

Updated Condition Report

Appearance and historical values

Dated 8th April 2018

Cates Grain and Seed Store

Redmond Retail Limited

229 – 241 West Street

Ashburton



1. Redmond Retail Limited (RRL) owns the Cates Grain and Seed Store building on West Street, Ashburton. This is a Group A listed heritage building in the Ashburton District Plan. RRL applied for resource consent to demolish the building in January 2015.
2. On 13 July 2016, I was commissioned by RRL to prepare a report on the current condition of the building to identify potential structural defects, their ability to be rectified, the heritage value of the components of the building, and whether reinstatement was economically viable (the Condition Report).
3. The Condition Report formed the basis of the evidence that I presented to the Ashburton District Council hearing of the RRL application to demolish the building in February 2017. The application was declined by a hearing commissioner by decision dated 15 March 2017.
4. This Updated Condition Report has been commissioned by RRL in support of its application to remove the heritage listing of the building in the District Plan under section 85 of the Resource Management Act 1991. It consolidates my resource consent evidence and addresses a proposal for retention of parts of the original building only.

Ambit of this report

5. As noted, Skews Architects Ltd was engaged to provide a Condition Report on the Appearance and Historical values of the building to enable budget costings of the upgrade work to be completed dated 18 August 2016 (the Condition Report). I was the author of the Condition Report which is attached as Appendix 1.
6. In producing the Report we visited the site on three occasions and read and took cognisance of TM Consulting's seismic strengthening scheme to achieve compliance with the Ashburton District Council Policy of 100% NBS. [As a result, the building will undergo a change of use and will need to comply with the relevant provisions of the Building Act (as near as is reasonably practicable).] We understand that under the new Amendment Act this will likely change to strengthening to a minimum of 34% but will still require Building consent.
7. Other provisions of the Building Act also need to be addressed with a change of use including, fire safety, egress and access and facilities for people with disabilities.

Summary of the Condition Report

8. The Condition Report contains my assessment as an architect of the heritage features of the building and the relevant potential effects on these by the required strengthening work. For the avoidance of doubt, I note that the overall assessment of the heritage values of the building are addressed in the evidence of Ms Jenny May.
9. The building has been assessed as being earthquake prone. For any future use the building will require a change of use. This requires the building to be upgraded to as near as is reasonably practicable to comply with the Building Act for structural performance and significant structural upgrade works are required to achieve this, as are total remediation for fire, egress and accessibility. The Council under the new Earthquake rules have the ability to waive Section 1005 compliance and I have discussed this with Council, they and I are of the opinion that a waiver of this nature is unlikely to succeed given the extent of remediation required for the remaining building.
10. As a minimum the building will require a complete new exterior wall envelope, twin egress stairs, a lift (dependant on type of occupancy) given the upper floor area is in excess of 400m², fire rating of all surfaces and a type 4 Fire system is required and an compliant accessible WC and access ways.
11. It is clear that the pre c1900 two story original building has important but varying heritage values and the rear building extension has none. The original buildings pre c1900 column and beam structure, the curved trusses and the timber floor all have heritage value. The remainder of the building changed during c.60s and c.80s and has no heritage value and is actively detracting from the heritage significance of the original building. I will return to the heritage effects of the removal of the building extension further.
12. The heritage values will become further degraded as the upper floor has severe borer infestation and will require approximately 1/3 of the borer infested timber floor cladding and floor structure to be replaced with the same materials. Then all of the Internal heritage features need to be completely enclosed with 19mm firestop Gib cladding. Two new compliant egress stairs discharging to the frontage further denigrate the heritage value of the exterior. Full compliance with the building code for Fire, Structure, WC facilities and an Accessible WC will be required.
13. The ability to achieve the supply of large and long Rimu and Kauri timbers for replacement beams, columns, floor joists and flooring will be extremely difficult if not impossible and certainly expensive.

