

5 CONDITION ASSESSMENT

This section gives a brief overview of the information contained in Appendix 1: External Inventory and Appendix 2: Internal Inventory. Appendices 1 and 2 give a detailed condition assessment of each external elevation and interior space, including materials and individual elements. Comprehensive photographic details are also included. The detailed information contained in these appendices has been excluded from the body of the text in order to allow for ease of reading, however it should be treated as an integral and fundamental part of this document and consulted as such.

5.1 Exterior

Conditions noted were reasonably evenly distributed across the four elevations with no notable concentration of problems in any one location. Of these, the most noticeable is extensive delamination and dissolution of the porous Oamaru limestone, particularly to exposed areas such as parapets and cornices.

5.1.1 North Elevation (Moray Place)

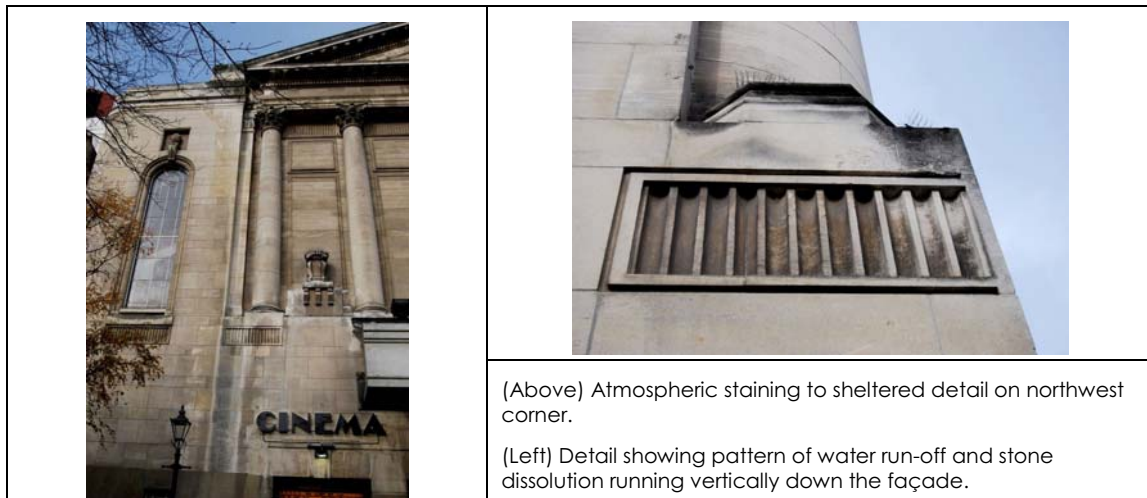
Delamination and dissolution of the Oamaru limestone is evident to the upper reaches of the elevation in particular, concentrated around the parapet and pediment, with noticeable areas of decay also evident to either side of the central portico, at junctures with the corner 'towers'. The latter appears to be caused by water pouring down the elevation in these locations and rainwater disposal solutions in these areas should be carefully investigated.

Atmospheric staining is also evident across the façade, particularly in sheltered locations such as soffits and around carved details. Atmospheric staining occurs to both the stone and the rendered areas of the façade and is caused by the build up of air-borne pollutants on the building surface. In exposed areas these are quickly washed away, but in sheltered areas such as those noted above the particulate pollutants accumulate and may eventually react with the stone surface to form insoluble gypsum crusts causing further delamination.

Some cracking to the rendered surfaces was noted, as were a number of patch repairs. Particular problems on this elevation are caused by the addition of the modern porch extension, which has led to increased staining around joins with the original building, and has provided a site for biological growth.

Salt growth (efflorescence) was noted to parapets on the northwest tower when these were inspected at close quarters. It was not possible to examine all parapets closely due to the height of the elevation however it would be sensible to assume the at least some degree of salt growth occurs and that this may be causing or accelerating the visible stone delamination.





5.1.2 East Elevation (Municipal Lane)

As noted in the 'Description' this elevation is now largely obscured by the erection of the Library building next door in 1982, forming a partially-covered walkway known as Municipal Lane. This makes an overall assessment of condition difficult as large sections of the façade are not visible. It should be noted that this situation is also likely to impede on repair and maintenance of obscured areas and for this reason may contribute to accelerated deterioration in these areas.

Again delamination and dissolution of the Oamaru limestone are notable, particularly to upper levels, including the set-back central Hall, accessed via a flat-roofed 'balcony' above the side wing.

Atmospheric staining is also evident throughout, particularly to sheltered areas (See 5.1.1 above).

A particular problem is caused on this elevation by junctures with the Library building, which have lead to a loss of carved detail in several areas.

In addition, the enclosed and relatively unsurveyed nature of the space has made the elevation a target for graffiti in some places.

Cracking and patch repairs to the rendered surfaces are also notable in places.



<p>Atmospheric staining and minor salt growth to rendered surface.</p>	<p>Graffiti and path repairs to door surround.</p>

5.1.3 West Elevation (Harrop Street)

Once again, delamination and dissolution of the Oamaru stone cladding are evident throughout the elevation, particularly to areas where water run off is greatest, such as around sills and cornices. Upper levels of the elevation, including the set-back central Hall, accessed via a flat-roofed 'balcony' above the side wing, appear to be particularly susceptible.

