

7. SCHEDULE OF AUTHENTICITY, SIGNIFICANCE, CONDITION & STATUS Refer to the report Section 5.1, CONSERVATION PLAN (2000) for the Statements of Significance and Overall Cultural Heritage Values, exterior and interior.

Marked over plans and elevations are included at the end of this section that schematically summarise the assessments of significance.

General

Assessments of Significance: The significance of the Old Municipal Chambers is assessed in the conservation plan using the categories and definitions listed below and these are used in the SUMMARY OF ASSESSED SIGNIFICANCE VALUE: The Assessment Categories used in the Conservation Plan are:

Historic: Elements having historic significance have the ability to demonstrate an association with individuals, ideas or events.

Aesthetic: Elements having aesthetic significance can be said to make a contribution to the architectural or aesthetic qualities of the place or its setting.

Social: Elements having social significance are able to demonstrate cultural, spiritual, traditional or any other sentiment expressed by a group.

Scientific: Elements having scientific significance can provide information as to how the building may have been used. It may also show some particular construction technique of the period.



Definitions of contributing fabric used are:
Exceptional Fabric in this category makes an essential and fundamental contribution to the significance of the building.

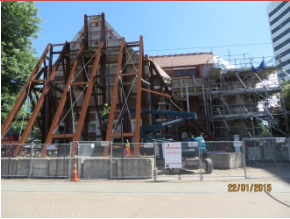
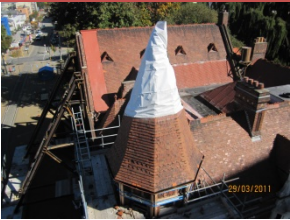

Considerable This fabric is considered to make an important contribution to the overall significance of the building.


Some Fabric having some significance makes a comparatively minor contribution to overall significance.

Not Relevant Fabric in this category may not have any particular significance, however it allows the building to function.

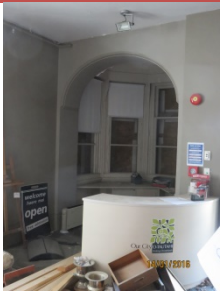

Intrusive fabric consists of accretions that detract from overall significance or obscure fabric of greater value.

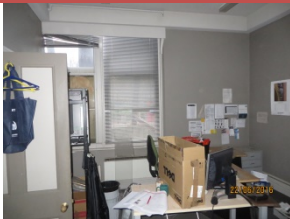



ELEMENT & DESCRIPTION EXTERIOR	PHOTOGRAPHS	AUTHENTICITY & CURRENT FORM	SUMMARY OF ASSESSED SIGNIFICANCE (Refer Conservation Plan)	CONDITION & STATUS (Refer also to the Structural Engineer’s report)
NORTH FAÇADE Exterior walls are constructed of red brick with decorative tiles and courses of profiled bricks including polychromatic brickwork. Terracotta panels are used for decorative purposes. Limestone is used for windows and dressings. The north façade is not as prominent or formal as the east and south street facades. Particular features include: <ul style="list-style-type: none">• chimneys• parapets to gable walls.• stair tower with tiled pyramidal roof.• single storey brick toilets wrapped around the stair tower.• the gable wall of the Council Chamber with an oriel window		The north façade retains its original form and authenticity with the following alterations and interventions: <ul style="list-style-type: none">• alterations and additions to one attic space dormer window.• alteration to a first floor window to space 2.7.	Overall assessed heritage value of the north facade: Considerable Assessed heritage value of contributing fabric: Exceptional: Oriel window to the Council Chamber, Limestone window dressing and surrounds, rainwater head, polychromatic brickwork, decorative brickwork. Considerable: Other brickwork, original dormer windows, timber joinery, cast iron downpipes. Some: Original waste pipes, remnants of cast iron downpipe brackets, later dormer window. Intrusive: Later window at first floor, adjacent chimney, louvres to toilets, galvanised downpipes, later services, and electrical main.	The brick masonry units are in sound condition appropriate to their age. Past re-pointing has been in hard cement mortar which is not desirable. The eastern end of the north wall has diagonal cracks and the first floor level wall has bowed out of plane. The east end chimney was unstable and leaning requiring its deconstruction. The window Limestone mullions and transoms are displaced.
WEST FAÇADE Exterior walls are constructed of red brick with decorative tiles and courses of profiled bricks including polychromatic brickwork. Small terracotta panels are used for decorative purposes. Limestone is used for windows and dressings.		The main west façade retains its original form and authenticity with interventions confined to the addition of a structural steel stabilisation brace to the side of the chimney. The north-west corner stair tower and toilets was altered in 1913 with the enclosure of the	Overall assessed heritage value of the west facade: Considerable . Assessed heritage value of contributing fabric: Exceptional: Limestone window dressing and surrounds, polychromatic brickwork, decorative brickwork,	The brick masonry units, except where collapsed, are in sound condition appropriate to their age. Past re-pointing has been in hard cement mortar which is not desirable. There are large cracks to the brickwork around the window openings. Brick lintols over the windows collapsed leaving the roof framing exposed. The wall plate was rotted and