14. The rear section could be demolished (with resource consent) and have minor impact on the heritage value of the building. This was accepted by the parties to the resource consent application and the Council reporting officers.
15. The West Street façade only has heritage value on the second-floor level. The c.1965 ground floor addition of a concrete/masonry external wall with steel windows and roller shutter door replacement structure to the lower level to enable railway access is actively detracting from the heritage significance of the building. The C1980 additions to the South East and North East facades do not provide any Heritage value and would need to be removed and the walls reinstated.
16. The ground floor to floor height and the spacing of the columns of the heritage component of the building restricts the future use of the space and this is particularly significant in bringing the building up to Code, both structurally and from a fire point of view, further restricting the building use for future tenants.
17. All of the internal Floor support columns, beams and floor structure need to be fire rated to 60:60:60 and the upper floor created as a separate fire cell from the ground floor requiring the addition of two egress stairs and alarmed and monitored fire systems.
18. The heritage curved roof trusses have sagged and temporary props have been added to support the truss. These trusses will need to be strengthened and supported, again affecting the heritage value and the usable space.
19. The roof cladding is deteriorating and will require replacement with compliant safety mesh, insulation, roofing iron and the building will require new electrical and fire alarms systems.
20. Some of the heritage infill timber partitions show borer infested timber which will require replacement with the same materials and in the same manner to maintain the heritage values.
21. The West Street State Highway has restricted vehicle access for loading to the extent that only small delivery trucks will be able to access the large warehouse area and site domestic vehicular access is restricted by the close proximity to the Havelock Street traffic lights which cause the cars to backup for a large period of the day. The opportunity for storage of grain or major storage items is no longer available restricting let ability and has the potential to seriously negate the use of the building and limit potential tenants.

22. It is not considered that all of the existing building on the site is worthy of being classified as a Category A Heritage Building or Category II Historic Place. I believe that these designations should only apply to the heritage elements and values of the original building. Again, this view was supported by the parties to the resource consent application and the Council reporting officers at the hearing in February 2017.

23. In my opinion, the heritage values have significantly diminished given the subsequent changes applied in the '60s and '80s and the economic viability of remediation in any form is uneconomic. As a practising architect, based on my experience, the cost of strengthening and refurbishment only (putting aside any restoration and refit costs) are such that it is most unlikely that the finished building would achieve an economic return in the Ashburton market. Since 1975 I have had 43 years' experience assisting commercial landowners in the Ashburton commercial area with both major refits and new builds and the provided returns typically required to make these viable in this case do not exist.

As examples we recently have created the following;

23.1 New Builds

- 1.1 New two storied commercial Building – West street - 4m - 7.0% return
- 1.2 New commercial building – Tancred street - 2m - 6.25 % return
- 1.3 New commercial retail premises – Kermode street - 2.5m - 7.0 % return
- 1.4 New commercial retail premises – Kermode street - 1.5M – 7.25% return

23.2 Restorations and earthquake remediation's

- 2.1 Hospitality Restoration -100% NBS - Burnett street. - 1.5m – 9.0 % return
- 2.2 Bank and commercial offices - Tancred street - 3 m - 8.0 % return
- 2.3 Restoration 67% NBS – West Street retail - 1.7m - 8.5 % return
- 2.4 Restoration 67% NBS – Industrial - Kermode street - 0.9m - 10.0 % return

24. My Condition Report (08/08/017) concluded that the building is not in a good condition. I refer to paragraph 6.5 which sets out the maintenance and strengthening action required as follows:

Action required

'Spandrel cladding requires replacement and some rotten timber replaced.

The curved corrugated steel roofing to the remaining 2/3 of the curved roof requires replacement.

Structural attachment and foundation work is required. see Engineers report

The spouting requires Cleaning the grass removed And rotten spouting replaced

The street front canopies require demolition, reconstruction and recladding.

Strengthening of the masonry is required as is the sealing of the exterior walls against water penetration.

The Borer infested walls are not tied into each other and require structural tying with steel plates both sides. The floor beams and flooring require replacement. See engineers report.

The 9 new bracing portal Column pads will require excavation of concrete and soil to enable the new support pads to be installed at each column.

The Fire Code will require the upper story to be fire separated from the lower as a separate fire Compartment with two new compliant egress stairs discharging to the exterior. Dependant on the occupancy the building may require a lift as the upper floor area exceeds 400sq.m. The cost of a lift is in the vicinity of \$100,000.00.

