BUI.CAT032.0010.1

Christchurch City Council

City Engineers Department
P.O. Box 237
Christchurch. 1

R.C. Jamieson Builders Ltd.,
22 Hawdon Street,
CHRISTCHURCH. 2

8th March 1974

Dear Sir/Madam,

re: **Building Permit Application No.** 680

Your application for permission to Strengthen parapets for Christchurch Press Co. at Cathedral Square,

has now been approved, and a permit should be obtained at this Office on payment of the undermentioned fees before work is commenced.

Building Permit Fee	$36-00
Street Damage Deposit	[illegible]0
Vehicle Crossing	
Water Connection Charge	
Builder's Water Supply	
Building Research Levy	5-00
	$51-00

If the permit is not uplifted within three months of this date the application will be cancelled.

Yours faithfully,

for CITY ENGINEER

2/?

A680 BU/1/2
A Grice

7th March, 1974.

R.C. Jamieson Builders Ltd
22 Hawdon Street,
CHRISTCHURCH, 2.

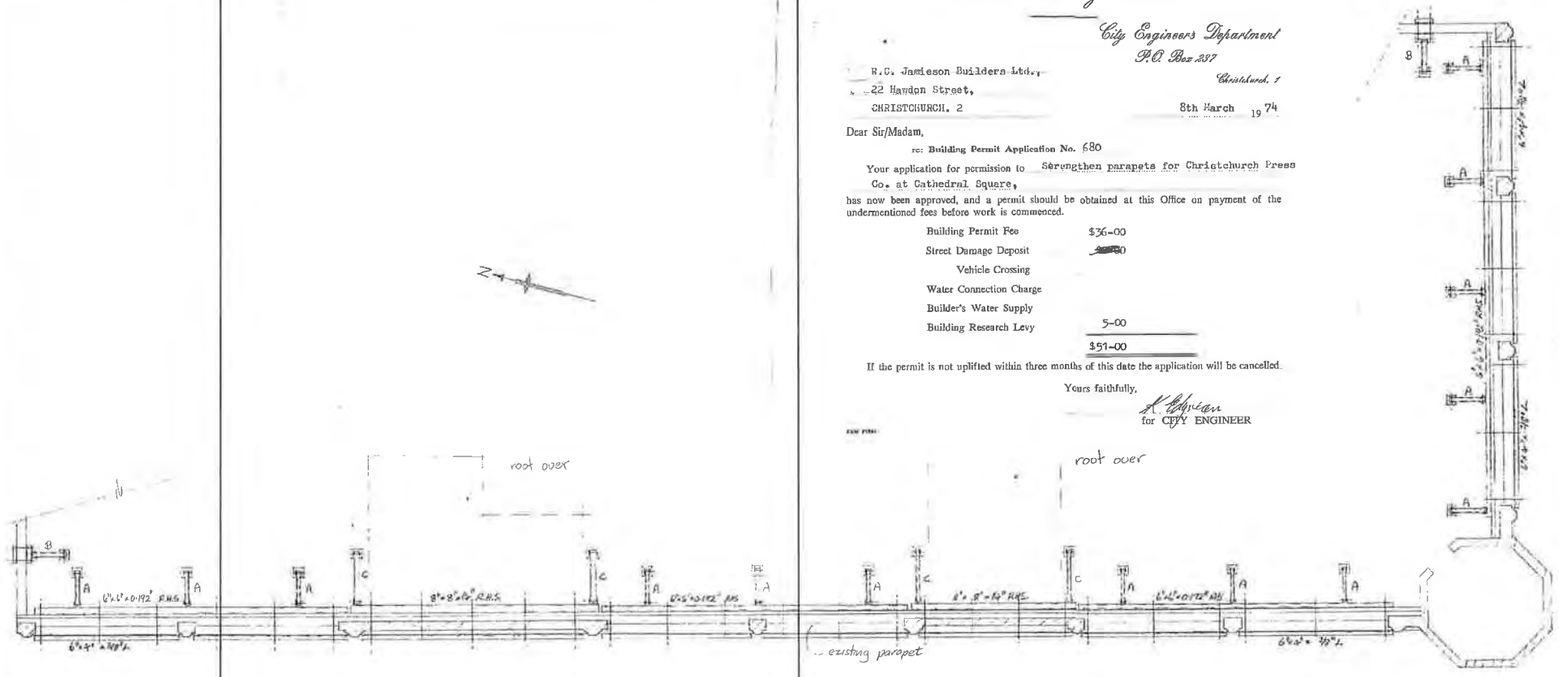
Dear Sir,

Further to your application for permission to strengthen parapets for Christchurch Press Co. at Cathedral Square, I have to advise that on payment of the requisite fees and the uplifting of the approved plans, a permit could be issued subject to the top leg of the 6"x4"x⅜" angle being reversed and reined to fit into the recess on the face of the parapet. (See amendments on plans.)

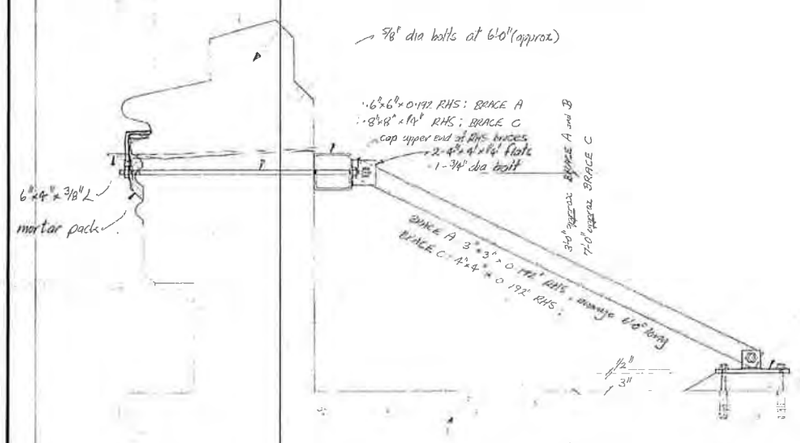
Yours faithfully,

for City Cultural Manager and City Engineer.

c.c. Christchurch Press Co.



roof plan (showing new supports for existing parapet)



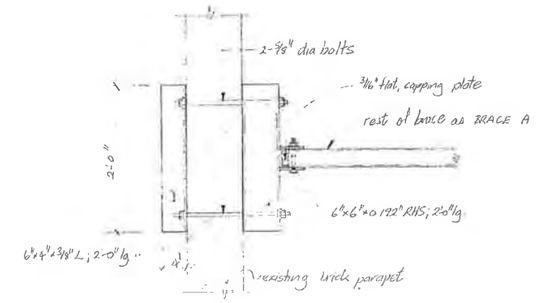
existing roof slab

BRACE A

BRACE C similar

baseplate
ex. ½" plate
4-¾" dia holes for 4-⅝" "DRAWBOLTS" into existing roof slab
2-4"x4"x⅜" flats, with a 1⅜" dia hole for 1-¾" dia bolt
⅜" f.w all round 4"x4"s to ½" plate

mortar pack



BRACE B

SPECIFICATION NOTES:

- all steelwork to be shotblasted and zinc sprayed or hot dip galvanised before erection: all bolts and washers to be galv. or cadmium plated
- precise location of bolts etc, to be agreed with engineer on site
- beams between braces C on inside face will run through existing roof: cut new chases as necessary and over flash to make watertight
- remove stone caps and piers to approximately 6" above parapet, to leave no loose stonework
- dress bituminous roofing over baseplates for braces to achieve full waterproofing and paint with aluminium paint to match existing roof
- scaffolding will be provided by others as part of separate contract to maintain faces of building

CHRISTCHURCH CITY COUNCIL
Approved subject to the By-Laws
- 7 MAR 1974
for City Engineer

SERVICES ENGINEER	ARCHITECTS: WARREN & MAHONEY, 65 Cambridge Tce, CHRISTCHURCH N.Z. ph 62-694	STRUCTURAL ENGINEERS: HOLMES, WOOD & POOLE, 61 Cambridge Tce, CHRISTCHURCH N.Z. ph. 30-366	CHRISTCHURCH PRESS CO LTD — PARAPET SUPPORTS	ROOF PLAN AND SUPPORT DETAILS	scales: ⅜", 1" TO 1 FOOT; drawn: R.I.S.; traced; approved; E, D, C, B, A; 1/3/74 contract issue
QUANTITY SURVEYORS				contractor shall verify all dimensions before starting work	job number: WW 940; sheet number: S 1.

BUILDING SURVEY Date 14/3/78 Ref 5/2 Legal C/T 244/86

NAME & ADDRESS
Name of Building THE PRESS
Street PRESS LANE NO 2 No. 32

OWNERSHIP
Owned THE PRESS Leased — Area —

PLANS
SOME AVAILABLE Occupancy 8 hr. (24 hr.) 5 days 7 days

USE
Office, Workroom, Factory, [redacted], [redacted], Other

Occupants THE PRESS

STRUCTURE
No. of Storeys 3 Mezz. — Basement ✓
Building Dimensions: Width 20.M. Length 40.M. Height 12.M
Foundation Type: Strip Footing ✓ Raft — Piles —
Ground Conditions: Gravel — Sand ✓ Silt ✓ Clay — Fill —

Structural System: Frame R.C. Shear Wall — L.B.M, B & C —
Bearing Walls: R.C. Wall Bands: Yes/[redacted]
Street Walls: R.C. Column Continuity: Yes/[redacted]
Building: Original Form ✓ Minor Alt. EAST SIDE Substantial Alt. —
Floor: R.C. ✓ Wood — Eff.Diaph ✓ Non Eff. —

Roof: Pitched — Flat —
Roof Diaphragm: Effective ✓ Non Effective —
Roof Coverings: Concrete — Asphalt ✓ Galv. Iron —
Corr.Asbestos — Tiles —
Chimneys: Brick — Other Concrete

	Where	Material	Height	Length	Thickness	Remarks, Condition
Parapets	LANE	R.C	1.M	40.M	150 Plus	Plaster Surface cracks
Verandahs						
Appendages						

Lifts: Number — Open — Enclosed —
Stairs: Number TWO Type LANDINGS Wood — Steel — R.C. ✓

NON STRUCTURAL
Partitions: Brick — Breeze — Concrete Block —
Wood ✓ Condition OK
Ceilings: Lath R.E. Wood — Fib. Plaster —
Condition O.K.

DAMAGE
Cracked Walls NONE Joints — Displacement —
Settlement NONE Remarks Good

GENERAL
Satisfactory

STRUCTURAL CONDITION
Poor — Fair — Good ✓
Hazards NONE

NUMERICAL RATING

Maintenance	—	Storeys	1
Appendages	—	Public Access	2
Wall Continuity	—	Time Occupied	2
Internal Walls	—	Persons Occupied	2
Foundations	1	Date Built 1931	1
		Total	9

Classification 1

TABLE 1 BUILDING ASSESSMENT

	Numerical Rating		
	2	1	0
General Standard of Maintenance	Poor	Fair	Good ✓
Appendages on Street Frontage	Significant amounts of masonry	Minor	Nil ✓
Continuity of External Walls	No continuity	Reasonable continuity	Full Structural Continuity ✓
Effectiveness of Internal Frames	Non-existent	Some Moment Resistance	Fully Effective ✓
Foundation Conditions	Bearing Capacity less than ½ T/ft2	Gravels etc. Bearing > ½ T/ft2 ✓	Rock
Number of Storeys	More than 4	2 to 4 ✓	1
Public Assessibility	Central City ✓	Suburban Commercial /Industrial	Residential
Time Building Occupied	More than 50 hours/ week ✓	More than 8 less than 50 hours/week	Less than 8 hours/ week
Persons in Building When Occupied	More than 4 persons per 1,000 sq. ft. ✓	More than 2 less than 4 persons per 1,000 sq. ft.	Less than 2 persons per 1,000 sq. ft.
Date of Construction	Before 1920	Between 1920 and 1935 ✓	After 1935

TABLE 2 BUILDING CLASSIFICATION & REQUIRED ACTION

Total Numerical Rating	Building Classification	Recommended Action
15 and over	A	Immediate Action under Section 301A of Municipal Corporations Act.
12, 13, 14, 15	B	Remedial action within two years
9, 10, 11, 12	C	Remedial action within ten years.
9 and under	D	Probably adequate if building is well maintained.

BUILDING SURVEY Date 8/8/78 Ref (NOI) 5/2 Legal

NAME & ADDRESS

Name of Building ..... The Press .....

Street ... Cathedral Sq. ..... No. 32 .....

OWNER-SHIP

Owned ..... Leased ..... Area .....

PLANS

None available. Occupancy 8 hr. (24 hr.) 5 days (7 days)

USE

Office, (Workroom,) Factory (Commercial,) Storage, Other .....

STRUCTURE

No. of Storeys ... IV .... Mezz. ..... Basement ✓.....

Building Dimensions: Width ... 20m ... Length ... 52m. Height ... 20m ...

Foundation Type: Strip Footing ... ✓ ..... Raft ..... Piles .....

Ground Conditions: Gravel .... Sand .... Silt .... Clay .... Fill ....

Structural System: Frame brick & conc Shear Wall ..... L.B.M, B & C .....

Bearing Walls: ..... 1 ..... Wall Bands: ~~Yes~~/No

Street Walls: ..... 11 ..... Column Continuity: Yes/~~No~~

Building: Original Form ..... Minor Alt: ✓ ..... Substantial Alt. .....

Floor: R.C. ..✓.... Wood ✓..... Eff.Diaph ✓..... Non Eff. .....

Roof: Pitched ..... Flat ..✓.....

Roof Diaphragm: Effective ..... ✓ ..... Non Effective .....

Roof Coverings: Concrete ..✓..... Asphalt ..✓..... Galv. Iron .....

Corr.Asbestos ..... Tiles .....

Chimneys: Brick ..... Other .....

	Where	Material	Height	Length	Thickness	Remarks, Condition
Parapets	Stack	O/S + Brick				Satisfactory
Verandahs	—					
Appendages	"	O/S + plaster				300 projection. Some spalling evident

Lifts: Number ... 2 ..... Open ..... Enclosed ✓.....

Stairs: Number ... 2 .... Type ..... Wood ...✓.... Steel ..... R.C. .....

NON STRUCTURAL

Partitions: Brick ..✓..... Breeze ..... Concrete Block .....

Wood ..✓..... Condition fair / good

Ceilings: Lath ..... Wood ..... Fib. Plaster .....

Condition fair / Good

DAMAGE

Cracked Walls ..... Joints ..... Displacement .....

Settlement ..... Remarks .....

GENERAL

Note Parapets removed in part & strengthened March '74.

Maintenance fair

STRUCTURAL CONDITION

Poor ..... Fair ..✓..... Good .....

Hazards Street walls & Tower S/W corner .....

NUMERICAL RATING

Maintenance	—	Storeys	1
Appendages	1	Public Access	2
Wall Continuity	1	Time Occupied	1
Internal Walls	1	Persons Occupied	2
Foundations	1	Date Built 1906	2
		Total	12

Classification B-

TABLE 1 BUILDING ASSESSMENT

	Numerical Rating		
	2	1	0
General Standard of Maintenance	Poor	Fair	Good
Appendages on Street Frontage	Significant amounts of masonry	Minor	Nil
Continuity of External Walls	No continuity	Reasonable continuity	Full Structural Continuity
Effectiveness of Internal Frames	Non-existent	Some Moment Resistance	Fully Effective
Foundation Conditions	Bearing Capacity less than ½ T/ft2	Gravels etc. Bearing > ½ T/ft2	Rock
Number of Storeys	More than 4	2 to 4	1
Public Assessibility	Central City	Suburban Commercial /Industrial	Residential
Time Building Occupied	More than 50 hours/ week	More than 8 less than 50 hours/week	Less than 8 hours/ week
Persons in Building When Occupied	More than 4 persons per 1,000 sq. ft.	More than 2 less than 4 persons per 1,000 sq. ft.	Less than 2 persons per 1,000 sq. ft.
Date of Construction	Before 1920	Between 1920 and 1935	After 1935

TABLE 2 BUILDING CLASSIFICATION & REQUIRED ACTION

Total Numerical Rating	Building Classification	Recommended Action
15 and over	A	Immediate Action under Section 301A of Municipal Corporations Act.
12, 13, 14, 15	B	Remedial action within two years
9, 10, 11, 12	C	Remedial action within ten years.
9 and under	D	Probably adequate if building is well maintained.

SEISMIC RISK BUILDINGS - SURVEY

GENERAL

Date Inspected: 11/2/1991 File No: .....
Address of Building: 32 Cathedral Square
Legal Description of Site: Pt 698 RM 273 - Chch City ? TS 698-9 PTS 700-1 37/188TH
Name of Owner: Christchurch Press Co Ltd
Address of Owner: Pvt Bag ChCh
Principal Tenants: The Press
Occupancy: (please tick) 8 hours ☐ 24 hours ☐ 5 days ☐ 7 days ☐
Use (eg. Office, Workroom, Factory, (Commercial), Storage, Other): Printers

STRUCTURE

Date of Construction: 1906
Building Dimensions: Width: ..... Length: ..... Height: .....

Number of Storeys: 4

Mezzanine	☐	**Foundation Type:**		**Structural System:**		**Building:**	
Basement	☑	Strip Footing:	☑	Frame	☐	Original Form	☐
		Raft	☐	Shear Wall	☐	Minor Alterations	☑
Floor:		Piles	☐	LBM B&C	☑	Substantial Alterations	☐
RC	☐	**Roof Coverings:**		**Number of Stairs:**		**Ground Conditions:**	
Wood	☑	Concrete	☐	Type:		Rock	☐
Eff Diaph	☐	Asphalt	☐	Wood	☐	Gravel	☑
Non Eff	☑	Galv Iron	☑	Steel	☐	Sand	☐
		Corr Asbestos	☐	RC	☐	Clay	☐
Roof:		Tiles	☑			Fill	☐
Pitched	☑	**Chimneys:**		**Roof, Diaphragm:**		**Number of Lifts:** 1	
Flat	☐	Brick	☐	Effective	☐	Open	☐
		Other	☐	Non Effective	☑	Enclosed	☑

Bearing Walls: Brick
Street Walls: Brick - O/S Wall Bands: Yes/No
Parapets: 1m - 1½m, O/S Column Continuity: Yes/No
Verandahs:
Appendages: Display sign approx 4m long, 1m high. Large number of flag poles
Wheelchair Access: Flight of steps at door

NON STRUCTURAL

Partitions: Timber/Brick
Ceilings: Panels

DAMAGE

Cracked Walls ☐ Lateral Displacement ☐ Settlement ☐
Remarks: .....

STRUCTURAL

Poor ☐ Fair ☑ Good ☐
Hazards: Parapets - tower on cathedral corner

GENERAL Some weathering of O/S, otherwise building is very well maintained.
Building is 5 storeys at tower on the corner of Worcester street/cathedral square and also above the main entrance.

NUMERICAL RATING

Maintenance	
Storeys	
Appendages	
Public Access	
Wall Continuity	
Time Occupied	
Internal Walls	
Persons Occupied	
Foundations	
Date Built	
Total	13

Class B

TABLE 1 BUILDING ASSESSMENT

	Numerical Rating		
	2	1	0
General Standard of Maintenance	Poor	Fair ✓	Good
Appendages on Street Frontage	Significant amounts of masonry	Minor	Nil ✓
Continuity of External Walls	No continuity	Reasonable continuity ✓	Full Structural Continuity
Effectiveness of Internal Frames	Non-existent ✓	Some Moment Resistance	Fully Effective
Foundation Conditions	Bearing Capacity less than ½ T/ft2	Gravels etc. Bearing > ½ T/ft2 ✓	Rock
Number of Storeys	More than 4	2 to 4 ✓	1
Public Assessibility	Central City ✓	Suburban Commercial /Industrial	Residential
Time Building Occupied	More than 50 hours/ week	More than 8 less than 50 hours/week ✓	Less than 8 hours/ week
Persons in Building When Occupied	More than 4 persons per 1,000 sq. ft.	More than 2 less than 4 persons per 1,000 sq. ft. ✓	Less than 2 persons per 1,000 sq. ft.
Date of Construction	Before 1920 ✓	Between 1920 and 1935	After 1935

TABLE 2 BUILDING CLASSIFICATION & REQUIRED ACTION

Total Numerical Rating	Building Classification	Recommended Action
15 and over	A	Immediate Action under Section 301A of Municipal Corporations Act.
12, 13, 14, 15	B	Remedial action within two years
9, 10, 11, 12	C	Remedial action within ten years.
9 and under	D	Probably adequate if building is well maintained.

HAZARDOUS APPENDAGE SURVEY.

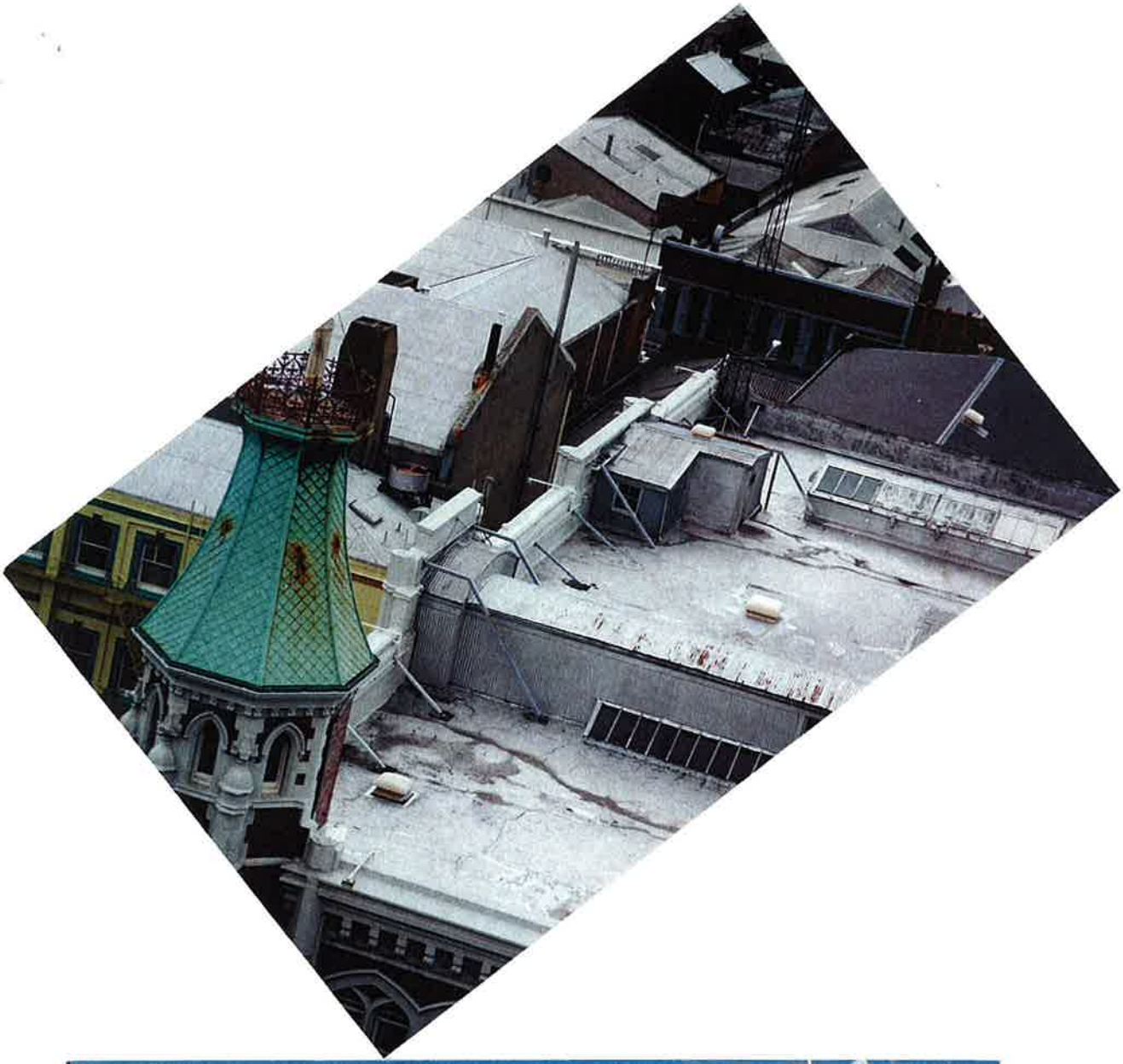
Address: 32 Cathedral Sq (The Press)
Legal Desc.: FS 628-9 PTS 700-1 37/48TH SHARE
Owner:
Date: 26/3/92 Date Building Built: 1906
BU/40/

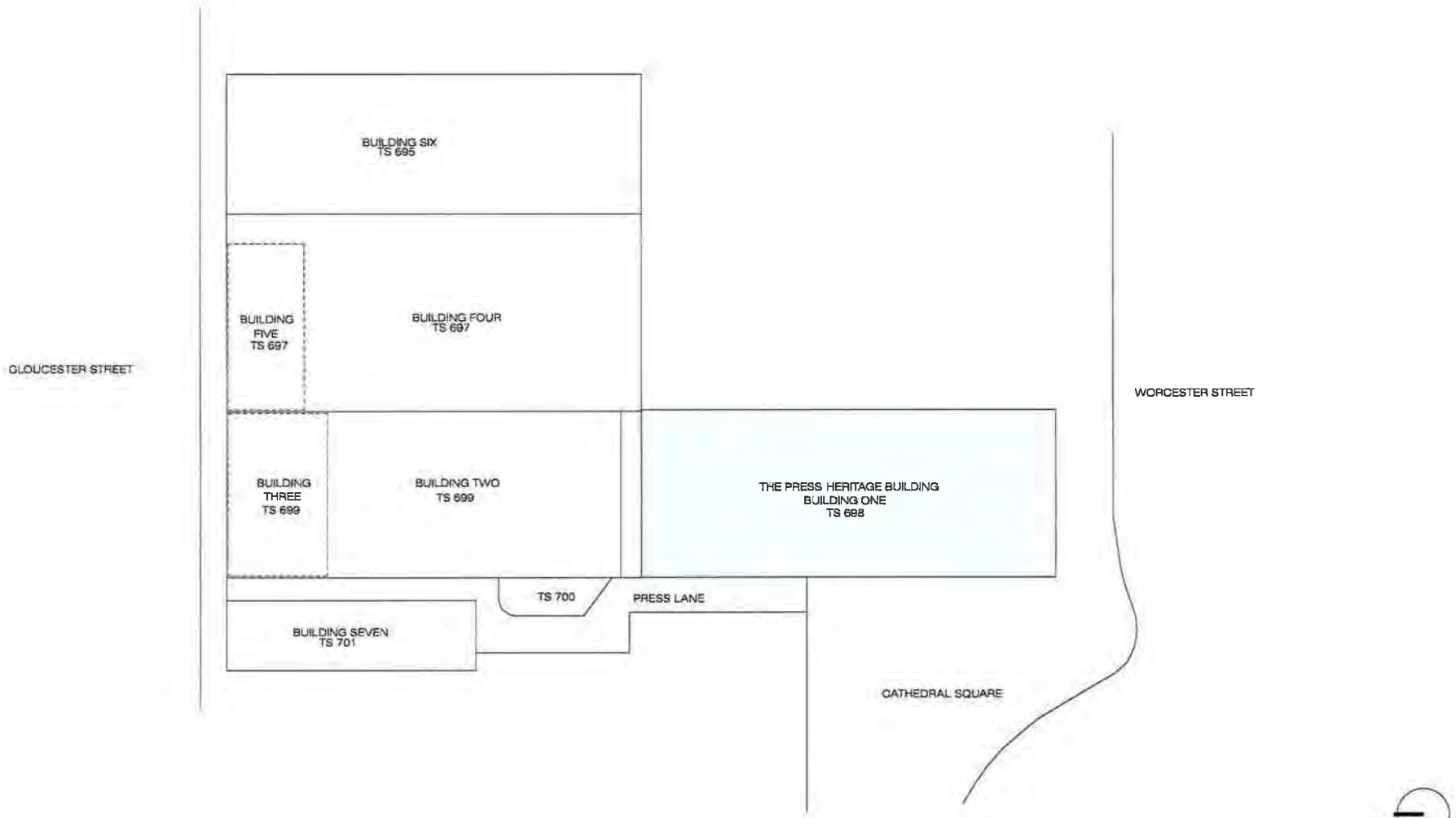
Parapet: Very high & hazardous, Some securing done.
Chimney:
Cornice:

Loose Masonry: Significant / (Noticeable) / Minor.
Mortar Deterioration: (Significant) / Noticeable / Minor.
Cracking: Significant / Noticeable / Minor.

Photo Reference:

Comments: 4 storeys & one basement level, extremely ornate, especially at roof level. A tower from the first floor up to a floor above the roof-level (see photos). Stones are well-weathered.





1 / A000 SITE PLAN EXISTING

0 10 20 30 40 M

THE SHOWN LAYOUTS AND RL'S ARE INDICATIVE ONLY. A FORMAL SURVEY SHOULD BE UNDERTAKEN BEFORE COMMENCING BUILDING WORK.

ISSUE	DATE	REVISION
D	21/12/10	LATEST CONSULTANT'S REPORTS INCLUDED
C	26/11/10	UPDATED FOR INFORMATION ISSUE

GANELLEN
30 montague street balmain nsw 2041

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Sydney: L3, 729 Elizabeth Street
Zetland NSW 2008 Australia
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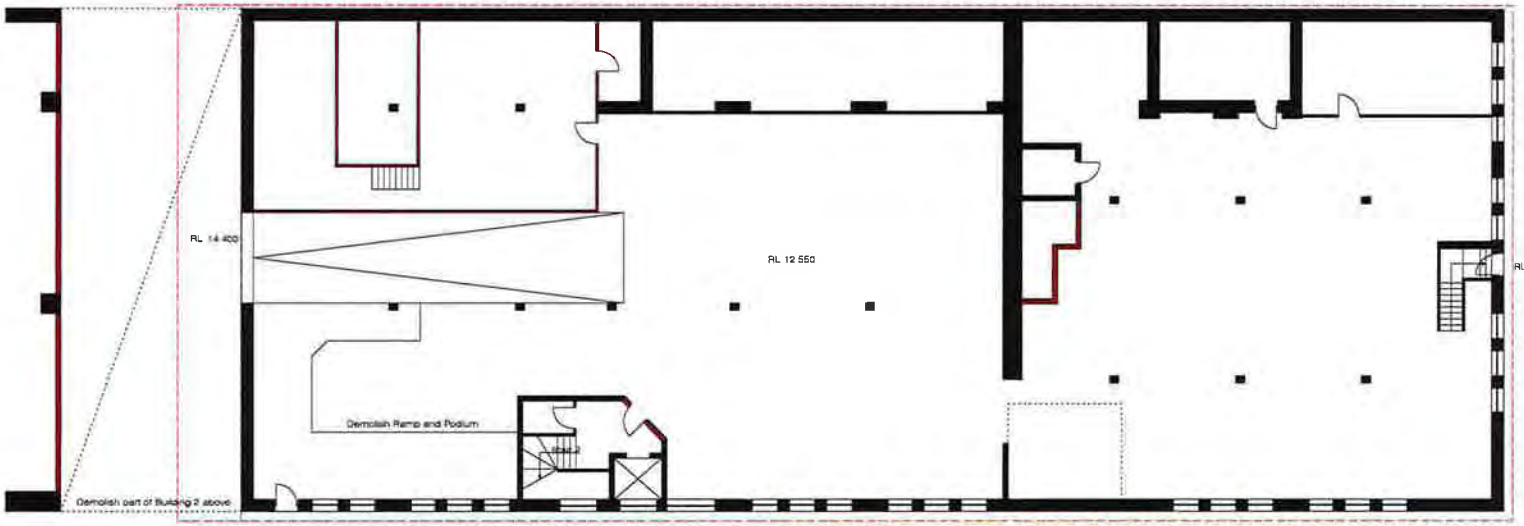
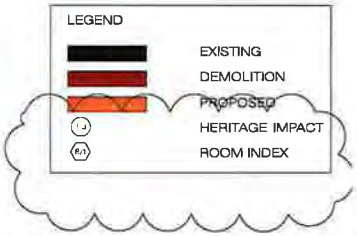
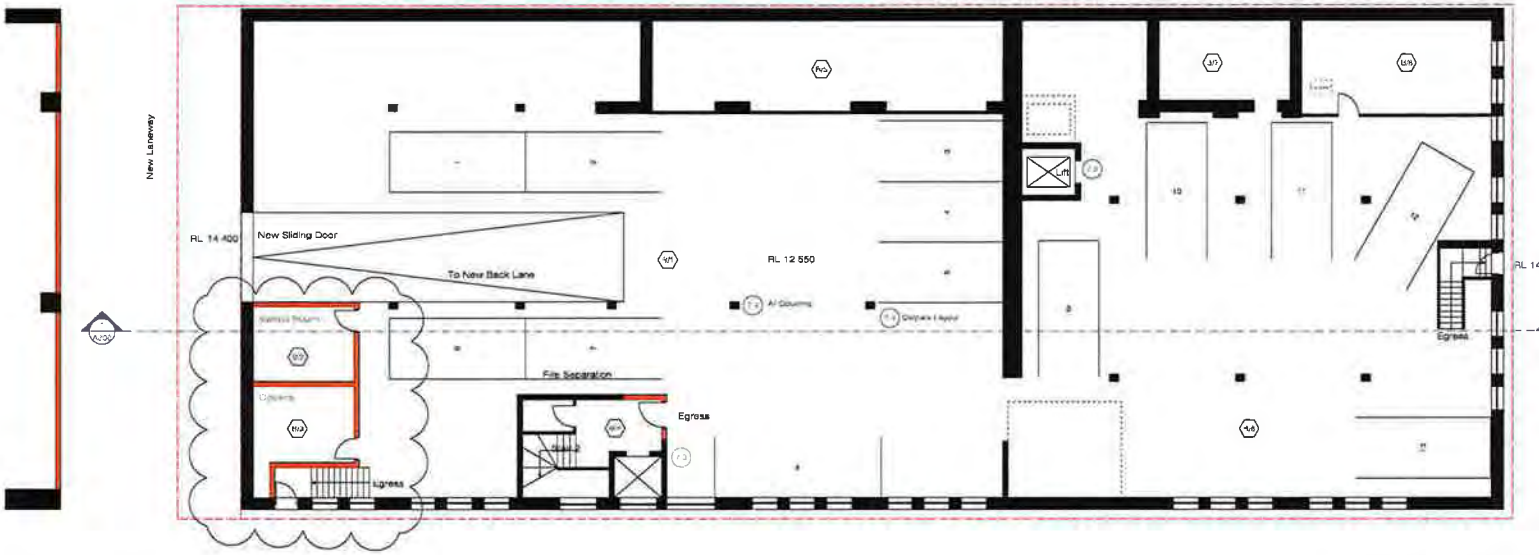
E bka@bka.com.au www.bka.com.au

PROJECT: THE PRESS - HERITAGE BUILDING
PROJECT #: 08030
CLIENT: GANELLEN
DATE #: 25/05/09
SCALE @ A3: 1:500@A3
DWG #: A 000 D
DWG: SITE PLAN
DRAWN: CT
CHKD:
REVISION: D





1 A010 BASEMENT PLAN DEMOLITION



THE SHOWN LAYOUTS AND RL'S ARE INDICATIVE ONLY. A FORMAL SURVEY SHOULD BE UNDERTAKEN BEFORE COMMENCING BUILDING WORK.

2 A010 BASEMENT PLAN PROPOSED

GANELLEN

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F	21/12/10	LATEST CONSULTANT'S REPORTS INCLUDED
E	7/12/10	CLIENT CHANGES, SERVICES ADDED

ISSUE	DATE	REVISION

PROJECT	THE PRESS - HERITAGE BUILDING		PROJECT # 08030
CLIENT	GANELLEN	DATE # 11/10/2010	DWG # A 010 F
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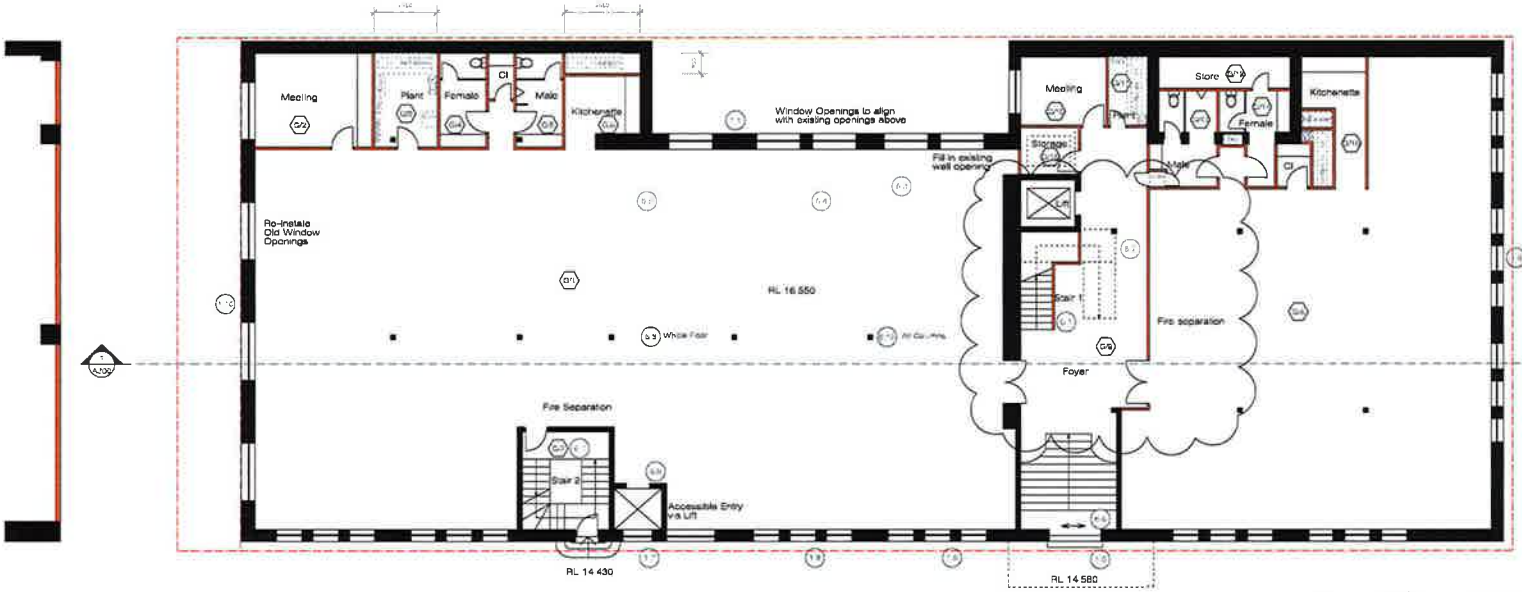
DWG	BASEMENT PLAN	DRAWN CT	
		CHKD -	REVISION F

1 A100 GROUND FLOOR PLAN DEMOLITION



2 A100 GROUND FLOOR PLAN PROPOSED

LEGEND

- EXISTING
- DEMOLITION
- PROPOSED
- HERITAGE IMPACT
- ROOM INDEX

0 5 10 15 M

THE SHOWN LAYOUTS AND RL'S ARE INDICATIVE ONLY. A FORMAL SURVEY SHOULD BE UNDERTAKEN BEFORE COMMENCING BUILDING WORK.