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<p>West Façade (continued)</p> <p>Particular elements include:</p> <ul style="list-style-type: none"> • gable wall and parapets • chimney • parapets to gable walls. • stair tower with tiled pyramidal roof. • single storey brick toilets wrapped around the stair tower. • eaves dentils, string courses • stained glass windows • Limestone window surrounds, dressings, mullions and transoms 		ground floor stair tower porch for additional toilets	<p>cast iron downpipes.</p> <p>Considerable: Other brickwork, timber joinery.</p> <p>Not Relevant or Intrusive: Male toilet windows, door to rear entry, steel angle brace to chimney, galvanised steel downpipes.</p>	<p>lintols collapsed</p> <p>Limestone window mullions and transoms were cracked and displaced.</p> <p>The chimney cracked above the roof level and was deconstructed.</p> <p>The wall has bowed outwards approx. 180mm at eaves level.</p> <p>There was cracking of the brickwork below eaves level at the north end requiring partial deconstruction.</p> <p>Moderate cracking was observed near the ground level.</p> <p>Stained glass and leadlight windows were removed.</p>
<p>SOUTH FAÇADE</p> <p>Exterior walls are constructed of red brick with decorative tiles and courses of profiled bricks including polychromatic brickwork. Small terracotta panels are used for decorative purposes. Limestone is used for windows and dressings.</p> <p>Particular elements include:</p> <ul style="list-style-type: none"> • the corner turret • gable wall and parapets • eaves dentils, string courses • two figurines and alcoves • large south window and stained glass windows • Limestone window surrounds, dressings, mullions and transoms, balcony, balustrade and granite column 		<p>The south façade retains its original form and authenticity with the exception of the ground floor that has been altered with the addition of frameless glass entry doors where window and part wall was removed with alterations to the adjacent footpath for a disabled persons accessible ramp.</p>	<p>Overall assessed heritage value of the south facade: Exceptional.</p> <p>Assessed heritage value of contributing fabric: Exceptional: Corner turret, Council Chamber gable wall, stained glass window, balcony, terracotta figurines, granite column, Limestone window dressings and surrounds, polychromatic brickwork, decorative brickwork.</p> <p>Considerable: Other brickwork, timber joinery, stair tower S1.</p> <p>Not Relevant or Intrusive: Steps, accessible ramp, fire panel, roof enclosure for fire escape, frameless glass door at ground floor.</p>	<p>The brick masonry units are in sound condition appropriate to their age. Past re-pointing has been in hard cement mortar which is not desirable.</p> <p>The south façade wall had several cracks around the window openings of the Council chamber. The wall was partially separated from the roof and the parapets were displaced out of plane. The apex of the parapet wall collapsed.</p> <p>Turret damage and deconstruction; refer East Façade.</p> <p>The two figurines were displaced and the brickwork around the masonry was cracked. The figurines were removed by a conservator and stored.</p> <p>The principle south window stone tracery and dressings were in poor repair with severe erosion of the Limestone. The stained glass windows were removed and the stone tracery was stabilised with a steel frame.</p>
<p>ROOF</p> <p>The roofs are clad with terracotta tiles with terracotta crestings along the ridges. The octagonal roof to the turret has the tiles laid in a decorative pattern. The main roof has roof space gablet vents along the east and west faces of the roof. The north face of the roof has dormer windows to the second floor attic space. The non-visible internal roof areas are roofed with painted short length corrugated iron roofing. Two chimneys with decorative tiles to their faces punctuated the south roof.</p>	 	<p>The roof is in its original form and authenticity with the following exceptions:</p> <ul style="list-style-type: none"> • the internal gutter around the roof light has been clad with Butynol. • the glazed roof light is glazed with later Georgian wired glass. • the roof has been altered for the lift shaft. 	<p>Overall assessed heritage value of the roof: Exceptional.</p> <p>Assessed heritage value of contributing fabric: Exceptional: Turret roof, original chimneys and pots.</p> <p>Considerable: Roof vents, ridge crestings, tiles, bricks.</p> <p>Some: Corrugated iron roofing.</p> <p>Not Relevant or Intrusive:</p>	<p>The roof tiles are in the whole are the original tiles and are nearing the end of their serviceable life.</p> <p>The roof tiles were damaged by the collapsed chimneys and parapets.</p> <p>Lead roof flashings have pulled away from parapets.</p> <p>The two chimneys which had concrete cores were unstable and were deconstructed to below roof level.</p> <p>The timber roof structure has evidence of rot and collapse to the wall plates and where that has occurred the deterioration has extended up the rafter ends.</p>




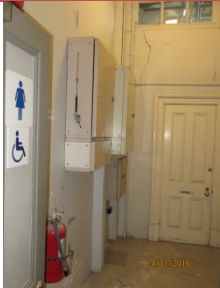

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EXTERIOR ROOF STRUCTURE The roof structure is timber framed with the ceiling timber structure suspended below this.			Membrane roofing, lift shaft, non-original chimney pots.	The south-east corner turret roof and the north-west stairwell roof have been deconstructed.