Atmospheric staining also occurs to many areas, particularly in sheltered locations such as soffits and around carved details. In places this has evidently formed an insoluble crust, leading to further delamination of the surrounding stone.

Cracking and patch repairs to the rendered surfaces are also evident in places.

<p>Section of façade. Note damp staining associated with plumbing outlet. Note also atmospheric staining to soffits and sheltered areas, as well as blocked up window opening to bottom right.</p>	<p>Detail showing delamination and atmospheric staining to section of running hood mould.</p>



5.1.4 South Elevation (Municipal Chambers)

As noted in the Description above this is not a true elevation as such, however the one visible section does display a considerable degree of atmospheric staining, likely to be caused by its sheltered position. Some biological growth is also notable.



5.1.5 Roof and Rainwater Goods

Only a small section of the roof area (in the vicinity of the northwest stairwell tower) was inspected at close quarters, however it is felt that conditions noted here are likely to be typical of other areas throughout the building.

Extensive delamination and salt growth were noted to stone parapets in this area. This is likely to be exacerbated by the presence of concrete capping, which causes the more porous stone to act as a sacrificial layer, and may also be providing a source of salts.

The flat roof to the tower itself displayed some pooling of rainwater indicating a lack of efficient water disposal.

The pitched slate roof to the central Hall appears to be in relatively good condition, with only a small number of missing or broken slates noted.

Lichen growth was noted to several areas of slate roofing.

Gutters have pulled loosed from their supports in several places and there is some disintegration to timber fascia boards.

Downpipes throughout appear to be in relatively good condition and there are no obvious signs of failure. However it should be noted that the time of inspection coincided with an extended period of dry weather. Replacement downpipes were noted in several places.

Flat roofs to the 'balconies' on either side of the central Hall are also readily accessible. These also display a certain degree of rainwater pooling, as well as bubbling and cracking of the modern roofing membrane used as covering.



Roofing details showing (clockwise from top left): Delaminated stone and damp staining to north parapet; Lichen growth to slate surfaces; Damage to timber fascia; Delamination and salt growth to south parapet

5.2 Interior

The interior of the building is in relatively good condition and appears to have been well maintained. Some generally-occurring problems are noted in the sections below, and are recorded in greater detail in Appendices 1 & 2. The greatest impact on the building's interior has however been caused by later modifications, particularly the major 1980s refit, which obscured or removed large amounts of original and early fabric. This is particularly the case to the Dunedin Centre but is also notable in parts of the Town Hall.

5.2.1 Town Hall

This section of the building is relatively well preserved and the original plan form survives largely unaltered, though with some exceptions.

One notable problem seems to be caused by condensation. There is considerable evidence to hard surfaces throughout the building of condensation run off. This 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.

Moulded plasterwork throughout the building appears to be reasonably well preserved. However it should be noted that it was not possible to inspect much of this plasterwork at close quarters due to the height of ceilings in many spaces. General conditions noted include cracking and crazing around joins in the moulded motifs, peeling paint, minor damp staining, and general soiling. One area of particularly bad damage exists to the western corridor at first floor level.

Damp staining is also noted in several places to joins where modern acoustic panelling/acoustic fabric has been inserted.

Timber joinery throughout is in good condition, and generally displays minor damage only, caused by normal wear and tear.

Original metal windows survive to most spaces and appear to be in good condition, although they tend to be heavily overpainted. No signs of major corrosion were noted however. In general all windows need regular maintenance and should be closely inspected for signs of corrosion. Repairs to cracked panes should be carried out where these occur.

Joins with the modern porch extension at north have also caused some problems, leading to evidence of damp and water ingress, in addition of altering the original configuration of openings.



Typical plasterwork details showing (clockwise from top left): Insertion of modern light fitting, with peeling paint revealing original terracotta paint beneath; hairline cracking and crazing; cracks along joins in heavier moulded pieces, missing section of plasterwork surrounded by damp staining.



5.2.2 Dunedin Centre

The extensive 1980s refit means that little original material survives in this section of the building. As such there is little original material on which to comment, but the Inventory in Appendix 2 should be consulted for details. The modern fabric is in good condition throughout with only minor areas of concern noted.

Original metal windows survive to most spaces and appear to be in good condition, although they tend to be heavily overpainted. No signs of major corrosion were noted however. In general all windows need regular maintenance and should be closely inspected for signs of corrosion. Repairs to cracked panes should be carried out where these occur.

Original flooring in the Glenroy auditorium is also in good condition, apart from scratches and pitting caused by general wear and tear, impact and footfall.



5.3 Summary

Overall the building appears to be in relatively good condition. It has been well maintained through continuous use and there is little evidence of neglect in any area. Perhaps the greatest concern is extensive stone delamination to the external elevations. Rainwater disposal is also a key issue in determining the future condition of the building and a through investigation of rainwater disposal systems throughout the building should be undertaken.