ISSUE	DATE	REVISION
G	27/1/11	UPDATED RECEPTION AREA
F	21/12/10	LATEST CONSULTANT'S REPORTS INCLUDED

GANELLEN
30 montague street balmain nsw 2041

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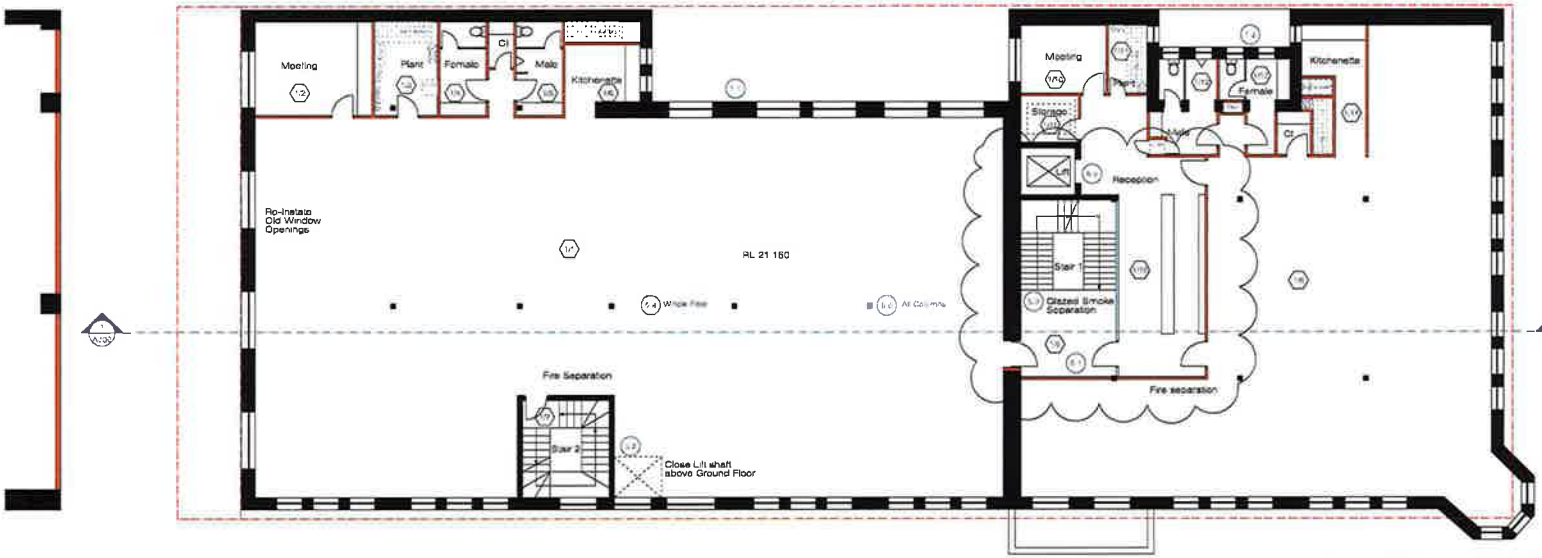
PROJECT	THE PRESS - HERITAGE BUILDING		PROJECT # 08030
CLIENT	GANELLEN	DATE # 11/10/2010	DWG # A 100 G
		SCALE @ A3 1:200@A3	
DWG	GROUND FLOOR PLAN	DRAWN CT	
		CHKD -	REVISION G

LEGEND

- EXISTING
- DEMOLITION
- PROPOSED
- HERITAGE IMPACT
- ROOM INDEX

1 A101 FIRST FLOOR PLAN DEMOLITION



0 5 10 15 M

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2 A101 FIRST FLOOR PLAN PROPOSED

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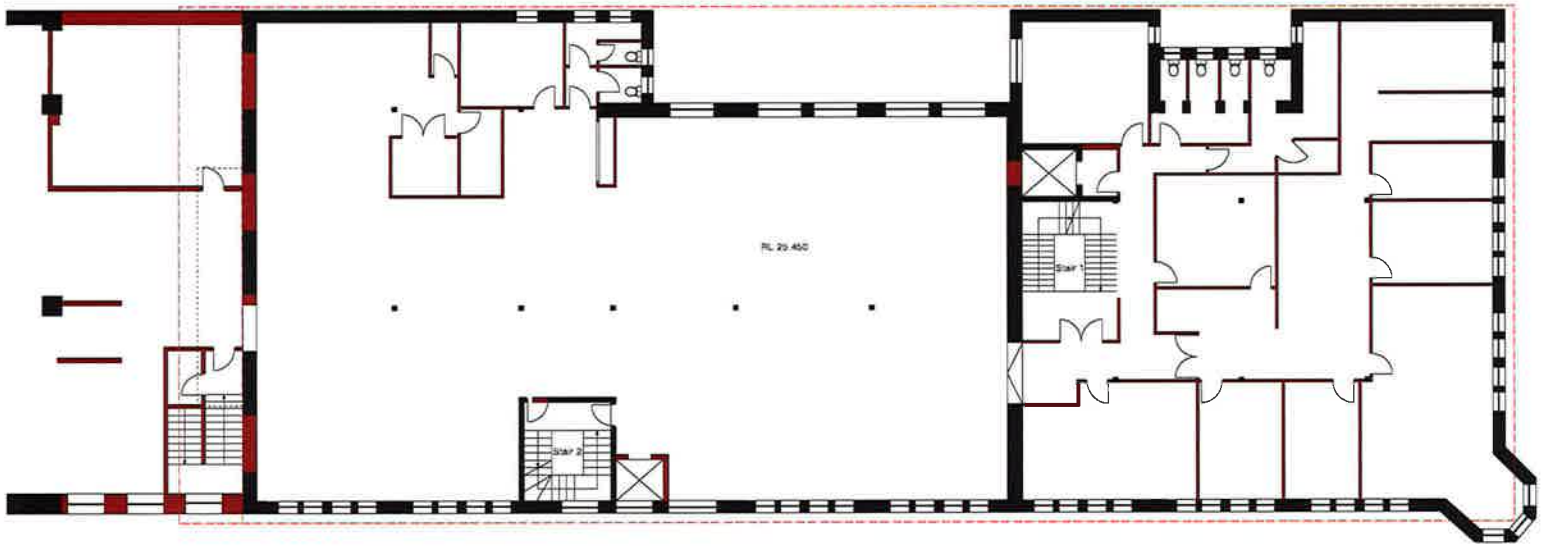
ISSUE	DATE	REVISION
G	27/1/11	UPDATED RECEPTION AREA
F	21/12/10	LATEST CONSULTANT'S REPORTS INCLUDED

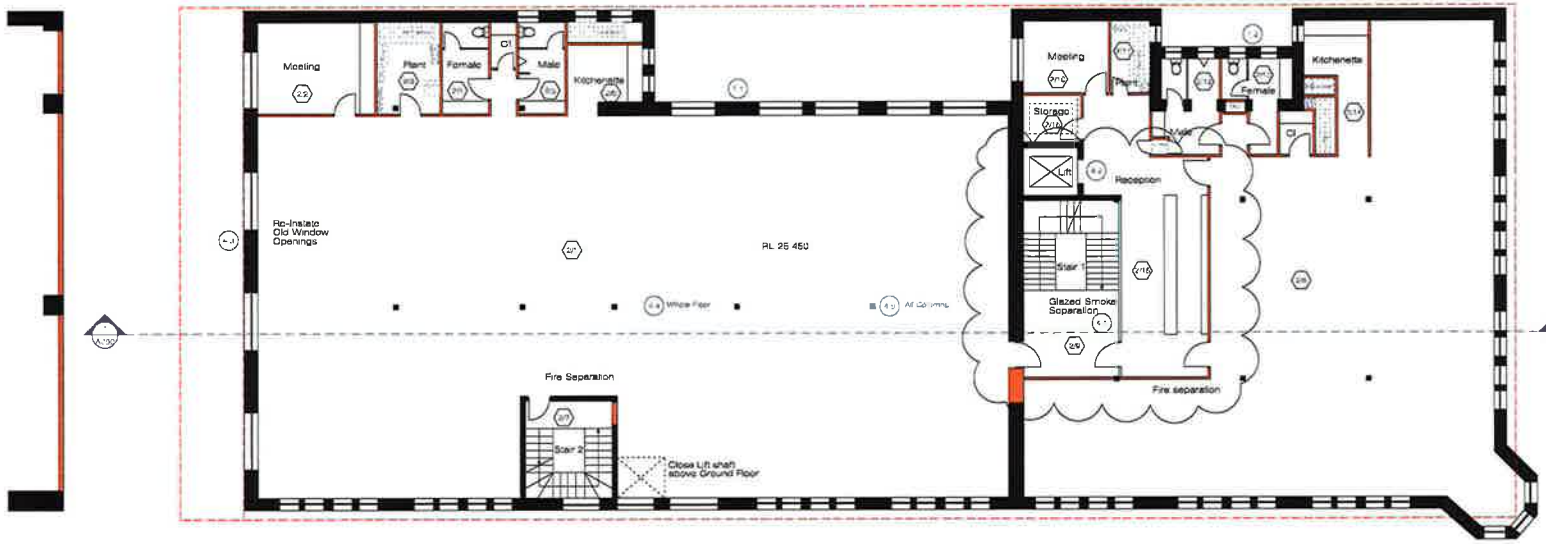
PROJECT	THE PRESS - HERITAGE BUILDING		PROJECT # 08030
CLIENT	GANELLEN	DATE # 11/10/2010	DWG # A 101 G
		SCALE @ A3 1:200@A3	
DWG	FIRST FLOOR PLAN	DRAWN CT	
		CHKD -	REVISION G



LEGEND

- EXISTING
- DEMOLITION
- PROPOSED
- HERITAGE IMPACT
- ROOM INDEX

1 A102 SECOND FLOOR PLAN DEMOLITION



0 5 10 15 M

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2 A102 SECOND FLOOR PLAN PROPOSED

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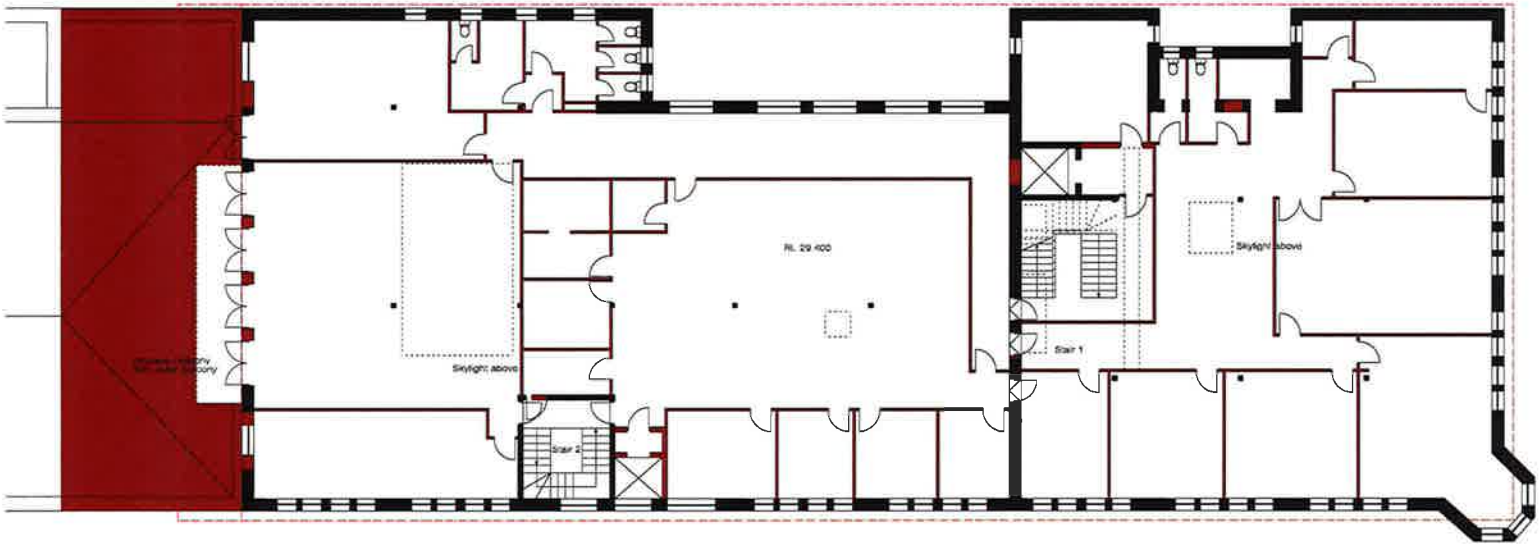
ISSUE	DATE	REVISION
G	27/1/11	UPDATED RECEPTION AREA
F	21/12/10	LATEST CONSULTANT'S REPORTS INCLUDED

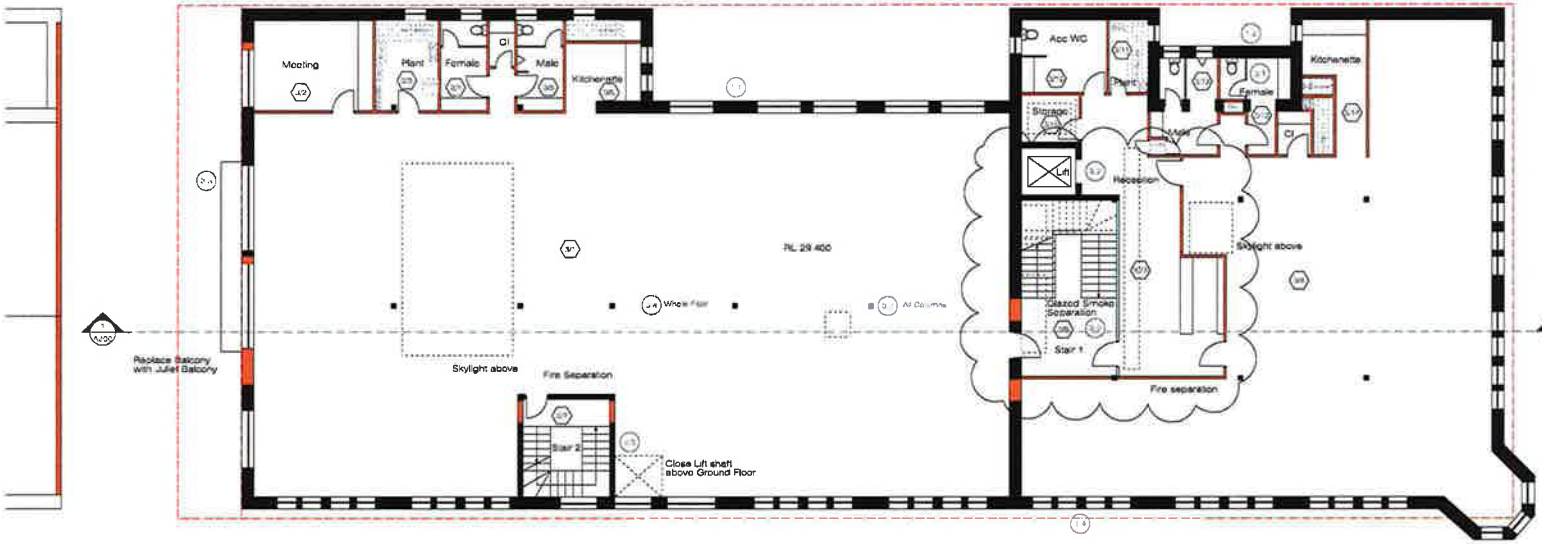
PROJECT	THE PRESS - HERITAGE BUILDING		PROJECT # 08030
CLIENT	GANELLEN	DATE # 11/10/2010	DWG # A 102 G
		SCALE @ A3 1:200@A3	
DWG	SECOND FLOOR PLAN	DRAWN CT	
		CHKD -	REVISION G



LEGEND

- EXISTING
- DEMOLITION
- PROPOSED
- HERITAGE IMPACT
- ROOM INDEX

1 A103 THIRD FLOOR PLAN DEMOLITION



0 5 10 15 M

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2 A103 THIRD FLOOR PLAN PROPOSED

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ISSUE	DATE	REVISION
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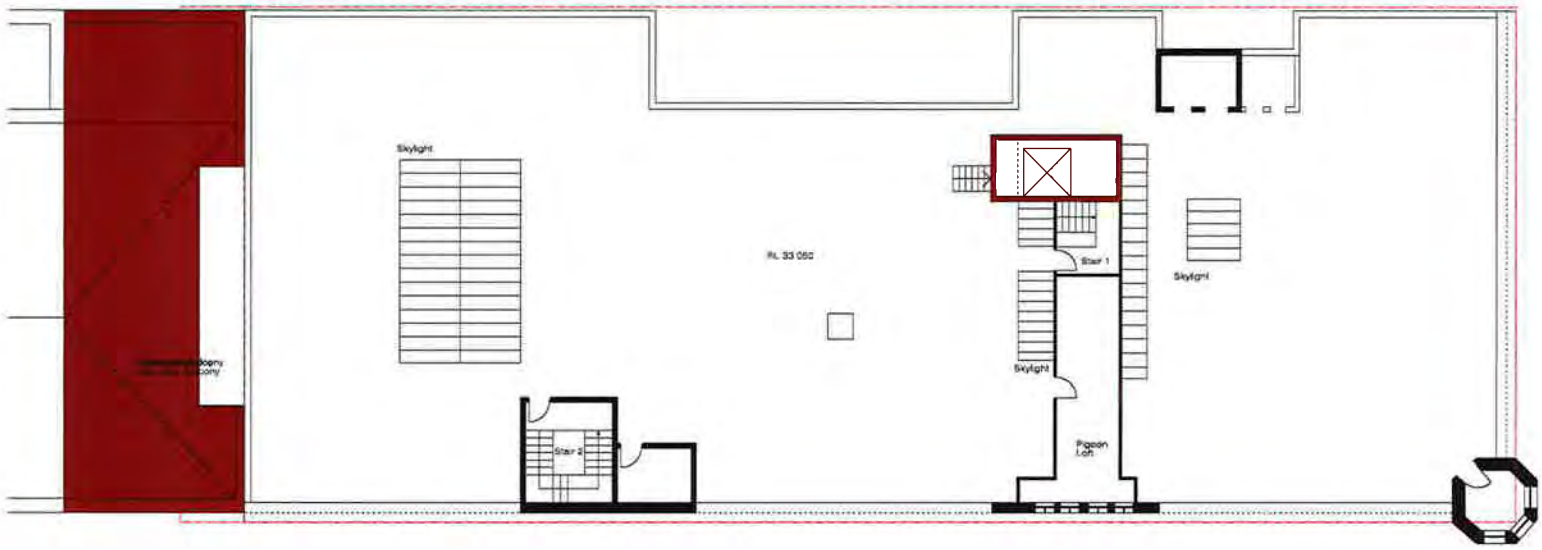
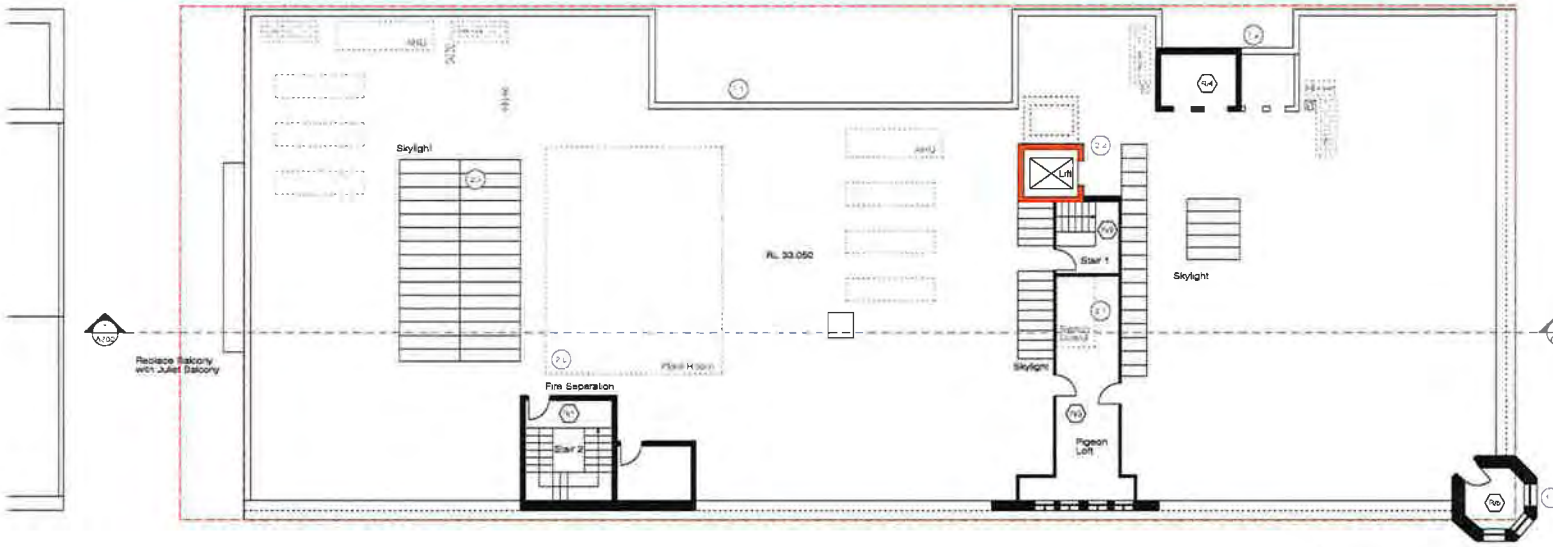
PROJECT	THE PRESS - HERITAGE BUILDING		PROJECT # 08030
CLIENT	GANELLEN	DATE # 11/10/2010	DWG # A 103 G
		SCALE @ A3 1:200@A3	
DWG	THIRD FLOOR PLAN	DRAWN CT	
		CHKD -	REVISION G



LEGEND

- EXISTING
- DEMOLITION
- PROPOSED
- HERITAGE IMPACT
- ROOM INDEX

1 A104 ROOF PLAN DEMOLITION



0 5 10 15 M

THE SHOWN LAYOUTS AND RL'S ARE INDICATIVE ONLY. A FORMAL SURVEY SHOULD BE UNDERTAKEN BEFORE COMMENCING BUILDING WORK.

2 A104 ROOF PLAN PROPOSED

ISSUE	DATE	REVISION
F	21/12/10	LATEST CONSULTANT'S REPORTS INCLUDED
E	7/12/10	CLIENT CHANGES, SERVICES ADDED

GANELLEN
20 montague street balmain nsw 2041

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PROJECT	THE PRESS - HERITAGE BUILDING		PROJECT # 08030
CLIENT	GANELLEN	DATE # 11/10/2010	DWG # A 104 F
DWG	ROOF PLAN	SCALE @ A3 1:200@A3	
		DRAWN CT	
		CHKD -	REVISION F

1 / 200 ELEVATION NEW LANE PROPOSED

0 5 10 M

NOTE:
THIS IS A SKETCH SECTION ONLY BASED OFF DRAWINGS WHICH HAVE BEEN PROVIDED TO BKA. THEY NEED TO BE VARIFIED BY A SURVEYOR TO CONFIRM ACCURACY AND SCALE. HEADHEIGHTS AND STATED DIMENSIONS NEED ALSO TO BE CONFIRMED ON SITE.

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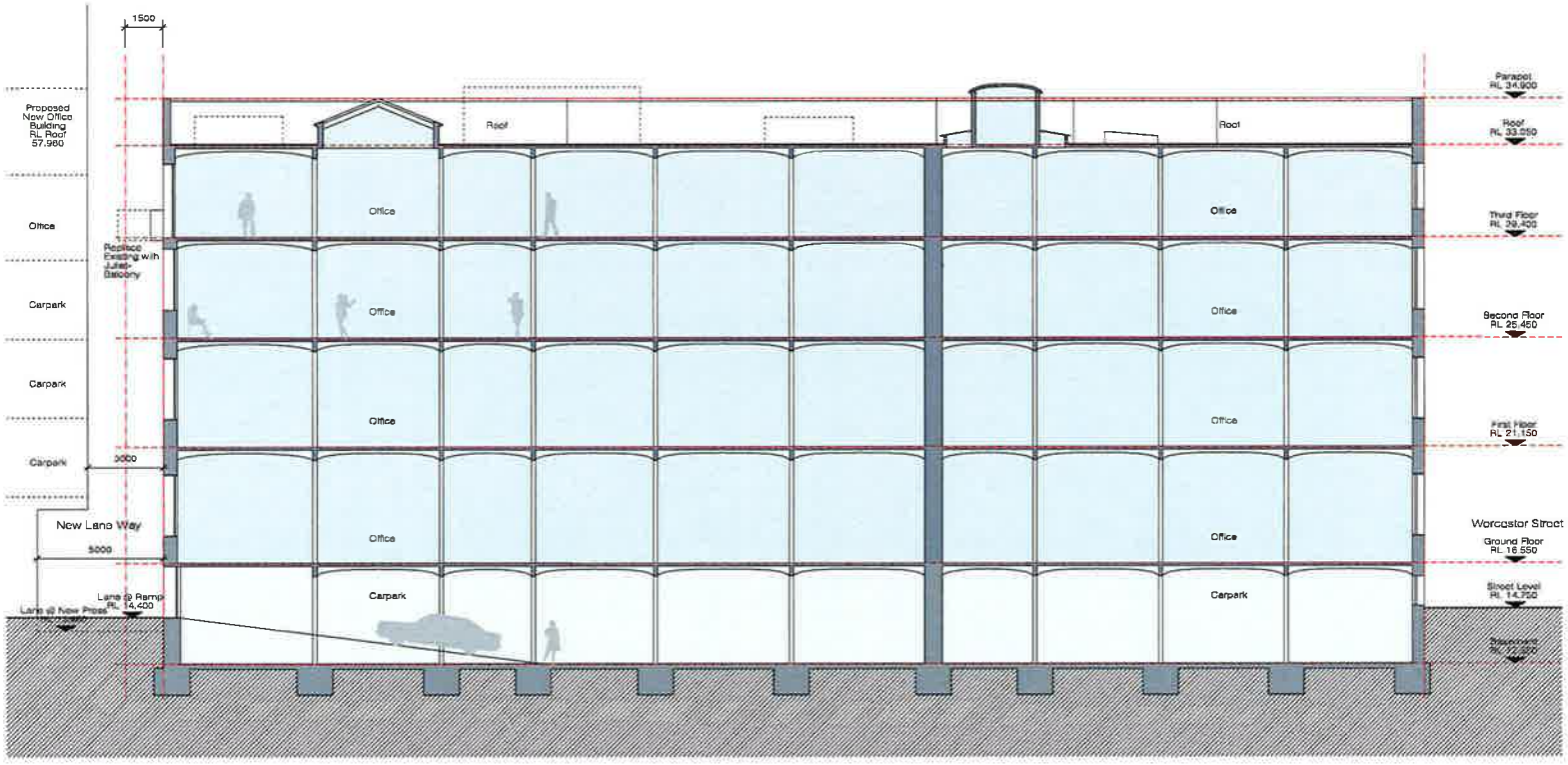
ISSUE	DATE	REVISION
B	21/12/10	LATEST CONSULTANT'S REPORTS INCLUDED
A	1/12/10	INITIAL ISSUE

PROJECT: THE PRESS - HERITAGE BUILDING — PROJECT # 08030
CLIENT: GANELLEN — DATE # 29/04/10 — DWG # A 200 B
DWG: NORTH ELEVATION — SCALE @ A3 1:100@A3 — DRAWN CT — CHKD - — REVISION B



1 SECTION
A300 PROPOSED

0 5 10 M

NOTE:
THIS IS A SKETCH SECTION ONLY BASED OFF DRAWINGS WHICH HAVE BEEN PROVIDED TO BKA. THEY NEED TO BE VARIFIED BY A SURVEYOR TO CONFIRM ACCURACY AND SCALE. HEADHEIGHTS AND STATED DIMENSIONS NEED ALSO TO BE CONFIRMED ON SITE.

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ISSUE	DATE	REVISION
D	21/12/10	UPDATED AND COMPLETED SECTION
C	1/12/10	INFORMATION ADDED

PROJECT: THE PRESS - HERITAGE BUILDING
PROJECT #: 08030
CLIENT: GANELLEN
DATE #: 29/04/10
SCALE @ A3: 1:200@A3
DWG #: A 300 D
DWG: SECTION
DRAWN: CT
CHKD: -
REVISION: D

PRESS BUILDING

BUILDING CONDITION REPORT
SEPTEMBER 2009

FULTON ROSS
team architecture®

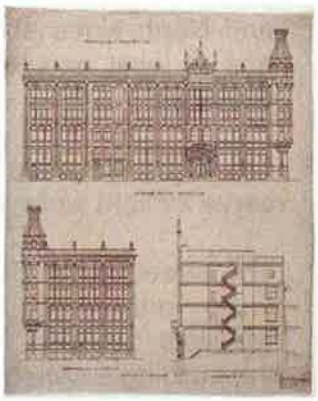
Contents

Original Perspective

PRESS BUILDING
Building Condition Report

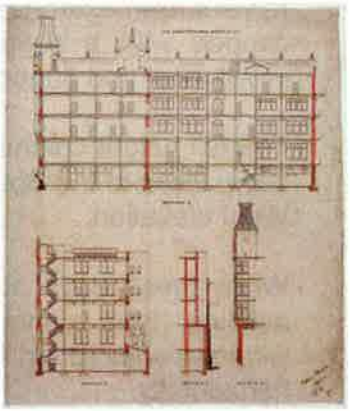
1.0 INTRODUCTION

As part of the scope of the Conservation Plan, Fulton Ross Team Architecture have been commissioned by Ganellen Pty Limited to prepare a Building Condition Report for The Press Building at 32 Cathedral Square, Christchurch. We visited the building on August 7th, August 28th and again on September 24th 2009 to undertake a site inspection and make a photographic record.



Original Elevations

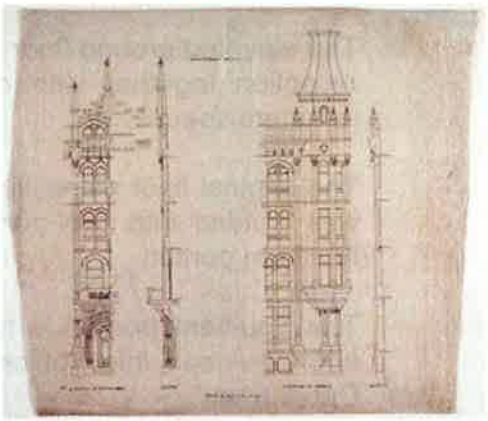
The Building Condition Report begins with a general description of the building then breaks it into various elements. Each element is described and its condition assessed. Recommended remedial work is suggested where appropriate.



Original Section

This report does not deal with structural, mechanical or fire matters and is a statement of the physical condition of the fabric only at the time of our visits.

This report should be read in conjunction with the Building Conservation Plan. As a general policy it is recommended that all work follows the policies of the Building Conservation Plan and accepted conservation principles and processes as outlined in the ICOMOS (NZ) Charter.



Original Centre Bay and Corner

2.0 GENERAL DESCRIPTION

The Press Building is a four storey rectangular building on the Eastern side of Cathedral Square. Its West elevation faces Cathedral Square and South elevation faces Worcester Street. The East and North sides abutt into existing buildings but rise at least one level above their neighbouring buildings.

West Elevation

The East elevation has two indentations which serve as light wells and service shafts.

The street facing South and West elevations are finely articulated with large pointed arched windows between full height columns that give the building a sense of verticality and lightness.


Aerial Photo of Cathedral Square

An elegant octagonal tower on the South West corner serves to both accentuate the verticality and emphasize the corner nature of the site. The tower's form extends above the main roof and it is capped with a copper clad spire topped by a crows nest and flagpole.

The full height columns create a series of vertical bays, three to the South elevation and eight to the West elevation.


South Elevation

While these bays accentuate the height of the building they contain a pattern of common window fenestration that differentiates each level horizontally.

The street level has a pronounced foundation course with openings that provide light to a full basement now used as a workshop and carpark.

The elevated ground floor houses the main public reception together with offices and open plan reporters spaces.

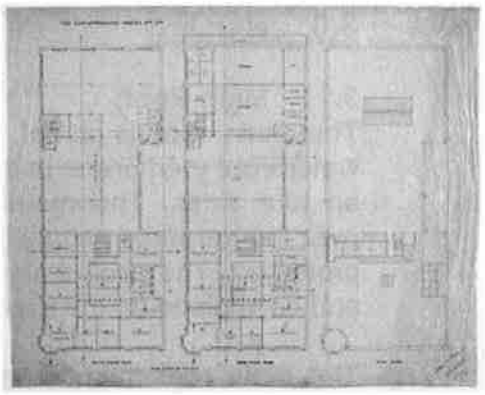

Original Plans
Ground floor Plan showing Southern and Northern portions

The original floor plans illustrate how the building was divided into two portions; a Southern and Northern portion.

The Southern portion is roughly square in plan, and divided into offices for the 'Editorial Department'.

The Northern portion is rectangular in plan with structural columns creating an open floor plate for what was referred to as the 'Factory'.
The Southern portion has the main stairwell and passenger lift. An indentation in the Eastern wall creates a service well for toilets on each floor.

The Northern portion has a larger plan indentation to the east that serves as a light well to the large open plan office spaces. There is a service lift and a secondary stairwell that access the basement as well as Press Lane.



Original Plans
Second Floor, Third Floor and Roof Plan

Current Basement Group and First Floor Plans

Current Plan
Second Floor, ThirdFloor and Roof Plan

3.0 ROOFS

3.1 Main Roof:

The main roof is a flat slab with a trafficable waterproof membrane laid to fall within a parapet on four sides. The membrane extends up and over the parapets ensuring the whole structure is protected. The roof drains into rainwater heads and downpipes on the East elevation.

Roof looking North

The main roof membrane is in good condition. The membrane replaced a former surface about a decade ago. It has been well maintained and patched where required.

The main roof has a number of structures built into or on it.

Southern Stair & Pigeon House

3.2 Southern Stair and Pigeon House :

The largest of these structures houses the Southern stairwell and what was the Pigeon house. This corrugated steel clad shed form has a curved roof over the Pigeon house. It runs East/West and butts into one of the remnant sections of parapet above the main entrance.

The steel cladding has been painted with a metallic based paint. The Pigeon house spaces are original fabric and in fair condition.

Northern Stair and Service Lift

3.3 Northern Stair and Service Lift :

The Northern stair and lift are housed in another shed form. This time with a split gabled roof. This is also clad in corrugated steel and sits behind the second remaining section of original full height parapet. The cladding has been painted, well maintained and in good condition.

3.4 Skylights :

There is a large gabled skylight running East/West over the Northern portion of the building. It originally provided daylight to the Etching room, a space now used as a staff cafeteria. The skylight is now covered in a tarpaulin because there were overheating issues in the cafeteria below.

Skylight to Cafeteria

There are also smaller skylights around the former Pigeon house. These provide daylight to the 3rd floor reception and circulation spaces around the Southern stairwell. These skylights have been well maintained and are in good condition.


Skylights to Southern Stairwell

3.5 Tower Roof :

The corner tower rises above the main roof surface. There is an octagonal room with an intricate timber structure that supports the copper clad spire.

The copper cladding covers eight parabolic faces covered in reverse scalloped copper tiles with copper flashings between the faces.

The copper has weathered to an oxidized green, with unwashed sections of black. Sections of the copper have rust marks where rainwater from the cast iron 'crows nest fence' above has dripped onto the copper.

An aluminium flagpole extends from this 'crows nest'. This has been bolted to the original timber flagpole structure which appears sound.


Tower Roof

3.6 Mechanical Plant :

There are a series of concrete water towers (which show on the original drawings) above the toilets. These appear in fair condition with aging plumbing.

Modern heat pumps and other miscellaneous mechanical units, hoods and vents are placed around the main roof.


Original Water Towers

Recommended Remedial Action

- *Repaint the flagpole and check structural support and flashing to tower roof*
- *Rustproof and repaint the crows nest fence fixings to copper roof*
- *Repair sections of copper roof where rust marks may have damaged the base copper*
- *Continue ongoing maintenance on roof structures*
- *Check cafeteria skylight*
- *Continue ongoing maintenance on membrane roofing*


Mechanical Plant

4. EXTERNAL WALLS

4.1 General :

The external walls are a mixture of concrete, brick and stone. The West and South elevations face the street and are richly adorned. The East and North elevations are designed to connect to neighbouring buildings and are therefore simple and unadorned where exposed.

Original West Elevation

The original parapet has been removed except for two sections on the West façade.

A previous neighbouring building to the East has been removed leaving an area of exposed brickwork

The West and South elevations, while natural stone, have been painted and a clear sealant applied to the brick panels.

Parts of the brickwork to the East elevation have also been painted.

Original South Elevation

4.2 West Elevation :

This elevation facing Cathedral Square is one of the two principal facades.

Current West Elevation

A stone base forms a foundation course that is constructed in Volcanic Tuft. This is now painted black. It is punctuated by openings that form windows which provide light into the basement.

From this base rise a series of columns (pilasters) that break the elevation into eight vertical bays.

Five of these bays face Cathedral Square and the remaining three face onto Press Lane to the rear of Warners Hotel.

Main Entry Bay

Of the five bays that face Cathedral Square the central (or third) bay forms the main entry, and is distinct from the standard bays.

The sixth bay, immediately to the South of Warners Hotel, is also wider than the rest and contains a service stair and lift.
The elevations attached help illustrate the way the four floors are articulated at each level by a distinct window arrangement.

The fenestration increases in complexity on each level indicating a clear hierarchy of form.

A typical bay has three basement windows with shouldered arch hands.

At ground level there are three square headed windows.

At the first floor these three windows each have pointed arch hands.

On the second floor there are four windows each with pointed arches and with a square string course hood.

At third floor level the four windows become a pair of pointed arches each with an arched string course.

A cornice with a detailed frieze of carved corbels and circular motifs caps the bay.

The original drawings show a higher parapet which has now largely been removed.

This arrangement changes for the entry bay and the service bay.

The entry bay has a large pointed arched doorway at street level. The Press motto *'Nihil Utile Quod no Honestum'* (translated as *'Nothing is useful that is not honest')* is printed over the door.

The main entry is capped by a cantilevered hood on projecting corbels, carrying the Press insignia.

The first floor has a pair of arched windows. One has a low sill that provides access to the entry hood roof.

The second floor windows are similar to the typical bay but have an arched string course hood.

The third floor windows are similar to those below but with ogee arched string course hoods.

Above these are a pair of four paned arched windows that provide light to the Pigeon house. These windows at roof level sit within a remnant section of parapet.

Entry Doors and Projecting Hood

Entry Bay First Floor Window

Entry Bay Second Floor Windows

Entry Bay Third Floor Windows

Entry Bay Pigeon House Windows with remnant parapet

The Service Bay is a mixture of doors and windows.

At ground level, doors allow access to the stairwell and service lift.

Above these are three arched windows providing light to the stairwell.

Service Bay Ground Floor Door and Window

On the first floor the three arches are made up from two windows and the stairwell and a wider four paned window.

On the second floor there are three arched windows to the stairwell and an arched pair of solid doors to the service lift.

Service Bay First Floor Windows

The third floor is similar with three arched windows but with a large arched pair of windows to the service lift.

There is also a remnant section of parapet above this service bay. This covers the service lift tower and stairwell hood on the roof level.

There is a steel beam projecting from the façade above the third floor window in front of the service lift. The original elevations suggest that this accessed external doors where the service lift is now positioned.

Service Bay Second Floor Windows

The West elevation has a large 'The Press' sign attached at the third floor level above the entrance way as well as two large flags inserted into metal sleeves.

A section of the painted stonework along Press Lane has been removed to reveal the volcanic tuft foundation course as well as the Oamaru stone cladding above.

There are certain areas where the original stonework has eroded away. This is most obvious around the remnant parapet over the main entry and the detail on the projecting hood over the entrance door.

Service Bay Third Floor Windows with remnant section of parapet

It is surmised that this eroding stonework is what prompted the owners to originally paint the stonework.

Painting natural stonework is nowadays considered an inappropriate and indeed damaging solution to eroding stone. It has the effect of trapping moisture behind the paint further degrading the original stone.

While, it is desirable to remove the paint and repair any damaged stone, this would be a major undertaking for this building and would require a report from a stone conservator as to the desirability of such an action.

Discussions with the maintenance staff suggests the repainting of the exterior is carried out on a routine basis. This will have to remain as an ongoing commitment, ensuring the painted surface remains waterproof.

There are a three locations where there are bad rust stains streaking down the façade. At first these appear to be coming from behind the large 'The Press' sign. However closer inspection suggests that they are caused by some previous steel fixings that are now badly rusting. The rusting steel needs to be cut back from the surface, and sealed with a rustproof coating.

Other less obvious elements are fixed to the façade most of which have been painted. All penetrations into the original material need to either be removed if redundant, or maintained to ensure they do not allow moisture into the original fabric.

The brick infill panels have a milky coating to the original brickwork. This is most probably a sealant coating and will have much the same effect as the paint work on the stone. Ideally this sealant should be removed from the brickwork. This has been successfully removed from other buildings in the city. It is vital however that the pressure and pH of any wash is such that the original brick face remains intact.

Section of wall cleaned of paint revealing original stone

Rusting connections behind 'The Press' Sign

Painted modern penetrations

Detail showing milky coating on brickwork

4.3 Corner Tower :

The tower on the South West corner is a continuation of the façade treatment on the West elevation, i.e. painted stone detail, brick infill panels and large windows.

The tower projects from the first floor with an elaborate cluster of columns supporting a series of cornices and a band of intricately carved floral detail.

The octagonal tower (five sides exposed) then rises up three floors with a room at roof level capped by the octagonal roof described. Again pilasters rise between faces and separate the horizontal bands of windows.

These windows also vary, and become more complex the higher up the tower they are. The first and second floors have square headed windows. The third floor has shouldered arched windows and the roof space has trefoil openings with lancet arched openings above.

The pilasters thicken above the third floor into octagonal shaped columns which culminate in Corinthian column heads, dentils and a projecting cornice supporting the roof above.

The walls of the tower, like the West façade, appear to be in reasonable condition.

There are signs beneath the painted stone detail that some of the original surfaces have worn to softer material.

The brick panels also have the milky appearance of a seal coat. There is minor damage to parts of the brickwork in part due to the sealant trapping moisture in the brick causing surface delamination. This seal coat should be carefully removed and any damage to the brickwork repaired.

Corner Tower

First and Second Floor Windows

Second and Third Floor Windows

Roof Top Windows

Tower Roof

4.4 South Elevation :

The South elevation facing Worcester Street is continuation of the pattern set by the main West elevation.

There are three vertical bays with the same fenestration previously described.

There are two doorways in the foundation course which provide street access down into the basement.

The original parapet above the carved frieze has been removed.

There is a redundant light fitting, some surface fixed wiring and an electric isolator fixed to the façade.

The walls, like those described, have been well maintained. The nature of the painted stone and sealed brick means that this ongoing maintenance is essential unless remedial stone conservation work is undertaken to restore the original surfaces.

South Elevation

Ground Floor windows

First Floor windows

Second Floor Windows

4.5 East Elevation:

The East elevation is utilitarian and without decorative elements and intended largely as a boundary wall. It is partially built against with the shadow of a previous neighbouring structure and chimney that has since been demolished. There are the original service well and light well set back from the boundary.

The concrete floor slabs and brick infill panels are visible. Where the neighbouring building has been demolished the wall has been painted. The exposed brick above, including the parapet and the service and light wells are left in their natural state.

Some sections of this original brickwork are deteriorating and require repointing of the mortar or in the worst instances brick replacement.

Third Floor Windows

East Elevation showing shadow of former building

4.6 North Elevation :

The north elevation rises above the adjacent buildings on the third floor where there is a balcony projecting from the cafeteria – reference T25 on the plans.

This wall is largely unseen. It has a large flue duct bracketed from the original brick walls.

Sections of the brick work to the parapet are deteriorating and are also in need of some minor repointing and the occasional brick replacement.