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GROUND FLOOR General Note: Room numbering is derived from the conservation plan to assist cross referencing.		<p>The ground floor internal walls were generally made from brick to which was applied solid plaster. The exception was the two safes on the ground floor which had walls of concrete. The remains of these walls have since been plastered. Exterior walls are either plaster render to the interior face of the bricks, or lath and plaster on strapping the masonry wall, depending on location.</p> <p>Ceilings are a mix of original lath and plaster and recent plasterboard.</p> <p>Floors are timber framed and originally were tongue and groove boards. These have been patched with modern particle board where work has been undertaken in the past.</p> <p>The ground floor spaces are significantly altered from their original plan form with the removal of numerous walls, the addition of ramps, new openings, concrete strengthening walls and a concrete block lift shaft and lift.</p> <p>Concrete strengthening walls are installed over walls and some window openings, and fireplaces have been removed and infilled with concrete.</p> <p>A basement has been added below requiring the removal of an area of floor for access stairs.</p> <p>The north-west corner original porch was altered in 1913 to accommodate additional toilets.</p> <p>Timber windows and doors are the original, although the panelled doors have been relocated to suit the altered plan layouts.</p> <p>The alterations and interventions have resulted in a large loss of heritage fabric, authenticity, plan form and architectural value. The interpretation of the original interior form can only be determined with some difficulty.</p> <p>The Oxford Tce Entrance Porch and the Stairwell remain significant heritage elements on the ground floor with the remaining spaces being significantly altered.</p>	<p>The ground floor spaces are assessed in the conservation plan as having varying levels of heritage value appropriate to the extent of alteration to spaces and the evidence of heritage fabric remaining.</p> <p>The assessments of heritage value are listed individually in the space evaluations below.</p> <p>Refer also to the marked floor plans that summarise the heritage significance of the various spaces.</p>	Refer to the Opus structural engineers' damage assessments




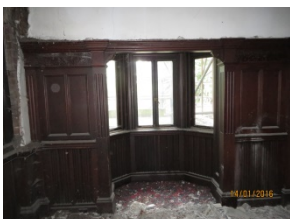


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SPACE G-1 Original use: Rate Collector's Office Current use: Foyer, Canterbury Room	 	<p>Space G-1 comprised an original office with fireplace, windows to the south porch and included the ground floor of the corner turret. It is much modified with added openings to the entry Vestibule G-7, the removal of the west wall to the safe G-2, and the replacement of the windows with frameless structural steel doors. The fireplace has been infilled with concrete and the fireplace surround and mantle removed removing all evidence of the form of the fireplace.</p> <p>The walls in space G-1 are finished with plaster render, painted. Ceiling linings are lath and plaster. Floors were not seen due to floor coverings and salvaged building fabric concealing the floor.</p>	<p>Overall assessed heritage value of the space: Some.</p> <p>Assessed heritage value of contributing fabric: Considerable: Window surrounds, the arch to the turret window in space G1, cornices and the coved ceiling from the former safe G2.</p> <p>Some: Plaster wall surfaces.</p> <p>Not Relevant or Intrusive: Ramp, steps, light tracks, fan, seats in window.</p>	<p>In space G-1 there is some plaster cracking and spalling of the wall plaster render, particularly at the ceiling junctions. Space G-1 lath and plaster ceilings are damaged with loss of plaster exposing the laths.</p> <p>The timber window frames and pelmets are in the main undamaged.</p> <p>Space G-2 is basically a concrete and steel structure, and has suffered cracking of finishes at junctions.</p> <p>Damage in space G-3 includes cracking of the plaster wall finish around infilled openings and at wall and ceiling junctions.</p> <p>The tongue and groove timber is in serviceable condition although the polyurethane finish is damaged by earthquake debris and scouring.</p>
SPACE G-2 Original use: Safe Current use: Display and ramp		<p>The original concrete east and west walls of safe G-2 have been removed opening the spaces completely to G-1 and G-3. An overlaid concrete wall has been added to the north and south walls and the floor has been partially cut out for the installation of an accessible ramp. The ceilings are not the original. This space retains very little of its original fabric or authenticity, and the alterations are of a modern, glass and steel vocabulary.</p>		
SPACE G-3 Original use: Drawing Office Current use: Display Area 1, (Council)		<p>Space G-3 was originally a drawing office with a public counter. Partition walls within the space have been removed and the east wall to the safe G-2 has been removed including a fireplace and chimney. Gib board lined timber framed display walls were installed over the interior east and west wall, which have now been removed to expose the damage to masonry walls beneath.</p> <p>The original opening to the corridor, now part of space G-6/G-8 has been infilled and a new opening in the brick masonry wall formed adjacent to this. A connecting door to space G-5, original Typistes Room, has been infilled.</p> <p>The tongue and groove floor boards in space G-3 are exposed and are polyurethane finished.</p> <p>Timber windows are in their original form and maintained serviceable condition.</p> <p>Modern fluorescent tube and track display lighting is installed throughout.</p> <p>This space retains the form and authenticity of its exterior south wall, but the remainder of the space and fabric has been much altered with loss of heritage fabric and authenticity.</p>		