Remove all infested timber and replace with the same timber and sized beams and posts.

The first floor will require structural connection with the boundary walls.

The pads will require excavation of concrete and soil to enable new support pads to be installed at each column.

Fire rating of the structure is required. The upper story needs to be fire separated from the lower with two new compliant egress stairs discharging to the exterior. All floor, walls and columns need to be clad in 19mm firestop.

A new fire type 4 alarm system will be required.

Replacement of the entire rear corrugated roof complete with reinforced foil insulation and the front curved heritage roof requires 2/3 of the corrugated iron replaced and the trusses require structural support.

Some partitioning will require repair where fittings have been removed and where borer infestation has been removed.' Further to this Compliant WC's will be required to replace the demolished services.

Partial demolition and restoration

25. My Condition report and evidence for the resource consent application was based on the RRL proposal to demolish both the original building and the building extension.

26. At the resource consent hearing, Mr Gilkison, an architect who made a submission in opposition to the demolition application, suggested a partial demolition and retention proposal (the Gilkison proposal). This involved the demolition of the building extension and the post 1950s additions to the original building (which I understood to mean sides and frontage), and the retention and strengthening of the original building but with a less stringent approach to the protection of heritage fabric of the restored original heritage building.

27. This approach was given verbal support by other submitters at the hearing including Historic Places Mid-Canterbury, and Ms Baird, the heritage consultant engaged by the Council to report on the application. This was recorded in the Council decision¹ in the context of the Commissioners discussion of costings:

"21. I have no reason to doubt the accuracy of these costings.... The costings seem to envisage restoration as close as possible to the original form, and include items such as replacing the concrete block side walls and foundations. However the submitters do not appear to be calling for that and were prepared to accept partial restoration. In fact the only really important feature for them appears to be the arched roof, with everything else negotiable.

22. Whether a more limited restoration of the original building [only] would amount to something the market would find attractive and be prepared to pay for is another question altogether. Mr Redmond certainly did not appear to think so, but I consider that this has not been thoroughly explored, because I think the parties may have been talking past each other on this point. I have not seen any description of what a partial restoration that meets building standards would have to include, or what it might cost."

The commissioner, Mr Mountford needs to take into account that the existing boundary wall are earthquake prone and will need to be brought up to the full 100% NBS under the provisions of obtaining a Building Consnet

What does "partial restoration" mean?

28. The Commissioner at the resource consent hearing clarified with the applicants' witnesses that the structural engineering evidence of Mr Gwatkin's and the quantity surveying costings evidence of Mr Harrison was based on an assessment of the works involved and estimated costs to:

- a. Strengthen the building to meet building code requirements for an earthquake prone heritage building likely to undergo a change of use (being as close as practicable to compliance with the Building Code); and
- b. Refurbishment of the building – meaning returning it to a complete building that complies with all relevant Building Code requirements – but does not include the final fit out costs of the eventual tenant or tenants.²

¹ LUC 15/006, Commissioner David Mountford, 15 March 2017.

² Fit out costs are typically met by the tenant but are subsidised by landlords and some commercial markets from time to time. The fit-out costs for different uses can differ significantly from those for a restaurant/bar/cafe at the high-end down to a basic storage facility. The cost difference can be in the millions of dollars depending on the size, type, and quality of the intended use.

29. My understanding of the Gilkison proposal is that it involves:

- a. The demolition of the building extension;
- b. The removal of the 1950s onwards additions to the original building such as the lower half of the street facade and the side extensions so as to return the building to the original curved iron structure of the grain store;
- c. Restoration of some, but not all, aspects of the remaining internal heritage features of the building. Note the code requirements for consent will require structural compliance to be to full Code.

30. It is the third point that causes problems because many heritage experts and architects will disagree over what remaining heritage features and fabric should be retained and restored. This is compounded with the Cates building because many of its unique, heritage features relate to structural elements such as the many native wood posts and beams and the upper level iron support work (roof) which will need to be significantly altered or replaced to meet Building Code requirements.

