

10 IMPLEMENTATION

10.1 Conservation approach and philosophy

All work should be carried out in accordance with the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (1992) and with the principles outlined in Chapter 9 of this report: Conservation Approach and Philosophy.

10.2 Conservation of Existing Building Fabric

10.2.1 Exterior

Delaminated and dissolved stone: Unfortunately there are very few remedial treatments available for delaminated stone and the use of chemical consolidants is not generally recommended. Where deterioration of the stone surface is particularly marked appropriately coloured mortar repairs may be considered. Where any stone is felt to be decayed beyond repair suitably matched stone indents or replacement stones can be cut in. In all cases, these repairs should be based on close inspection by a qualified and experienced tradesman and decided on in conjunction with a recognised heritage consultant. Perhaps the greatest effect however can be obtained by taking measures to minimise further deterioration. To the north façade in particular, where deterioration patterns suggest rainwater running down the façade this may most effectively be achieved by careful investigation and, if necessary, overhaul of the rainwater disposal systems for the building. In addition, capping details should be carefully investigated throughout, and consideration should be given to replacing concrete capping with a less resistant alternative.

Atmospheric staining: This should be removed using a suitable cleaning agent – which may be a gentle abrasive such as that used in the Joss cleaning system, or a proprietary chemical product – to be recommended by a qualified and experienced contractor. Trial panels of any product selected should be carried out on both stone and render surfaces and must be judged satisfactory by a recognised heritage consultant. Application of any product should be undertaken with great care and attention, as both abrasive and chemical cleaners have the potential to damage building fabric when inexpertly applied. The same general recommendations apply to the removal of graffiti.

Cracks in the render surfaces: Ideally a structural cause should be ruled out before proceeding. Any cracks large enough to admit moisture should be filled with a suitable mortar mix to match (or slightly less resilient than) the original.

Unightly patch repairs: These should be removed and replaced with suitably coloured and matched mortars of a slightly less resilient nature than the surrounding fabric.

Salt growth: This should be carefully brushed off and every effort should be made to eliminate sources of moisture, which may be exacerbating the problem.

Roof and Rainwater Goods: This is one of the most important aspects of the conservation of any building. In particular pooling to flat roof surfaces should be investigated and all gutters and downpipes should be regularly inspected and cleaned. Any failed elements should be carefully repaired and replacement should only be considered as a last resort, as rainwater goods form an integral part of the original design.

10.2.2 Interior

Condensation: As noted above, condensation run-off is likely to be a product of intermittent heating of the building as well as the irregular presence of large crowds of

people. In most cases only minor staining to the painted or rendered surfaces has resulted, however in some areas peeling paint and damage to moulded plasterwork are notable. The only real solution to this problem is to keep the building evenly heated, thereby avoiding large variations in relative humidity levels.

Moulded Plasterwork: Should the decision be taken to proceed with conservation work to the fibrous plasterwork ceilings it is recommended that these be inspected at close quarters by an experienced tradesman or plaster conservation specialist. Certainly, areas to the upper gallery where there appears to be considerable damp present should be treated as soon as possible. In general, when dealing with historic plasterwork:

- All plasterwork should be carefully cleaned. The use of water or steam should be kept to an absolute minimum, no caustic (alkaline) based cleaning solutions should be used, and in all cases a cleaning trial should be carried out on a small area prior to proceeding.
- Any cracks should be carefully investigated to ensure that a structural problem is not at their root cause. Non-structural cracks can be filled with a mixture of lime putty and casting plaster (gypsum), applied using a small tool or syringe. Modern fillers should not be used.
- Areas of loss or damage should be replaced using historically accurate fibrous plaster and should be carried out by an experienced craftsman. Small gaps can be hand-modelled in situ, whereas larger areas of damage may require the use of silicone moulds to replicate lost sections.
- Any areas of dampness or water penetration should be thoroughly investigated in order to locate and remove the source and the plaster allowed to dry thoroughly before any redecorating or repair is undertaken.
- Salt efflorescence should be carefully brushed off and the surface wiped clean with a slightly dampened cloth or sponge.

Damp staining: Where this occurs, the priority should be to investigate and eliminate possible sources of water ingress to the building fabric.

Timber joinery: This is in generally good condition throughout and should not require treatment other than general maintenance. Where any section of timberwork must of necessity be replaced this should be carried out using profiles matched to the original.