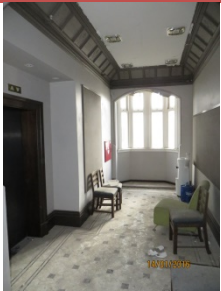



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<p>SPACE G-4 & G-5 Original use: City Surveyor Current use: Offices & Archives</p> <p>SPACE G-6 Original use: Typistes Current use: Staff, Store, Basement stairs</p>	 	<p>Space G-4 is the original City Surveyor's office. It retains its original plan form but with the insertion of overlaid concrete walls over the brick masonry walls. The fireplace in the west wall has been infilled with concrete and the evidence of the fireplace has been obscured and lost.</p> <p>The ceilings are lath and plaster throughout.</p> <p>Space G-5 was originally a Typistes office. The space retains its original plan form with the exception of the blocking in of a doorway in the west wall and the cutting out of the floor and its replacement with a Stahlton concrete floor and stairwell to the basement.</p> <p>The floors were not seen due to floor coverings.</p> <p>The remaining timber windows in G-4 and G-6 are in their original form and maintained serviceable condition. The south window in G-4 has been concealed to the interior by the construction of a concrete wall within the room including over its face. The window is in its original form externally.</p> <p>Doors are four panelled doors, painted.</p> <p>Modern fluorescent tube and track display lighting is installed throughout.</p>	<p>Overall assessed heritage value of the space: Some.</p> <p>Assessed heritage value of contributing fabric: Some: Window surrounds, door, architraves, trim.</p> <p>Not Relevant or Intrusive: Plaster walls, ceiling, stairs to the basement, kitchen fitting.</p>	<p>The plaster rendered concrete and masonry walls have some cracking of the plaster but no significant cracking of the wall structure.</p> <p>Lath and plaster ceilings in these spaces have moderate cracking with complete loss of plaster from the laths in parts of G-6.</p> <p>The four panel doors, frames and architraves are painted and are in sound condition.</p> <p>The timber window frames and pelmets are in the main undamaged.</p> <p>The west wall window in G-6 is in sound condition. The stairwell to the basement has a half height wall and ceiling that cuts across the face of the window.</p> <p>The south window in G-4 has been concreted over. The exterior of the window is in sound condition, but the interior was unable to be assessed.</p> <p>The condition of the floor beneath the floor coverings was not able to be assessed.</p>
<p>SPACE G-7 Original use: Entrance Hall (Vestibule and Stairwell) Current use: Entrance, Vestibule and Stairwell</p>	 	<p>The entrance Vestibule and stair retains much of their original form. The entrance lobby retains its original security gates, entry doors, encaustic tiled floor and expressed brick walls with evidence of tuck pointing. The stair and balustrade is in its original form and has high authenticity. The walls enclosing the stairwell are plaster rendered brick masonry and are in their original form.</p> <p>The south wall to G-1 has been altered with the forming of new openings.</p>	<p>Overall assessed heritage value of the space: Exceptional.</p> <p>Assessed heritage value of contributing fabric: Exceptional: Balustrading, stair newel posts.</p> <p>Considerable: Cornices, skirtings, original arch to rear of building, original flooring, (not vinyl flooring).</p> <p>Some: Plaster wall surfaces, ceilings, doors to G1.</p> <p>Not Relevant or Intrusive: Arch to G-11 (former public office), vinyl flooring, uplights.</p>	<p>The stairwell west and south walls are of plaster rendered brick masonry and are cracked throughout. There is considerable failure and loss of plaster render.</p> <p>The condition of the timber stair and balustrade has not been fully assessed but from visual inspection prior to protective covers being installed, appears to be in sound condition.</p>





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Space G-7 (continued)		<p>The ceiling of the stairwell at the upper first floor is a glazed skylight in its original form although the glass has been replaced with Georgian wired safety glass.</p> <p>Modern Amtico vinyl floor coverings conceal the timber floor.</p>		
SPACE G-8 Original use: Inspector (Water) Part corridor Safe Current use: Display Area 2 (Innovac), Ramp	   	<p>Space G8 is formed from two spaces, the original inspector's office and a Safe. The dividing brick masonry partition walls have been removed and a concrete beam installed. The walls were lined over with timber framed, Gib board clad display walls, now removed. The floor was altered to allow for the installation of a ramp connecting the space G-10 – G-11, and a new opening was formed in the wall to G-10. An approx. 2m x 2m opening has been cut into the centre of the tongue and groove floor that has been patched with particle board.</p> <p>The fireplace has been concrete filled and plastered flush with the chimney and any fire fronts or mantles removed.</p> <p>The ceiling is possibly the original lath and plaster ceiling. There are no cornices in the space with a square joint provided between the ceiling and walls.</p> <p>Modern fluorescent tube and track display lighting is installed throughout.</p> <p>The remaining timber windows are in their original form but have been infected and irreparably damaged by dry rot attack.</p>	<p>Overall assessed heritage value of the space: Some.</p> <p>Assessed heritage value of contributing fabric: Some: Window surrounds, original plaster wall finishes.</p> <p>Not Relevant or Intrusive: Suspended ceiling, light tracks.</p>	<p>Damage in space G-8 includes cracking of the plaster wall finish around infilled openings and at wall and ceiling junctions. There is severe dry rot attack in the north-west corner that has affected wall linings, the adjacent west wall window, and the floor.</p> <p>The ceiling does not have significant cracking.</p> <p>The tongue and groove timber is concealed with carpet floor coverings. The floor has severe dry rot infestation in the north-west corner. The floor has been patch repaired in the past with particle board.</p> <p>The timber window frames and pelmets are undamaged by the earthquakes, but are in a much deteriorated condition due to the dry rot infestation that will require their replacement.</p>
SPACE G-9 Original use: Typistes Current use: Lift & Machine Room		<p>Space G-9 was originally a Typistes room. It has been extensively altered for the installation of a passenger lift and concrete lift shaft. The form and authenticity of the space have been lost.</p> <p>The walls of the lift and machine room are concrete block with a plaster finish where visible.</p>	<p>Overall assessed heritage value of the space: No significance</p>	<p>The fabric of this highly modified service space has not been assessed for damage.</p>



