

#### 4. HERITAGE GRANT APPROVAL – 157A GLOUCESTER STREET, CHRISTCHURCH

<b>General Manager responsible:</b>	General Manager, Strategy and Planning Group DDI 941-8281
<b>Officer responsible:</b>	Programme Manager, Liveable City
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##### PURPOSE OF REPORT

1. The purpose of this report is to obtain approval for a Heritage Incentive Grant (HIG) for 157a Gloucester Street, Christchurch (**Attachment 1**).

##### EXECUTIVE SUMMARY

2. The building at 157a Gloucester Street is one of the corner units of the New Regent Street shops. The whole of New Regent Street was designed by the architect Frank Willis and built in 1931 (refer to the Statement of Heritage Significance, **Attachment 1**).
3. The two storey building is located on the south-eastern corner of New Regent Street and is physically linked across the alleyway to the other buildings on the east side of the street. The building was originally the mirror image of the opposite building on the south-western corner of New Regent Street, Number 153 Gloucester Street. However, Number 153 has undergone a much higher degree of external and internal alteration. No corner units were ever constructed at the north end of New Regent Street. Number 157a is therefore unique in the street scene as it is a corner unit in almost original condition.
4. Similar to the structure elsewhere on the 1931 New Regent Street shops, 15a Gloucester Street has a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the street facades are plastered or tiled. The other parts of the building are not plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame will prevent the building being classed as earthquake prone, the brickwork panels do require new cavity wall ties to improve their structural performance.
5. 157a Gloucester Street has a number of roof level ornate parapets and two concrete 'eyelids' which would have originally held genuine 'Spanish' style clay tiles. These relatively heavy tiles were later removed to prevent them falling into the street below. The upper walls were originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the building were first painted in the 1960s and then again in the 1980s. The building has a suspended verandah and below this the shop-front walls are tiled with the original decorative coloured tiling. Many of the other shop fronts of the street have lost this lower shop-front tiling. The shop windows and entrance doors at Number 157a still have the original stained timber finish.
6. New Regent Street is a registered Category 1 with the New Zealand Historic Places Trust (NZHPT). All of the original 1931 shop buildings of New Regent Street are listed Group 2 in the Christchurch City Council's City Plan. 157a Gloucester Street is part of the original 1931 shops.
7. The work that the applicant is seeking grant support for will ensure the future protection and continuing use of this significant heritage building. The application meets all the criteria for a grant as provided in the Heritage Incentive Grants Policy – Operational Guidelines.
8. The building has not been the subject of a previous Heritage Incentive Grant from the Council. The building is owned by Mr. John Douglas. This is the first application for a grant that relates specifically to the *New Regent Street Revitalisation Project* and others are expected to follow this example shortly. The aim of this project is the revitalisation of the entire street by 2014. The proposed work has received resource consent under RMA 92014997.

## SCOPE OF WORK

9. A summary of conservation and maintenance works include:
- (a) Installation of replacement cavity wall ties, including scaffolding and coloured mortar finish to brickwork;
  - (b) Repairs to plaster facades, full preparation and repaint including windows and balcony railings;
  - (c) Replacement of electrical switchboard; and
  - (d) Glazing repairs.
10. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

<b>Particulars</b>	<b>Costs</b>
Installation of 'Thor Helical' cavity wall ties, south, west & north walls	\$17,660
Repairs to plastered façade and repainting (south and west walls)	\$16,357
Electrical work (50% of original quoted sum of \$5,683)	\$2,842
Glazing repairs	\$259
<b>Total of conservation and restoration related work</b>	<b>\$37,118</b>

## HERITAGE INCENTIVE GRANTS POLICY

11. The Operational Guidelines for the Policy provide for a grant of up to 40 per cent of the total heritage related costs for a Group 2 heritage building.

<b>Proposed heritage grant (40%)</b>	<b>\$14,847</b>
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## FINANCIAL IMPLICATIONS

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	<b>2009/10</b>
<b>Annual Budget</b>	<b>\$842,106</b>
<b>Commitment from previous year</b> (St Paul's Presbyterian Church)	\$142,000
<b>Total Grant funds committed year to date</b>	\$558,983
<b>Balance of 09/10 funds</b>	<b>\$141,123</b>
Fund approval for 157a Gloucester Street	\$14,847
<b>Total Available Funds 2009/10</b>	<b>\$126,276</b>

### Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

13. Yes. The Heritage Incentive Grant budget is an annual fund provided for in the 2009-19 LTCCP.

## LEGAL CONSIDERATIONS

14. Limited Conservation Covenants are required under the Heritage Conservation Policy for properties receiving Heritage Incentive Grants of \$5,000 to \$49,999. A Full Conservation Covenant is required for grants of \$50,000 or more. A minimum of a Limited Conservation Covenant is therefore required for this grant to be uplifted.