31. Historically, my experience in these matters has seen total intransigence on the part of Local Authorities and Heritage experts particularly under the 'Icomos Charter 2010', insisting on retention rather than partial removal of heritage components and not permitting any material to be removed or damaged even at the long term resultant deterioration of the fabric of a building. The charter advocates for 'Work undertaken at a place of cultural heritage value should involve the least degree of intervention, consistent with conservation and the principles of this charter.'

32. Intervention should be the minimum necessary to ensure the retention of tangible and intangible values.....' In the case of the Cates building example these Heritage experts are prepared to save only some of the components of the building. i.e. the curved roof which is the only part seen when one views the building from the state highway and the internal structural columns and beams each will be covered to meet the fire code.

33. To me, if that buildings' demolition is to be denied, which is what they advocate, then clearly their decisions are emotive and not based retaining the true heritage components of the building.

34. Over the last 40 years (our practice has been involved in most of the heritage buildings in Christchurch) and we have experience many such issues. To the extent that in some cases we

have been required to place glass over some historic construction components so the public can review the past methodologies of construction.

35. We have established that the heritage component is small and when stripped of all the c1950 & c1980 additions it becomes only a minor component of what it was and the resulting partial restoration will become an eyesore to the township.

36. Clearly the use of the site is restricted by access to and from State highway 1.

Recommendations

37. The Gilkison proposal was not what I expected a Heritage Architect and expert to promote as it leaves a wooden skeleton clad in corrugated iron which would look at odds (an eyesore) with surrounding buildings and would certainly denigrate what he is trying to save. He also stated that the inclusion of the rear building strengthening was irrelevant as only the Heritage component was at issue. The rear Building section is included in the current Heritage classification

38. The reality from an economic point of view is that all the buildings on the site will need to be brought up to the earthquake standard and therefore are correctly included in Mr Harrison's costing by forming part of the overall refurbishment costs. If the rear building was to be demolished to save the Heritage part then the cost of demolition and resurfacing the area on which the demolished section stood, still impacts on the overall viability of reinstatement.

39. Mr Gilkison's reference to the relevance of costs (section 27 of his evidence) looks solely at the heritage building and does not take into account the overall cost on the viability of the return expected from the investment.

40. The summary above (section 24) provides a clear indication of the amount of work required to meet the code and added to that is the cost of the new exterior walls and windows, fire linings, services and egress.

41. Mr Gilkison has stated 'In my opinion the existing Cates Grain Store would be able to be strengthened and refurbished to allow a wide range of potential uses'. He does not define what uses would work in this very high space broken by a proliferation of columns, nor does he advocate what original building form and heritage details could be reinstated without a great deal of difficulty or expense. In my opinion the opposite is the case, in that the structural strengthening and fire cladding of the timbers adds significantly to the cost and free unencumbered use of the areas.

42. This lightweight, timber framed building does require complex custom built steel connections and steel bracing elements to the large timber columns, beams and foundations. The new walls, (SE wall partial front, SW wall, NW wall and NE wall), because of their height will require substantially greater stud thickness or a steel frame to support the wall framing solution to bring it up to Code.

The upper floor of the front building does not offer an unrestricted open floor plan because there are columns required to support the laminated curved trusses which are failing. The ground floor plan has a proliferation of timber posts supporting the upper floor structure and these do provide a restriction to retail or commercial office space. Both floor levels have a high stud level and will require additional partitioning, doors and a suspended ceiling to reduce HVAC loads.