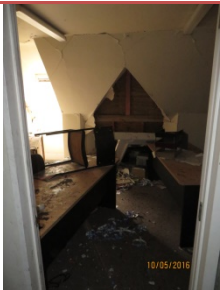


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SPACES G-10 & G-11 Original use: G-10, Town Clerk G-11, Public office Current use: Display Area 3 (Retail)	  	<p>Spaces G-10 and G-11 are now one large space formed from the original Public and Town Clerk's offices by the removal of the dividing plaster rendered brick masonry wall. The walls were concealed by covering framed and Gib board lined display walls. A concrete beam divides the spaces forming a bulkhead.</p> <p>The fireplace has been concrete filled and plastered flush with the chimney and any fire fronts or mantles removed.</p> <p>The ceiling cornice remains in the Town Clerk's office, space G-10, but there is no cornice in the Public Office area, space G-11.</p> <p>Modern fluorescent tube and track display lighting is installed throughout.</p> <p>The tongue and groove floor boards are exposed and are polyurethane finished.</p> <p>The remaining timber windows in G4 and G5 are in their original form and maintained serviceable condition.</p>	<p>Overall assessed heritage value of the space: Some.</p> <p>Assessed heritage value of contributing fabric: Considerable: Window surrounds, cornices, skirtings, wall vent, column and capital in space G11.</p> <p>Some: Plaster wall surfaces, ceilings.</p> <p>Not Relevant or Intrusive: Wall arches, sliding doors, up-lights.</p>	<p>Damage in space G-10/G-11 includes cracking of the plaster wall finish at the wall arches.</p> <p>The tongue and groove timber is in serviceable condition although the polyurethane finish is damaged by earthquake debris and scouring.</p> <p>The timber window frames and pelmets are undamaged by the earthquakes.</p>
SPACE G-12 - STAIR S-2 LOBBY Original use: Stair lobby Current use: Stair lobby	 	<p>Space G-12 and egress stair are utilitarian and are in their original form with the exception of the installation of the main electrical distribution boards in the stairwell. The walls are plaster rendered brick masonry.</p> <p>Doors are four panelled and are painted.</p>	<p>Overall assessed heritage value of the space: Some.</p> <p>Assessed heritage value of contributing fabric:</p> <p>Some : Plaster walls, ceilings, original doors, trim.</p> <p>Not Relevant or Intrusive: Electrical distribution boards.</p>	<p>The brick masonry exterior north and west walls of stairwell are severely damaged for their full height with significant cracking and partial collapse of the masonry into the stairwell. The upper level brick was deconstructed and the tiled roof and structure removed.</p> <p>The condition of timber stair has not been fully assessed but from superficial observation is assumed to be repairable and re-usable.</p>
SPACES G-13, G-14, G-15, G-16, G-17 Original use: Egress corridor and toilets Current use: Egress corridor and toilets		<p>The spaces house toilets. Their status has not been determined due to the severity of the damage to the stairwell preventing access.</p> <p>The area was altered in 1913 when the entrance porch and steps were partially enclosed to provide more toilet facilities. The west wall of the alteration is not of the same quality as the original construction.</p>	<p>Overall assessed heritage value of the space: Little.</p> <p>The conservation plan describes the spaces as being extensively modified with recent fabric throughout with the exception of some wall and ceiling surfaces.</p>	<p>The condition and status of the interior or the spaces have not been assessed due to the severe damage to the adjacent stairwell that provides access.</p>


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STAIR S1 Original use: Egress stair Current use: Not used, non-compliant stair. Sprinkler valve Room		<p>The condition and status of the interior or the spaces have not been assessed due to the severe damage to the adjacent stairwell that provides access.</p>	<p>Overall assessed heritage value of the space: Some.</p> <p>Contributing fabric with Some assessed heritage value is: Stair treads, pipe handrail, newel post, balustrade, wall surfaces, scrap of original linoleum.</p>	<p>The condition and status of the interior or the stair has not been assessed in detail due to the damage and the confined access.</p>
FIRST FLOOR General: Room numbering is derived from the conservation plan to assist cross referencing.		<p>The first floor internal walls were generally made from brick to which was applied solid plaster. Exterior walls are either plaster render to the interior face of the bricks, or lath and plaster on strapping the masonry wall, depending on location.</p> <p>Ceilings are a mix of original lath and plaster and recent plasterboard.</p> <p>Floors are timber framed and originally were tongue and groove boards. This has been patched with modern particle board where work has been undertaken in the past, the full extent of original boarding is not known.</p>		
SPACE 1-1 Original use: Library Current use: The Library		<p>The Library, space 1-1, is in its original form and has high authenticity value.</p> <p>The space retains its original book shelving to the west wall to the Chamber and the arched arcade and balustrade to the step between the two levels. The brick masonry walls are plaster rendered and the lath and plaster ceilings and plaster cornices remain. Plaster mouldings decorate the capitals of columns, arches and cornices.</p> <p>French doors to the balcony are the original doors and the timber windows to the corner turret remain in their original form.</p> <p>The Chamber and Landing doors are the original timber framed and panelled doors with the library door having leather studded sound insulation.</p> <p>The fireplace with its over-mantle retains a high level of authenticity.</p> <p>The floors are concealed by floor coverings and weren't assessed.</p>	<p>Overall assessed heritage value of the space: Exceptional.</p> <p>Assessed heritage value of contributing fabric: Considerable: Fireplace, mantelpiece, French doors to balcony, arches adjacent Council Chamber, shelving, balustrading, cornices, skirtings, trim, steps.</p> <p>Not Relevant or Intrusive: Non-original fender, tiles to fireplace, fans, up-lights.</p>	<p>The plaster rendered brick masonry walls have cracking and loss of plaster.</p> <p>The lath and plaster ceilings have losses of plaster where exposed, and the condition could not be assessed where this is concealed by later plasterboard linings. The plaster ceiling cornices are extensively damaged and missing. Sufficient evidence remains for their reconstruction.</p> <p>The plaster rendered arcade appears to have suffered little damage.</p> <p>The floor was not assessed, being concealed by floor coverings.</p> <p>The timber window and door joinery has suffered some damage but is repairable. Likewise the book shelving and balustrade.</p> <p>The fireplace front has suffered some damage with the loss of the over-mantle and tiles to the sides of the fireplace. Plaster render to the chimney has considerable cracking.</p>