Metal windows: Generally these are in good condition but in need of general maintenance. All windows should be inspected for corrosion and this treated where necessary, working parts should be checked and broken panes repaired or replaced. Where original textured glass survives this should be retained.

10.3 Maintenance and Upkeep

A maintenance plan should be put in place for the whole building. This to include regular checks of all rainwater goods and roofing, metal windows, timber joinery and ceiling plaster as well as all building surfaces, internal and external. Where faults are identified these should be repaired using like materials and in consultation with qualified and experienced craftsmen. No item of original fabric should be replaced without the consent of a recognised heritage consultant.

10.4 Appropriate Use

The Town Hall complex was commissioned and designed as a place of public assembly and great attention was paid in the design to the provision of crowd control measures, the design of varying performance spaces and the provision of a full range of backstage amenities, as well as technical features such as the symphonic organ and stage lift. It has continued to function as a place of public assembly to the present day. This continuing

function forms a highly important part of the building's Architectural, Historical, Social and Technical significance and every effort should be made to retain the tradition into the future.

10.5 Alteration and Additions: Significant Fabric

Any alterations and additions to the existing building should be based on principals outlined in the 'Significant Fabric' section of this report. In Summary:

- The bulk appearance of the building is significant, in particular the retention of the loosely 'basilical' form, with its full-height central Hall flanked by lower flat-roofed side wings, and four corner 'towers' of varying designs.
- All three major elevations are considered of high significance.
- All original exterior fabric should be considered worthy of protection, repair and retention and any modifications should start from this premise, being made only where agreed to be absolutely necessary and in the minimal possible manner. Particular attention should be paid to door and window openings as it is from the arrangement of these openings that the elevations – particularly the side elevations – derive much of their rhythm and interest.
- Lettering to all elevations is of particular note.
- Modifications to the exterior of the building have been relatively minor and form part of the building's history. Removal would not be recommended, although changes can certainly be considered.
- Removal of the north entrance porch may however be considered if the opportunity exists to replace this porch with one of a more sensitive and suitable design.
- The main Town Hall auditorium, Entrance Lobbies, Stairwells and Corridors should be retained and protected. Any alteration to secondary spaces should respect the overall layout, with smaller rooms to either side wing, accessed via lateral corridors. Where it is deemed necessary to make changes to the layout or fabric of secondary spaces this should be carried out in consultation with an approved heritage professional.
- Original windows should be protected, repaired and retained throughout the building as a whole.
- The Glenroy auditorium is considered a significant space, as the whole design of this section of the building revolves around this space. It should be noted also that it is quite possible that original fabric survives beneath the later furnishings in this space and care should be taken that these are not inadvertently lost.
- The general division of space in the Dunedin Centre section of the building, with smaller 'foyers' or 'congregating areas' to the west of where the central stairwell now stands, and larger auditorium spaces to the east of this division, should be taken into consideration if feasible, however this is not necessarily an imperative.
- The corridor at S09, formerly an open lightwell, is of significance in retaining its original layout. Walls and window openings to this corridor, whether currently exposed or covered, and their windows should be retained.
- The 'Engineers Office' in the second floor roof space is also of some significance, and the roof structure and reinforced door should be retained.

Again, the detailed schedule of significant fabric in Appendices 1 and 2 should be consulted for an assessment of individual spaces and elements. In general terms, a recognised heritage professional should be consulted in all decisions relating to alterations or additions to any part of the building.

10.6 Alterations and Additions: Guidelines

10.6.1 Exterior

In general it is felt that any additions to the exterior of the building would need to be extremely carefully considered in order to avoid detracting from both the bulk appearance of the building and/or the rhythm provided by the articulation and placing of openings on all facades. Should the option be considered any discussion should be based on real and proven need.

The same principal applies to modifications and in particular to new openings on any elevation, which should be undertaken only as a last option.

In addition, any changes to any elevation must not interfere with evidence of the original crowd management systems. In particular, door openings and their relative stairwells, and relevant over-door lettering should be carefully protected and retained.

The 'south elevation' lightwell should be maintained as it represents a direct response to the competition design brief.

Any additions - and again these should only be considered based on real need - must be readable as 'new' and should be in lightweight materials so that the weight and bulk of the original building predominates.

Any additions or alterations to the exterior must be fully considered and should be the minimum necessary to achieve essential future sustainable use of the building.

Any additions or alterations to the exterior of the building should be designed and implemented in full consultation with a recognised and qualified heritage professional.

