

## 9 CONSERVATION APPROACH AND PHILOSOPHY

### 9.1 ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value

All conservation work will be carried out in accordance with the ICOMOS Charter for the Conservation of Places of Cultural Heritage Value. A copy is reproduced in Appendix 6. Contemporary best practice, as supported by the ICOMOS Charter, focuses on the Conservation of the existing building rather than Restoration to a presumed original state, although restoration of particular elements may be considered on their individual merits.

### 9.2 Significance

All decisions regarding the conservation, repair or adaptive re-use of the historic building should be based on an understanding of its significance and of its significant fabric, spaces and elements, as identified above.

### 9.3 Record

The current condition of the building should be recorded prior to commencement of any work to the historic buildings. The inventories included in Appendix 1 and Appendix 2 of this report can be considered to form an acceptable record of the building's current condition.

All work carried out to the building should be documented and recorded as it proceeds.

Any more recent layers of history which are removed should be fully recorded and documented before removal.

### 9.4 Repair

Any repair work to the building should be the minimum necessary to stabilise or repair the historic fabric.

The philosophy should always be to repair rather than replace.

Repairs should be carried out in materials which match or complement the original.

In addition, any investigation which involves the destruction of historic fabric should be the minimum necessary to allow an understanding of the heritage values of the place or to allow appropriate repair to be specified.

### 9.5 Rebuilding

Should any rebuilding lost or damaged areas be undertaken in the future, this must be based on clear evidence of the lost material or construction and not on conjecture.

It should be discreetly, but clearly, identifiable as new work, and documented as such.

Rebuilding should only be carried out where the stability of the building is in question or where the cultural heritage value of the place has been compromised.

## 9.6 Skills

All conservation work to the buildings should be carried out by craftsmen with an understanding of historic building construction and of their trade in particular.

## 9.7 Ongoing Consultation

Conservation input into the development of the building should not stop with the production of this Report. Decisions relating to the modification of building fabric, spaces, elevations or use should always be made in consultation with a recognised heritage professional and all conservation or building work that affects the building fabric, spaces or elevations, should be carried out under the supervision of a qualified conservation consultant or suitably experience heritage professional.

## 9.8 Layers of History

Layers of history which are visible in historic buildings are also of value. More recent layers should only be removed if they compromise an understanding of the significance of the building.

## 9.9 Setting

The setting of a historic building is an integral part of its significance.

The curtilage of the building should be respected as should the relationship of the building to the others in its immediate surroundings, and to its wider context.

## 9.10 Change of Use

Again, no change of use is anticipated at this stage and nor is it recommended, however it should be noted for future reference that any change of use of the historic building should involve the minimum impact on the heritage significance and require the least change to the significant fabric.

It is important to recognise, however, that unless buildings are in use they will deteriorate and eventually be lost. New uses which are sympathetic to the identified cultural significance will allow historic buildings to remain alive.