SPACE & DESCRIPTION INTERIOR	PHOTOGRAPHS	AUTHENTICITY & CURRENT FORM	SUMMARY OF ASSESSED SIGNIFICANCE (Refer Conservation Plan)	CONDITION & STATUS (Refer also to the Structural Engineer's report)
SPACE 1-2 Original use: Council Chamber Current use: The Chamber	     	<p>The Chamber, space 1-2, is in its original form and has high authenticity value.</p> <p>The walls of the Council Chamber are lined with dark stained timber panelling to a height of approximately two metres and capped at the top with a cornice. On the north wall at either side of a fireplace, the panelling is topped with a frieze, believed to be Lincrusta. The brick masonry walls above are plaster rendered.</p> <p>The ceiling in the Council Chamber is decorated with a plain moulded plaster detail along the cornices and a more decorative detail along the expressed beams and upper ceiling.</p> <p>The two fireplaces in the Council Chamber are bordered with decorative tiles set into an ornate decorative plaster surround and mantelpiece. They have protected with plywood boxes and covers to avoid further deterioration.</p> <p>There were stained glass leadlight windows on the south and west elevations, now removed. On the south side the windows were set directly into the Limestone surround. On the other elevation windows are timber double hung sashes and with stone dressings to the exterior. The original doors leading into the Council Chamber consist of four leadlight panels inset into timber frames, stained dark to matching the panelling within the room. They have been removed, protected and stored on site for their protection. Other internal doors are timber panelled type.</p> <p>Lighting includes coved ceiling mounted uplights and pendant lights to the centre of each bay of the ceiling.</p> <p>The floors are concealed by floor coverings and weren't assessed, but where seen at the west wall has particle board patches.</p>	<p>Overall assessed heritage value of the space: Exceptional.</p> <p>Assessed heritage value of contributing fabric: Exceptional: Fireplaces, timber panelling, stained glass windows, ceiling beams, arcading, concealed doors, windows, doors and trim.</p> <p>Considerable: Plaster wall and ceiling surfaces, remnants of gas fittings.</p> <p>Not Relevant or Intrusive: Non-original fender, tiles to fireplace, fans, up-lights.</p>	<p>The interior of the Council Chamber has suffered extensive damage. The elaborate lath and plaster ceilings have lost much plaster and decorative moulding, the south wall has lost all its plaster render and there is some collapse of the wall masonry. The west fireplace surround and facing has collapsed and the north fireplace facings are detaching from the wall. There is sufficient of this fabric and evidence of its installation for its reconstruction.</p> <p>The timber framed windows to the west wall remain in place, but the lead-light panes in their sashes have been removed for their protection.</p> <p>The south window is of dressed limestone dressings, mullions and transoms with the lead-light glazing directly glazed to rebates in the stone. The leadlight panes have been removed for their protection. The limestone window dressings, mullions and transoms were in very poor and badly eroded condition prior to the earthquakes. They were required to remain to support the surrounding brickwork, and required stabilisation of a mechanically fixed structural steel frame to maintain the support. The stonework will require replacement with new.</p> <p>Removal of floor coverings has revealed rot to timber due to water ingress through the roof and ceilings. The source of the leaks has been repaired and is monitored.</p>