10.6.2 Interior: Town Hall

Alterations to the primary spaces of the Town Hall - Foyers, Auditorium, Galleries, Organ, Flanking Corridors, Stairwells etc⁸. - should not be permitted.

Minor alterations to these spaces to accommodate services improvements to the building should be designed to have the least possible impact on significant fabric and in conjunction with a recognised heritage consultant.

Alteration to secondary spaces - Toilets, Cloakrooms, Backstage areas - should be the least possible in order to achieve essential improvements to the sustainable future use of the complex.

The original Town Hall layout included a distinct 'hierarchy' of spaces, from the primary spaces of the auditorium, foyers, flanking corridors etc, to the secondary public service spaces such as toilets, cloakrooms etc, to the backstage spaces not accessible to the public, and this hierarchy should be retained and respected in any internal modifications. Where possible reference to original room functions should also be preserved.

Any modification to the basement area should respect original divisions identified in the Inventories and should seek to leave at least part of the original reinforced concrete construction exposed. Any modifications should also seek to retain evidence of the 1942 air raid shelters which are felt to be of historic significance.

Any alterations to the Town Hall interior should be designed and implemented in full consultation with a recognised and qualified heritage professional.

⁸ See schedule of significant fabric in Inventory (Appendix 2) for ratings.

10.6.3 Interior: Dunedin Centre

The significant spaces identified – Glenroy auditorium, Corridor at S09, Engineers' Office, General layout of space to either side of stairwell - should be respected and retained.

In the case of the Glenroy auditorium, it is felt that the retention of 1980s remodelling should be seriously considered, with minor changes where necessary.

It is also felt that the auditorium should remain a performance and assembly space, as this forms an integral part of its historical and social significance.

In the case of the remainder of the building, 1980s remodelling can be removed and/or altered, taking care to avoid damaging possible surviving original fabric beneath.

The corridor at S09 should continue to express its function as a light well.

The general layout of spaces to either side of the stairwell applies up to first floor level only. The second floor level was not originally laid out in this fashion, and has been so severely compromised by 1980s remodelling that a freer approach to layout on this level can be taken.

Timber panelling to the Dunottar Lounge is not likely to be original to this location but may have been re-used from elsewhere in the building and should be salvaged, if not retained, in any modification to the space.

Alterations should be designed in full consultation with a recognised and qualified heritage professional and a heritage professional should be consulted in the case of any original or early fabric that might come to light during the implementation of agreed designs.

10.7 Context and Streetscape

Any alterations and/or additions to the building should be designed and considered in reference to the building's Contextual Significance, identified in Chapter 7 of this report.

10.8 Services Upgrading

Any upgrading or alterations to existing services, or any installation of new services should be carefully considered in order to have the minimum impact on existing historic fabric. In particular and routing of services which would compromise moulded plasterwork ceilings or original joinery is not recommended unless genuinely unavoidable.

All existing services should be checked for health and safety and redundant services should be removed, particularly where these are inappropriately routed through or across historic fabric, compromising the aesthetic integrity of the building.

10.9 Later interior fabric and finishes

Later interior finishes such as acoustic wall covering, suspended ceiling tiles etc may be removed. However great care should be taken in removal of any later fabric in order to avoid damage to original fabric potentially surviving beneath. Removal work should always be approached with the assumption that original fabric survives beneath. If original or early fabric is uncovered it should be carefully recorded and the advice of a recognised heritage consultant should be sought as to its significance, proper treatment and/or repair.

10.10 The Metro Cinema

Although a more recent addition to the building, this has been inserted into the former basement area with relatively little impact and some particularly ingenious solutions have

been adopted in fitting the cinema around existing building fabric. This is felt to be an excellent use for the space and adds interest to the story of the buildings development. As such it is certainly considered worthwhile to retain this use of the space.

10.11 Recording

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. In addition all work carried out to the building should be documented and recorded as it proceeds and any more recent layers of history which are removed should be fully recorded and documented before removal. Should additional original fabric be uncovered during building or renovation works this should – as noted above - be carefully recorded and the advice of a recognised heritage consultant should be sought as to its significance, proper treatment and/or repair.

10.12 Interpretation

This is an important element in the conservation of any building and is particularly important to the Dunedin Centre section of the building, where much original fabric has been lost. Information panels or picture displays showing historic views of the building, records and photographs of significant events held in the building, and detailing changes and additions, including conservation treatment, should be displayed within the building in a suitable location.