Recommended Remedial Action

- *Investigate the 'best case scenario' of removing the paint work, reinstating and repairing the original stone façade*
- *In the meantime, ensure the ongoing repainting programme is maintained*
- *Investigate and repair the cause of visible rust staining by removing and plugging the offending metal fixings*
- *Remove any redundant surface fixings and seal the original fabric*
- *Repair damaged brick work with repointing and brick replacement as necessary*

East Elevation Service Well detail

North Elevation showing brick and concrete cladding

North Elevation detail of weathered brickwork

North Elevation detail of fixing for ventilation cowl

5. EXTERNAL JOINERY

The large windows are an important design element in this building. This is true for both the public facades which externally appear light and finely structured, as well as the interior spaces which attract light through very generous windows in the West and South elevations, plus the Eastern light well.

The windows are generally timber framed which are painted. They are all well maintained and in good condition.

Some glazing has been replaced with reflective glass, notably offices on the first floor.

The fenestration to the service lift, previously described, has also been altered from original drawings. One sash has a fan cut into the glazing.

Windows have been inserted into the corner tower roof space, where once they were openings which allowed carrier pigeons to fly through.

The Pigeon house has windows to the West elevation that are internally unpainted timber joinery.

Recommended Remedial Action

- *Continue the routine painting of timber frames and sashes*
- *Remove any modern incisions to the glazing where they are no longer necessary*

Large glazed timber windows to Eastern Light well

Articulated windows to South Elevation

Extract fan cut into glazing

Corner Tower Roof windows

Original Pigeon House windows

6. STAIRWELLS

6.1 Southern Stair :

The Southern stair is the main passenger stair between floors and as such is generous in pitch and width. It extends from the street level main entry that arrives on the ground floor then circulates up the third floor.

Original Southern Star

While its original form survives, the surface finish and inclusion of fire separation at each floor gives the stairwell a modern feel.

This changes above the third floor where the stair accessing the roof retains its original form. The timber balustrade and detail is all painted and in good condition. The stair is largely internal with daylight from skylights on the roof.

Third Floor Stair Landing.
Change to more modern Southern Stair

6.2 Northern Stair

The Northern stair extends from the basement up to the roof. It is steeper and narrower than the Southern stair and serves as a secondary stairwell next to the service lift. It has an external wall with large windows and plenty of daylight.

The stair is in its original timber construction and has been painted. The stair is in good condition.

Southern Stair Lobby Fire Separation

Recommended Remedial Action

- *Continue the well maintained painting of the original sections of stairwell*

Original Northern Stair

7.0 MISCELLANEOUS ITEMS

7.1 Tower Crows Nest :

The metal crows nest railing on the top of the corner tower has been mentioned previously. It is currently well painted but has left some damaging rust marks on the copper clad tower roof. This may have been a result of rusting fixings where the railings connect to the tower roof. This needs to be investigated and rust proofed and painted to match the rest of the railing.

Tower Roof and Crows Nest showing rusting on copper cladding

7.2 Flagpoles :

The tower flagpole has also been previously mentioned. What appears to be an aluminium upper section has been bolted to the original timber flagpole which extends into the roof space below. The lower timber section will continue to need periodic repainting and the fixings occasionally checked. There are metal sleeves where flags fly from the West elevation. These connect to the original masonry walls and will require periodic repainting.

Flagpole to Tower Roof

7.3 Internal Fabric

Much of the original fabric has been covered over with new ceilings; columns encased; new partitions erected and floor and wall surfaces modernised.

There are some remnants of original fabric still exposed.

The cafeteria and adjacent offices have the original metal columns and concrete arched ceilings. This structural system is most evident in the basement, now used as a workshop and carpark.

Original Ceiling and Column in Cafeteria

There were only two areas of visible minor damage to the original internal fabric, one in the Northern stair, and one on the first floor Eastern wall where a section of wall linings had been removed.

Generally the inhabited internal spaces were in good condition.

Damaged to Internal Wall showing original brickwork

7.4 Pigeon House and Roof Tower :

These two spaces are like museum pieces harking back to a former era. Both have been cleaned of the mess of pigeons and left empty as curiosities. The Pigeon House retained its has original curved timber roof structure; lathe and plaster walls and concrete floors. There are small areas of rusting metal fixings and unpainted timber joinery however the structure appears sound and watertight.

Typical Internal Spaces

The unfinished 'rough' condition however seems to suit the memory of this intriguing structure.

The tower roof space similarly is empty and unadorned. There are metal ties that are rusting and a modern steel platform supporting an access stair to the tower roof. This space also has a sense of connection to a past era when pigeons were a critical part of transmitting the 'news'.

Pigeon House Curved Ceiling

Recommended Remedial Action

- *Rustproof and paint any exposed metal surfaces*
- *Repair any damaged fabric and protect identified original fabric*

Inside Roof Tower
showing steel and timber structure

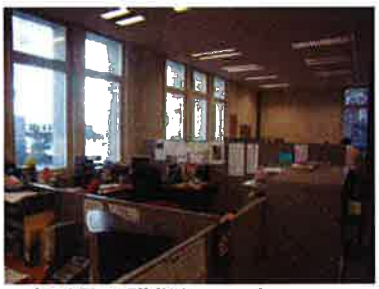
8.0 CONCLUSION

The Press Building is now one hundred years old. It must have been an architectural revelation when it was first constructed, as it stands like a gothic palace on the Eastern side of Cathedral Square.

Original stone and brickwork painted or sealed

The original stonework has unfortunately been painted, and the spire parapet removed but the building still retains the essential elements of the original design aesthetic.

The building has undergone much internal alteration. This has been able to be achieved because of the nature of the original design structure comprising steel columns and arched concrete floor construction providing large open spaces. Some of the original structural form is still visible in parts of the building, providing large open spaces.



Large well lit internal spaces

The structure has been very well maintained so that while adapted to suit modern needs it remains a viable space for administering and writing the newspaper which it was originally designed for.

The continuing viability of the building will rely on the ongoing maintenance especially of the roof membrane, and external painting.

Well painted original stonework

The painting of the original stonework is a regrettable past action that will need to be closely monitored to ensure the stone deterioration that prompted the painting is not allowed to continue because of defective paintwork.

The previous role of pigeons in the procurement of speedy information for 'The Press' is remembered on the roof, and these spaces should be retained and stabilized in their current form and condition.

Grill over original Pigeon openings

Some minor exterior repair work and attention to the copper clad tower roof is required as part of deferred maintenance.

While the mechanical production of the newspaper has moved on from this precinct, The Press Building remains in a good condition and retains an iconic status worthy of investment in its future.

Iconic Copper Tower

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Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials	JT	Date of Inspection	5/9/10	Exterior Only	☑
Territorial Authority	Christchurch City	Time	11am	Exterior and Interior	☐

Building Name The Press Building

Short Name

Address Cathedral Square

GPS Co-ordinates S° – E° –

Contact Name –

Contact Phone –

Storeys at and above ground level 4 Below ground level 1

Total gross floor area (m²) Year built ~1910

No of residential Units –

Photo Taken (Yes) No

Type of Construction

- ☐ Timber frame
- ☐ Steel frame
- ☐ Tilt-up concrete
- ☐ Concrete frame
- ☐ RC frame with masonry infill
- ☐ Concrete shear wall
- ☑ Unreinforced masonry
- ☐ Reinforced masonry
- ☐ Confined masonry
- ☐ Other:

Primary Occupancy

- ☐ Dwelling
- ☐ Other residential
- ☐ Public assembly
- ☐ School
- ☐ Religious
- ☑ Commercial/ Offices
- ☐ Industrial
- ☐ Government
- ☑ Heritage Listed
- ☐ Other

Investigate the building for the conditions listed below:

Overall Hazards / Damage	**Minor/None**	**Moderate**	**Severe**	**Comments**
Collapse, partial collapse, off foundation	☑	☐	☐	
Building or storey leaning	☑	☐	☐	
Wall or other structural damage	☑	☐	☐	→ Signs of cracking on west wall arches and south wall columns
Overhead falling hazard	☑	☐	☐	
Ground movement, settlement, slips	☑	☐	☐	
Neighbouring building hazard	☑	☐	☐	
Other	☐	☐	☐	

Choose a posting based on the evaluation and team judgement. Severe conditions affecting the whole building are grounds for an UNSAFE posting. Localised Severe and overall Moderate conditions may require a RESTRICTED USE. Place INSPECTED placard at main entrance. Post all other placards at every significant entrance.

INSPECTED *GREEN* ☑ **RESTRICTED USE *YELLOW*** ☐ **UNSAFE *RED*** ☐

Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended

- ☐ Barricades are needed (state location):
- ☐ Level 2 or detailed engineering evaluation recommended
  - ☐ Structural ☐ Geotechnical ☐ Other:
- ☑ Other recommendations: Owner to assess cracking

Estimated Overall Building Damage (Exclude Contents)

None	☐		
0-1 %	☑	31-60 %	☐
2-10 %	☐	61-99 %	☐
11-30 %	☐	100 %	☐

Piupi 901960 pt dot 1 DP 425629

Sign here on completion [signature]

Date & Time 5/9/10 11am.

ID BVH

Inspection ID JTS3 *(Office Use Only)*

150

Christchurch Eq RAPID Assessment Form - LEVEL 2

Inspector ID: DKB
Territorial Authority: Christchurch City
Date: 5/9/10
Time: 12.30pm
Final Posting (e.g. UNSAFE):

Building Name: The Press
Short Name: " "
Address: The Square, Hereford St
GPS Co-ordinates: S° E°
Contact Name: Barry Appleby
Contact Phone: 0274 367 363
Storeys at and above ground level: 4
Below ground level: 1
Total gross floor area (m²): 1200
Year built: 1908
No of residential Units: zero
Photo Taken: Yes (circled) No

Type of Construction

- ☐ Timber frame
- ☑ Steel frame with masonry
- ☐ Tilt-up concrete
- ☐ Concrete frame
- ☐ RC frame with masonry infill
- ☐ Concrete shear wall
- ☐ Unreinforced masonry
- ☐ Reinforced masonry
- ☐ Confined masonry
- ☐ Other:

Primary Occupancy

- ☐ Dwelling
- ☐ Other residential
- ☐ Public assembly
- ☐ School
- ☐ Religious
- ☑ Commercial/ Offices
- ☐ Industrial
- ☐ Government
- ☐ Heritage Listed
- ☐ Other

Investigate the building for the conditions listed on page 1 and 2, and check the appropriate column. A sketch may be added on page 3

Overall Hazards / Damage	Minor/None	Moderate	Severe
Collapse, partial collapse, off foundation	☑	☐	☐
Building or storey leaning	☑	☐	☐
Wall or other structural damage	☑	☐	☐
Overhead falling hazard	☑	☐	☐
Ground movement, settlement, slips	☑	☐	☐
Neighbouring building hazard	☑	☐	☐
Electrical, gas, sewerage, water, hazmats	☑	☐	☐

Comments

Discussed follow up with Building maintenance - pay nobly electrical.

Record any existing placard on this building:

Existing Placard Type (e.g. UNSAFE):

Choose a new posting based on the new evaluation and team judgement. Severe conditions affecting the whole building are grounds for an UNSAFE posting. Localised Severe and overall Moderate conditions may require a RESTRICTED USE. Place INSPECTED placard at main entrance. Post all other placards at every significant entrance. Transfer the chosen posting to the top of this page.

INSPECTED *GREEN* G1 (circled) G2
RESTRICTED USE *YELLOW* Y1 Y2
UNSAFE *RED* R1 R2 R3

Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended

- ☐ Barricades are needed (state location):
- ☐ Detailed engineering evaluation recommended
  - ☐ Structural ☐ Geotechnical ☐ Other:
- ☐ Other recommendations:

Estimated Overall Building Damage (Exclude Contents)

None	☑		
0-1 %	☐	31-60 %	☐
2-10 %	☐	61-99 %	☐
11-30 %	☐	100 %	☐

32 65 Cathedral 89866
propi 827480
Lot 1 DP 6965
Sec 64 Town

Sign here on completion: [signature]
Date & Time: 5/9/10
ID: 2 DES

Inspection ID: DKB 51 *(Office Use Only)*

Structural Hazards/ Damage	Minor/None	Moderate	Severe	Comments
Foundations	☐	☐	☐	
Roofs, floors (vertical load)	☑	☐	☐	
Columns, pilasters, corbels	☑	☐	☐	
Diaphragms, horizontal bracing	☑	☐	☐	
Pre-cast connections	☐	☐	☐	
Beam	☑	☐	☐	
Non-structural Hazards / Damage				
Parapets, ornamentation	☑	☐	☐	
Cladding, glazing	☑	☐	☐	
Ceilings, light fixtures	☑	☐	☐	
Interior walls, partitions	☑	☐	☐	
Elevators	☑	☐	☐	
Stairs/ Exits	☑	☐	☐	
Utilities (eg. gas, electricity, water)	☑	☐	☐	
Other	☐	☐	☐	
Geotechnical Hazards / Damage				
Slope failure, debris	☐	☐	☐	
Ground movement, fissures	☐	☐	☐	
Soil bulging, liquefaction	☐	☐	☐	

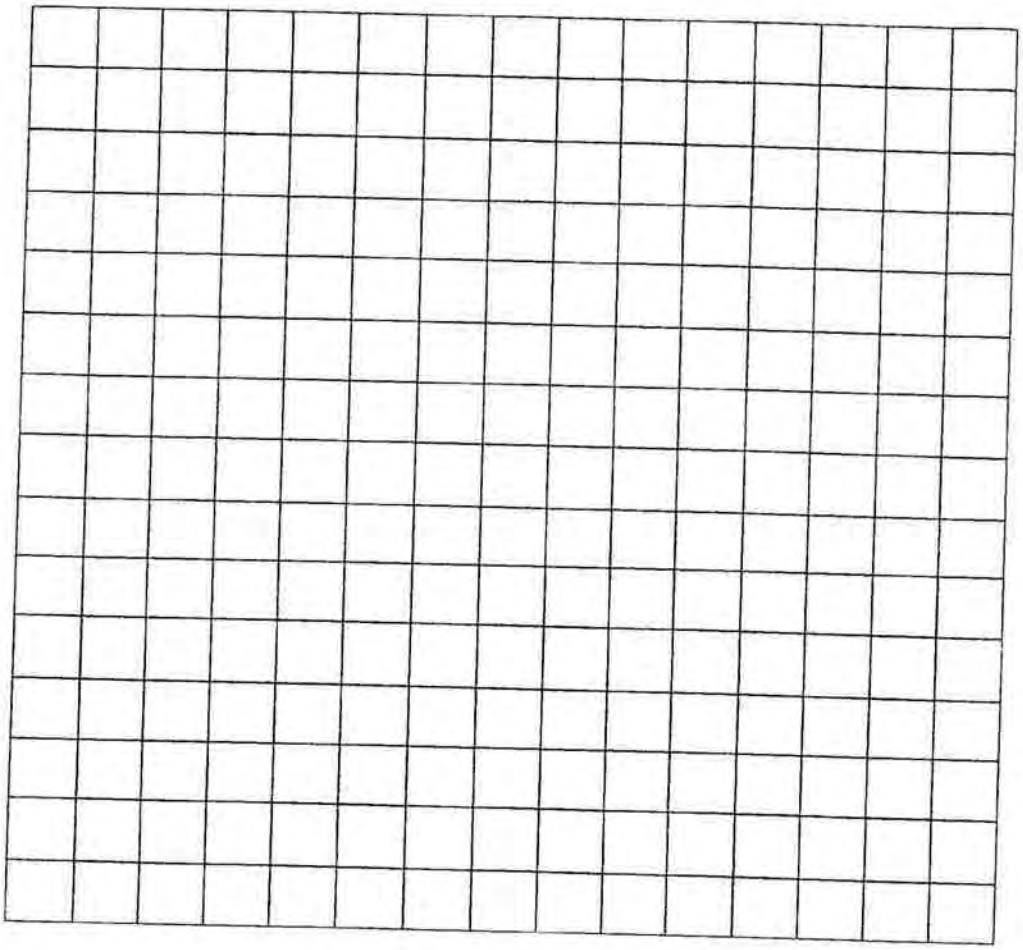
General Comment Generally Fine.

Usability Category

Damage Intensity	Posting	Usability Category	Remarks
Light damage *Low risk*	Inspected (Green)	G1. Occupiable, no immediate further investigation required	No issue superficial cracking / odd window broken
		G2. Occupiable, repairs required	
Medium damage *Medium risk*	Restricted Use (Yellow)	Y1. Short term entry	
		Y2. No entry to parts until repaired or demolished	
Heavy damage *High risk*	Unsafe (Red)	R1. Significant damage: repairs, strengthening possible	
		R2. Severe damage: demolition likely	
		R3. At risk from adjacent premises or from ground failure	

2 *Inspection ID:* DKB *(Office Use Only)*

Sketch (optional)
Provide a sketch of the entire building or damage points. Indicate damage points.



Recommendations for Repair and Reconstruction or Demolition (Optional)

3

Christchurch Eq RAPID Assessment Form - LEVEL 2

Inspector Initials: SJL | Territorial Authority: Christchurch City | Date: 6-9-10 | Time: 3:30 7pm | Final Posting (e.g. UNSAFE): G2

Building Name

Short Name: PRESS

Address: 32 cathedral Sq Worcester St. CNR

GPS Co-ordinates: S° E°

Contact Name: Mike Daig

Contact Phone: 021 458 661

Storeys at and above ground level: 4 | Below ground level:

Total gross floor area (m^2): | Year built:

No of residential Units: 0

Photo Taken: Yes No

Type of Construction

- ☐ Timber frame
- ☐ Steel frame
- ☐ Tilt-up concrete
- ☐ Concrete frame
- ☑ RC frame with masonry infill
- ☐ Concrete shear wall
- ☐ Unreinforced masonry
- ☐ Reinforced masonry
- ☐ Confined masonry
- ☐ Other: Invert Ext

Primary Occupancy 1900's

- ☐ Dwelling
- ☐ Other residential
- ☐ Public assembly
- ☐ School
- ☐ Religious
- ☑ Commercial/ Offices
- ☐ Industrial
- ☐ Government
- ☐ Heritage Listed
- ☐ Other

Investigate the building for the conditions listed on page 1 and 2, and check the appropriate column. A sketch may be added on page 3

Overall Hazards / Damage	Minor/None	Moderate	Severe	Comments
Collapse, partial collapse, off foundation	☑ none	☐	☐	
Building or storey leaning	☑ none	☐	☐	
Wall or other structural damage	☑	☐	☐	One Masonry wall cracked
Overhead falling hazard	☐	☑ →	☑	Turret balustrade loose off fixings
Ground movement, settlement, slips	☐	☐	☐	
Neighbouring building hazard	☑	☐	☐	requires crane
Electrical, gas, sewerage, water, hazmats	☑ none	☐	☐	

Record any existing placard on this building:

Existing Placard Type (e.g. UNSAFE): GREEN

Choose a new posting based on the new evaluation and team judgement. Severe conditions affecting the whole building are grounds for an UNSAFE posting. Localised Severe and overall Moderate conditions may require a RESTRICTED USE. Place INSPECTED placard at main entrance. Post all other placards at every significant entrance. Transfer the chosen posting to the top of this page.

INSPECTED *GREEN*: G1 | G2

RESTRICTED USE *YELLOW*: Y1 | Y2

UNSAFE *RED*: R1 | R2 | R3

Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended

- ☑ Barricades are needed (state location): some Fencing required
- ☑ Detailed engineering evaluation recommended
  - ☑ Structural ☐ Geotechnical ☐ Other:
- ☐ Other recommendations:

Estimated Overall Building Damage (Exclude Contents)

None	☐		
0-1 %	☐	31-60 %	☐
2-10 %	☑	61-99 %	☐
11-30 %	☐	100 %	☐

Prupi 491 534

☐ Sec 698

☐ Town

☐ CHCH

Sign here on completion

Date & Time

ID

Inspection ID: SJL 01 *(Office Use Only)*

Structural Hazards/ Damage	Minor/None	Moderate	Severe	Comments
Foundations	☑ none	☐	☐	
Roofs, floors (vertical load)	☑ none	☐	☐	
Columns, pilasters, corbels	☑ none	☐	☐	
Diaphragms, horizontal bracing	☑ none	☐	☐	
Pre-cast connections	☑ none	☐	☐	
Beam	☑ none	☐	☐	
Non-structural Hazards / Damage				
Parapets, ornamentation	☑	☐	☐	Turret stuck
Cladding, glazing	☑ none	☐	☐	
Ceilings, light fixtures	☑ none	☐	☐	
Interior walls, partitions	☑ none	☐	☐	
Elevators	☑ none	☐	☐	
Stairs/ Exits	☑	☐	☐	Keep out of one stair except in emergency until masonry removed repaired.
Utilities (eg. gas, electricity, water)	☑ none	☐	☐	
Other	☑	☐	☐	
Geotechnical Hazards / Damage				
Slope failure, debris	☑	☐	☐	
Ground movement, fissures	☑	☐	☐	
Soil bulging, liquefaction	☑	☐	☐	

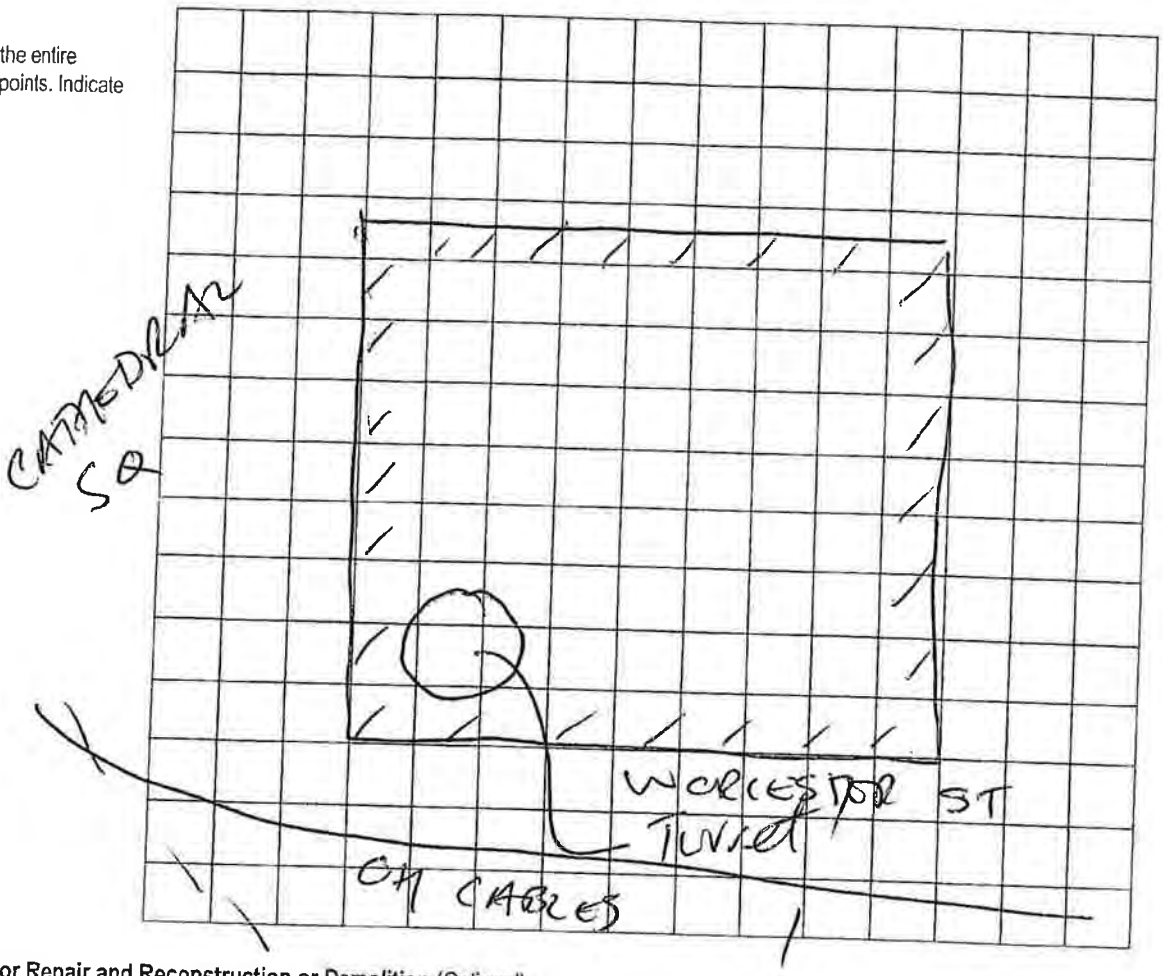
General Comment

Usability Category

Damage Intensity	Posting	Usability Category	Remarks
Light damage *Low risk*	Inspected (Green)	G1. Occupiable, no immediate further investigation required	
		G2. Occupiable, repairs required	Turret & Masonry to fix.
Medium damage *Medium risk*	Restricted Use (Yellow)	Y1. Short term entry	
		Y2. No entry to parts until repaired or demolished	
Heavy damage *High risk*	Unsafe (Red)	R1. Significant damage: repairs, strengthening possible	
		R2. Severe damage: demolition likely	
		R3. At risk from adjacent premises or from ground failure	

 Inspection ID: _____ *(Office Use Only)*

Sketch (optional)
Provide a sketch of the entire building or damage points. Indicate damage points.



Recommendations for Repair and Reconstruction or Demolition (Optional)

1. Live cables for trams need to be switched off. per crane.
2. crane to remove turret clockwork which is Loose.
3. Fencing to close off area below damaged masonry wall.

Probably have crane by morning

Speak to

Nick Jennings

027 555 3099

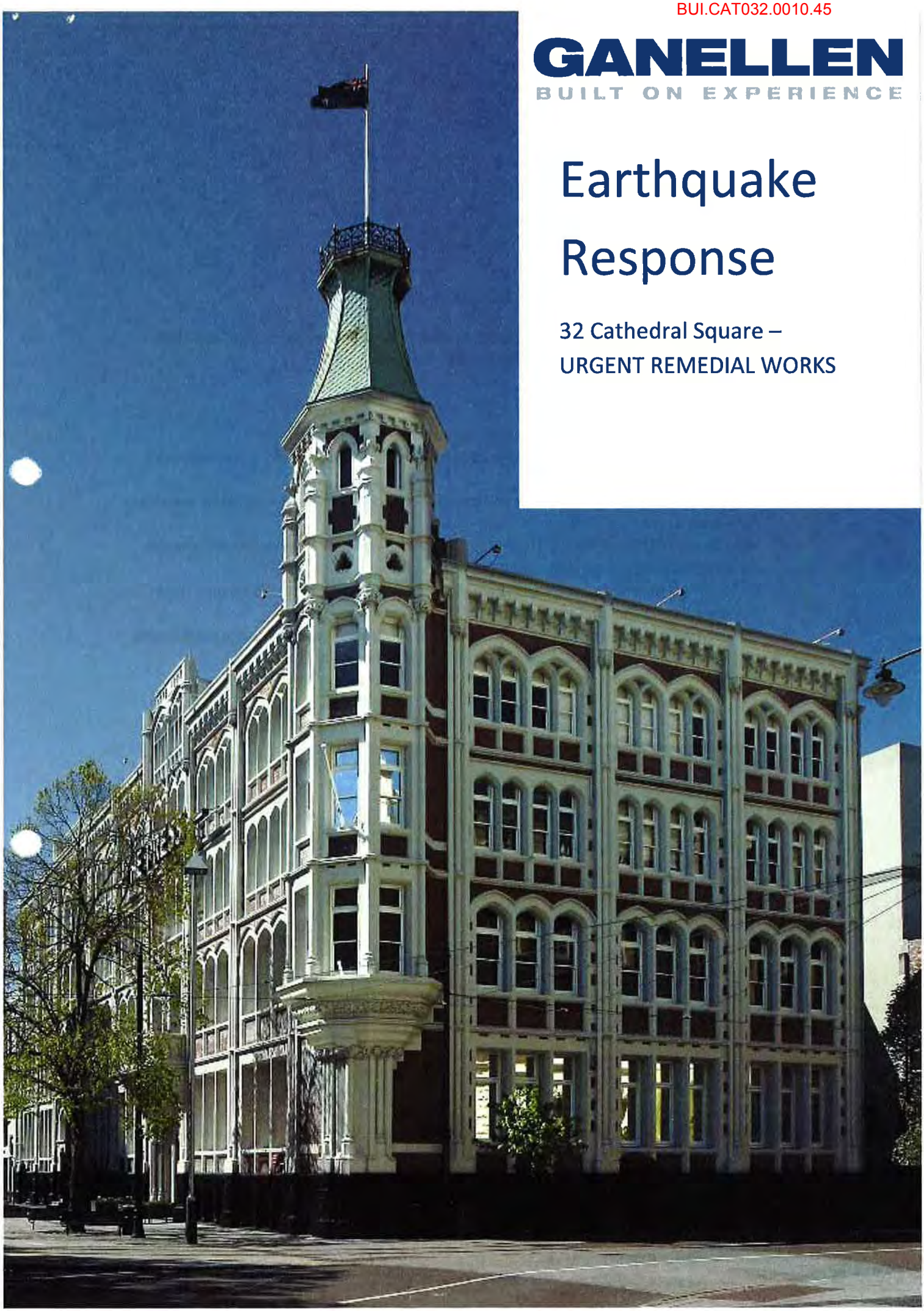
(Site Manager.)

3 *Inspection ID:* _____ *(Office Use Only)*

GANELLEN
BUILT ON EXPERIENCE

Earthquake Response

32 Cathedral Square – URGENT REMEDIAL WORKS



ITEM 1 – PAYROLL OFFICE

Date: 6th September 2010

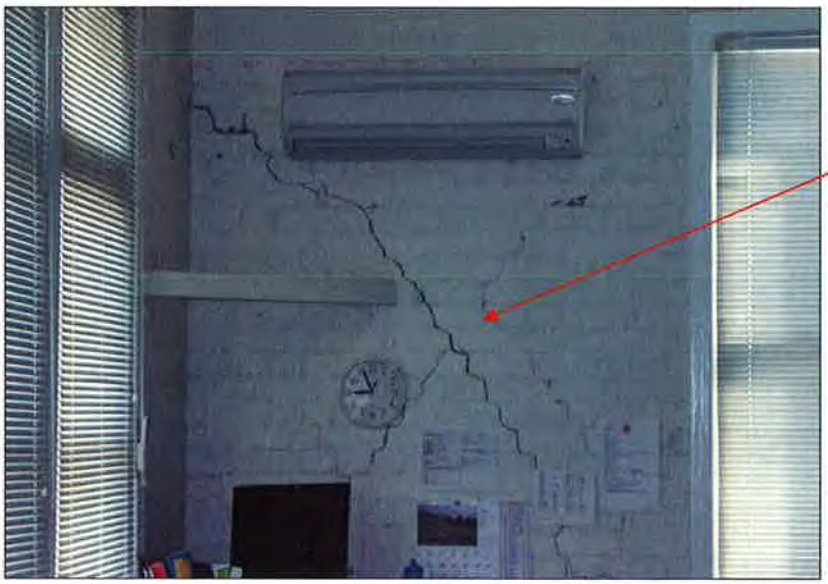
Location: North-Western corner of level 3 (Known as Payroll Office).

Damage: Initial earthquake caused extensive cracking to northern wall - suspected diagonal shear failure, cracked windows, misaligned window and door frames.

Remedial Action undertaken:

1. Area was cordoned off, inspection undertaken by independent structural engineer.
2. Engineer recommended urgent work to provide temporary structural support until a more permanent solution could be put in place.
3. Steel angle bracing was fixed to the roof and floor slabs with safety bolts to both the interior and exterior of the failed section.
4. Holes were drilled through the failed brick work and threaded steel rods were inserted and tightened, clamping the opposing angle steel bracing tight to the wall.
5. On the farthest corner above press lane where steel bracing could not be opposed without a crane, threaded rods where secured by chemset.
6. The works were accepted by structural engineer, and as an additional safety precaution lattice bracing was welded to the existing vertical steel bracing to provide further structural support.
7. Area will remain restricted until a permanent structural solution be put in place.

Photos:



Damage:

Diagonal shear cracking to the internal exposed brickwork.

Damage:

Diagonal shear cracking to the external exposed brickwork.

Remedial works:

Threaded rods where secured by chemset on the North-western corner.

Remedial works:

Clamping of wall with threaded rods and steel angles.

ITEM 2 – IRON RAILING ON TURRET

Date: 6th/ 7th September 2010

Location: South-Western corner of the roof (Known as the Turret).

Damage: Shearing occurred to the iron railing surrounding the turret.

Remedial Action undertaken:

1. Ganellen site investigation on Monday 6th September that Iron railing represented a falling danger to public safety and occupants of the building. The bottom plate connection of the railing on 7 of the 8 sections had sheared from the post and was dislodged with many sections hanging over the edge of turret.
2. Engineer confirmed that railing was unsafe and should be immediately secured and removed.
3. Ganellen staff ascended turret on afternoon of 6th September and secured railing by threading 2.5 tonne strops through the railing which tied it all together. A strop was then run down to the base of the turret, providing time to obtain a crane to lift off the railing in one piece.
4. Tuesday 7th September, the flagpole was obstructing the safe removal and was withdrawn from its mount via crane.
5. Damaged sections were secured by additional steel wiring prior to railing removal.
6. Spreader bar was used to disburse lifting load and minimise the stress on individual sections.
7. Remaining bolts were cut and railing was removed in one piece.

Photos:

Damage:

Dislodgement of the iron railing. Note footings are hanging over edge of turret.

Damage:

Sheared section of the Iron railing.

Remedial works:

Removal of flag pole.

Remedial works:

Removal of iron railing from Turret.

ITEM 3 – STONE PARAPET ABOVE MAIN ENTRANCE

Date: 14/15th September 2010

Location: Western face of the roof (Known as the stone parapet).

Damage: Cracking to the base of the top segment of the parapet stone wall.

Remedial Action undertaken:

1. Further assessment of the building by Ganellen and structural engineer recognised cracking on the paint on the base of the stones at the top of the parapet/pidgeon loft above the main entrance. Existing steel bracing in place provided no support to this area and engineer recommend further strengthening be affixed to potentially dangerous stonework.
2. Structural steel angles were welded across existing supports as per below detail.
3. Holes were drilled through the stonework and threaded rods were inserted through the holes and secured to the stone using circular washers and nuts on both sides. An angle was secured to the back of the stone by the threaded rod and braces were welded in place down to the box section. This box section was welded to the existing seismic strengthening steel work.
4. These works have since been signed off and accepted by the structural engineer.

Photos:

Damage:

Horizontal cracking to the top segment of the stone parapet wall.

Remedial Works:

Structural steel angles were welded across existing supports

Remedial Works:

Circular washers were used on the face of the parapet wall.

Remedial Works:

Threaded rods were chemset vertically into the parapet wall into retain the crown stones.

To the Landowner or Tenant

HARRISON GRIERSON

Structural Integrity Assessment

HG Ref: 2150-130279-01

The structural integrity of 'The Press Building', Worcester Street, Christchurch was assessed by our Engineers on 15 September 2010.

We have the following comments regarding our structural safety assessment of these buildings:

- The parapets to the roof level have been previously tied with steel whalers and props to the perimeter of the roof. These parapets have been inspected and were found to have no major cracking or structural damage.
- The parapet above the main entry (in front of the pigeon loft) was having additional strengthening applied to further restrain the top of the decorative stonework. This was to be completed by the 15 September. There was some minor damage found inside the loft to the stone columns, but this was deemed as minor and will require further assessment in due course (non-urgent).
- A small gap has opened to the adjacent building on the eastern side. This gap indicates that the neighbouring building may have moved away from The Press building by up to 20mm. No action required.
- It was found that the north–eastern corner of the eastern exterior wall to the top level has diagonal cracks present and some loose bricks. We recommend that the interior pin board lining is removed for inspection of the interior face of this wall. While this is being assessed we recommend that this room is not occupied and access is limited to engineers assessing the wall and construction personnel.
- The north-west corner of the northern top storey wall has large cracks to the wall. Emergency strengthening has been applied to the wall and we believe this wall has been sufficiently stabilised until permanent remedial works are designed and constructed. We recommend that this corner of the building to the top two levels is not occupied and access is limited to essential personnel.
- The remainder of the building has localised aesthetic damage such as minor stress cracks in the walls and aesthetic cracks to external stonework window surrounds. These are minor only and do not affect the structural integrity of the building or the safety of the occupants.

We conclude that the building is structurally sound and safe to occupy (with the exception of the areas identified above), and we agree that the Green building status is appropriate.

We note that our assessment is based on a visual inspection of accessible areas only for public safety aspects. No liability is accepted for damage or injury incurred after our inspection.

Yours sincerely

Harrison Grierson Consultants Limited

Andrew Thompson
Chartered Structural Engineer
Manager - Structural Engineering

N:\2150\130279_01 Christchurch Press Building\500 Del\510 Reports\R001v1-CH130279-01-ajt-kid.doc

Form B-720 [INTERNAL USE ONLY]

Christchurch City Council

Environmental Policy & Approvals Unit
Christchurch City 2010 Earthquake Recovery

Building Enquiry Record

For: ☒ Building ☒ Planning ☒ Heritage / Character
☐ Other:

Staff Involved
Initiating Officer: John Higgins
Date of Enquiry: 16 September 2010
Consulting Officer: Kate askew
Date of Consultation / Response: 16 September 2010
Saved to TRIM: ☒ 2010/507436

1. Enquirer Details

Initiating Officer to complete and save to address in TRIM, record enquiry on

Enquirer Name: Michael Doig
Email Address: m.doig@ganellen.com
Enquirer Phone: 03 3773373
Mobile: 021 458661
Postal Address of Enquirer: 150 Gloucester Street, Po Box 13574 Christchurch 8013

Relationship to the Enquiry: ☐ Building Owner ☒ Owners Agent ☐ Engineer
☐ Architect ☐ Heritage Consultant ☐ Building Contractor
☐ Other (please specify):

Building Details:

Address: 32 Cathedral Square
Name of Building: The Press Building
Number of Levels: Multi Storied
Response Type Required: ☒ Meeting ☐ Email ☐ Telephone

2. Enquiry Details

- Initiating Officer to enter details where Customer has a specific query for telephone or email response.
- Consulting Officer to complete response details and save to address in TRIM.

Details of the Enquiry:

15 September 2010 - Made contact with Building Recovery Office. Initially allocated to Melinda Smith who has worked on previous consents associated with the site. Melinda did not have capacity to deal with request so reallocated by John Higgins to Kate Askew.

Next Steps / Action Points:

Meeting arranged for 16th September 2010 by John Higgins.

Attended by Neil Carrie, Kate Askew and Michael Doig.

Purpose of site visit: to review extent of internal damage to heritage building.

Applicant confirmed that Lewis Bradford were currently putting together an engineering report that would be made available when completed. This report is being peer reviewed.

Having been shown around the building, Kate Askew and Neil Carrie were satisfied that the following works can be undertaken as maintenance and do not trigger the need for resource consent or building consent.

- Replacement of broken glass windows;
- Repair and repainting of internal cracking, provided that no structural elements involved. Applicant to provide a copy of the engineers report to confirm that cracking is superficial only.
- Repair of sample areas along exterior walls which were opened up to check strucutral integrity of building;
- Repainting of window frames where paint has cracked;
- Repair of one wooden window frame which has cracked;
- Repair and or replacement of flag pole.

The following works were considered to have the potential to constitute alterations to the building, and it was advised that resource consent and building consent would likely be required to undertake these works:

- Repair and stabilisation of northern façade that has structurally failed. This area has had remedial stabiliisation works undertaken, and provided the engineers report confirms that this is sufficient to allow the building to be re-occupied, will be cordoned off. Looking at new concrete skin on interior wall. Applicant to provide plans and details of methodology as to what is being propsoed and this will then be assessed to confirm whether rc and bc required. May be possible to stage works so that initial remedial repair can be undertaken prior to bring the building up to code.
- Railling on turrent to be included in any resource consent along with retrospective works that have taken place to secure parapet.

NOTE: Officers are reminded that Customer Service Principles apply to this enquiry.

Baker Kavanagh architects

Damage Report

The Press Heritage Building
Cathedral Square, Christchurch New Zealand
Buildings 1 of The Press Precinct

- Building 1 being 32 Cathedral Square, Sec 698 23B/71

16th September 2010

Survey carried out on 14th and 15th September 2010 by Christian Tonnius, BKA for Ganellen, 150 Gloucester Street, Christchurch 8013, New Zealand.

The Press Building on Cathedral Square

Sydney
Level 3,
729 Elizabeth St
Zetland NSW
2017 Australia
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F +61 2 9318 9222
E bka@bka.com.au

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Wallsend NSW
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F +61 2 4955 7016
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Directors
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John Kavanagh

Associates
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Najla Antoun

NSW Architects
Registration Board
J Baker: 3552
J Kavanagh: 5999

Baker Kavanagh
Architects Pty Ltd
ABN 88 081 700 352

Baker Kavanagh architects

Index

References and Appendices

- Photo Register
- Photos
- Architectural Plans

Baker Kavanagh architects

Introduction

Baker Kavanagh Architects were commissioned by Ganellen Pty Ltd, the owner of Building 1 and 2 of The Press Precinct as described on the cover page, to carry out a survey of damages of mentioned buildings after the earthquake that struck Christchurch on 4th September 2010.

This report is intended to record the condition and damage of the two combined buildings known as "The Press Building" on Cathedral Square.

The site inspection was carried out on 10th, 14th and 15th September 2010 at which time the properties were unoccupied.