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SPACES 1-3, 1-5, 1-6 Original use: Mayor's Room Current use: Lobby, Lift, Toilets		<p>The walls of the lift and machine room are concrete block with a plaster finish where visible.</p> <p>The original Mayor's office has been extensively modified, firstly being subdivided to provide male and female toilets and more latterly, for the installation of the lift shaft.</p> <p>There is some evidence remaining in the resulting lobby of the cornice and the oriel window is in its original form.</p> <p>Flooring is modern Amtico sheet flooring in tile pattern.</p>	<p>Space 1-3 Overall assessed heritage value of the space being the surviving remnant of the Mayor's Room: Some.</p> <p>Assessed heritage value of contributing fabric: Considerable: Oriel window.</p> <p>Some: Original plaster walls, cornice.</p> <p>Not relevant or Intrusive: Skirting, later wall linings, ceilings, archway to the landing, floor coverings, downlights.</p> <p>Spaces 1-5, 1-6 Overall assessed heritage value of the Mayor's Room being part of the modified and subdivided space for toilets and lift shaft: Little and No significance.</p>	<p>The lift shaft suffered little damage and the lift is operable.</p> <p>The lath and plaster ceilings and plaster render to brick masonry walls is damaged and is drummy and cracking. The Gib board ceilings are damaged with joints visible. The decorative cornice detail remains undamaged.</p> <p>The timber sash bay windows are in sound condition with no earthquake damage.</p> <p>Floors were not seen due to the Amtico floor coverings.</p>
SPACE 1-4 Original use: Stairwell & Landing Current use: Stairwell & Landing	  	<p>The balustrade to the main staircase consists of plain timber balusters decorated at the top with arched infill panels, and at the bottom with delicate panels of carved flowers. The stair and balustrade retain their original form, detail and authenticity.</p> <p>The walls of stairwell are the original plaster rendered brick masonry, and the ceiling is taken up predominantly by the glazed skylight with coved lath plaster ceiling to the perimeter. The glazing is supported in original timber profiles glazing bars.</p> <p>The double doors with lead-light upper panes are in original and sound condition.</p> <p>Timber doors, windows, and architraves and remain, original profile skirtings are altered to suit alterations to the lift and lobby.</p> <p>The lighting to the space includes wall mounted plaster scone uplights.</p> <p>The floors are timber concealed by recent Amtico flooring in tiled pattern.</p>	<p>Overall assessed heritage value of the space: Exceptional.</p> <p>Assessed heritage value of contributing fabric: Exceptional: Balustrading, newel posts, doors to Council Chamber.</p> <p>Considerable: Skirtings, cornices, ceiling, frame to roof-lights, arch to space 1-7.</p> <p>Some: Plaster wall surfaces.</p> <p>Not relevant or Intrusive: Non-original skirtings, Georgian wired glass to rooflights, vinyl floor coverings.</p>	<p>The stairwell walls are of plaster rendered brick masonry and are cracked throughout. There is considerable failure and loss of plaster render.</p> <p>The timber framed roof light appears to be in sound condition although rooflight glazing has cracked. The glazing will need to comply with Building Code requirements.</p> <p>The stair and balustrades are in undamaged condition and retain their original form and detailing.</p> <p>The double doors to the Chamber require some repairs due to falling masonry and plaster, but generally remain in sound condition and are in storage.</p>

SPACE & DESCRIPTION INTERIOR	PHOTOGRAPHS	AUTHENTICITY & CURRENT FORM	SUMMARY OF ASSESSED SIGNIFICANCE (Refer Conservation Plan)	CONDITION & STATUS (Refer also to the Structural Engineer's report)
<p>SPACES 1-7, 1-8, 1-9 Original use: 1-7, Toilets 1-9, Cemetery Room 1-8, Committee Room Current use: 1-7, 1-9, CEO Offices 1-8, Kitchen</p> <p>These three spaces are heavily modified from their original form with removal of original partitions and re-subdivision to a modified plan layout and a change in floor level has been added.</p>	  	<p>These spaces are altered from their original form which was originally two large rooms, the Cemetery and Committee Rooms, with a lavatory installed between them. The walls between the Committee Room, Lavatory and Cemetery Room have been removed and the space converted into one large committee room/office with a new kitchen at the western end of the Committee Room. This is at a higher floor level matching the Chamber and stairs, S-2. The alterations for the kitchen installation and the raising of the floor in the kitchen have concealed the fireplace that was part of the Committee Room.</p> <p>The other fireplace in the Cemetery Room has been infilled with concrete and its fire front and surround removed. The chimney remains within the room.</p> <p>The altered room retains its cornice moulding, and evidence of the lath and plaster ceiling remains. A lowered plasterboard ceiling has been installed between the ceiling cornices that conceal the lath and plaster ceiling extent and condition behind.</p> <p>Timber doors, windows, window pelmets and architraves remain, and original profile skirtings are altered to suit room alterations.</p> <p>A window has been added to the Cemetery Room adjacent to the north wall chimney. This matches the proportion of the adjacent original windows, but lacks the limestone dressings to the exterior.</p>	<p>Spaces 1-7, 1-9 Overall assessed heritage value of the space: Some.</p> <p>Assessed heritage value of contributing fabric: Considerable: Window trim, skirtings, cornices.</p> <p>Some: Plaster walls, ceilings, chimney breast.</p> <p>Space 1-8 This part of the space is heavily modified. It has Little significance.</p>	<p>The walls are plaster render on brick masonry and concrete elements, or lath and plaster on strapping to the walls, depending on the situation. Interior walls are plaster render on masonry.</p> <p>There is moderate cracking of plaster render to the walls. On the west wall of the kitchen the brick masonry has cracking and separation from the chimney.</p> <p>The ceilings on the whole are concealed by recent plasterboard linings fixed over the lath and plaster ceilings. Plaster cornices are damaged but remain in place.</p> <p>The timber doors, windows and skirtings are in sound condition. The timber flooring was not seen due to damaged fabric and furnishings covering the floor. The floor is carpeted.</p>
<p>SECOND FLOOR General Caretaker's residence, later converted to offices. Note: Room numbering is derived from the conservation plan to assist cross referencing.</p>		<p>General: The overall form of the original plan layout is still discernible and plaster rendered brick masonry walls remain. Timber framed partition walls have been altered and/or removed, and the concrete lift shaft penetrates and divides one room. Original timber window joinery remains, and architraves, skirtings and timber trim are a mixture of original and more recent to suit alterations.</p>		
<p>SPACE 2-1 Original use: Tower/Sitting Room Current use: Tower</p> <p>SPACE 2-2 Original use: Sitting Room Current use: Office 1</p>		<p>The tower has been deconstructed to floor level due to the severity of the earthquake damage.</p> <p>Space 2-2 has plaster rendered brick masonry walls and lath and flat and coved ceilings. The space has been fitted out for recent office commercial use with fluorescent light fittings, furniture and fixtures.</p> <p>Modern fluorescent tube lighting is installed throughout.</p>	<p>Overall assessed heritage value of the space: Some.</p> <p>Assessed heritage value of contributing fabric: Considerable : Fireplace, window trim.</p> <p>Some: Plaster wall surfaces, ceilings.</p>	<p>In space 2-2, the plaster render to the masonry walls and the lath and plaster ceilings has cracked and delaminated over large areas and brick masonry walls and fireplace are partially collapsed. The general condition and debris within the space meant the floor's condition could not be assessed. The fire insert and surround has been dismantled and protected and is stored within the room.</p>