43. For this reason, I recommend to RRL's structural engineer, Mr Tim Gwatkin, that his assessment:

- a. Include the demolition of the building extension and making-good the rear wall;
- b. Include the removal of the 1950s changes to the street facade and return to the original construction methods by removing all the wall linings and windows and replacing them with timber framing lining the existing concrete frame and cladding it with 0.66 Corrugated vertical iron sheeting and new timber windows to replicate the upper story..
- c. Include the demolition of the 1950s side extensions and return the form of the building to its original curved corrugated iron structure by replacing the external wall with a 0.66 mm Corrugated iron cladding in 200 x 72 mm H 3.1 framing clad with 12mm Ply bracing and removal of all internal partitions post c1950
- i. Retain or restore the following heritage features of the original building:
 - a. The original posts and beam structure including replacement of borer infested timber and metal brackets at each junction of post to beam and post to floor.
 - b. Replacement of 'like with like' first floor joist and flooring (borer infested)
 - c. New reinforced concrete foundations. Concrete pads (for structural frames)
 - d. Replacement of the timber floor with concrete with a timber finish over the top the match existing.
- ii. Remediation of the first-floor curved laminated trusses and props?
- iii. Replace the curved roofing Iron and provide new bracing.
- iv. Provide the addition of two enclosed egress stairs and Fire doors
- v. Complete the earthquake remediation of the complete structure
- vi. The refabricating of 200 x 75 stud walls to the entire ground floor to meet Code requirements including all windows and doors in timber to match the existing.
- vii. Create new Male and female WC's. 2 WC's per male and female at each level and a accessible WC at GF level, complete with wash hand basins.

44. I recommend to RRL's quantity surveyor, Mr Harrison, that the refurbishment works will include the above but in more detail:

- a) Include the demolition of the building extension and making-good both walls including the rear wall with 200 x 75 H 3.2 timber framing at 400c/c, building Wrap and vertical 0.66 mm Corrugated iron cladding and the necessary flashings to ensure a water tight finish and clad with the inside face with GBTL 90 , 16mm firestop cladding.
- b) Include the removal of the 1950s changes to the street facade and return to the original construction methods plus replacing the demolished walls. Include the demolition of the 1950s side extensions and return the form of the building to its original curved corrugated iron structure by replacing the external walls as cl16(b) above , lining with 12mm H3.1 Plywood Bracing ; and
- c) Removal of internal partitions post c1950
- d) Retain or restore the following heritage features of the original building:
 - I. The original posts and beam structure including replacement of borer infested timber and metal brackets at each junction of post to beam and post to floor, to the ground floor
Clad all the columns and beams with 19 mm Firestop.
 - II. Install the 9 Steel Portal frames supported on Reinforced concrete pads: See engineers drawing.
 - III. Replacement of like with like first floor joist and flooring (removing that which is borer infested) and replacing it with Rimu Ex 150 x 35mm H 3.1 t&g flooring and GBTL 90 , 16mm firestop cladding the underside of the floor
 - IV. Provide new 200 x 600 mm deep reinforced concrete foundations. To the NW and SW walls Including total replacement of the Ground floor timber floor with a 100mm reinforced concrete slab over a PVC DPC with a Rimu Ex 150 x 35 mm t&g floor Laid over it with 45 x 45mm pinus strips at 400 c/c ramset to concrete as a timber finish over the top to match existing.
 - V. Remediation of the first-floor curved laminated trusses and props? With additional 100 x 100 mm H3.1 supports @ 2000.m c/c.
 - VI. Replacement of the curved roofing Iron over a polythene vapour barrier complete with 'Reid brace" adjustable steel bracing complete over two full width roof bays.
 - VII. The fabrication, supply and installation of two 1200mm wide enclosed egress stairs complete with mid landing , twin handrails and fireproof egress doors at the base. The whole stair enclosed with 140 x 45mm Ha3.1 framing and GBTL 60/60/60 Firestop lining . Fix and stop to Gib Standards.
 - VIII. The earthquake remediation of the complete structure. See engineers report.
 - IX. The re-fabrication of 200 x 75 stud walls to the entire ground floor to meet Code requirements including all windows and doors in timber to match the existing.

William C Skews

Registered Architect

N.Z.C.D. Arch, B.Arch, F.N.Z.I.A. , F.N.Z.I.M.



13.4.2018

Aidan Prebble

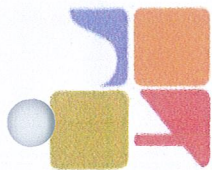
From: Bill <Bill@skews.co.nz>
Sent: Friday, April 13, 2018 11:47 AM
To: Aidan Prebble; Tim Clements; Stewart Harrison
Subject: Section 85 Evidence
Attachments: Draft Final Sect 85 Apl 2018t.docx

Aidan, Stu and Tim

This is now my upgraded Evidence having Read The commissioners report. Please feel free to suggest corrections/changes as you can .

Kind regards

Bill



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