Baker Kavanagh architects

Property Description

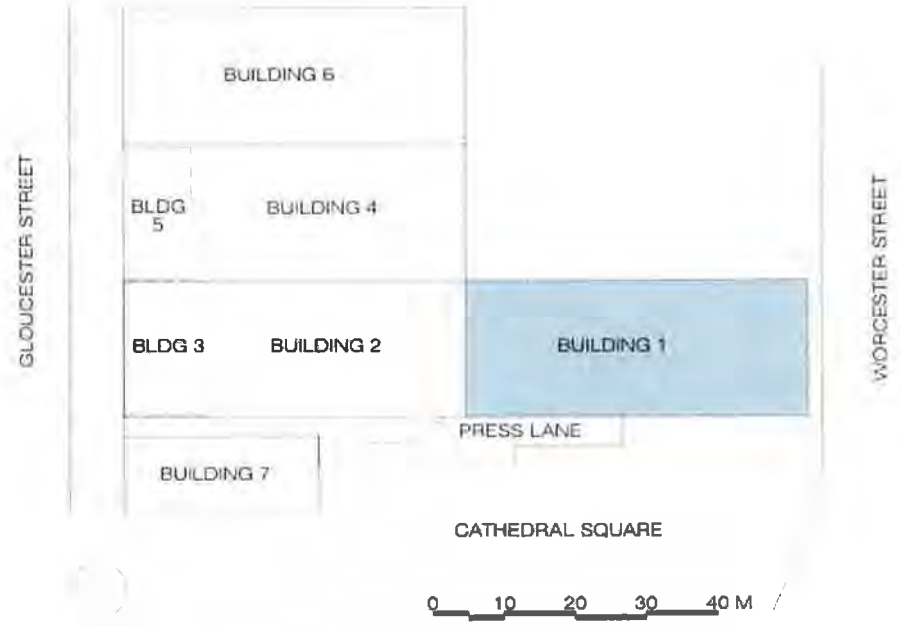
The Press building is an intrinsic part of the group of protected heritage buildings around the perimeter of Cathedral Square, the city's premier urban open space. The Press, Christchurch Cathedral, Warner's hotel, the Lyttelton Times Star building and the former government buildings form a significant group of late Victorian, early Edwardian, buildings which define the north east quadrant of Cathedral Square. The location is vitally important in the historic fabric of the city, being a focal point for urban development since the regions' inception.

For location of the sites, please refer to site plan below.

The Press building consists of four levels plus basement, which also includes a turret at the southwestern corner of the building continuing above the parapet.

It is currently used by Fairfax Media as their head office of the Christchurch Press newspaper. The basement is used as a carpark, the upper levels as office space.

The structure is a combination of structural steel, ferro cement (reinforced concrete) and brickwork infill with architectural stone applications around windows and other parts on its façade.



Site Plan, not to scale.

Baker Kavanagh architects

The Report

This report is to identify any damage to the buildings that occurred after the earthquake struck Canterbury on 4th September 2010 and subsequent aftershocks. It assesses any work required to reconcile damage to the building to reinstate the condition before the earthquake.

Great care has been applied to survey all architectural and decorative damages, notwithstanding that certain reported damage may be structural as well.

This is not a structural dilapidation report. For structural integrity of the building please refer to report prepared by Lewis Bradford Engineers.

This report has been prepared by Mr. Christian Tonnius of Baker Kavanagh Architects to document the stage of the property after the earthquake until the day the survey completed (15th September 2010).

This report is not to be used for any other purpose. The report is for the exclusive use of Ganellen Pty Ltd and Baker Kavanagh Architects and no responsibility/liability is accepted as the result of the use of this report by any other party.

This inspection is a visual inspection only of areas where they are not obstructed by vegetation, building finishes, fixtures, furnishings, building materials and the like. We have not moved any objects that could be covering the structure. No testing has been carried out. Pit lids have not been lifted to inspect pit interiors. The building at the time of the inspection is tenanted by Fairfax Media, The Christchurch Press. The building at the time of the inspection was unoccupied.

There were walls and floor areas which were concealed by those materials. The report does not cover issues such as building services, hazardous materials, fire safety, drainage, plant, machinery, illegal building works, nor does it consider requirements of the Building Code of New Zealand.

Certification of any building or road works is excluded from this report. The existence of asbestos products or other hazardous material has not been reported on.
The purpose of the report is to record the condition of the property and any major defects of the building or areas surveyed at the time of the inspection after the earthquake.

This report is not a structural report or a minor defects report but is a visible/photographic recording at the time of the survey.

Baker Kavanagh architects

Recommendation

We recommend a report, which records significant defects and tests to be done to ensure the building is structurally sound and acceptable to be occupied by the tenant again.

We recommend a consultant from each discipline to report on the different trades associated with the building to ensure all damage be covered.

Whilst this report may show or comment on the following services: electrical, gas, plumbing, drainage, fire, air-conditioning etc, we claim no expertise and advise that the relevant qualified expert be consulted for further advice.

Baker Kavanagh architects

Condition of the Property

The general defects are commonly associated with:

- Cracking
- Water ingress
- Possible lack of general maintenance

Any cracking noted in this report is a record only of the existence of the cracks. A structural engineer should be consulted to advise on the seriousness of the cracks and to make any recommendations.

Generally the areas inspected are in average condition for a building after a 7.1 earthquake. There is significant cracking occurring around the windows, in particular building 1 from level 1 on, at the edges of the external sills and the arched lintels.

Suspended ceilings have collapsed in areas and have been moved around considerably, which shows in misalignment of whole areas of ceiling.

Superficial cracking of paint and plasterboard occurs mainly in corners and along edges.

Some window glass has cracked and is described separately where it occurs.

The roof appears to be still intact and we did not observe any leaking into the building below.

The area around the north end of the building, in particular the north western corner, seems to have been hit the worst by the earthquake and at the time of the inspection was already visited by a structural engineer and appeared to have been secured as good as time allowed.

We sighted leaking water drops in room G8, on ground floor, which we suspect to be coming from amenities above.

The internal lightweight partition walls seem to be generally in ordinary condition. Again cracking could mainly be found around the edges and corners.

This report has taken great care to only include new, after-earthquake damage but it can't be determined unreservedly by the author that the damage observed was caused by the earthquake or not.

This report is a true record of the existing condition of the above property at the date of the inspection.

Please refer to appendices and photos for further information of building condition and any other reports commissioned by Ganellen (structural, Urgent Remedial Works, etc).

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Terms and Conditions

1. SPECIAL CONDITIONS

1.1 The basis for this Report is that BKA has been appointed solely to conduct an inspection of the premises and to provide an evaluation on the matters contained within the Report.

1.2 The Report is not a guarantee or warranty, but is a professional opinion on the condition of the subject property.

1.3 The Report is only valid for the date of the inspection and is based on the condition of the property and the prevailing structural, soil and weather conditions at the time of the inspection.

1.4 The Report overrides any verbal report provided by BKA or architect or any conversation that may take place between BKA or its architect and Ganellen.

2. SCOPE OF THE INSPECTION & THE REPORT

2.1 The purpose of the inspection is to provide advice to Ganellen regarding the condition of the property at the date and time of inspection.

2.2 The Report is not a certificate of compliance that the property complies with the requirements of any Act, regulation, ordinance, local law of by- law, or as a warranty or an insurance policy against problems developing with the building in the future.

2.3 The Report is prepared and presented, unless stated otherwise, under the assumption that the existing use of the building will continue as a commercial property.

2.4 Areas for Inspection shall cover all safe and reasonably accessible areas. This means the Report will not extend to any areas where there were physical limitations which inhibit or prevent access and inspection, including but not limited to fixed ceilings, wall linings, floors covered by floor coverings, fixtures, fittings and furniture containing clothes and other stored article/materials, thermal insulation, etc.

2.5 BKA will report individually on major defects and safety hazards evident and visible on the date and time of the inspection.

2.6 Where a major defect has been identified, BKA will give an opinion as to why it is a major defect and specify its location.

3. LIMITATIONS

3.1 Areas where reasonable entry is denied to the architect, or where safe and reasonable access is not available, are excluded from and do not form part of the inspection. Those areas may be the subject of an additional inspection upon request following the provision or reasonable entry and access.

3.2 Nothing in the Report and this Agreement implies that the inaccessible areas are free from defects.

3.3 If the property to be inspected is occupied then Ganellen must be aware that furnishings or household items may be concealing evidence of problems, which may only be revealed when the items are moved or removed.

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4. EXCLUSIONS

4.1 The Inspection excludes:

the inside of walls; between floors; inside skillion roofing; inside eaves; behind stored goods in cupboards; and any other areas that are concealed or obstructed. gouge; force; move any items on the properties we inspect; or perform any other invasive procedure.

4.2 Insulation and sisalation in the roof void will conceal timbers and may make inspection of the area unsafe for architect. An invasive inspection will not be performed unless a separate agreement is entered into.

4.3 Where the Report states that insulation is present in the roof in accordance with Clause 4.2, it is strongly recommend that Ganellen engages an electrician to check that the insulation has not been placed over lights or electrical cables since this condition can present a substantial fire risk.

4.4 The Inspection WILL NOT:

make reference to the testing of any electrical appliances on the property, nor any opinion as to the working order of electrical circuitry or appliances. If further investigations are required, it is recommended Ganellen consults with an electrician. BKA takes no responsibility for these matters.

make any reference as to plumbing and BKA take no responsibility for these matters.

report on any defects which may not be apparent due to prevailing weather conditions at the time of the inspection. Such defects may only become apparent in differing weather conditions.

involve any invasive inspection including cutting, breaking apart, dismantling, removing or moving objects including, but not limited to, roofing, wall and ceiling sheeting, ducting, foliage, mouldings, debris, roof insulation, sarking, sisalation, floor or wall coverings, sidings, fixtures, floors, pavers, furnishings, appliances or personal possessions.

report on minor defects and imperfections.

guarantee that the property is free from defects or does not require maintenance. The Report may not cover all maintenance items, such as jamming doors, windows or catches,

decorative finishes and hair-line or slight cracks.

disclose defects which have not yet arisen. Changes in usage can cause defects and any abuse of the premises is likely to do so.

report on the structural design or adequacy of any element of construction.

report on the operation of fireplaces and chimneys.

report on any appliances such as dishwashers, insinkerators, ovens, stoves and ducted vacuum systems.

report on whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip tidal inundation, or if it is flood prone.

4.5 ASBESTOS: No inspection for asbestos will be carried out at the property and no report on the presence or absence of asbestos will be provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the general remarks section of the report. Drilling, cutting or removing sheeting or products containing asbestos is a high risk to people's health. If asbestos is noted as present within the property then Ganellen agrees to seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost sealing or of removal.

4.6 MOULD (MILDEW) AND NON-WOOD DECAY FUNGI DISCLAIMER: No inspection or report will be made for Mould (Mildew) and non-wood decay fungi including no report on the presence or absence of Mould will be provided. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. If Mould is noted, it is recommended Ganellen seek the advice from a qualified expert.

5. ESTIMATING DISCLAIMER

5.1 Any estimates provided in the Report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the architect, and are not estimates in the sense of being a calculation of the likely costs to be incurred.

The estimates are NOT a guarantee or quotation for work to be carried out. BKA accepts no liability for any estimates provided throughout the report and where estimates are provided, Ganellen agrees to obtain and rely on independent quotations for the same work.

6. THIRD PARTY DISCLAIMER

6.1 The Report will be made solely for the use and benefit of Ganellen. No liability or responsibility whatsoever, in contract or tort, including for any loss, damage, cost or expense, whatsoever, suffered or incurred by any Person other than Ganellen, is accepted to any third party who may rely on the report wholly or in part. Any third parties acting or relying on the report, in whole or in part, will do so at their own risk.

7. DISPUTE RESOLUTION

7.1 In the event of a dispute of a claim arising out of, or relating to the inspection or the Report, or any alleged negligent act, error or omission on BKA's part or on the part of the architect conducting the inspection, either party may give written notice of the dispute or claim to the other party.

8. RELEASE

8.1 Ganellen releases BKA from any and all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of whatever nature that the Person may have at any time hereafter arising from the unauthorised provision or sale of the Report by Ganellen to a Person without BKA's express written permission.

9. INDEMNITY

9.1 Ganellen agrees to indemnify BKA in respect of any and all liability, including all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of any nature, which may be incurred by, brought, made or recovered against BKA arising directly or indirectly from the unauthorised provision or sale of the Report by Ganelen to a Person without the BKA's express written permission.

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9.2 Ganellen agrees that BKA cannot accept any liability BKA's failure to report a defect that was concealed by the owner of the building being inspected and Ganellen agrees to indemnify BKA for any failure to find such concealed defects.

9.3 If Ganellen fails to follow BKA's recommendations then Ganellen agrees and accepts that they may suffer a financial loss and indemnify BKA against all losses that Ganellen incurs resulting from Ganellen failure to act on BKA's advice.

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Appendices

Photo Register – Appendix A

Numbering

#1	Number of Building within Press Precinct (#1 to #7)	
Level/Location	/B	Basement
	/G	Ground Floor
	/1	First Floor
	/2	Second Floor
	/3	Third Floor
	/R	Roof
	/E	External
	/SN or SS	Stair north or south
	/F	Facade
-1	Photo number	

For example: #2/2-225 = Building 2, Level 2, Photo number 225

For location refer to attached architectural drawings.

1.1	Basement	Photo pages	1	to	6
1.2	Ground Floor	Photo pages	7	to	13
1.3	First Floor	Photo pages	14	to	33
1.4	Second Floor	Photo pages	34	to	53
1.5	Third Floor	Photo pages	54	to	83
1.6	Roof	Photo pages	84	to	89
1.7	South Stair	Photo pages	90	to	93
1.8	North Stair	Photo pages	94	to	108
1.9	Façade	Photo pages	109	to	123

Plan Register – Appendix B

Basement Plan	Page 1
Ground Floor Plan	Page 2
First Floor Plan	Page 3
Second Floor Plan	Page 4
Third Floor Plan	Page 5
Roof Plan	Page 6

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1 Building 1 – The Press Heritage Building

1.1 Basement – survey conducted on 10th September 2010

#1/B-1	Crack in concrete ceiling
#1/B-2	Crack in concrete ceiling
#1/B-3	Crack in concrete ceiling
#1/B-4	Spalling in concrete ceiling
#1/B-5	Crack in concrete beam
#1/B-6	Spalling on concrete column
#1/B-7	Spalling in concrete ceiling
#1/B-8	Spalling on concrete column
#1/B-9	Spalling and cracking in concrete ceiling
#1/B-10	Crack in concrete ceiling
#1/B-11	Crack in concrete ceiling
#1/B-12	Crack in concrete ceiling
#1/B-13	Spalling of render
#1/B-14	Spalling on concrete beam
#1/B-15	Spalling on concrete ceiling
#1/B-16	Crack in concrete ceiling
#1/B-17	Cracks in brickwork wall
#1/B-18	Crack in concrete ceiling
#1/B-19	Spalling in concrete ceiling
#1/B-20	Crack in concrete beam
#1/B-21	Crack in concrete beam

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1.2 Ground Floor – survey conducted on 10th September 2010

#1/G-1	Light fitting cover moved
#1/G-2	Cracking of paint and plasterboard next to door frame
#1/G-3	Paint shifted
#1/G-4	Concrete spalling in ceiling
#1/G-5	Water leaking from ceiling above
#1/G-6	Water leaking from ceiling above
#1/G-7	Water leaking from ceiling above
#1/G-8	Water damage in added mezzanine level below leak
#1/G-9	Window cracked
#1/G-10	Window frame paint cracked, internal
#1/G-11	Window frame paint cracked, internal
#1/G-12	External paint next to window coming off
#1/G-13	External paint next to window coming off
#1/G-14	Window cracked
#1/G-15	External paint next to window coming off
#1/G-16	Window frame cracks
#1/G-17	North-western corner shot taken on ground floor (worst hit on upper levels)
#1/G-18	Window cracked
#1/G-19	Render cracked
#1/G-20	Render cracked
#1/G-21	Window cracked
#1/G-22	Damage to window frame
#1/G-23	External paint next to window coming off
#1/G-24	External paint next to window coming off
#1/G-25	Paint coming off

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1.3 First Floor – survey conducted on 14th September 2010

#1/1-1	Paint cracked on window frame
#1/1-2	Paint cracked on window frame
#1/1-3	External arched lintel cracked
#1/1-4	External paint and render cracked
#1/1-5	Window frame cracked
#1/1-6	Paint cracked on window frame
#1/1-7	Crack in Render on wall
#1/1-8	Window frame cracked
#1/1-9	Paint cracked on window frame
#1/1-10	Internal paint around window frame coming off
#1/1-11	Internal paint around window frame coming off
#1/1-12	Paint cracked on window frame
#1/1-13	Paint cracked on window frame
#1/1-14	External paint and render cracked, stone possibly affected
#1/1-15	External paint and render cracked
#1/1-16	Internal paint around window frame coming off
#1/1-17	Window cracked
#1/1-18	Window sill cracks
#1/1-19	External arched lintel cracked
#1/1-20	Paint cracked on window frame
#1/1-21	Paint cracked on window frame
#1/1-22	External paint next to window coming off
#1/1-23	Paint cracked on window frame
#1/1-24	Paint cracked on window frame
#1/1-25	Paint cracked on wall
#1/1-26	Window sill cracks
#1/1-27	Window sill cracks
#1/1-28	Window frame cracked
#1/1-29	Window sill cracks, paint coming off
#1/1-30	External paint next to window coming off
#1/1-31	External paint and render cracked
#1/1-32	Window cracked
#1/1-33	Cracks in external stone
#1/1-34	Paint cracked on wall
#1/1-35	Paint cracked on wall
#1/1-36	Window sill cracks
#1/1-37	External paint cracked
#1/1-38	External paint and render cracked
#1/1-39	External paint and render cracked
#1/1-40	Paint cracked on wall
#1/1-41	Paint cracked on wall
#1/1-42	Paint cracked on wall
#1/1-43	Paint cracked on wall
#1/1-44	Paint and render cracked on wall
#1/1-45	Glass louvres misaligned
#1/1-46	Paint cracked on wall
#1/1-47	Paint and render cracked on wall
#1/1-48	Paint cracked on wall
#1/1-49	Suspended ceiling lifted
#1/1-50	Paint cracked on window frame
#1/1-51	External paint and render cracked, stone possibly affected
#1/1-52	Paint cracked on window frame
#1/1-53	Paint cracked on wall
#1/1-54	Paint cracked on wall

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First floor, building 1 continued

#1/1-55	Paint and render cracked on wall
#1/1-56	Paint cracked on window frame
#1/1-57	Suspended ceiling lifted
#1/1-58	Window cracked
#1/1-59	Paint cracked on window frame
#1/1-60	Internal wall lining coming off wall
#1/1-61	Suspended ceiling lifted and cracked
#1/1-62	Raised floor shifted and misaligned
#1/1-63	Paint cracked on window frame
#1/1-64	Wall lining taken off for inspection?
#1/1-65	Plywood from ceiling, location?
#1/1-66	Suspended ceiling missing
#1/1-67	Paint and render cracked on wall
#1/1-68	Suspended ceiling cracked
#1/1-69	Misaligned suspended ceiling
#1/1-70	Misaligned suspended ceiling
#1/1-71	Paint and render cracked on wall
#1/1-72	Window frame disconnected from wall
#1/1-73	Paint cracked on window frame
#1/1-74	Misaligned suspended ceiling
#1/1-75	Paint cracked on window frame
#1/1-76	Misaligned suspended ceiling
#1/1-77	Misaligned suspended ceiling
#1/1-78	Window cracked

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1.4 Second Floor – survey conducted on 14th September 2010

#1/2-1	External paint and render cracked, stone possibly affected
#1/2-2	Paint cracked on window frame
#1/2-3	Plasterboard coming off wall
#1/2-4	External paint and render cracked
#1/2-5	Paint cracked on window frame
#1/2-6	Necessary inspection by structural engineer, plasterboard cut out
#1/2-7	External paint and render cracked
#1/2-8	Paint cracked on window frame
#1/2-9	External paint and render cracked
#1/2-10	Window cracked
#1/2-11	Necessary inspection by structural engineer, plasterboard cut out
#1/2-12	Paint cracked on window frame
#1/2-13	Paint cracked on window frame
#1/2-14	Paint cracked on window frame, external
#1/2-15	External arched lintel cracked
#1/2-16	External paint and render cracked
#1/2-17	External paint and render cracked
#1/2-18	External paint and render cracked
#1/2-19	Misaligned ceiling tiles
#1/2-20	External paint and render cracked
#1/2-21	External paint and render cracked
#1/2-22	Misaligned ceiling tiles
#1/2-23	Window cracked
#1/2-24	Window cracked
#1/2-25	External paint and render cracked, stone possibly affected
#1/2-26	External arched lintel cracked
#1/2-27	Wavy plasterboard under pressure
#1/2-28	Misaligned ceiling tiles
#1/2-29	Plasterboard from meeting room
#1/2-30	Misaligned ceiling tiles
#1/2-31	Light fitting cover coming off, bent
#1/2-32	Misaligned glass louvres
#1/2-33	Cracks in plaster/render
#1/2-34	Misaligned glass louvres
#1/2-35	Cracks in plaster/render
#1/2-36	Cracks in plaster/render
#1/2-37	Window cracked
#1/2-38	Cracks in plaster/render
#1/2-39	Paint cracked on window frame
#1/2-40	Misaligned ceiling tiles
#1/2-41	External paint and render cracked, stone possibly affected
#1/2-42	External arched lintel cracked
#1/2-43	External paint and render cracked, stone possibly affected
#1/2-44	External arched lintel cracked
#1/2-45	Paint cracked on window frame
#1/2-46	Paint cracked on window frame
#1/2-47	External paint and render cracked, stone possibly affected
#1/2-48	Misaligned ceiling tiles, broken
#1/2-49	Plasterboard from ceiling
#1/2-50	Wall lining coming off
#1/2-51	External arched lintel cracked
#1/2-52	Render and paint under stress
#1/2-53	Misaligned air conditioning duct
#1/2-54	Plasterboard from ceiling
#1/2-55	Misaligned ceiling tiles

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Second floor, building 1 continued

#1/2-56	External paint and render cracked, stone possibly affected
#1/2-57	External paint cracked
#1/2-58	Windows not closing properly
#1/2-59	External paint and render cracked, stone possibly affected
#1/2-60	Misaligned ceiling tiles
#1/2-61	Misaligned ceiling tiles
#1/2-62	Misaligned ceiling tiles
#1/2-63	Suspended ceiling border cracked
#1/2-64	Plasterboard from ceiling
#1/2-65	Misaligned air conditioning duct
#1/2-66	Internal render cracked near ceiling
#1/2-67	Concrete cracked
#1/2-68	Misaligned glass louvres
#1/2-69	Misaligned glass louvres
#1/2-70	Misaligned ceiling tiles
#1/2-71	Misaligned ceiling tiles
#1/2-72	Cracks in internal wall lining
#1/2-73	External lintel cracked
#1/2-74	Window frame bending
#1/2-75	Paint coming off wall
#1/2-76	Misaligned ceiling tiles
#1/2-77	Misaligned ceiling tiles, detached
#1/2-78	Ceiling tiles coming off
#1/2-79	Light fitting coming off
#1/2-80	General ceiling

External "The Press", main signage to western elevation not working anymore.

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1.5 Third Floor – survey conducted on 14th September 2010

#1/3-1	Window cracked
#1/3-2	Window cracked
#1/3-3	External paint cracked
#1/3-4	External arched lintel cracked
#1/3-5	Window cracked
#1/3-6	Paint cracked on window frame
#1/3-7	Paint cracked on wall
#1/3-8	Paint cracked on sill
#1/3-9	External paint and render cracked, stone possibly affected
#1/3-10	External paint and render cracked, stone possibly affected
#1/3-11	External paint and render cracked, stone possibly affected
#1/3-12	Structural engineer's inspection, plasterboard taken off wall
#1/3-13	Paint cracked on window frame
#1/3-14	Paint cracked on sill
#1/3-15	External paint and render cracked, stone possibly affected
#1/3-16	External paint and render cracked, stone possibly affected
#1/3-17	Window cracked
#1/3-18	Structural engineer's inspection, plasterboard taken off wall
#1/3-19	Paint cracked on window frame
#1/3-20	External paint and render cracked, stone possibly affected
#1/3-21	External paint and render cracked, stone possibly affected
#1/3-22	Wall lining has shifted
#1/3-23	Wall lining has shifted
#1/3-24	External paint and render cracked, stone possibly affected
#1/3-25	External paint and render cracked, stone possibly affected
#1/3-26	Window cracked
#1/3-27	External paint and render cracked
#1/3-28	Structural engineer's inspection, plasterboard taken off wall
#1/3-29	Cornice cracked
#1/3-30	External paint and render cracked, stone possibly affected
#1/3-31	Window cracked
#1/3-32	External paint and render cracked
#1/3-33	External paint and render cracked, stone possibly affected
#1/3-34	External paint and render cracked, stone possibly affected
#1/3-35	External paint and render cracked
#1/3-36	Cracks in wall lining
#1/3-37	External paint and render cracked, stone possibly affected, window frame
#1/3-38	Maintenance hatch frame cracked
#1/3-39	Toilet wall paint cracked
#1/3-40	Bulkhead cracked
#1/3-41	Damage to internal wall finish
#1/3-42	Door frame corner cracked
#1/3-43	Wall lining and paint cracked
#1/3-44	Suspended ceiling coming off
#1/3-45	External paint and brickwork cracked
#1/3-46	External paint and brickwork cracked
#1/3-47	External lintel cracked
#1/3-48	Office partition lining cracked
#1/3-49	Paint coming off window frame
#1/3-50	Window frame cracked
#1/3-51	Suspended ceiling misaligned
#1/3-52	Internal partition cracking
#1/3-53	Brickwork near window loose
#1/3-54	Brickwork near window loose
#1/3-55	Brickwork near window loose

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Third floor, building 1 continued

#1/3-56	Brickwork near window loose
#1/3-57	Glass louvres shifted
#1/3-58	Glass louvres shifted
#1/3-59	Internal finish cracked
#1/3-60	Internal finish cracked
#1/3-61	Internal finish along structural beam cracked
#1/3-62	Concrete ceiling cracking
#1/3-63	Internal finish along structural beam cracked
#1/3-64	Internal finish along structural beam cracked
#1/3-65	Window cracked, door not closing
#1/3-66	Internal finish cracked
#1/3-67	Internal finish cracked
#1/3-68	Internal finish cracked
#1/3-69	Internal finish along structural beam cracked
#1/3-70	Internal finish along structural beam cracked
#1/3-71	Major structural damage to north western corner of building
#1/3-72	Major structural damage to north western corner of building
#1/3-73	Major structural damage to north western corner of building
#1/3-74	Window cracked
#1/3-75	Internal Brickwork cracked, paint coming off
#1/3-76	Internal Brickwork cracked, paint coming off
#1/3-77	Wall lining cracked
#1/3-78	Window frame detached form wall
#1/3-79	Window cracked
#1/3-80	External paint and render cracked, stone possibly affected
#1/3-81	Internal Brickwork cracked, paint coming off
#1/3-82	Internal finish along structural beam cracked
#1/3-83	Internal finish along structural beam cracked
#1/3-84	Major structural damage to north western corner of building
#1/3-85	Arched lintel cracked
#1/3-86	External paint and render cracked, stone possibly affected
#1/3-87	Cracking in brickwork
#1/3-88	External paint and render cracked, stone possibly affected
#1/3-89	Major structural damage to north western corner of building
#1/3-90	Major structural damage to north western corner of building
#1/3-91	Major structural damage to north western corner of building
#1/3-92	Light fitting cover missing
#1/3-93	Misaligned suspended ceiling
#1/3-94	Misaligned suspended ceiling
#1/3-95	External paint and render cracked, stone possibly affected
#1/3-96	Door not closing properly and gap uneven
#1/3-97	Cracking to wall lining
#1/3-98	Arched lintel cracked
#1/3-99	Window cracked
#1/3-100	External paint and render cracked, stone possibly affected
#1/3-101	Arched lintel cracked
#1/3-102	Internal wall lining coming off
#1/3-103	Suspended ceiling shifted
#1/3-104	Door gap extended
#1/3-105	Window frame cracked
#1/3-106	Arched lintel cracked
#1/3-107	External paint and render cracked, stone possibly affected
#1/3-108	Cornice coming off, cracking to wall finish
#1/3-109	Cornice coming off, cracking to wall finish
#1/3-110	Cornice coming off, cracking to wall finish

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Third floor, building 1 continued

#1/3-111	Cornice coming off, cracking to wall finish
#1/3-112	Cornice coming off, cracking to wall finish
#1/3-113	North eastern corner: brickwork joint cracking
#1/3-114	North eastern corner: brickwork joint cracking
#1/3-115	North eastern corner: brickwork joint cracking
#1/3-116	Concrete column affected
#1/3-117	North eastern corner: brickwork joint cracking

For damage to north western corner of building on level 3 and below please consult structural engineer's report for more information.

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1.6 Roof – survey conducted on 14th September 2010

#1/R-1	Door frame to turret detached and cracks in render and paint Fence on top of turret has been taken off, because of damage, se #1/R-21
#1/R-2	Cracks in render and paint, brickwork possibly affected
#1/R-3	Cracks in parapet render and possibly brickwork/stone
#1/R-4	Cracks in parapet render and possibly brickwork
#1/R-5	Pigeon loft back of façade cracks to render and paint
#1/R-6	Cracking in water proofing membrane
#1/R-7	Cracks in parapet render and possibly brickwork
#1/R-8	Cement marks on roof membrane
#1/R-9	North western corner considerable cracks in parapet
#1/R-10	Window cracked
#1/R-11	Cracks in parapet render and possibly brickwork
#1/R-12	Cracks in parapet render and possibly brickwork
#1/R-13	Considerable cracking to brickwork and stone behind pigeon loft facade
#1/R-14	Cracking in water proofing membrane
#1/R-15	Considerable cracking to brickwork and stone behind pigeon loft facade
#1/R-16	Considerable cracking to brickwork and stone behind pigeon loft facade
#1/R-17	Glass shifted to skylight
#1/R-18	Pigeon loft cracks to render
#1/R-19	Pigeon loft cracks to stone sill
#1/R-20	Pigeon loft cracks to render
#1/R-21	Fence located in building 2, ground floor, taken off turret for safety reasons, bend and broken.

At the date of the survey no water ingress through the roof into the building was reported. The author also double-checked with George Piper, building maintenance coordinator from Fairfax

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1.7 South Stair – survey conducted on 14th September 2010

#1/SS-1	Cracking next to door frame
#1/SS-2	Cracking along stair
#1/SS-3	Paint and render cracking next to door
#1/SS-4	Paint and render cracking next to door
#1/SS-5	Brickwork considerably cracked
#1/SS-6	Paint and render cracked
#1/SS-7	Paint and render cracked
#1/SS-8	Paint and render cracked
#1/SS-9	Paint and render cracked
#1/SS-10	Paint and render cracked
#1/SS-11	Step sagging
#1/SS-12	Paint and render cracked
#1/SS-13	Paint and render cracked

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1.8 North Stair – survey conducted on 14th September 2010

#1/SN-1	Light fitting cover cracked
#1/SN-2	Paint and brickwork cracked
#1/SN-3	Paint and brickwork cracked
#1/SN-4	Paint and render cracked
#1/SN-5	Step sagging
#1/SN-6	Paint and brickwork cracked
#1/SN-7	Cracks along stair edge
#1/SN-8	Paint and render cracked, coming off
#1/SN-9	Paint and brickwork cracked
#1/SN-10	Paint and brickwork cracked
#1/SN-11	Paint and brickwork cracked
#1/SN-12	Paint and render on ceiling cracking
#1/SN-13	Paint and brickwork cracked
#1/SN-14	Paint and brickwork cracked
#1/SN-15	Paint and brickwork cracked
#1/SN-16	Cracks along stair edge
#1/SN-17	Cracks in render
#1/SN-18	Paint and brickwork cracked
#1/SN-19	Paint and brickwork cracked
#1/SN-20	Paint cracked in corner
#1/SN-21	Paint and brickwork cracked
#1/SN-22	Concrete floor cracked
#1/SN-23	Paint and render cracked

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1.9 Heritage façade (south and west) and eastern façade photos

Please refer to appendix, plans and photos. See ground floor plan for location reference (Page 2).

Record of existing façade as per 14th September 2010 as photo documentation only.

Damage not recorded on plans:

#1/F-34	Paint cracking
#1/F-47	Paint cracking
#1/F-55	Paint, possibly stone cracked

To the south of the building, westerly corner, next to the turret, some major cracking was observed running along the whole height of the façade as one continuous fault line through the brick and stonework.