SPACE & DESCRIPTION INTERIOR	PHOTOGRAPHS	AUTHENTICITY & CURRENT FORM	SUMMARY OF ASSESSED SIGNIFICANCE (Refer Conservation Plan)	CONDITION & STATUS (Refer also to the Structural Engineer's report)
SPACE 2-3, 2-4 (Originally one room) Original use: Bedroom Current use: Photocopy, Storeroom		<p>The space has been fitted out for recent office commercial use with fluorescent light fittings, furniture and fixtures.</p> <p>Windows and doors are timber framed and doors and are original to the space.</p> <p>Modern fluorescent tube lighting is installed throughout.</p>	<p>Overall assessed heritage value of the space: Some.</p> <p>Assessed heritage value of contributing fabric: Some: Plaster wall surfaces, ceilings, window trim.</p>	<p>In the space 2-3/2-4, the plaster render to the masonry walls and the lath and plaster ceilings has cracked and delaminated over large areas, The general condition and debris within the space meant the floor's condition could not be assessed.</p> <p>There has been a water leak in the north-east corner of the room from the roof and gutter, now repaired and being monitored.</p>
SPACE 2-5 Original use: Bedroom Current use: Office, lift shaft		<p>The space has been fitted out for recent office commercial use with fluorescent light fittings, furniture and fixtures. The space retains original plaster rendered brick masonry walls and lath and plaster ceilings. The plaster lined concrete lift shaft has been inserted that occupies about half the space, and a dividing timber partition wall that formed a hallway seen in earlier plans has been removed. The added lift shaft has reduced the remaining space to circulation space.</p> <p>Modern fluorescent tube lighting is installed throughout.</p>	<p>Overall assessed heritage value of the space: Some.</p> <p>Assessed heritage value of contributing fabric: Some: Plaster wall surfaces, ceilings, trim.</p>	<p>The plaster render to the masonry walls and the lath and plaster ceilings has cracked and delaminated over large areas, The general condition and debris within the space meant the floor's condition could not be assessed.</p>
SPACE 2-6 Original use: Passage Current use: Part of space 2-7 SPACE 2-7 Original use: Bedroom Current use: Office 3		<p>The space has been fitted out for recent office commercial use with fluorescent light fittings, furniture and fixtures.</p> <p>Space 2-7 has plaster rendered brick masonry walls and lath and flat and coved ceilings. The space has been fitted out for recent office commercial use with fluorescent light fittings, furniture and fixtures.</p> <p>Windows and doors are timber framed and doors and are original to the space.</p> <p>Modern fluorescent tube lighting is installed throughout.</p>	<p>Overall assessed heritage value of the space: Some.</p> <p>Assessed heritage value of contributing fabric: Considerable: Fireplace including cast iron register in 2-7. Some: Plaster wall surfaces, ceilings, trim.</p>	<p>The plaster render to the masonry walls and the lath and plaster ceilings has cracked and delaminated over large areas. The general condition and debris within the space meant the floor's condition could not be assessed.</p> <p>The fireplace has collapsed and the remnants have been recorded and protected..</p>
SPACE 2-8 Original use: Scullery, Pantry Current use: Kitchen SPACE 2-9 Original use: Kitchen, Dining Room Current use: Staff Cafeteria	 	<p>This small space has been altered from its original two room form to form one room for a small kitchen.</p> <p>The walls are of plaster rendered brick masonry, and coved and dormer ceilings are lath and plaster.</p> <p>Kitchen joinery and fit-out is recent.</p> <p>Modern fluorescent tube lighting is installed throughout.</p>	<p>Overall assessed heritage value of the space: Some.</p> <p>Assessed heritage value of contributing fabric: Considerable: Fireplace. Some: Plaster wall surfaces, ceiling, trim, window bay, internal doors. Not relevant or Intrusive: Kitchen fittings, light fittings.</p>	<p>The east gable wall collapsed into the street and a temporary timber framed and plywood clad wall has been installed.</p> <p>Lath and plaster ceilings cracked and plaster is drummy. The walls could not be assessed due to the extent of built-in joinery.</p>

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<p>SPACE 2-10 Original use: Toilet Current use: Toilet</p> <p>SPACE 2-11, Stair S2 Original use: Stair Current use: Stair</p>		<p>The upper stair tower and stair were severely damaged by collapse of the stair tower upper walls. The walls have been deconstructed to floor and the stair tower removed and replaced with a temporary weather enclosure.</p>	<p>The toilet cubicle was not evaluated separately in the conservation plan.</p> <p>Overall assessed heritage value of space 2-11: Some.</p> <p>Assessed heritage value of contributing fabric: Some: Stair treads, handrails, wall surfaces, ceiling.</p>	<p>The toilet cubicle and stairwell at the upper level were deconstructed and were not assessed.</p>