

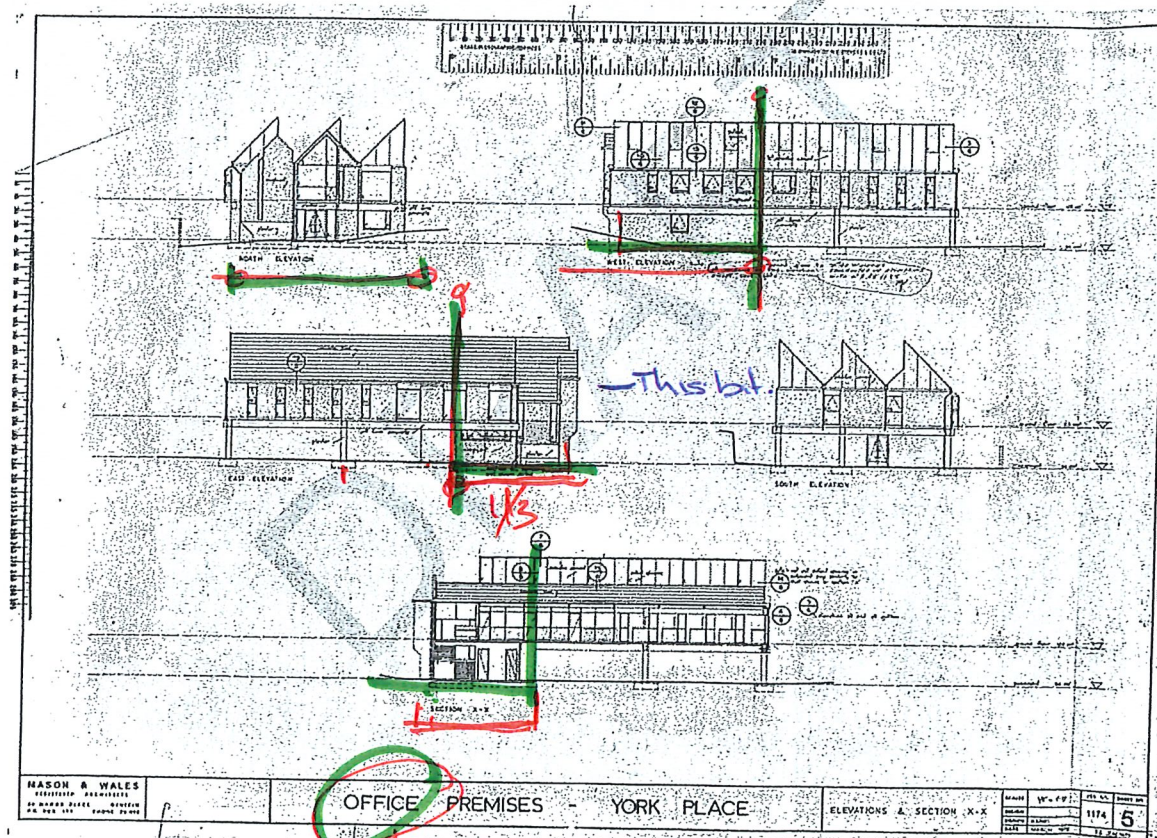
Wales, in whose name it remains today. The lot appears to have been in residential use by 1901, if not earlier, before its redevelopment by Mason & Wales Architects in the early 1970s.

Building design and construction

It is understood the design of the building originated from an office-wide design competition with staff each producing their own concept.

→ BILL HARRIS

Dunedin City Council issued a building permit for the office building in June 1972, based on architectural drawings dated March / April 1972. The two-storey building has a rectangular footprint and three-part sawtooth-style roof with the form extending north-to-south and occupying most of the lot. The main entry is set below the level of the footpath and provides access to a ground floor entrance foyer from which stairs rise to the principal office spaces on the first floor. The first floor extends beyond the ground floor towards the rear of the lot allowing for parking underneath the building.



Source: DCC Property File

Later history and development

In 1973, the building was given a design award by the Otago branch of the NZ Institute of Architects. Minor alterations were undertaken to the interior in c2007.

In 2023 the building was renovated – the existing concrete tile roof was replaced with coloursteel and the fibre cement cladding was replaced, and the high-level glazing replaced with double glazed aluminium windows in the existing openings.

ASBESTOS