#1-B-4


#1B-3


#1-B2


#1-B1


#1/B-8


#1/B-7


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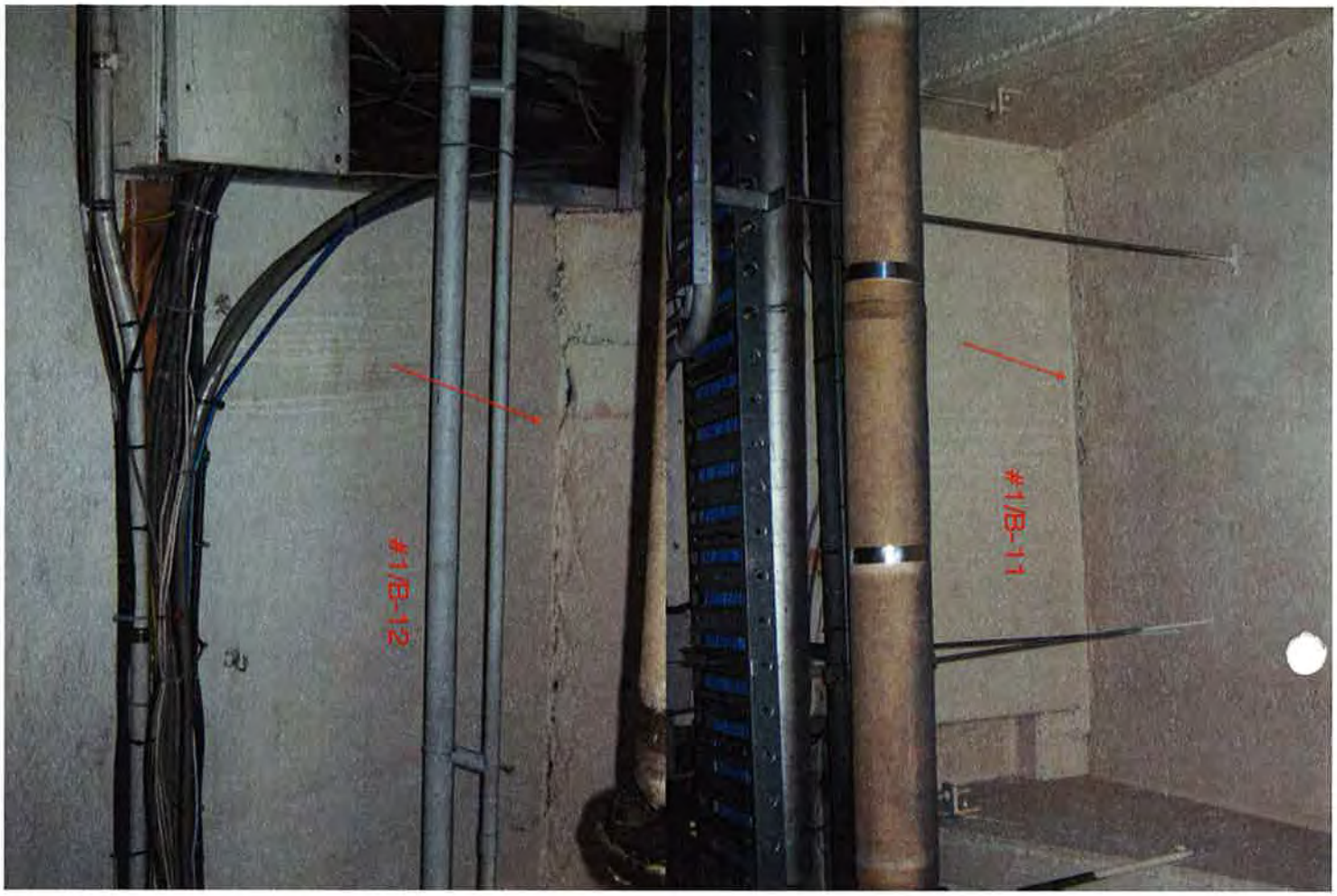
#1/B-5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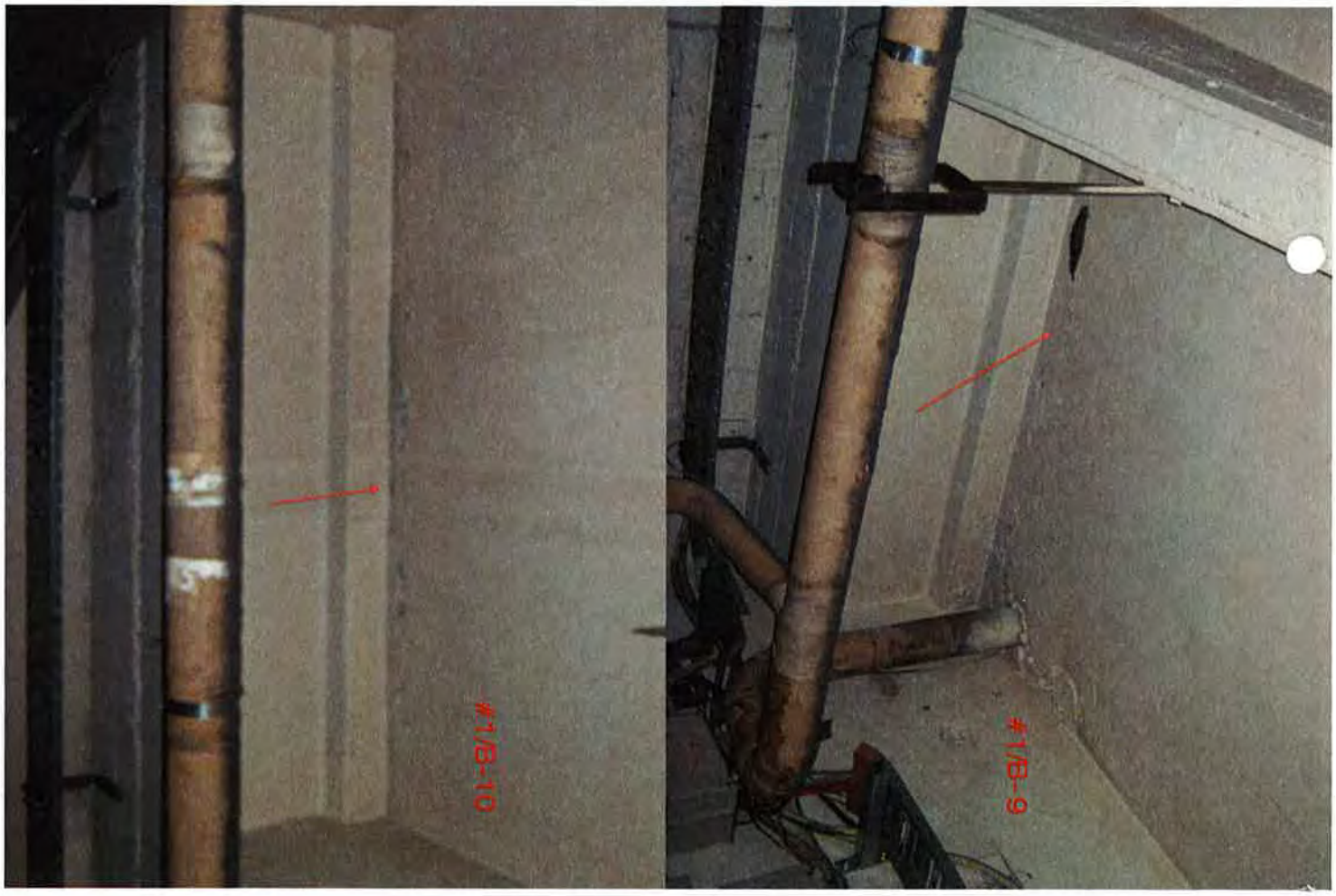
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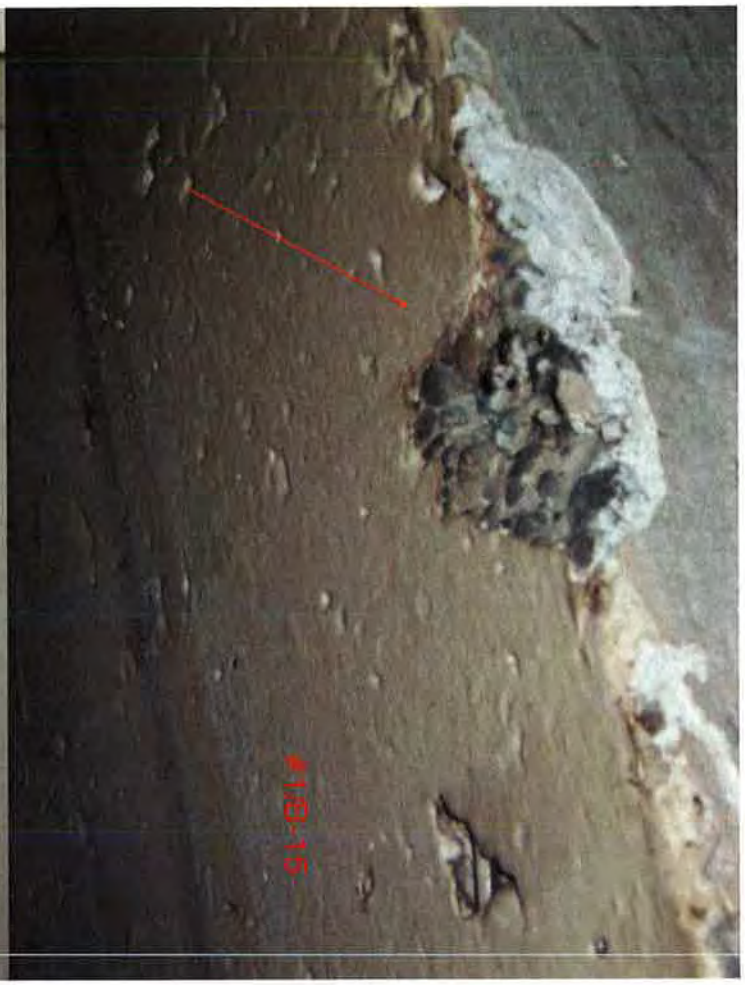
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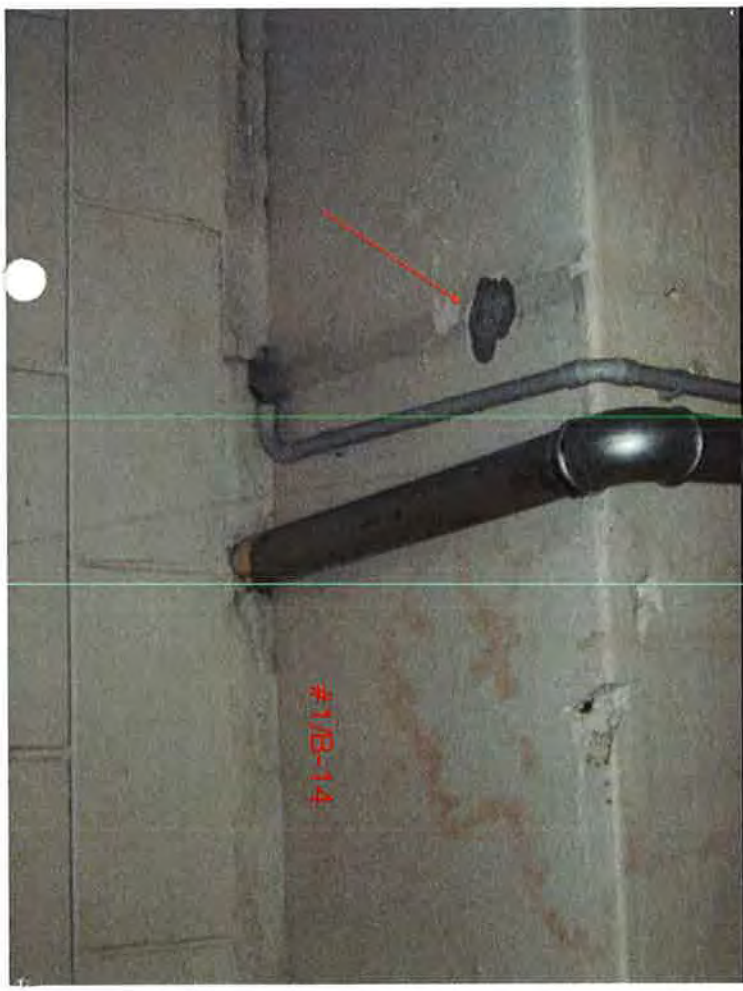
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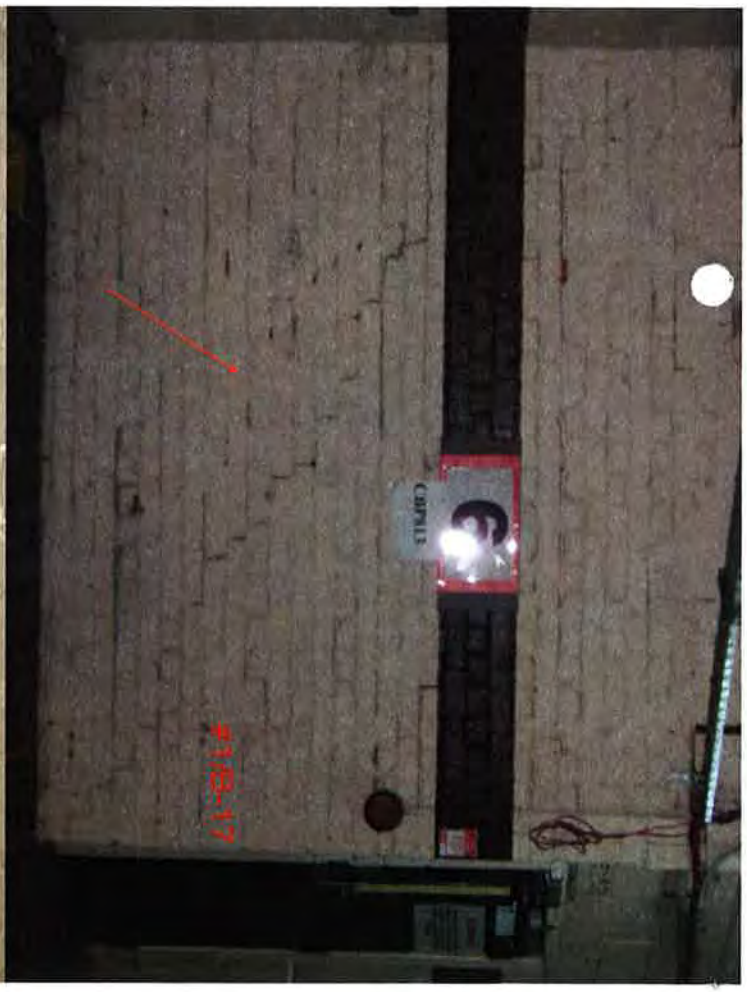
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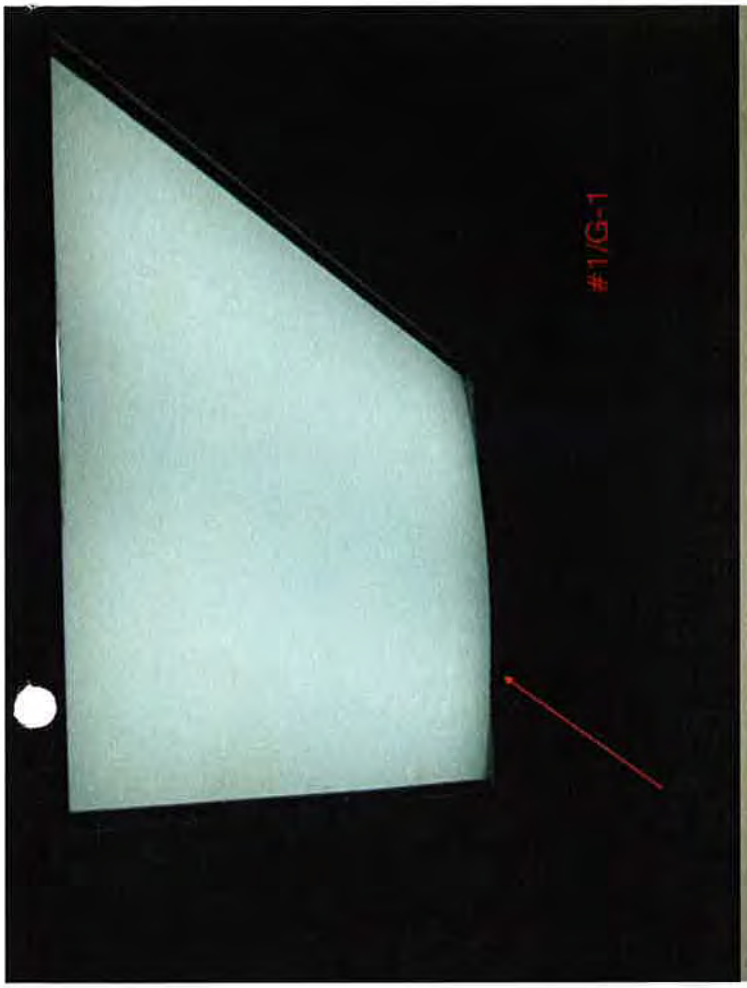
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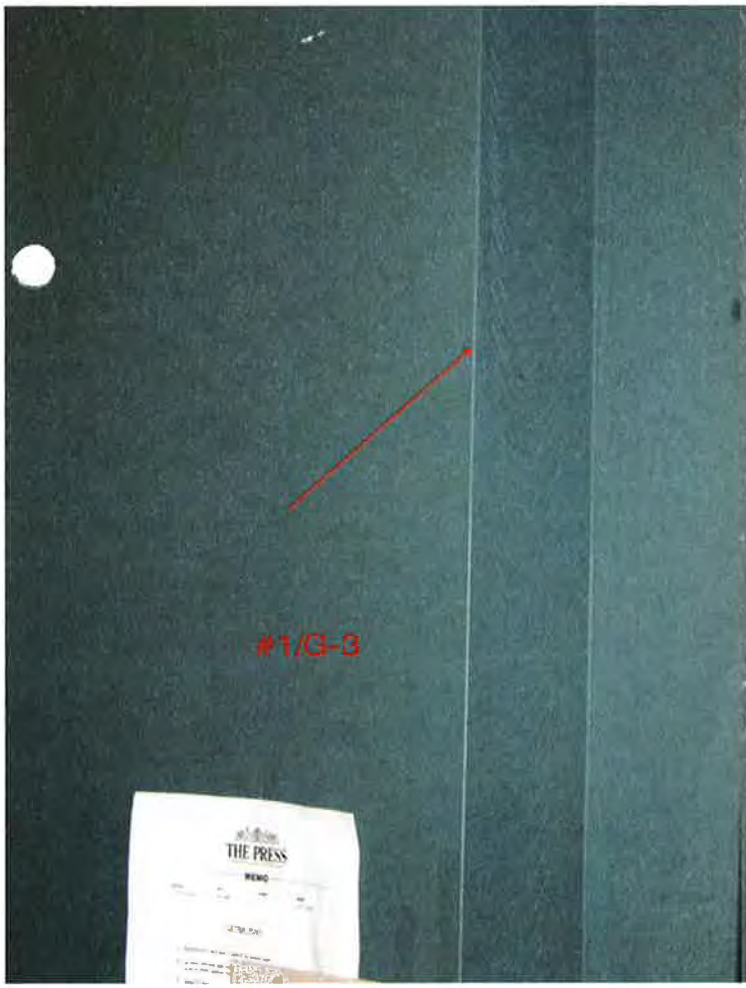
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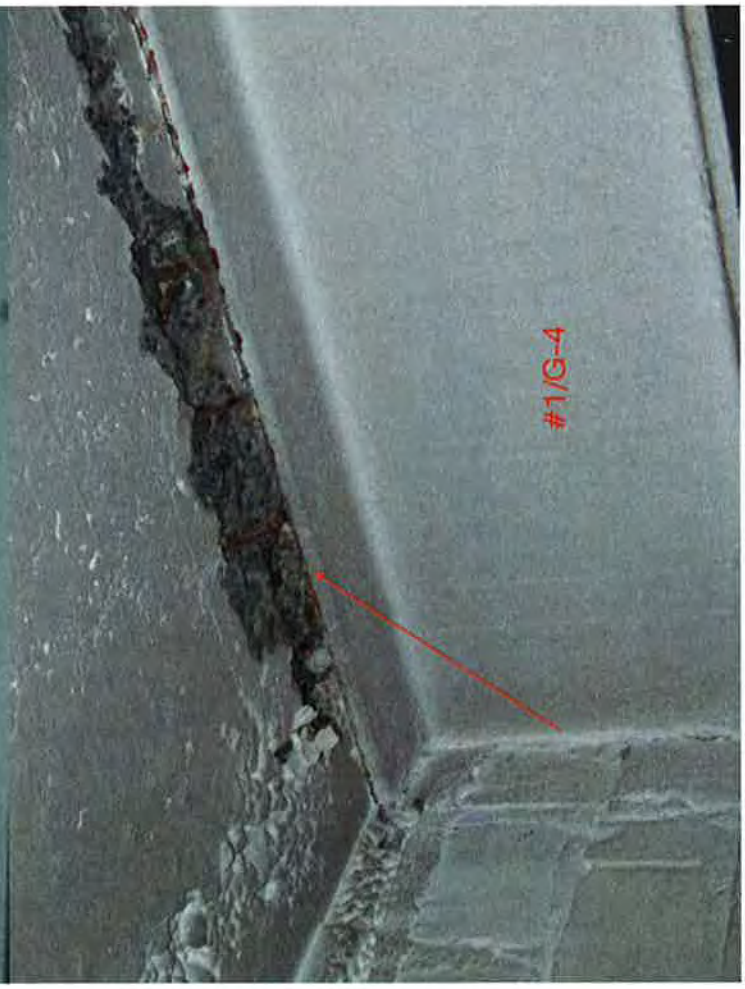
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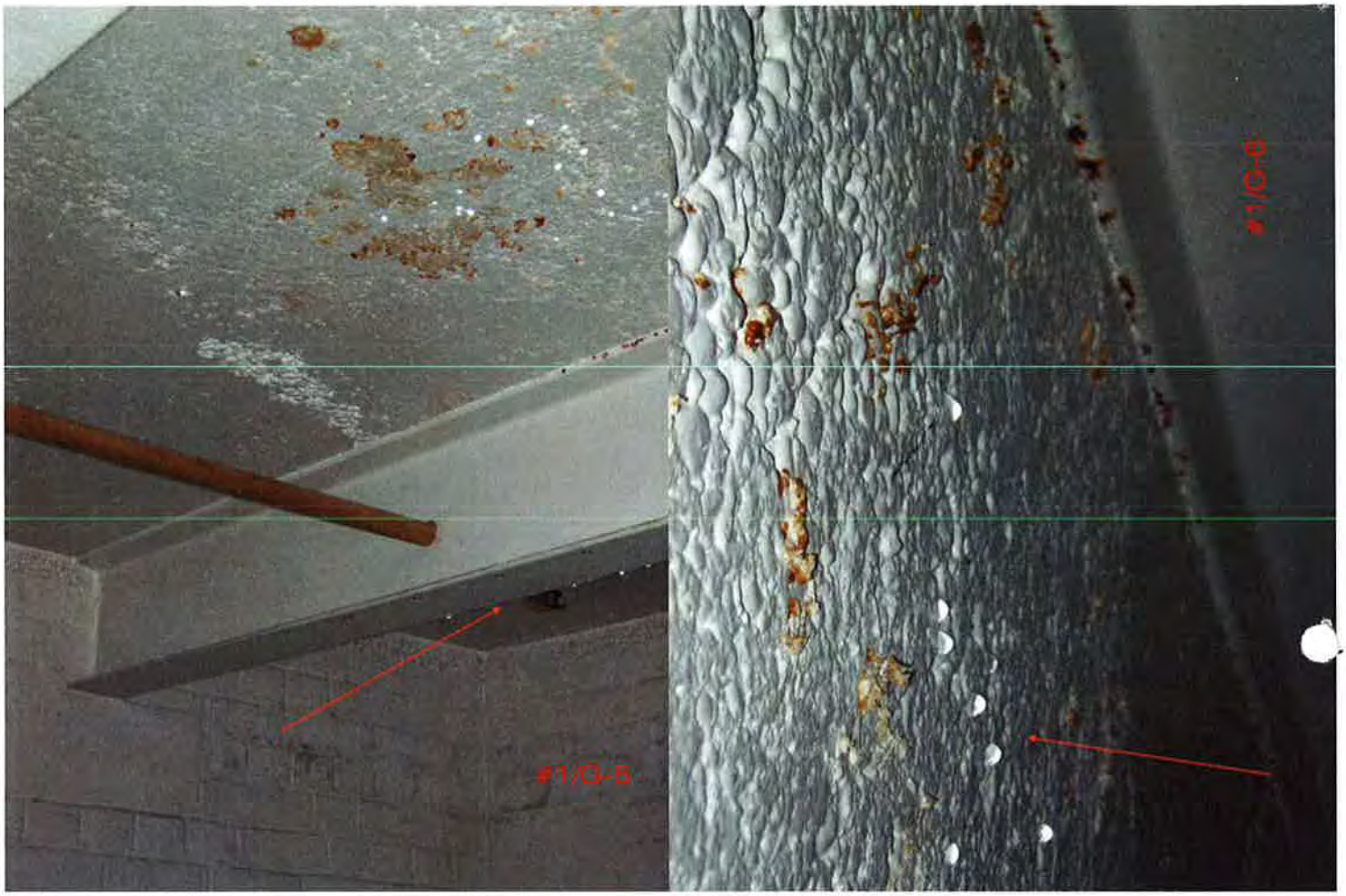
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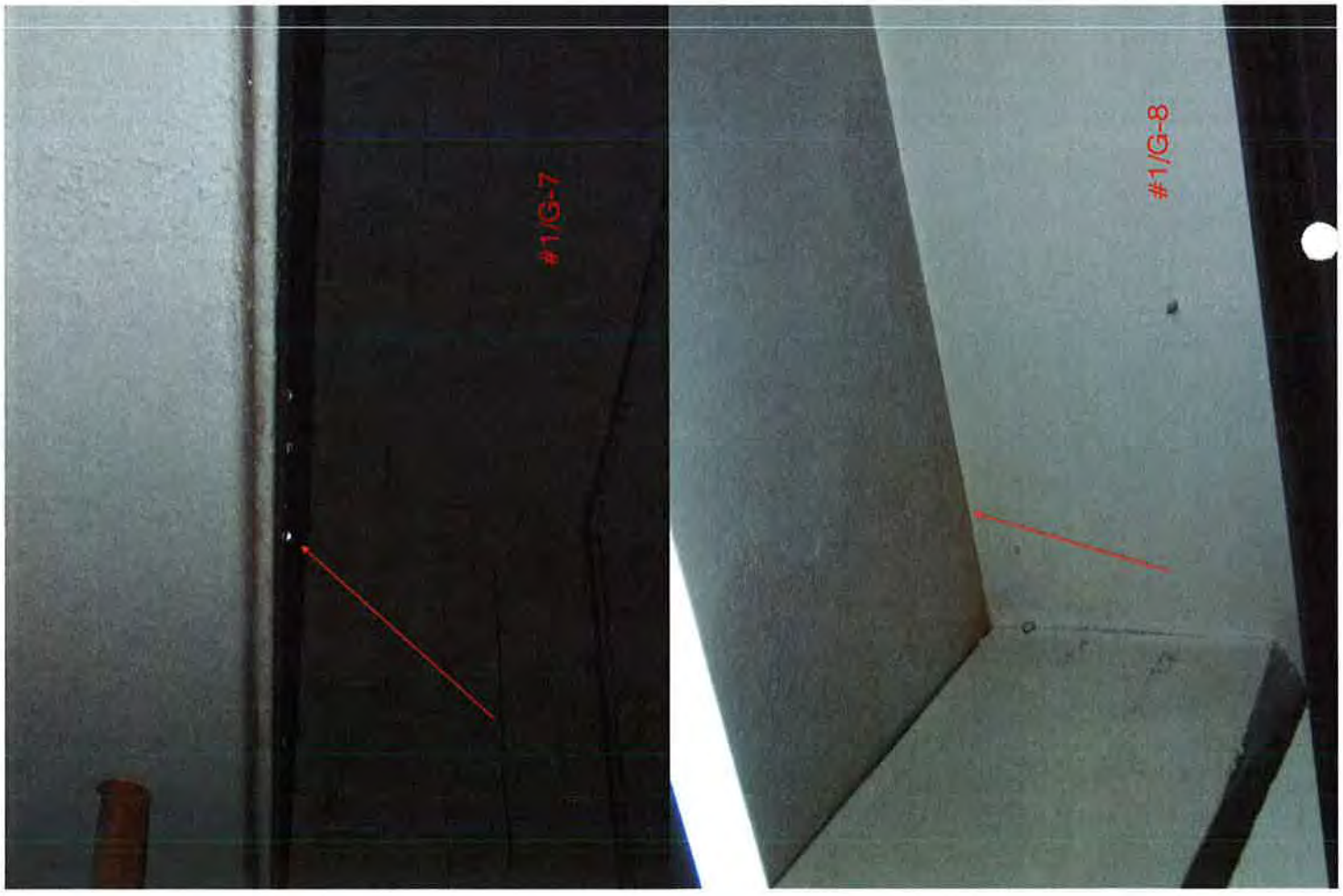
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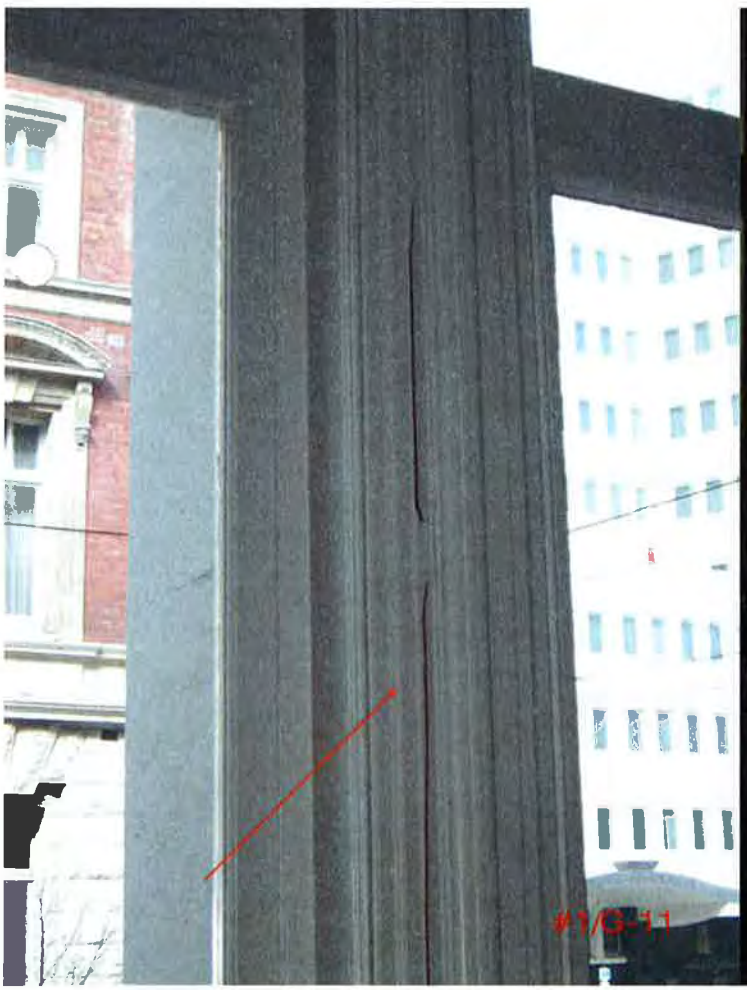
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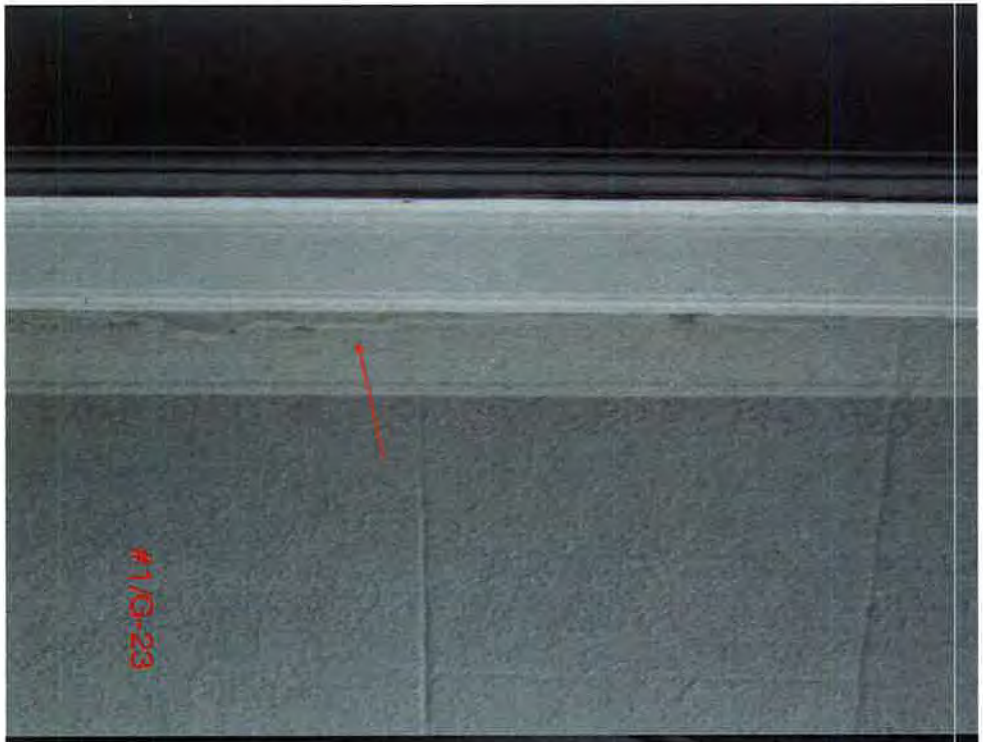
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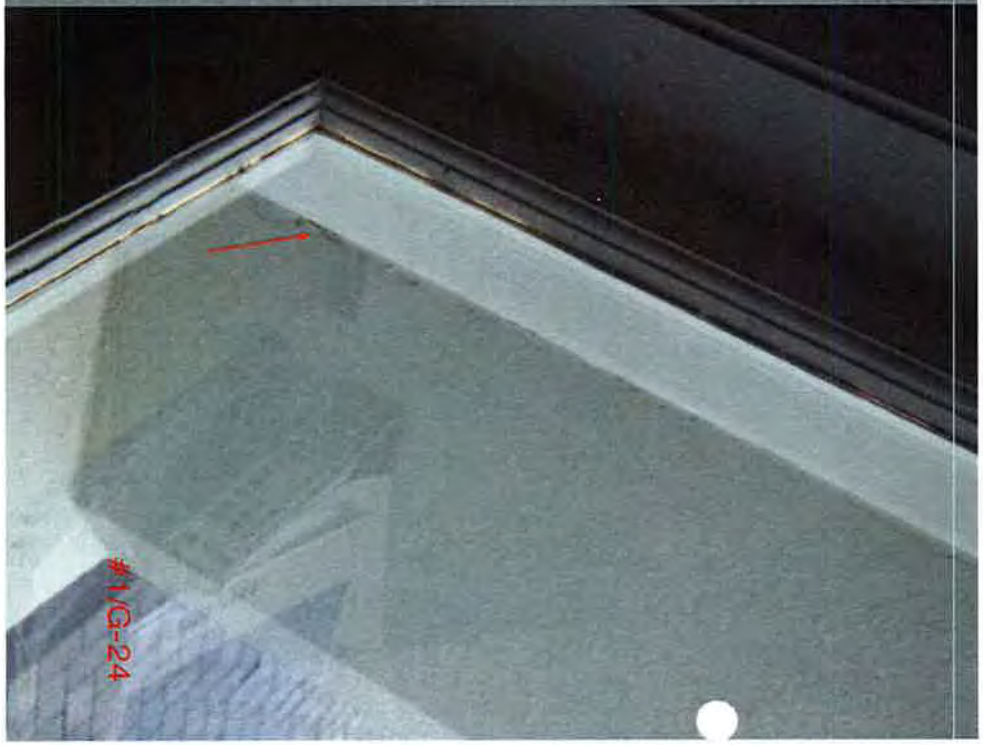
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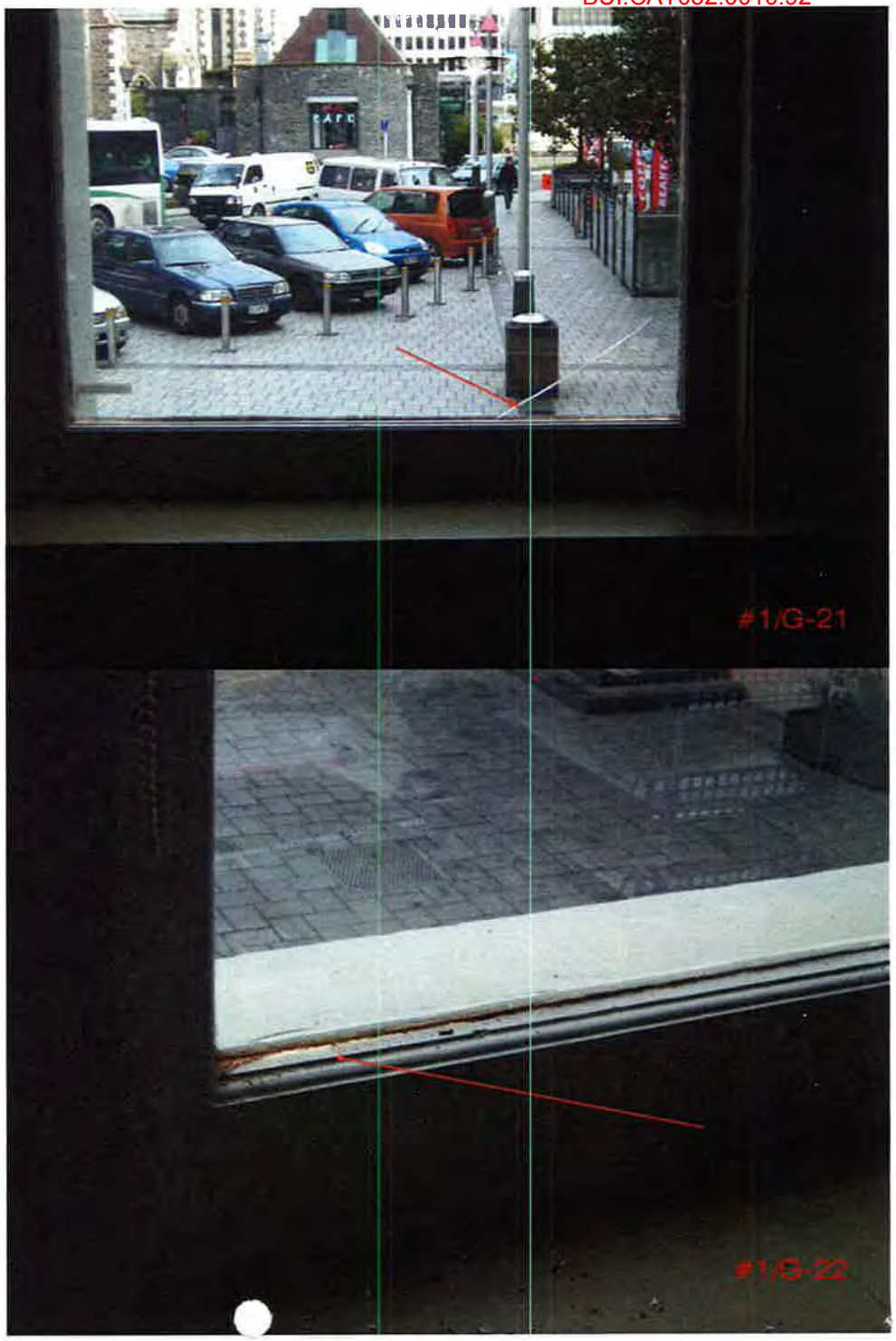
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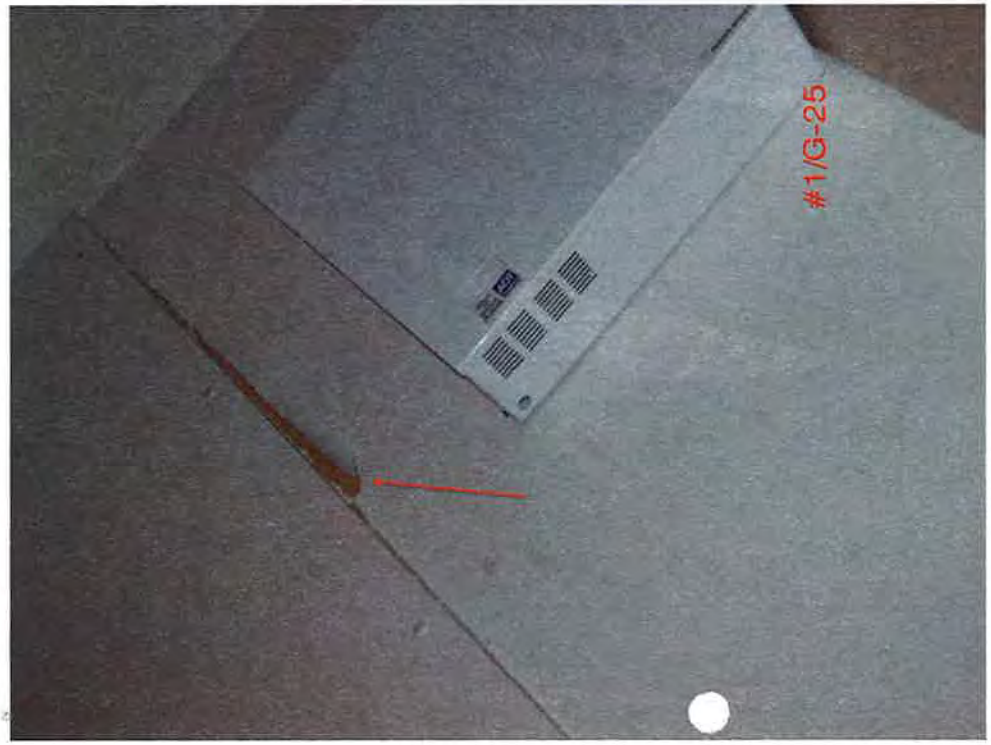

