEVEL

RARE ORIGINAL MOULDING DETAIL OFF THE LIFT FOYER AT THE FIRST FLOOR

TYPICAL BEDROOM AMENITIES, FIRST FLOOR. THE PANELED DOOR IS THE ORIGINAL TYPE.

TYPICAL CORRIDOR VIEW WITH ORIGINAL PLAIN TIMBER TRIM, PANELED DOORS ETC.

ANOTHER TYPICAL BEDROOM, LOOKING TOWARDS THE DOOR



THE SAME ROOM AS PHOTOGRAPH 43, LOOKING TOWARDS THE WINDOW

A VANDALISED BEDROOM DOOR, ONE OF MANY THROUGHOUT THE BUILDING

A BEDROOM WHICH HAS BEEN CONVERTED TO A BATHROOM

MOST BEDROOMS ARE DECORATED LIKE THIS.

COMMUNAL BATHROOM FIRST FLOOR, WITH SEVERE WATER DAMAGE TO LININGS

COMMUNAL TOILETWITH BIRD DROPPINGS ON ALL SURFACES

BEDROOM WITH BUILT IN FITTINGS

REAR EGRESS STAIRWELL

FORMER STAFF BEDROOM

FORMER MANAGERS FLAT BEDROOM

BREAKFAST/FUNCTIONS ROOM ON FIRST FLOOR

BEDROOM WHERE PEOPLE HAVE BEEN LIVING ROUGH WITHIN THE BUILDING

STAIRWELL TO UPPER FLOOR. THE LANDING HERE HAS ALSO COLLAPSED DUE TO ROT.

LIFT FOYER, UPPER FLOOR, WITH LIFT DOOR

TYPICAL UPPER FLOOR BEDROOM

UPPER FLOOR CORRIDOR AREAS

THE ACCESS STAIR TO THE CUPOLLA LOOKOUT.

THE ROOM BELOW THE CORNER TOWER LOOKOUT

THE ROOF SPACE ADJACENT TO THE CUPOLLA, SHOWING FRAMING AND SPRINKLER PIPES.

MENS COMMUNAL BATHROOM UPPER FLOOR.

FRONT ROOM, MANAGERS FLAT, TOP FLOOR

BATHROOM, MANAGERS FLAT

UPPER FLOOR BALCONY NORTH END, ENCLOSED AND CONVERTED TO THE MANAGERS FLAT KITCHEN

FURTHER VIEW OF THE CONVERTED BALCONY, WITH DOORS TO THE LIVING ROOM

MANAGERS FLAT LIVING ROOM, LOOKING TOWARDS THE BALCONY

ACCESS DOORS FROM THE FIRST FLOOR CORRIDOR TO THE BALCONY

ASPHALT WATERPROOFING WHICH HAS DISINTERGRATED ON THE FIRST FLOOR BALCONY