### Have you considered the legal implications of the issue under consideration?

15. Yes. Covenants are a more comprehensive form of protection of the buildings because they are registered against the property title, ensuring that the Council's investment is protected.

## ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

16. The Heritage Incentive Grants Scheme is aligned to the Community Outcome '*An attractive and well-designed City*' (LTCCP 2009-19, page 50). 'Community Outcome 9. Development' provides for, among other things, ensuring "*our lifestyles and heritage are enhanced by our urban environment*" (page 54). One of the success measure is that "*Our heritage is protected for future generations*" (page 54). "*Progress will be measured using these headline indicators ... number of heritage buildings, sites and objects.*" (page 54). Heritage Incentive Grants contribute towards the number of protected heritage buildings, sites and objects, which is the measure under the outcome.
17. Within the 'Activities and Services' section of the LTCCP, is 'City planning and development' which aims to help improve Christchurch's urban environment, among other things. One of the activities included in 'City planning and development' is 'Heritage protection'. "*A city's heritage helps to sustain a sense of community identity, provides links to the past, and helps to attract visitors. The Council is committed to protecting the heritage of our city and works with developers, landowners and other stakeholders to conserve heritage buildings, areas and other items*" (page 187).
18. 'Heritage Protection', requires the Council to "*Research and promote the heritage of Christchurch and Banks Peninsula. Work with developers, landowners and other stakeholders to conserve heritage areas, buildings, and other items. Promote development that is sensitive to the character and heritage of the city and existing communities.*" (page 192). The Council provides information, advice and funding for city heritage and heritage conservation, and will be expected to continue to do so, as part of its objective to retain heritage items.

## Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

19. Yes.

## ALIGNMENT WITH STRATEGIES

20. Alignment of the requirement for Heritage Incentive Grants and Conservation Covenants stems from the Heritage Conservation Policy which in turn is relevant to:

### Greater Christchurch Urban Development Strategy (UDS)

Heritage development projects provide opportunities for increased commercial and residential activity in the City while at the same time enhancing the heritage townscape. The UDS considers heritage as an integral part of Christchurch and an aspect of growth management provided for is through the protection, maintenance and enhancement of heritage.

### Christchurch City Plan

Heritage redevelopment projects are consistent with the Heritage provisions of the City Plan: Volume 2, Section 4, City Identity, Objective 4.3 Heritage Protection provides for objectives and policies in relation to Heritage protection. It recognises that Christchurch is a cultural and tourist centre, a role mainly dependent on its architectural, historic and scenic attractions. Much of its distinctive character is derived from buildings, natural features, other places and objects which have over time, become an accepted part of the cityscape and valued features of the City's identity ... Protection of heritage places includes cultural, architectural, ... areas of character, intrinsic or amenity value, visual appeal or of special significance to the Tangata Whenua, for spiritual, cultural or historical reasons. This protection may extend to include land around that place or feature to ensure its protection and reasonable enjoyment. A heritage item may include land, sites, areas, buildings, monuments, objects, archaeological sites, sacred sites, landscape or ecological features in public or private ownership.

### Central City Revitalisation Strategy

Inner city heritage improvement projects are consistent with the vision for the Central City to cultivate a distinct identity that is unique to the city's environment and culture. This strategy places particular emphasis on the heritage of our Central City. The Christchurch Central City contains over half of the city's entire heritage assets.

#### New Zealand Urban Design Protocol

Heritage projects improve the quality and design of the urban environment by protecting the heritage of the city, which is stated in the Protocol as being an attribute of successful towns and cities. The Limited Covenants will contribute towards the implementation of the New Zealand Urban Design Protocol of March 2005 of which the Council is a signatory body.

#### Heritage Conservation Policy

The Heritage Incentive Grants are provided for under section 8 of the Heritage Conservation Policy. As noted above under the LTCCP heading, the Heritage Conservation Policy aligns with the Community Outcome “An attractive and well-designed City” through the indicator “Number of heritage buildings, sites and objects”.

The Heritage Grants Policy is aligned with the ICOMOS New Zealand Charter 1993 for the Conservation of Places of Cultural Heritage Value, which the Council has adopted. The concept of places incorporates landscape, buildings, archaeological sites, sacred places, gardens and other objects. ICOMOS considers that countries have a “general responsibility towards humanity” to safeguard their heritage for present and future generations.

#### **Do the recommendations align with the Council’s strategies?**

21. Yes.

#### **CONSULTATION FULFILMENT**

22. There is no requirement for community consultation for Heritage Incentive Grants or Covenants.

#### **STAFF RECOMMENDATION**

It is recommended that the Heritage Grants and Covenants Committee approve:

- (a) A Heritage Incentive Grant of up to **\$14,847** for conservation and maintenance work for the protected heritage building at 157a Gloucester Street subject to compliance with the agreed scope of works and certification of the works upon completion.
- (b) That payment of this grant is subject to the applicants entering a 10 year Limited Conservation Covenant with the signed covenant having the Council seal affixed prior to registration against the property title.