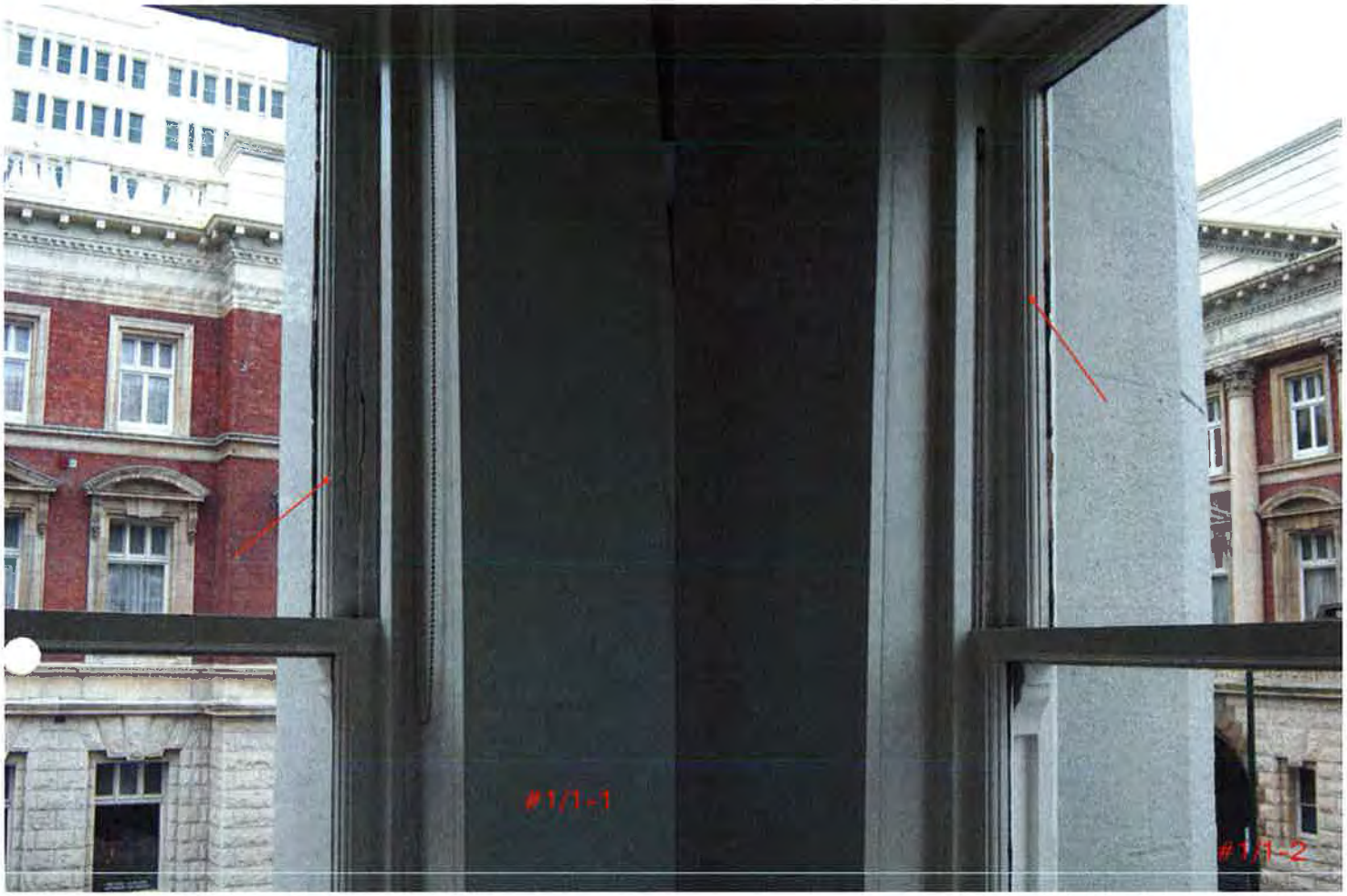
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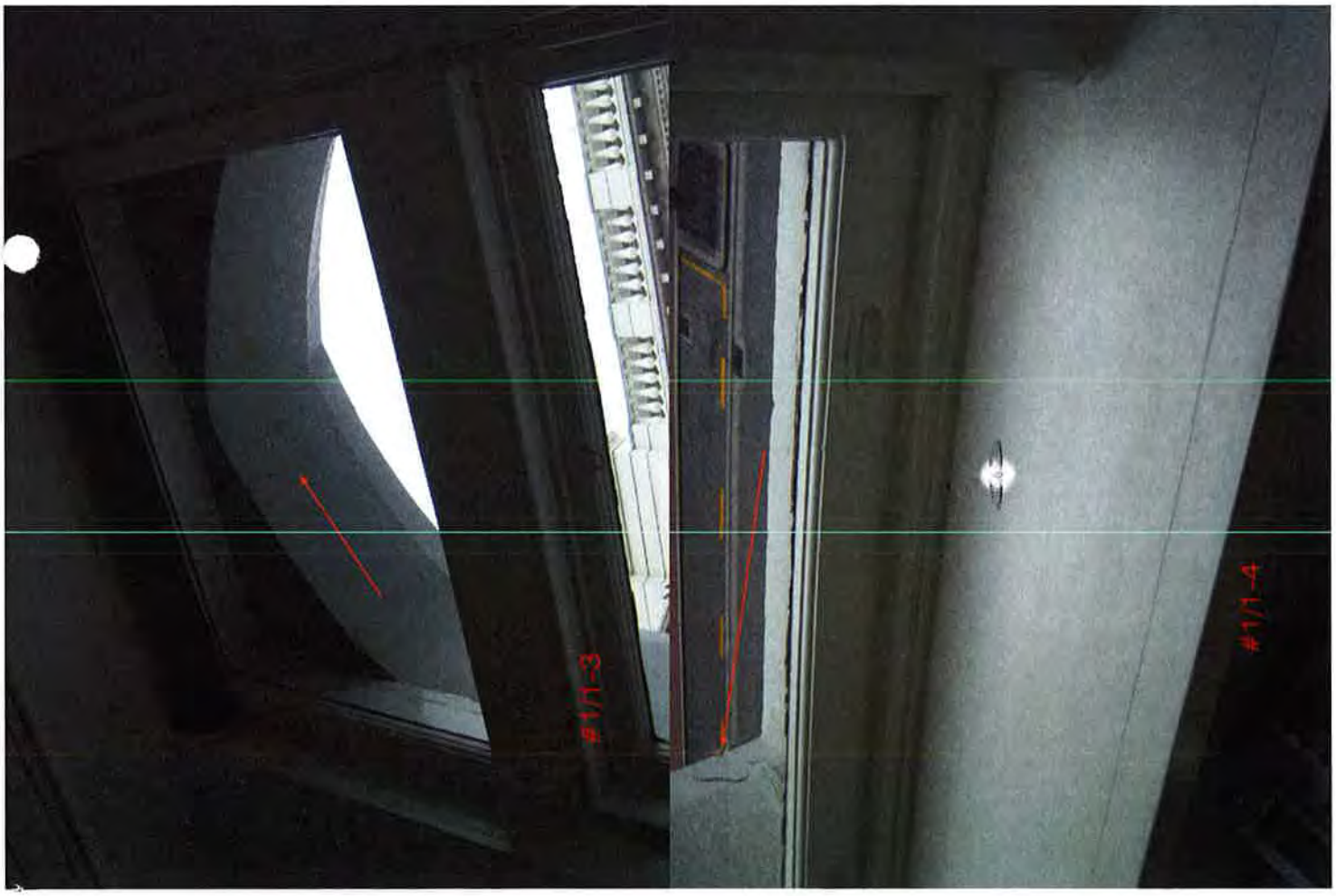
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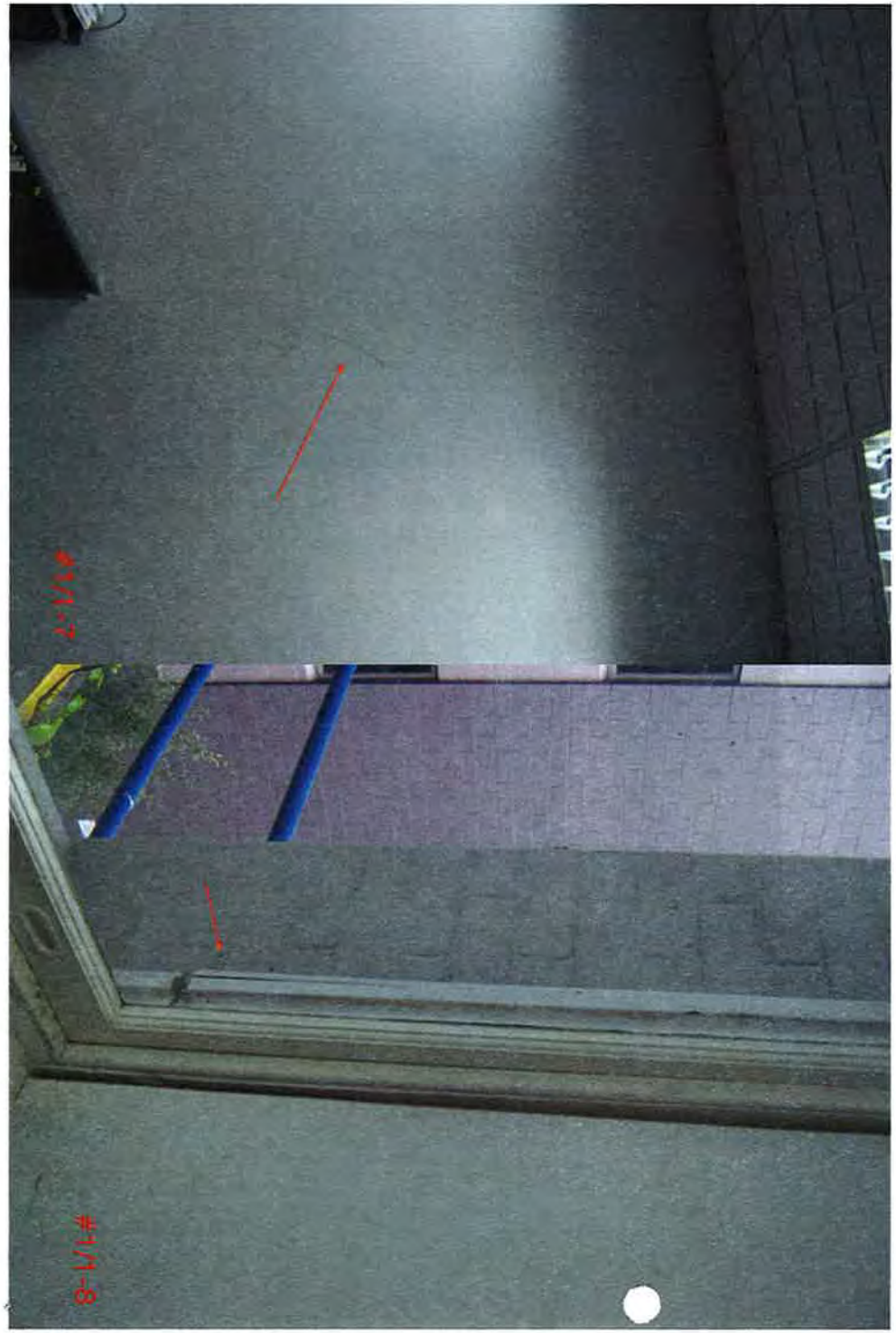
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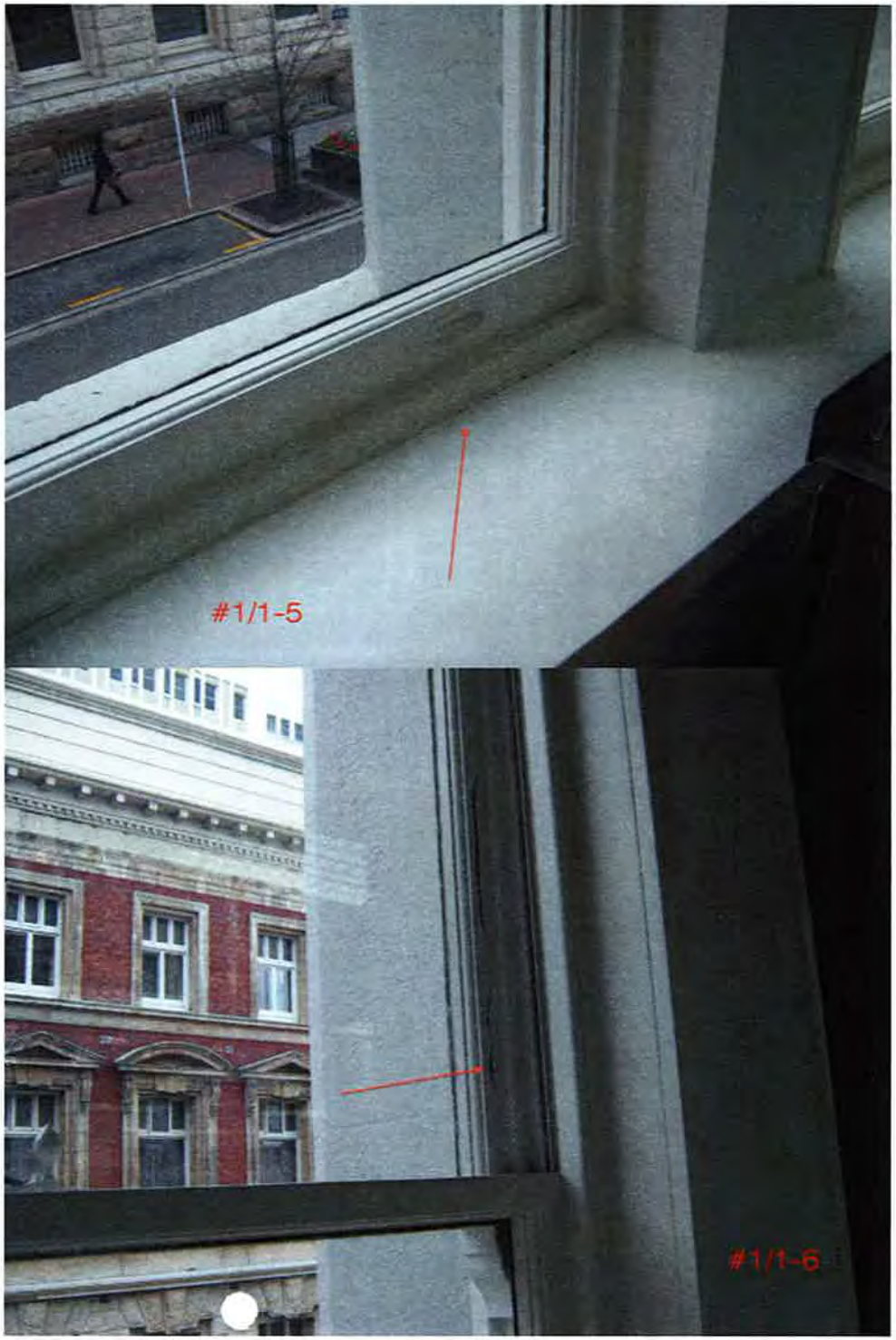
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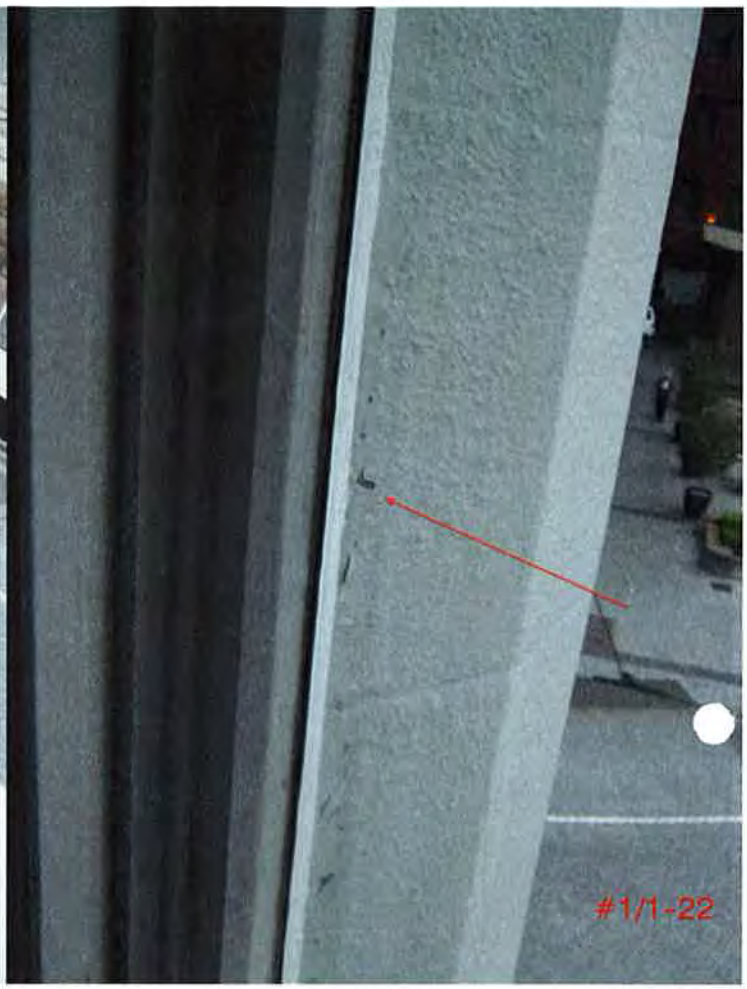
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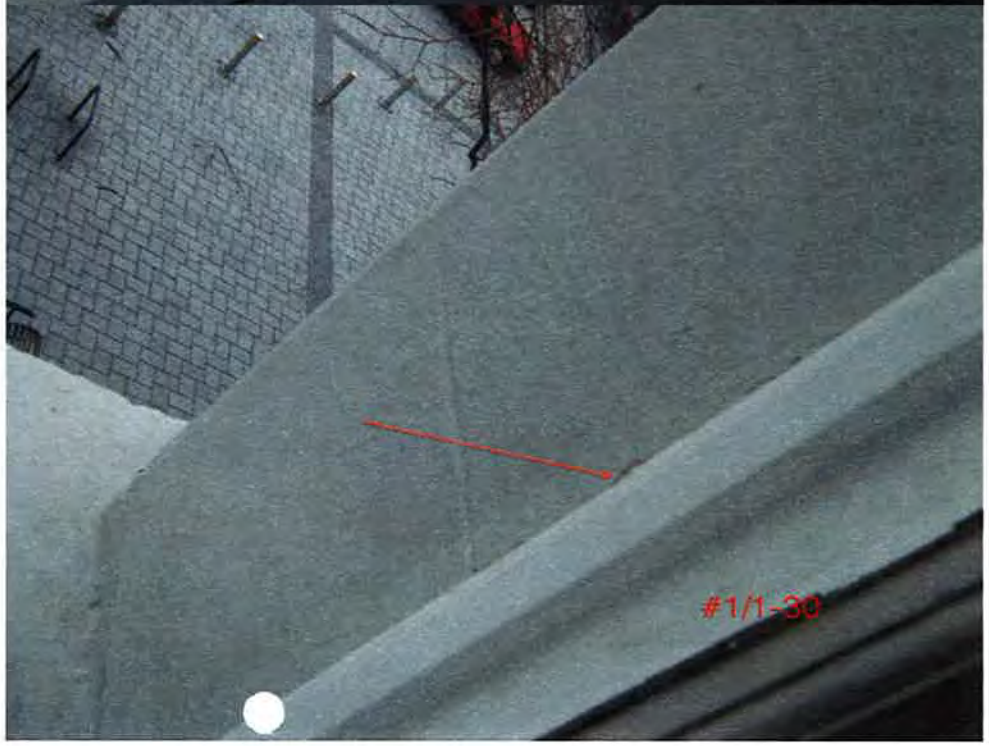
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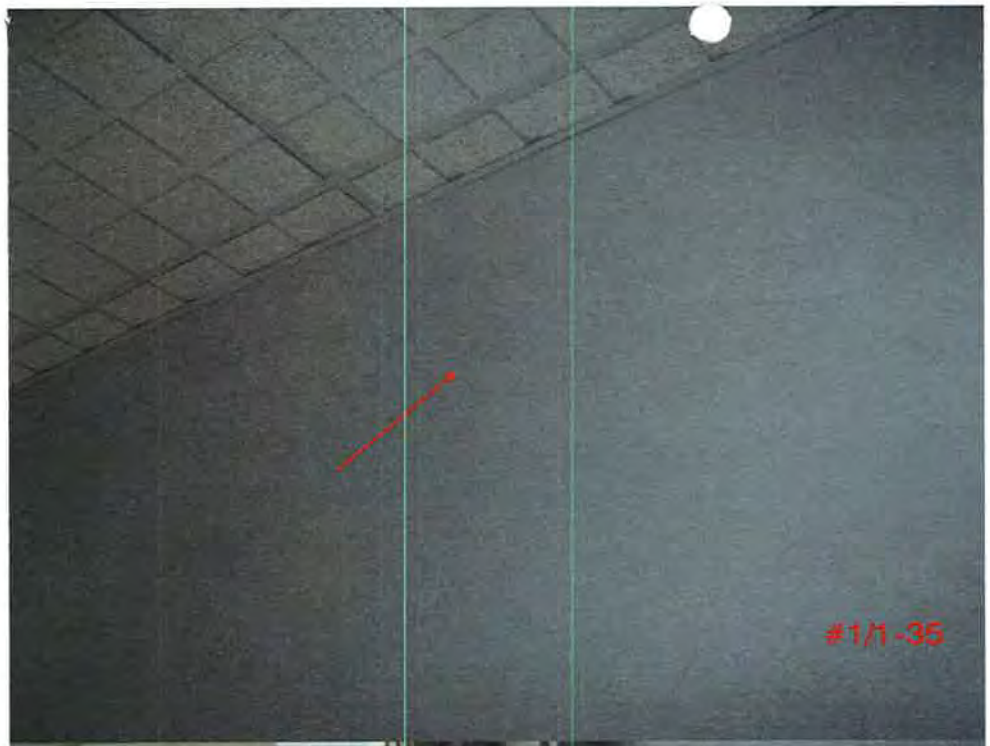
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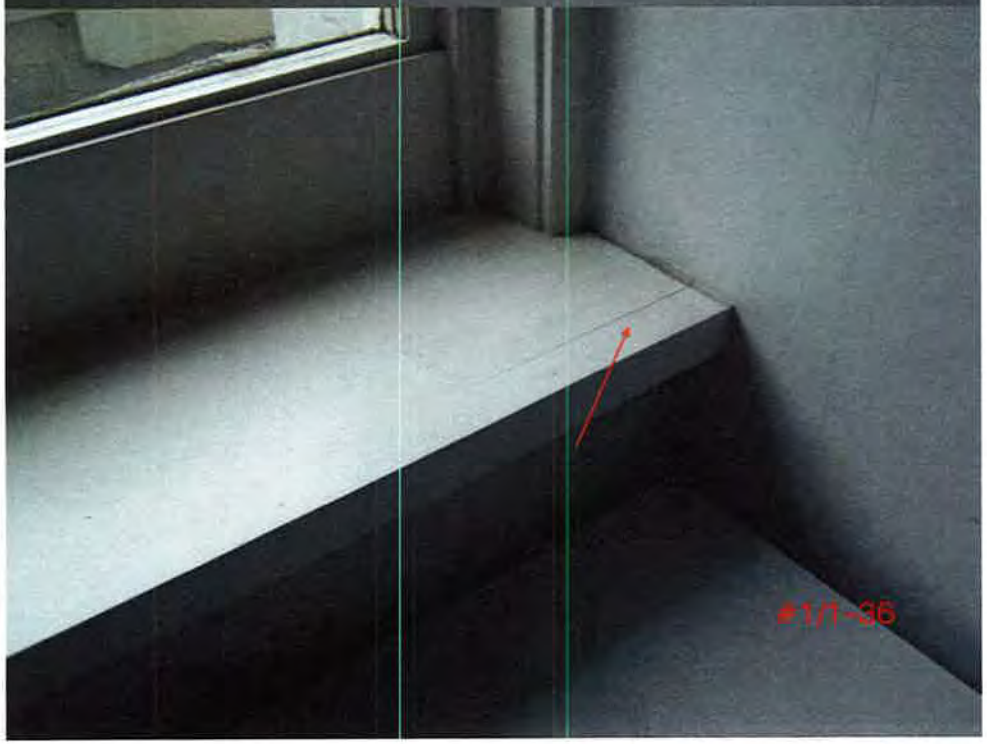
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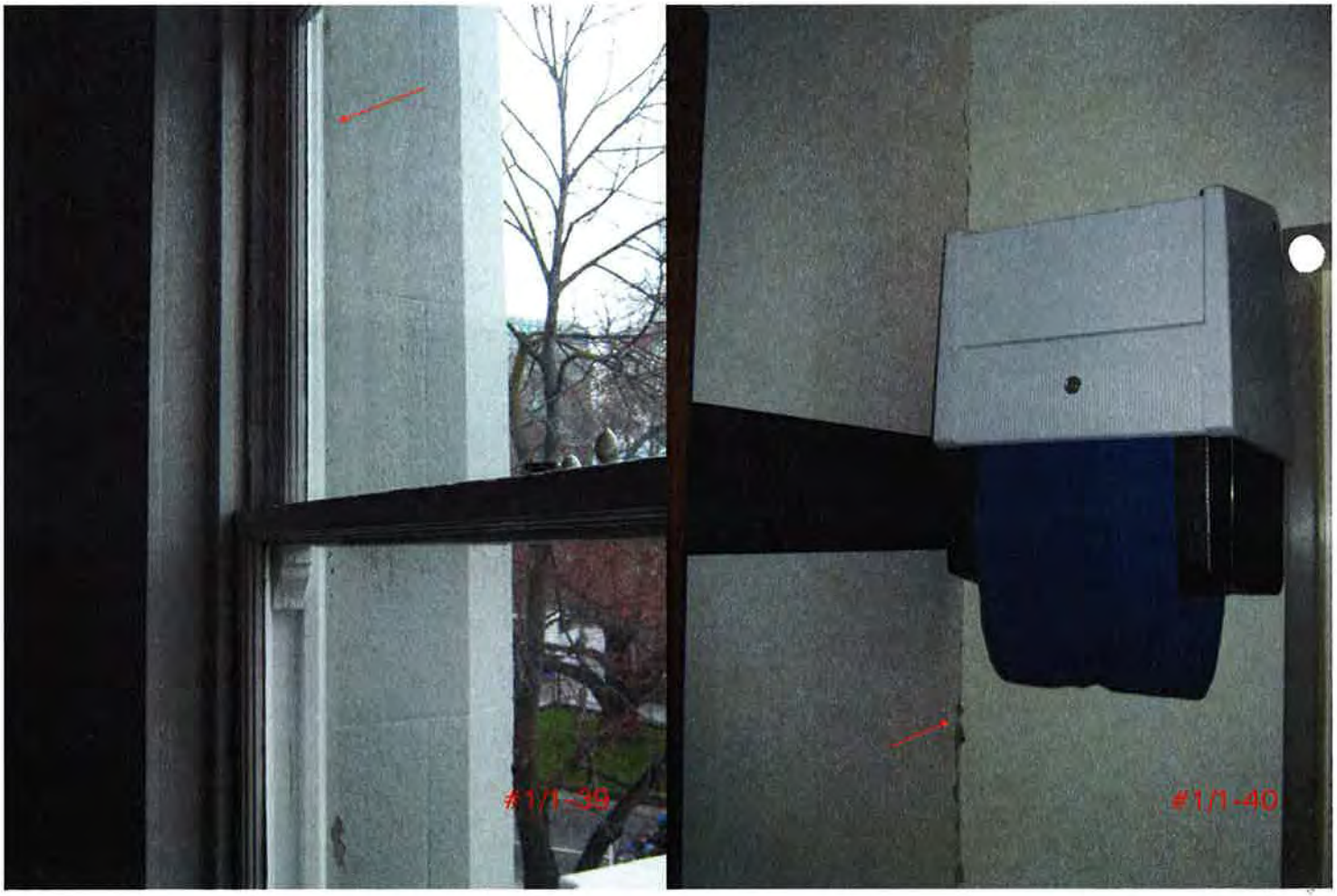
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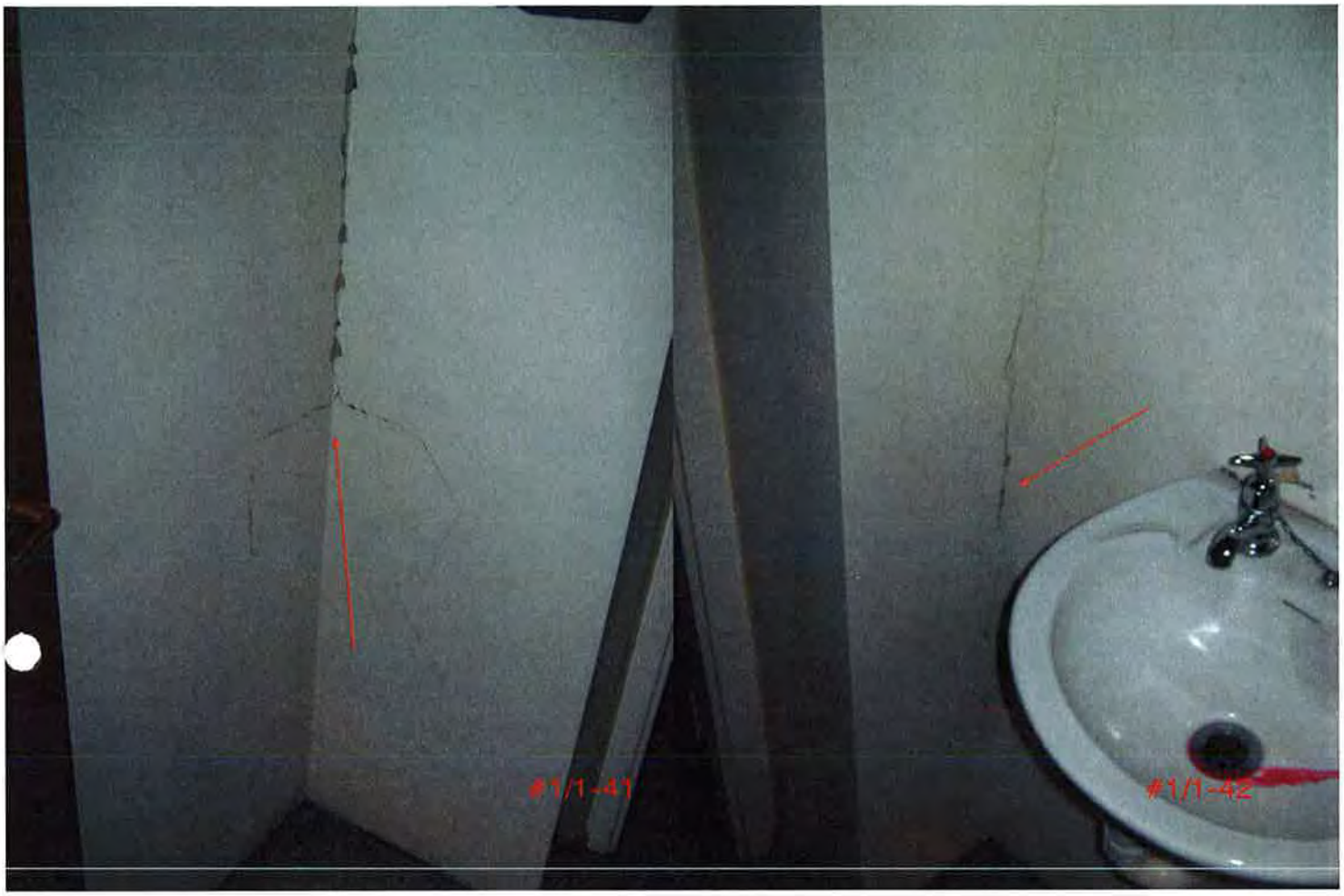
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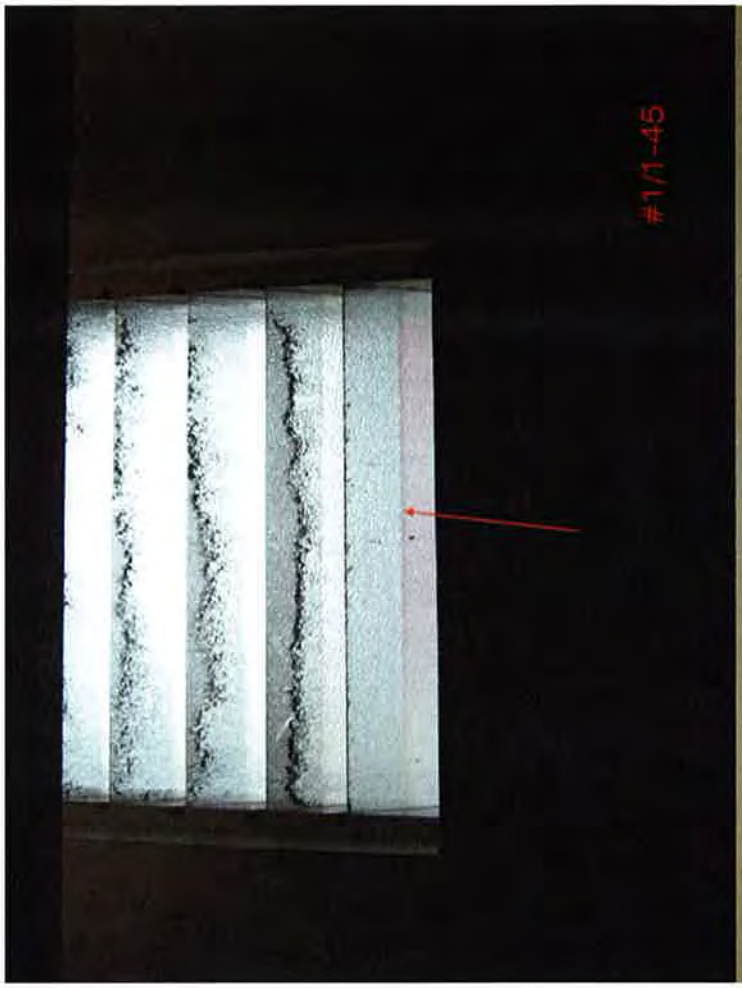
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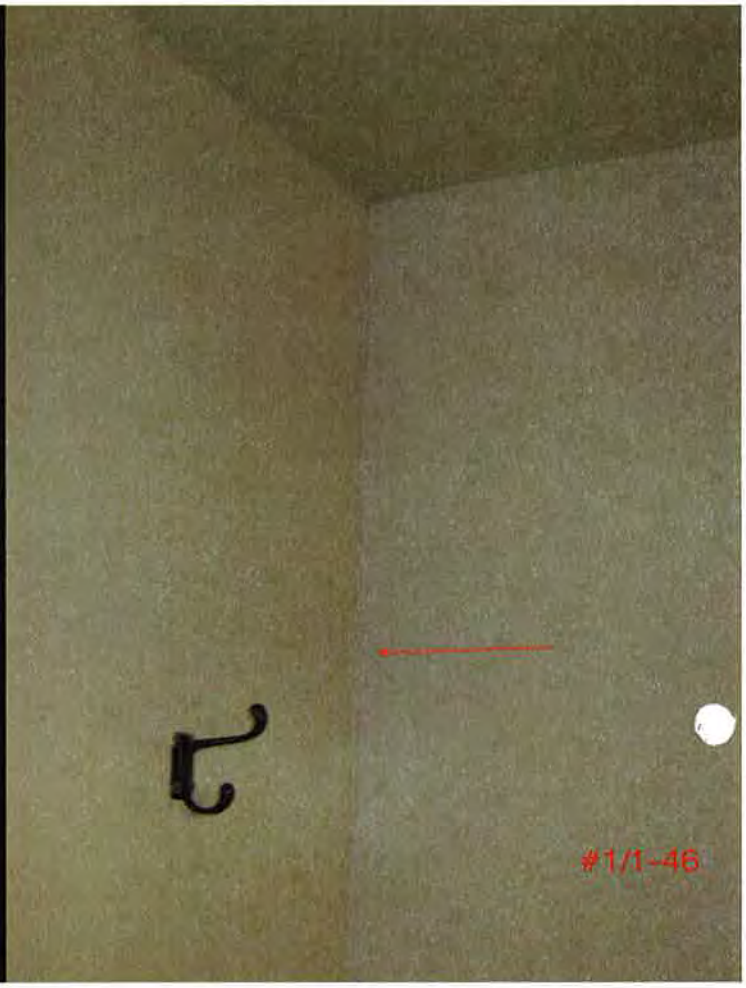
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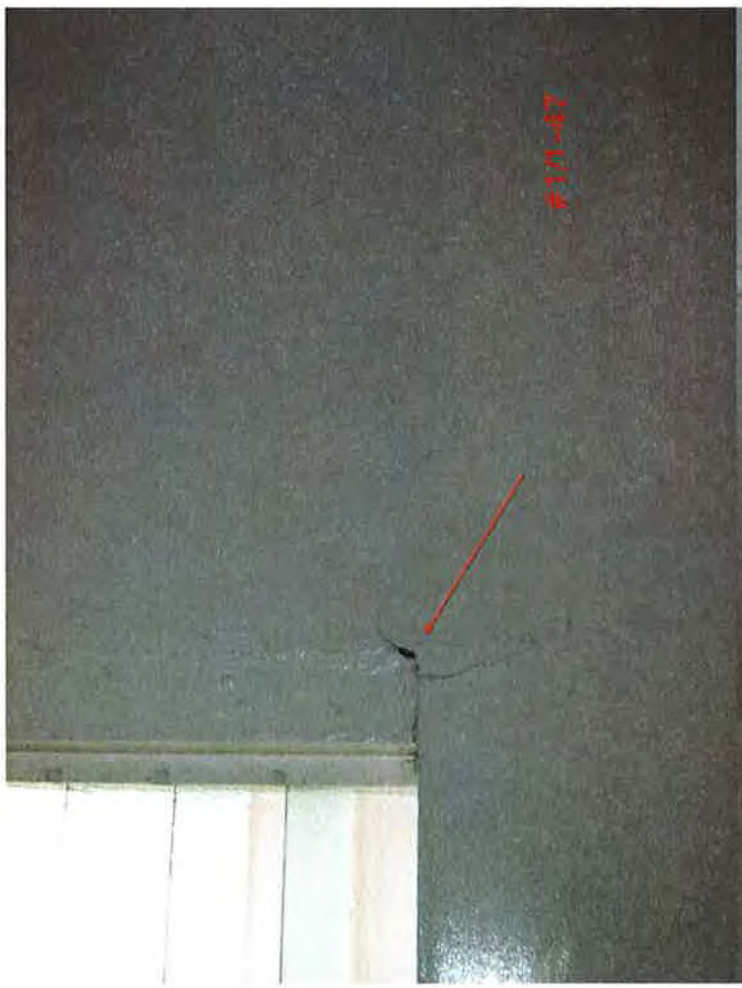
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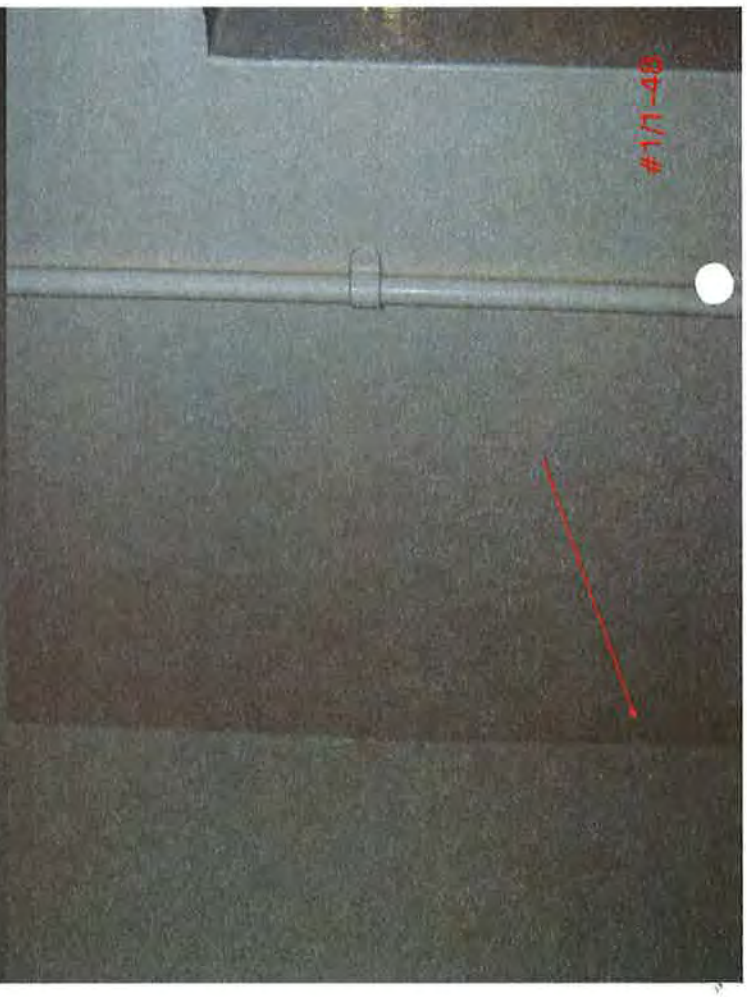
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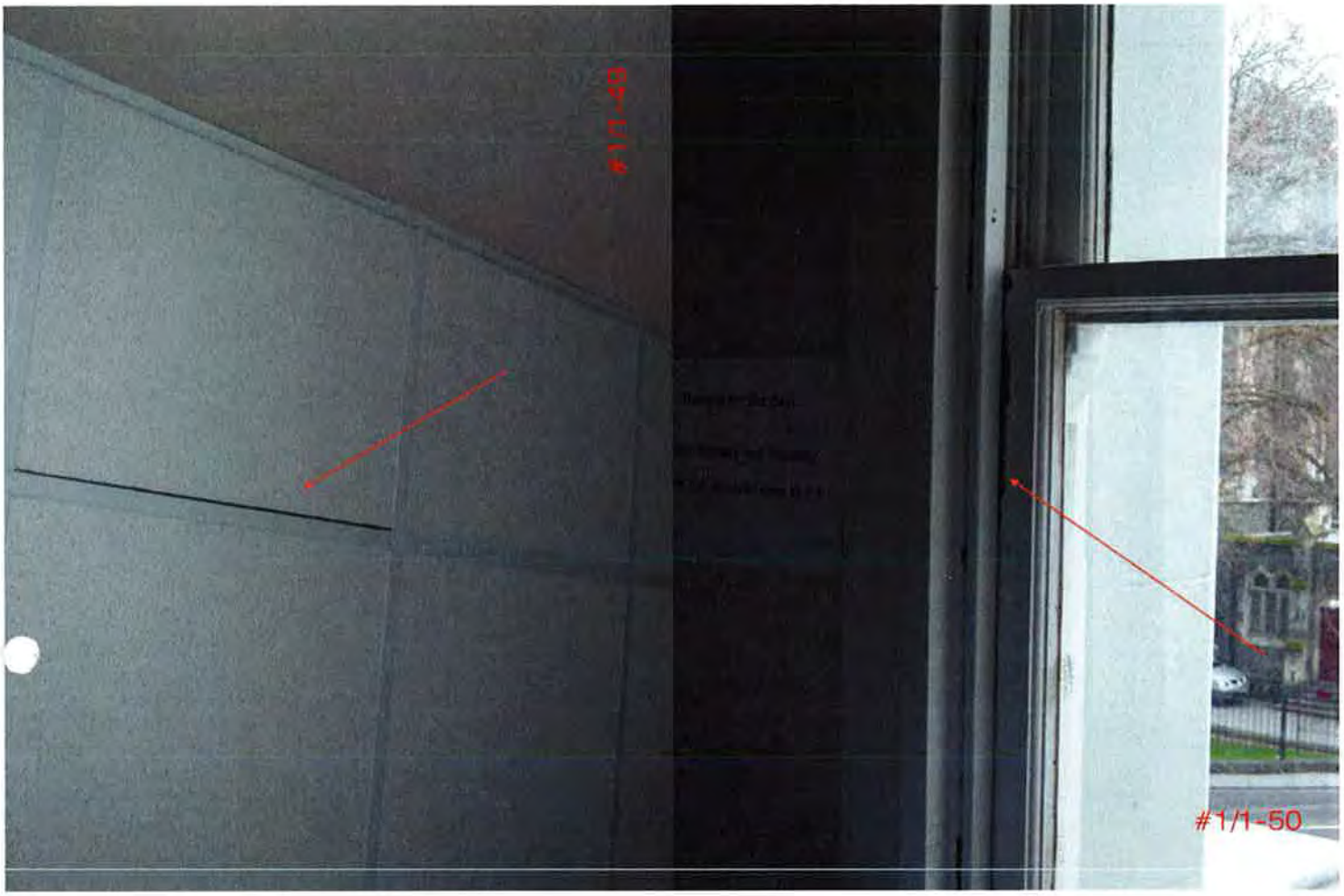
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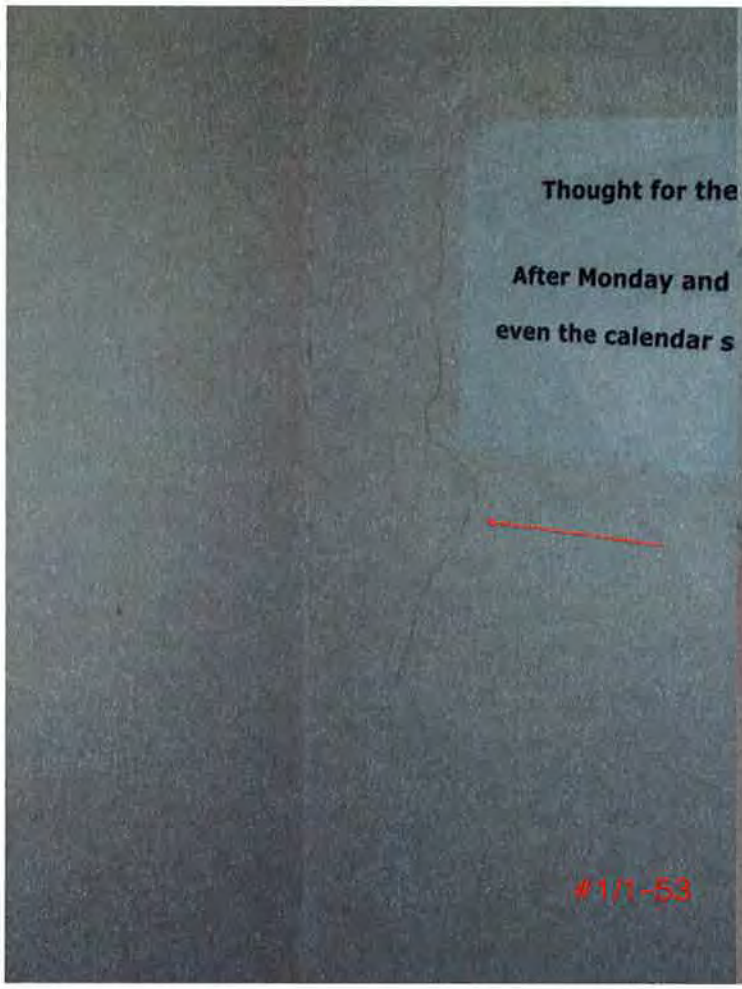
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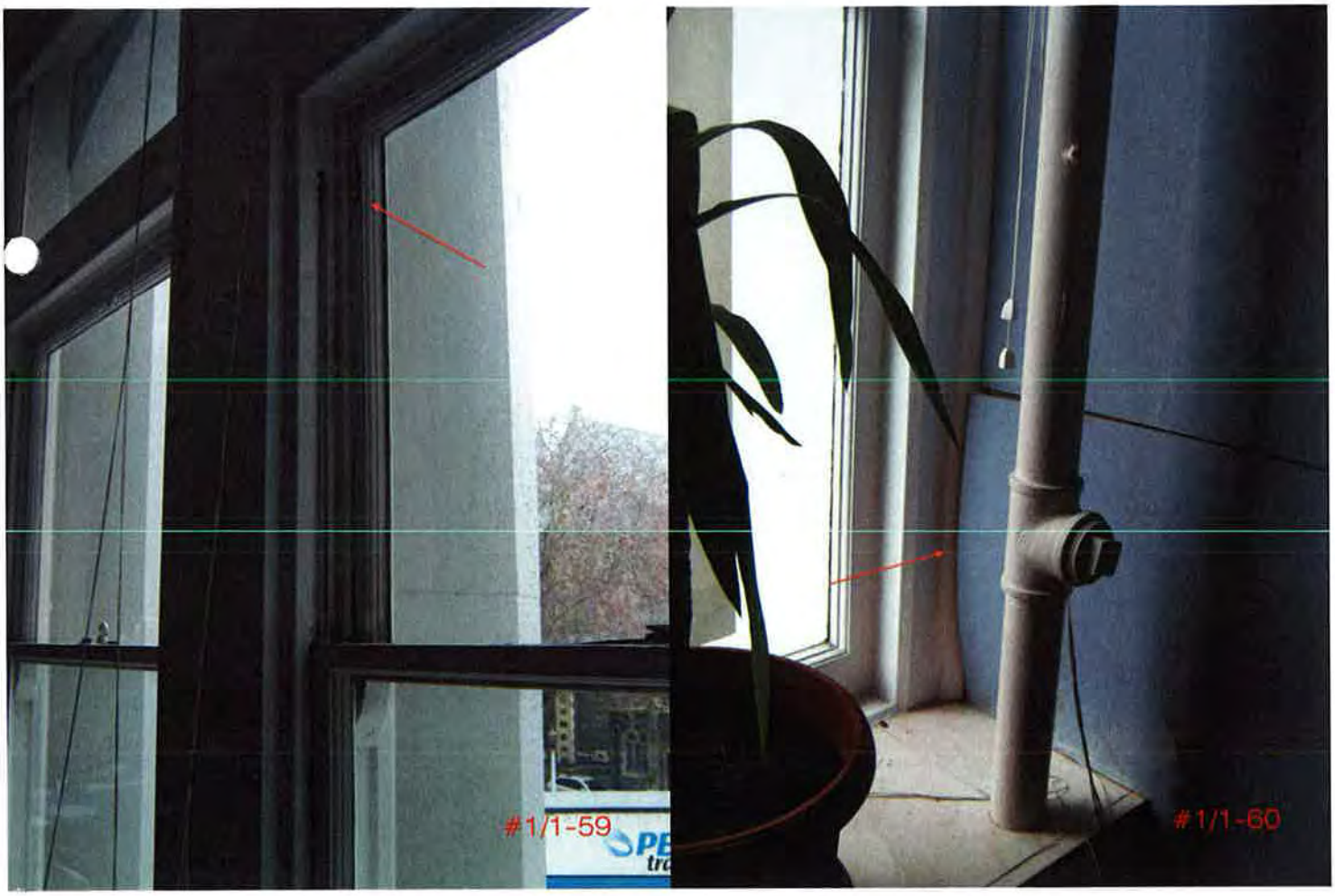
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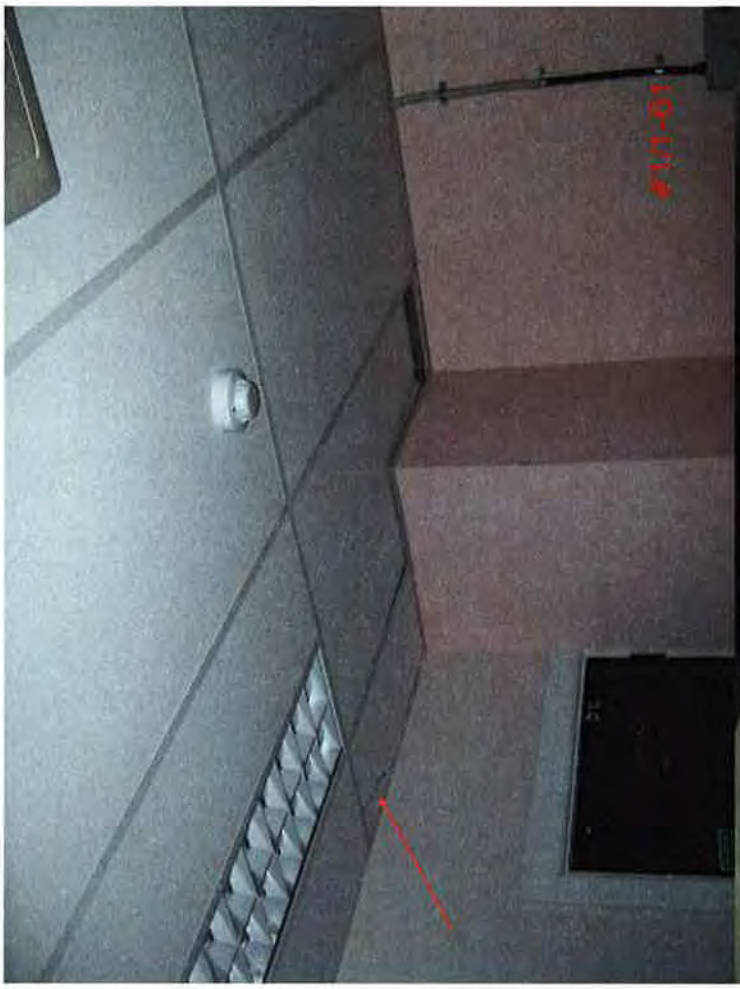
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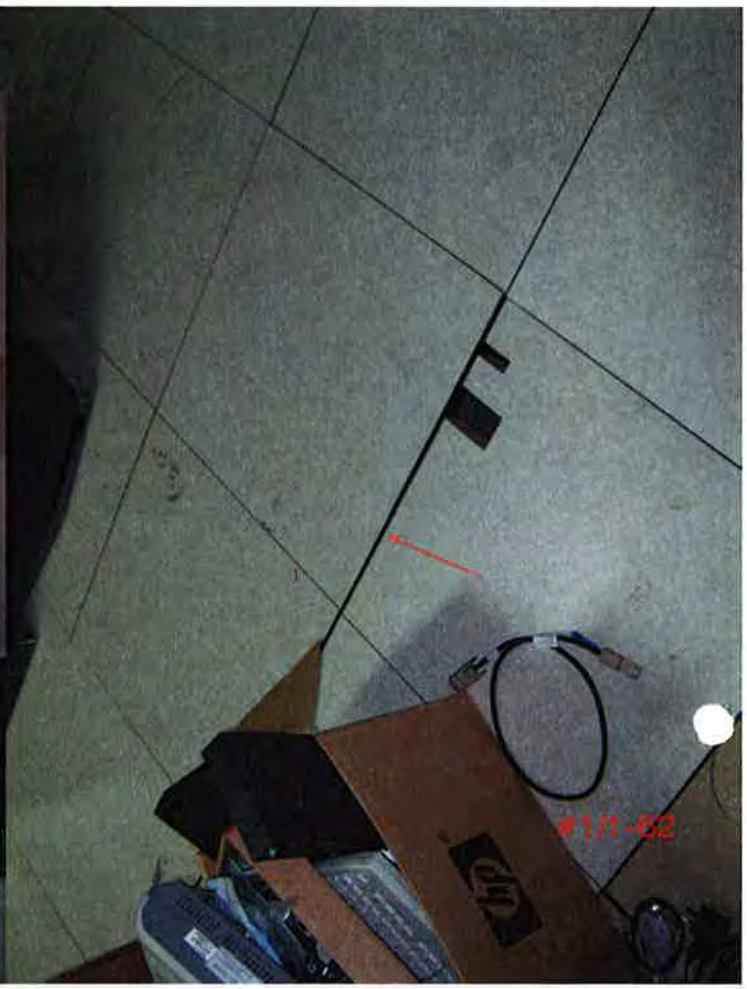
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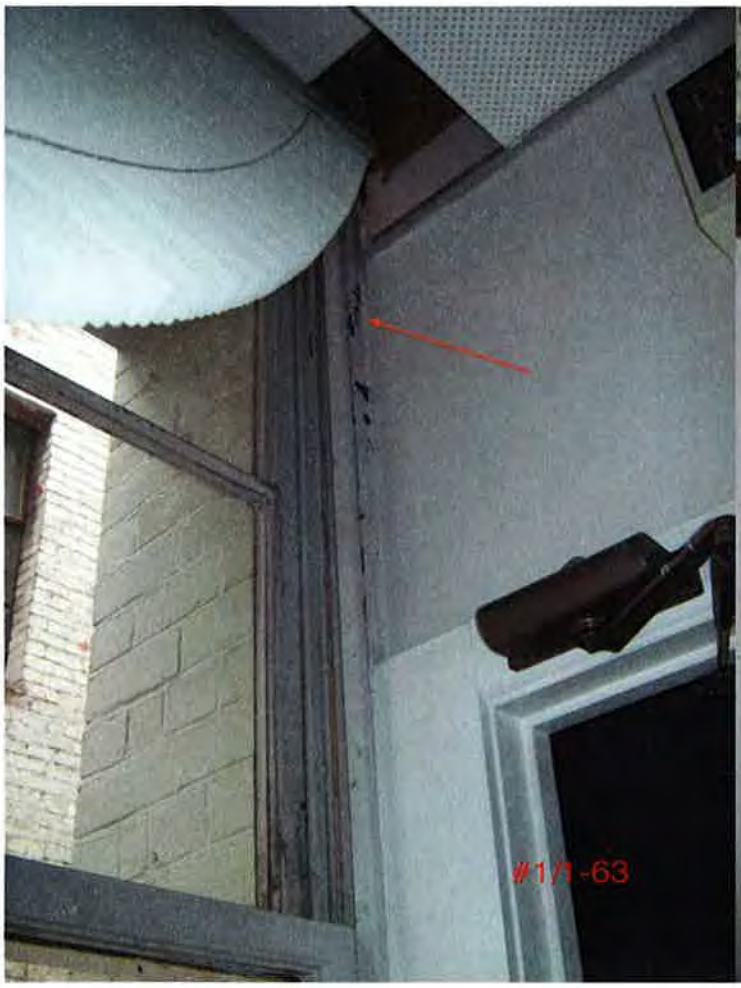
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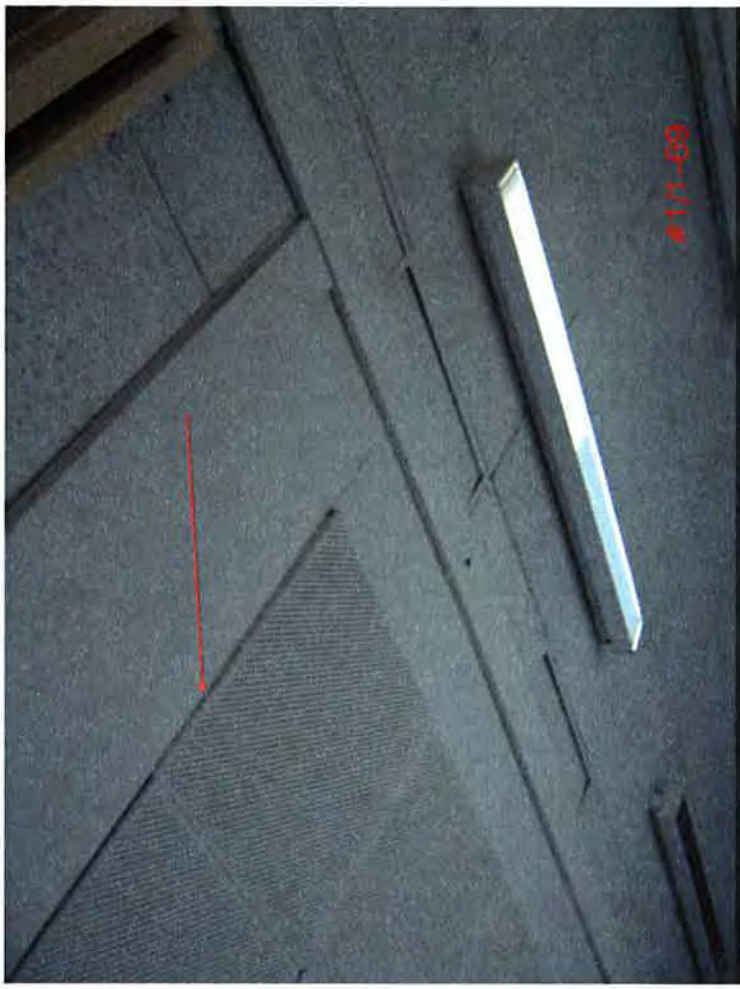
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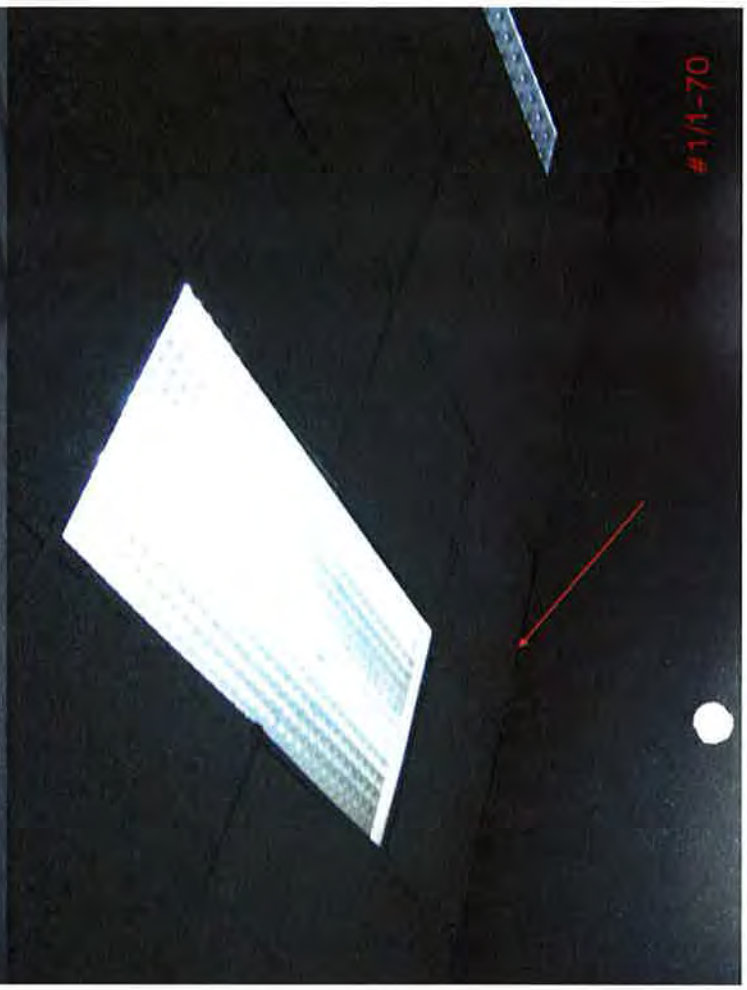
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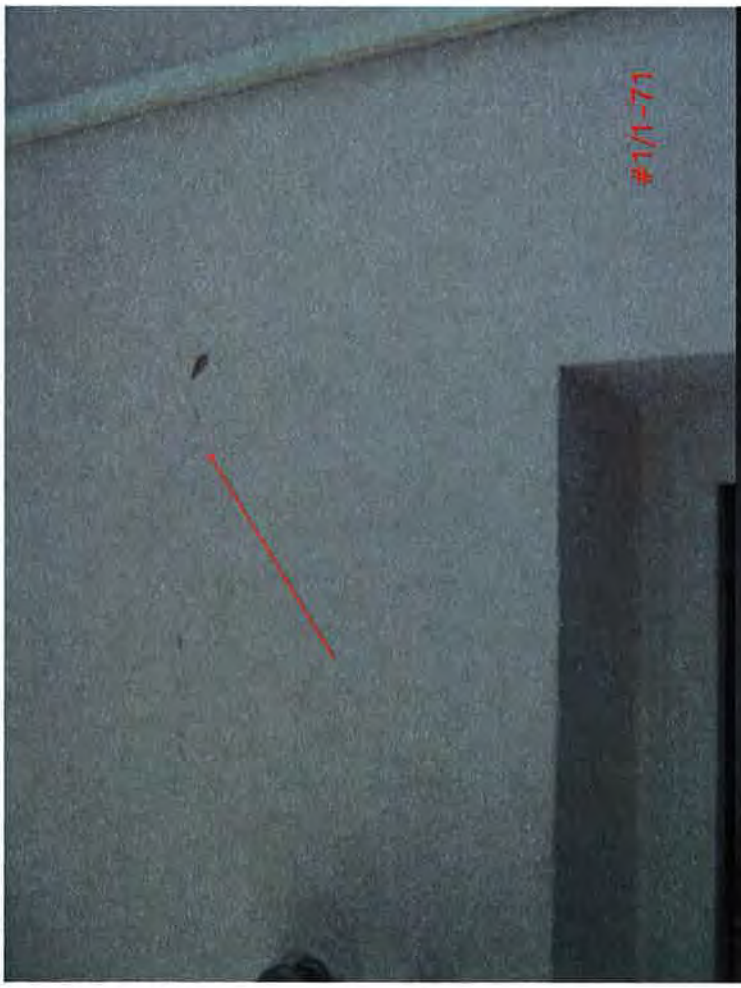
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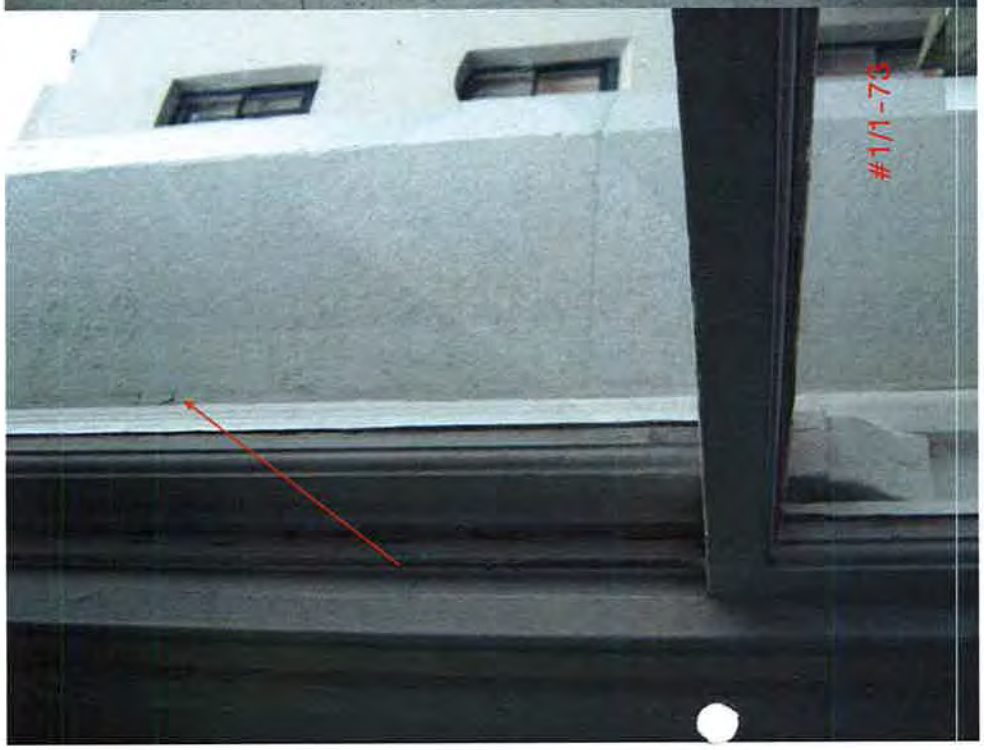
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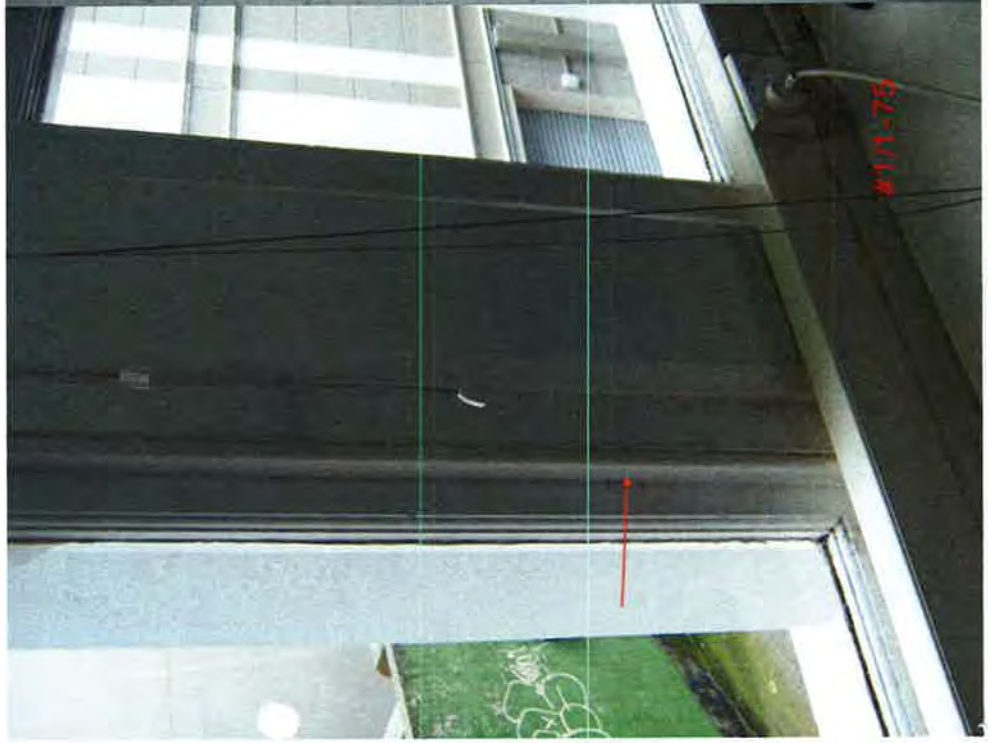
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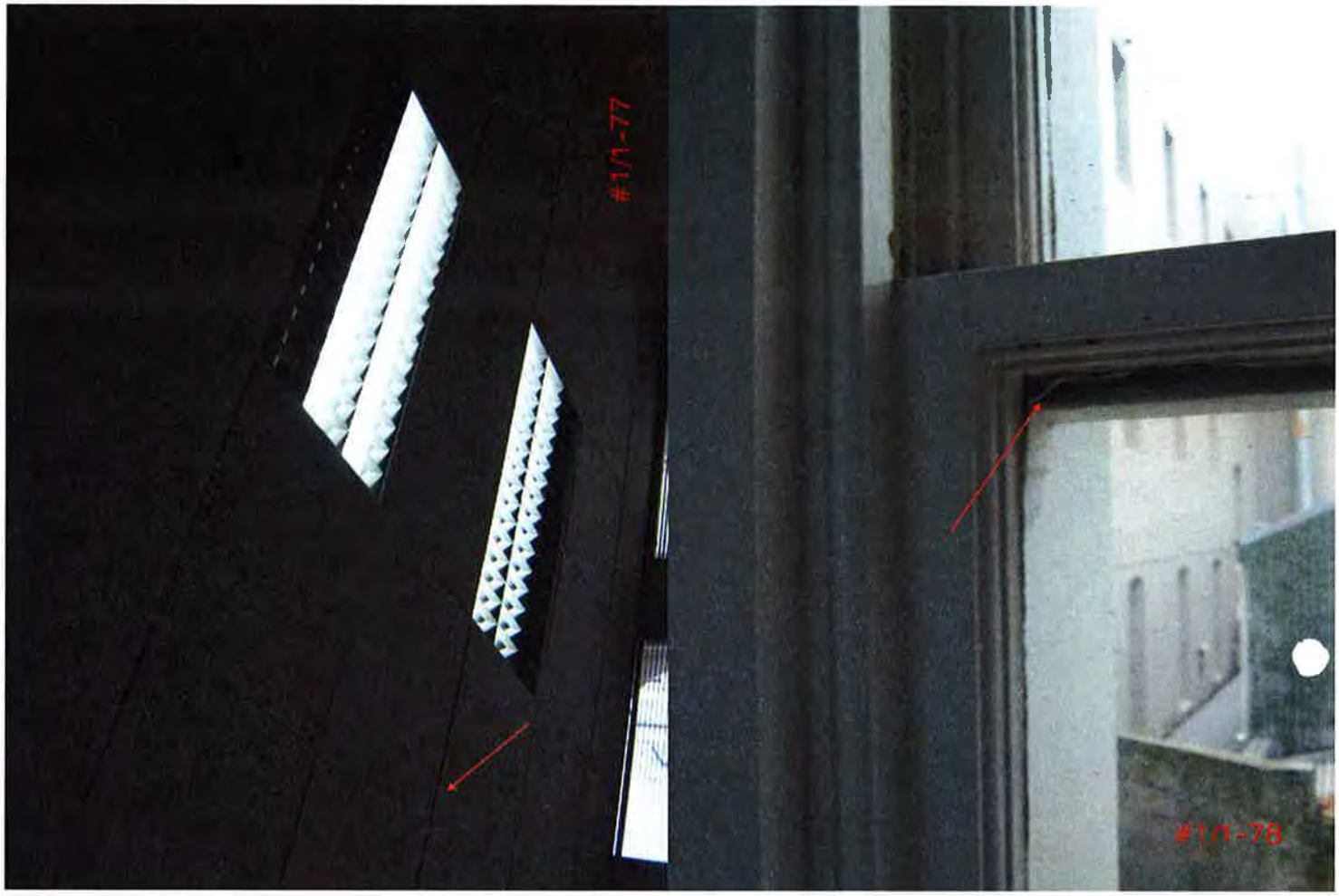
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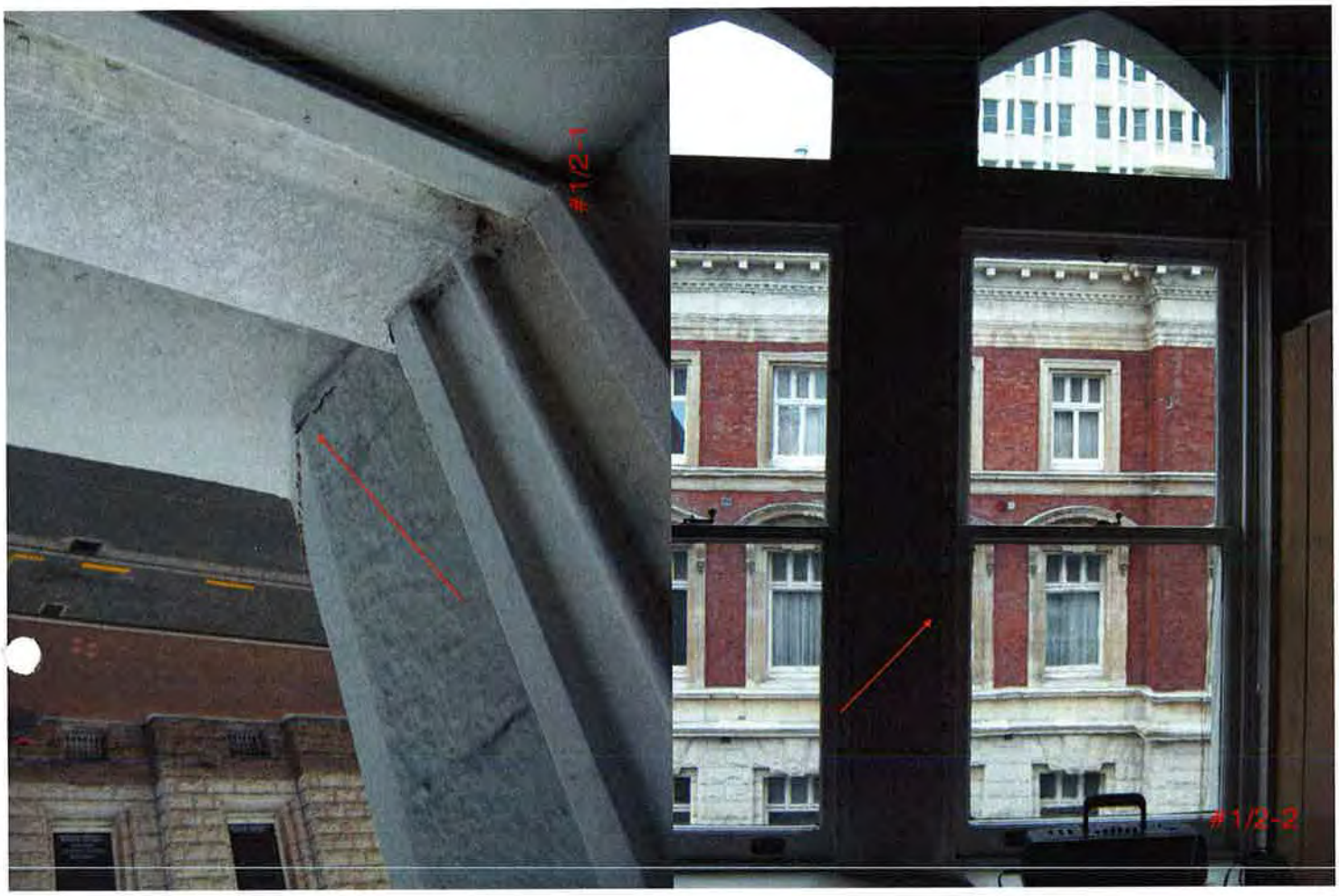
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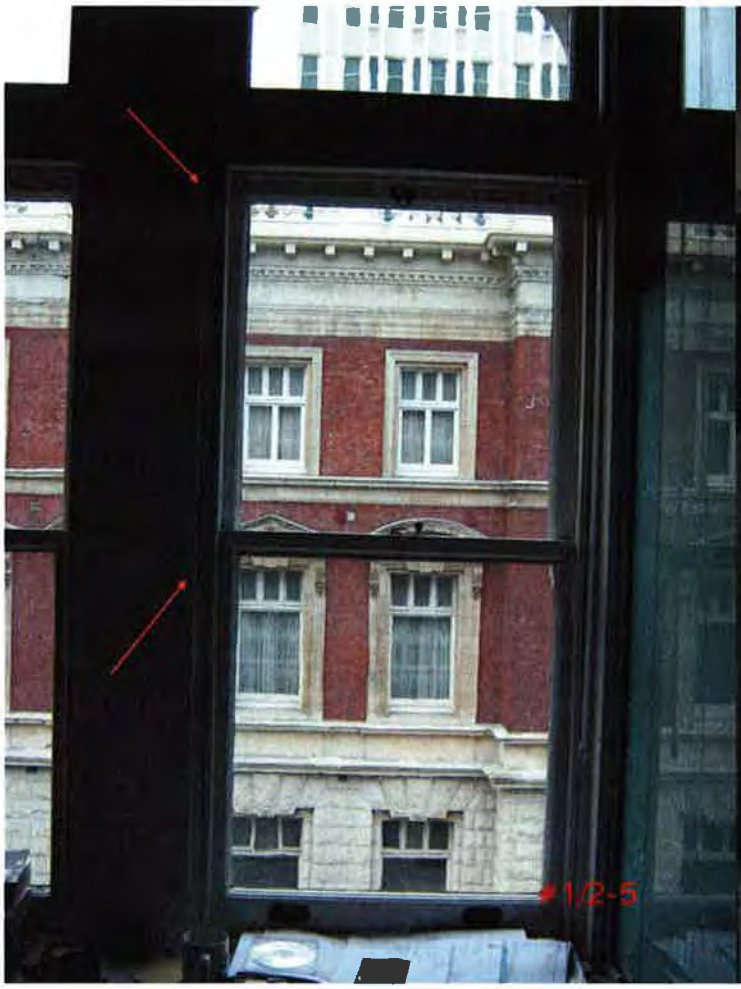
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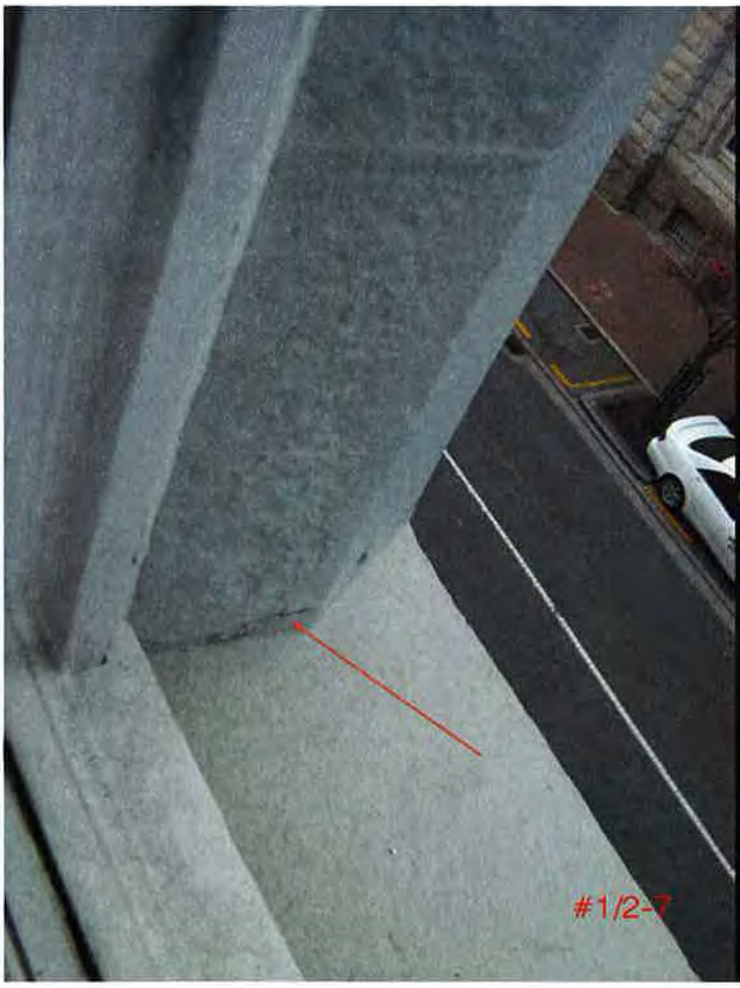
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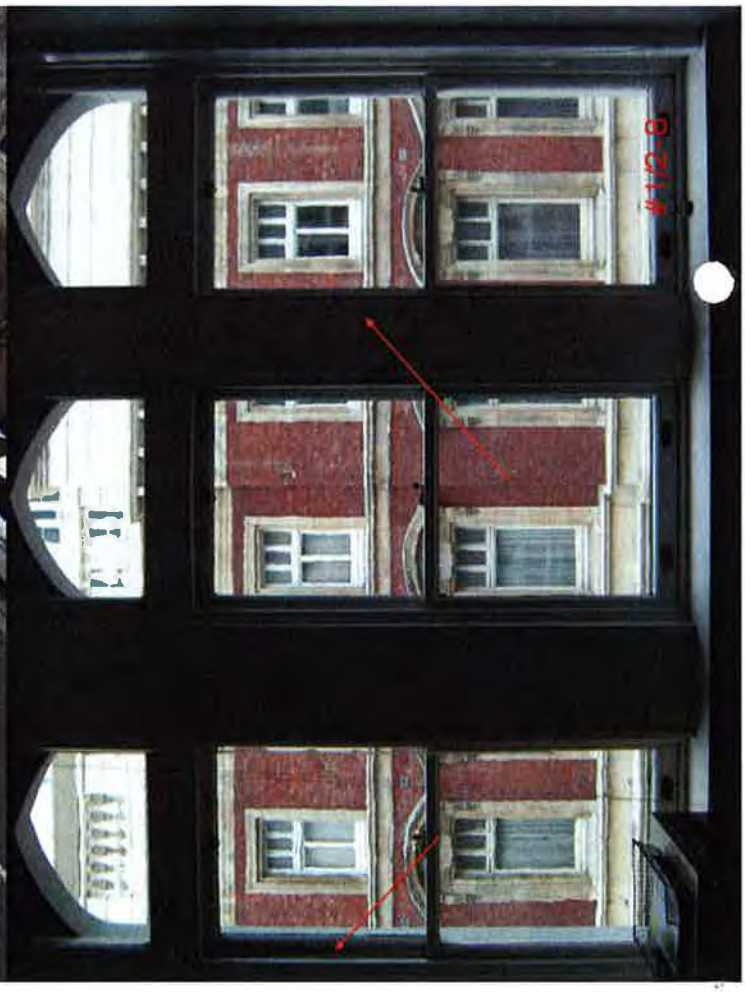
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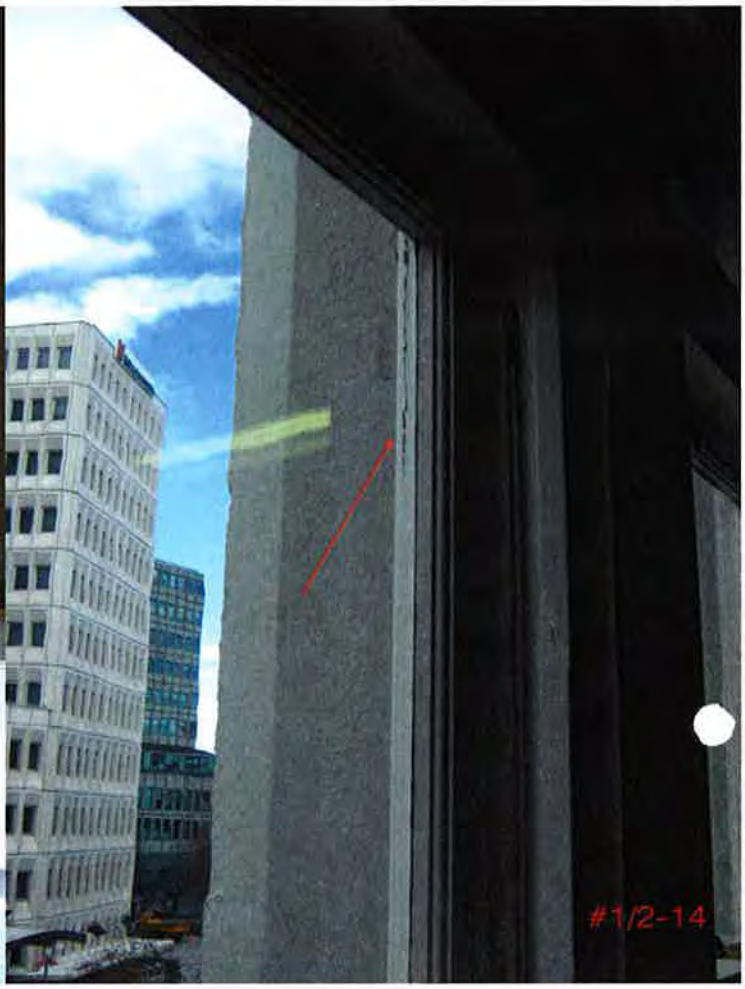
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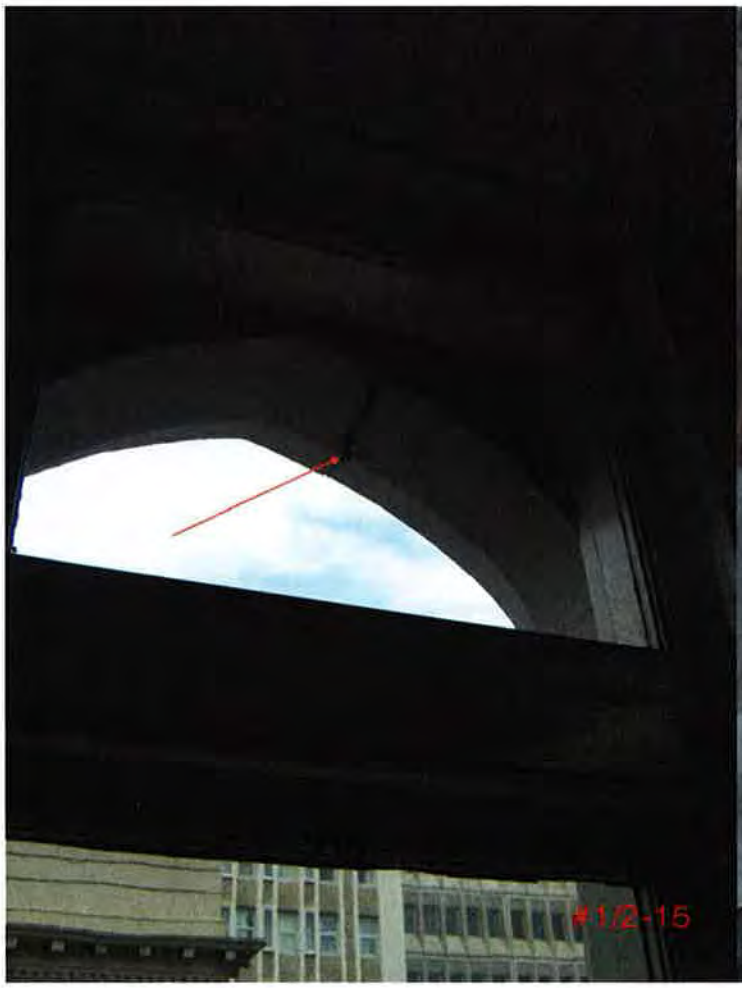
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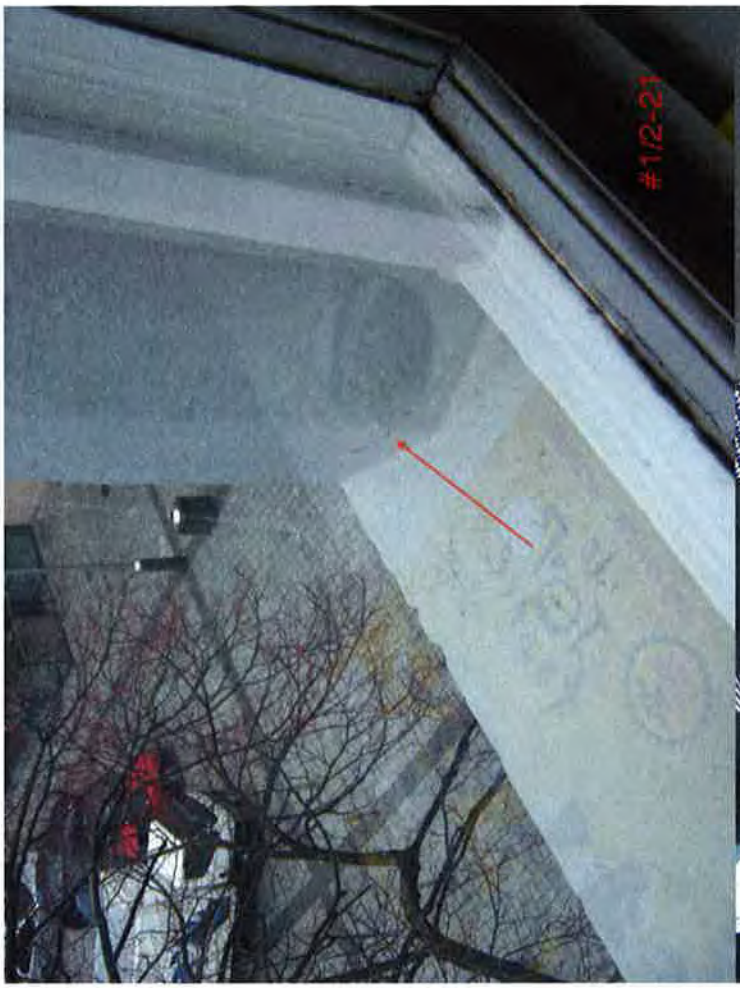
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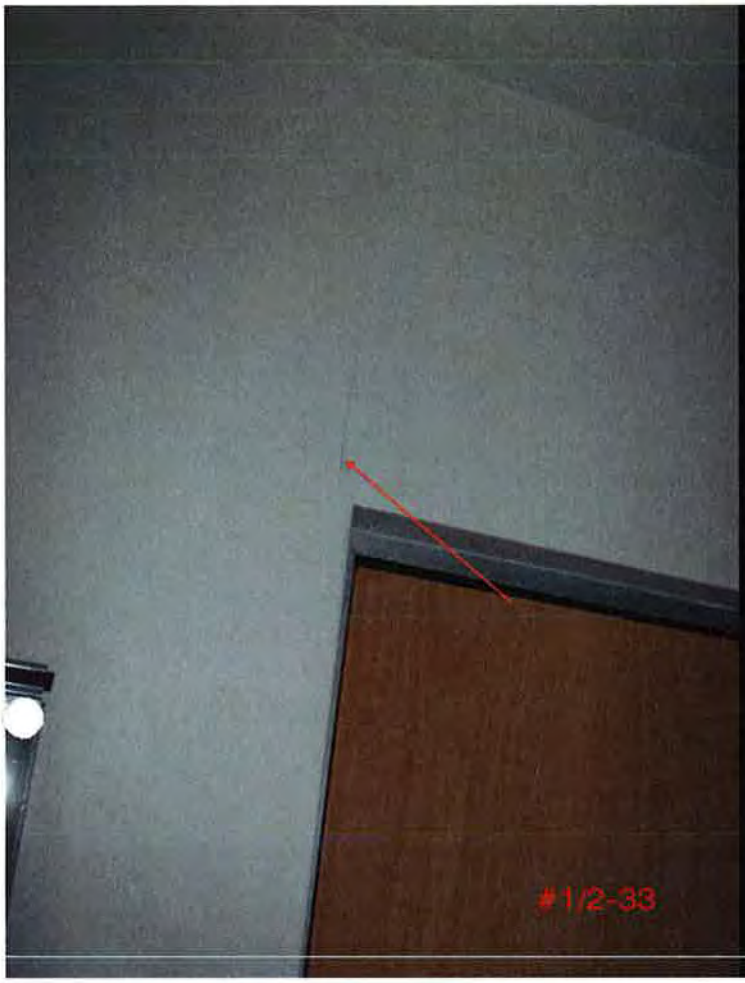
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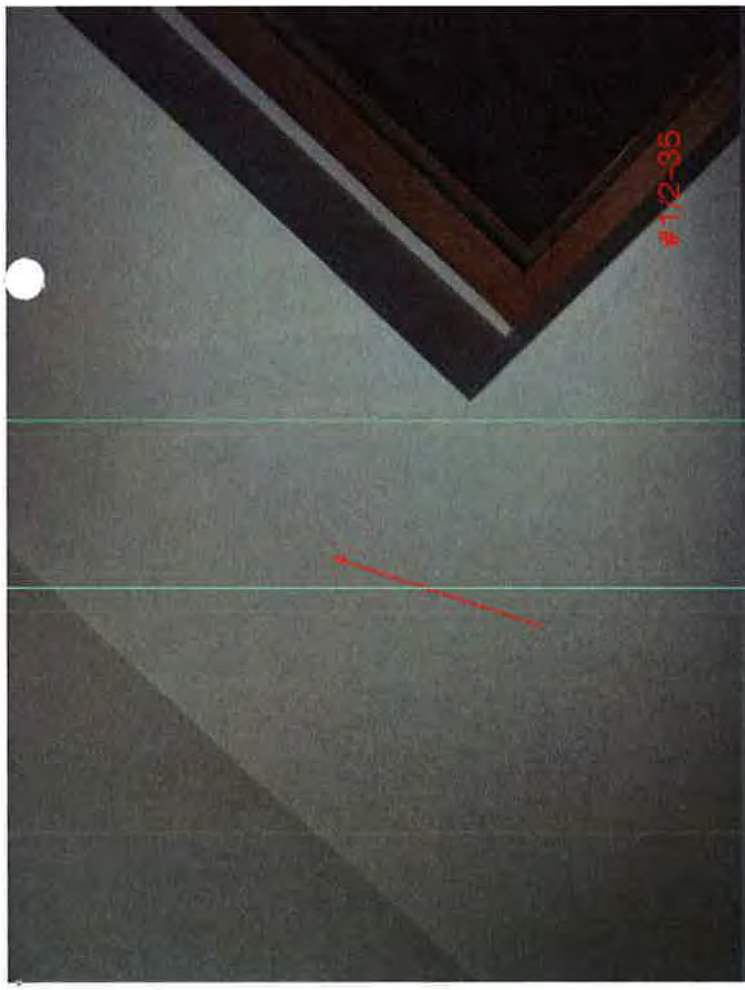
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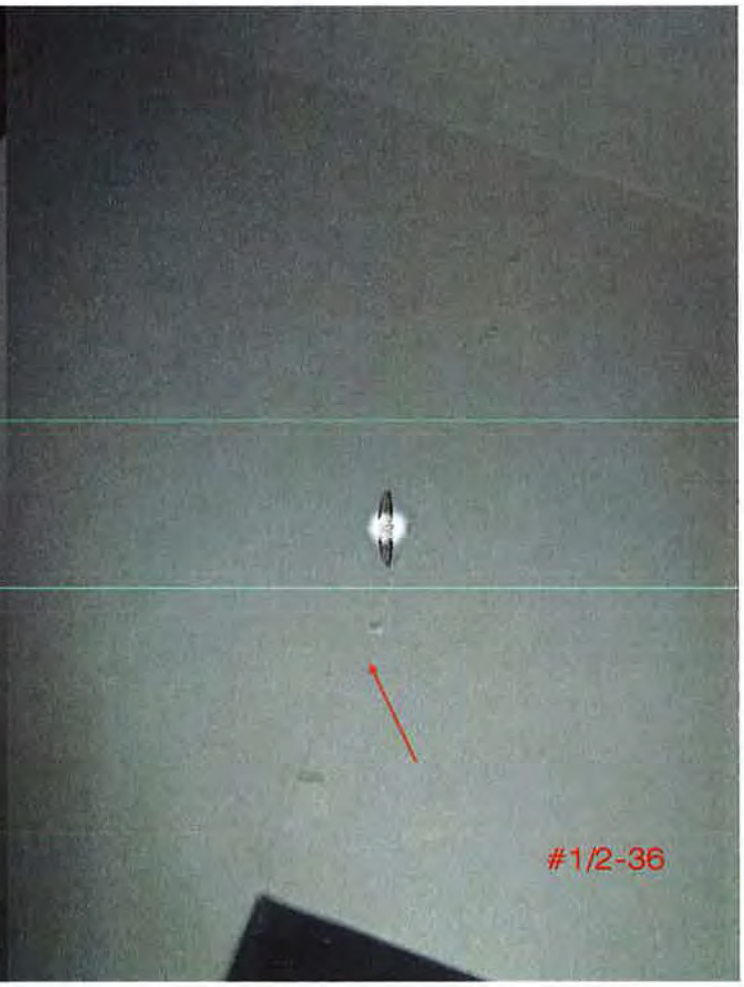
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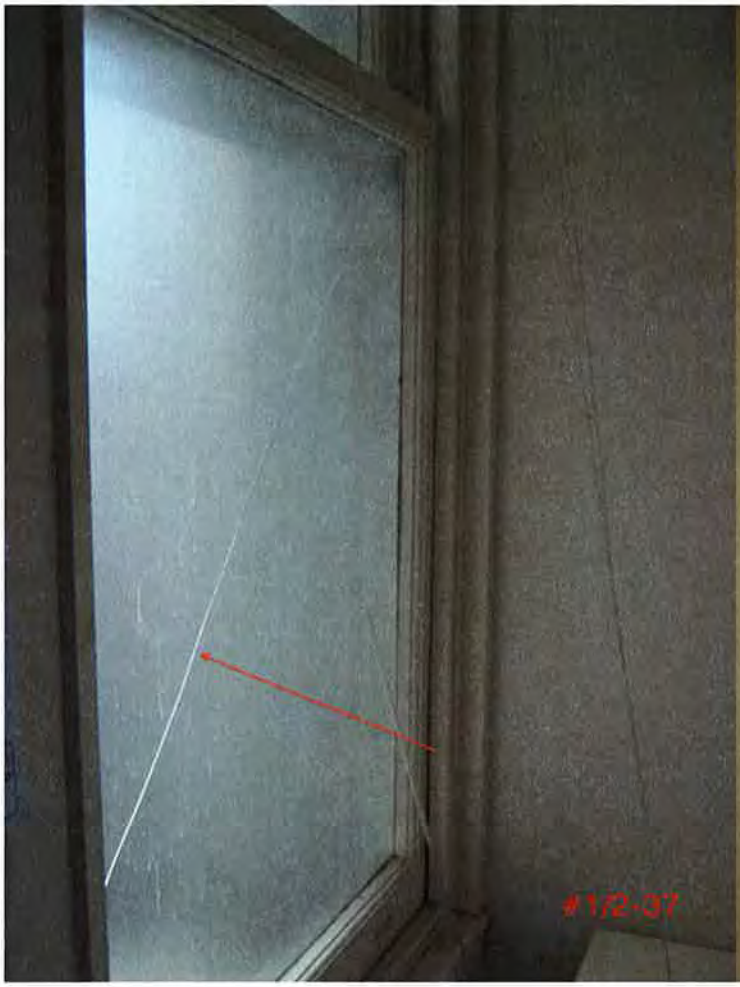
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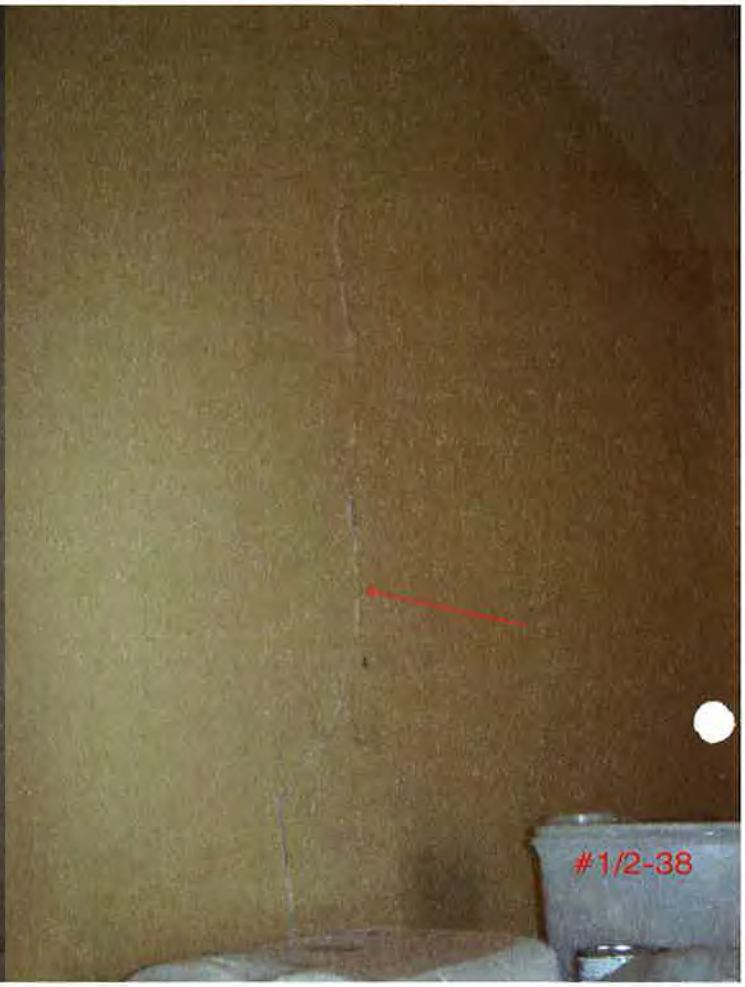
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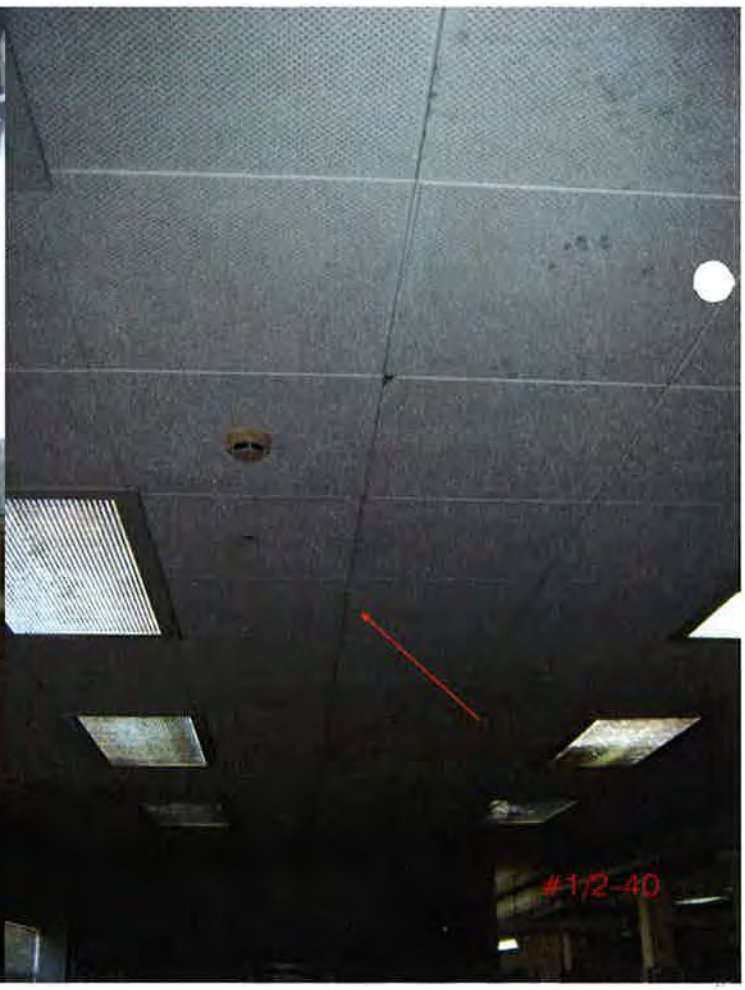
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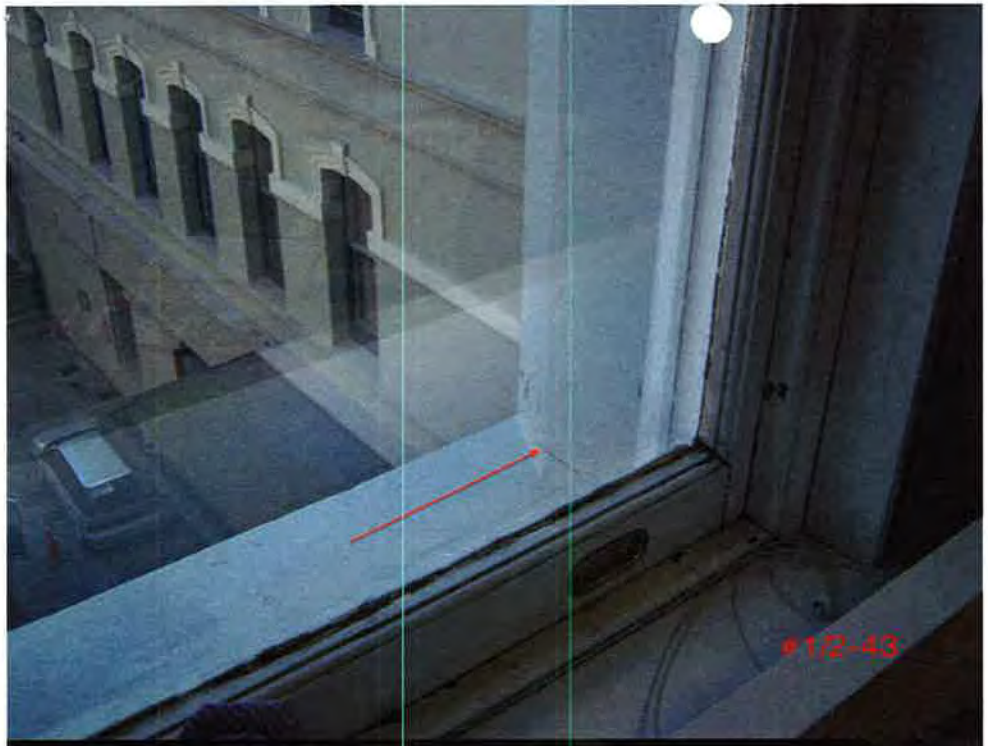

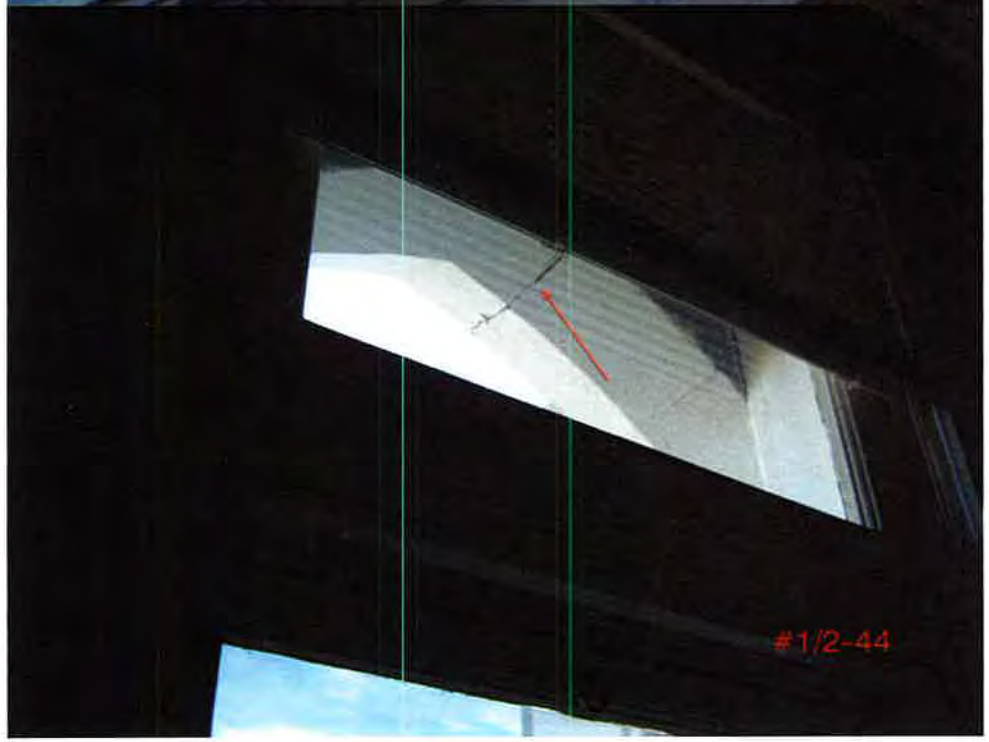


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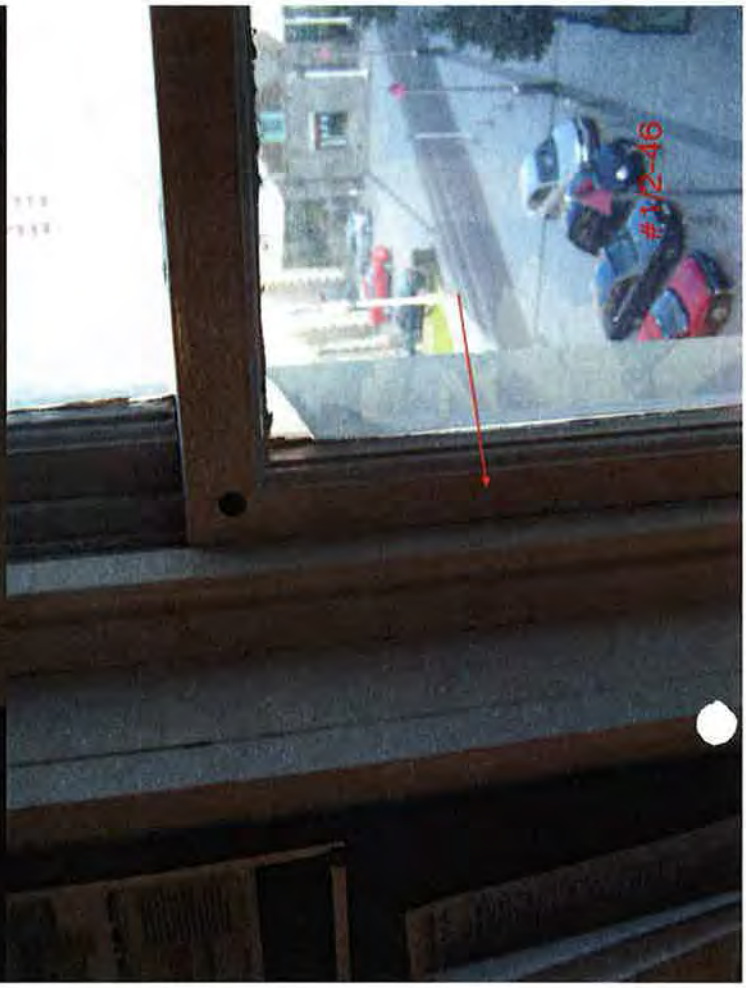
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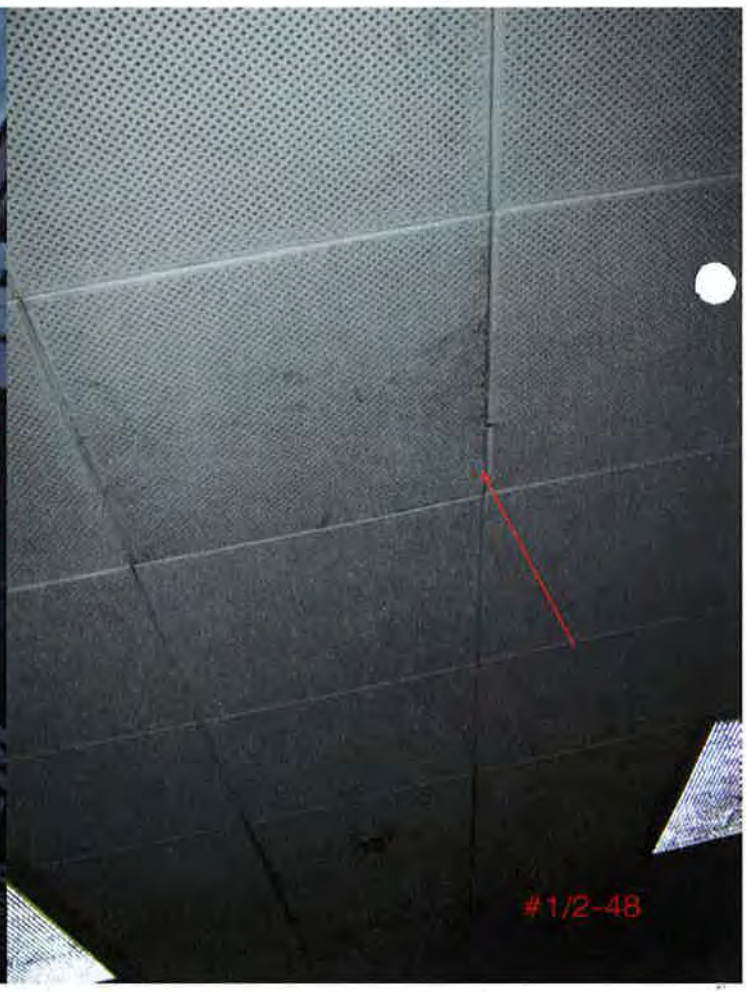
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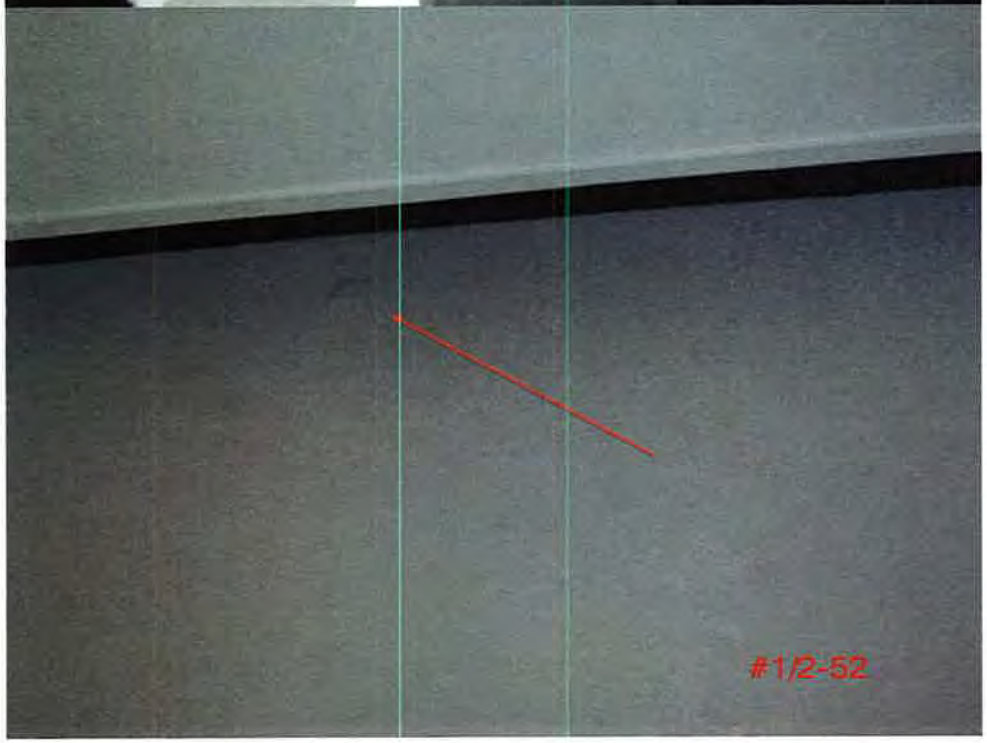
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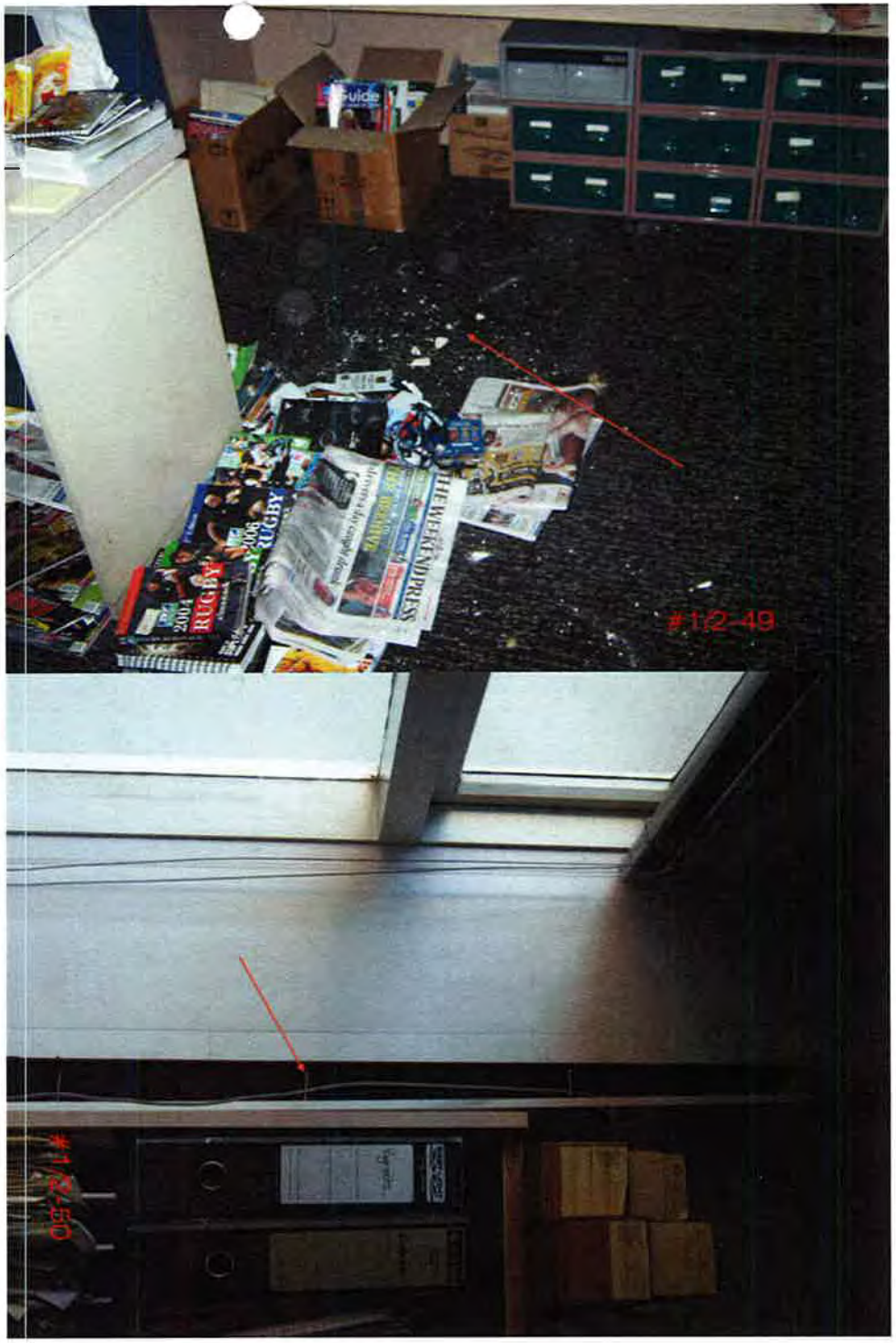
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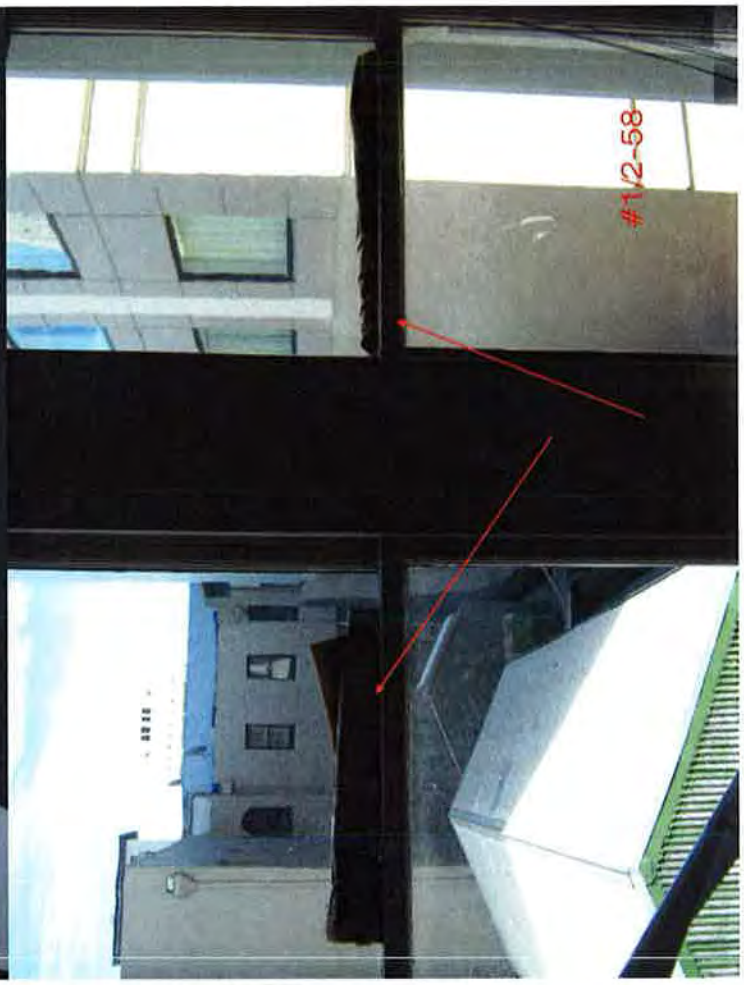
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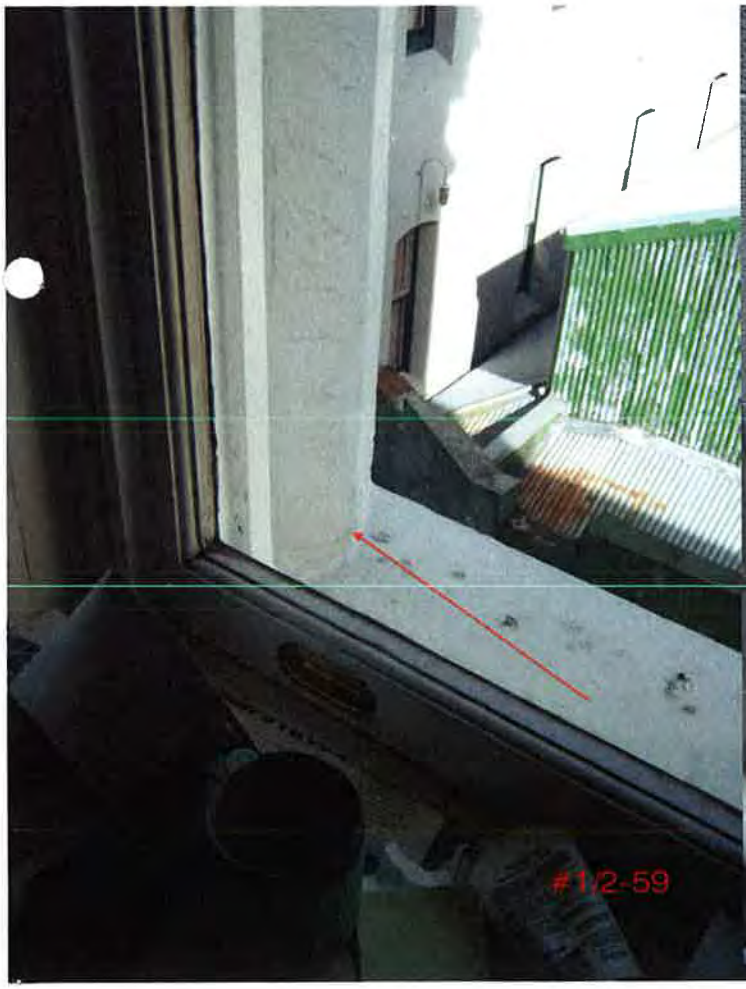
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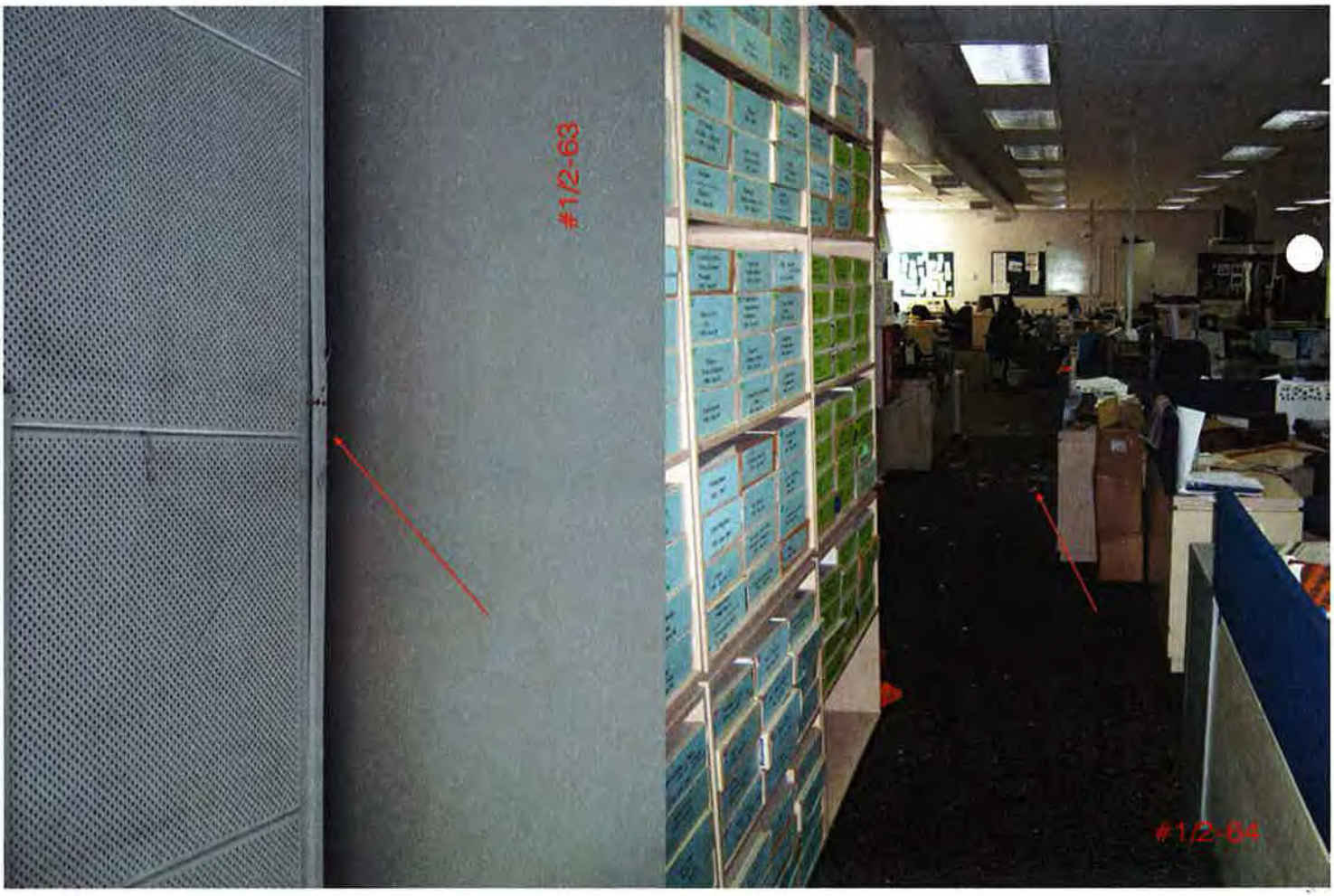
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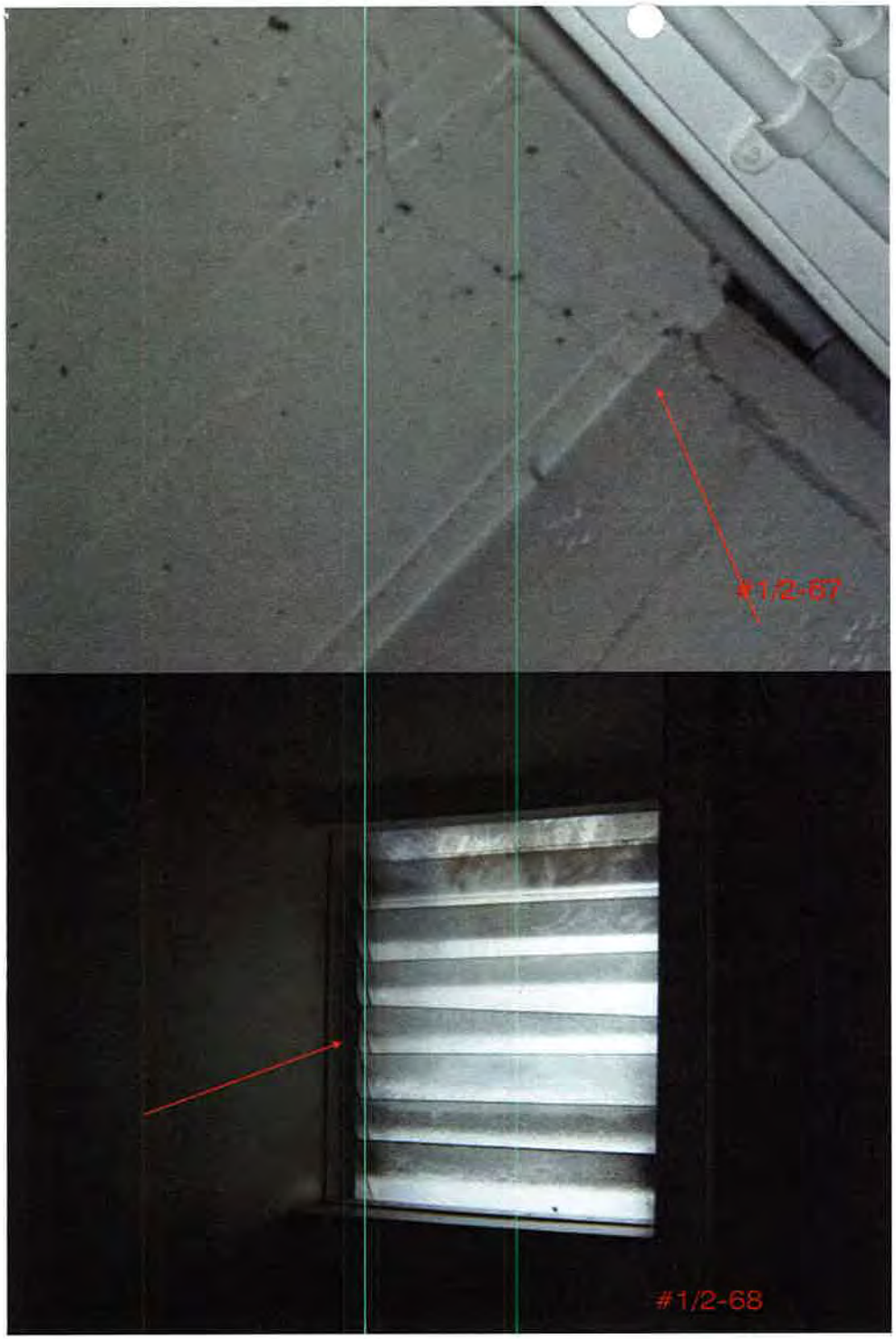
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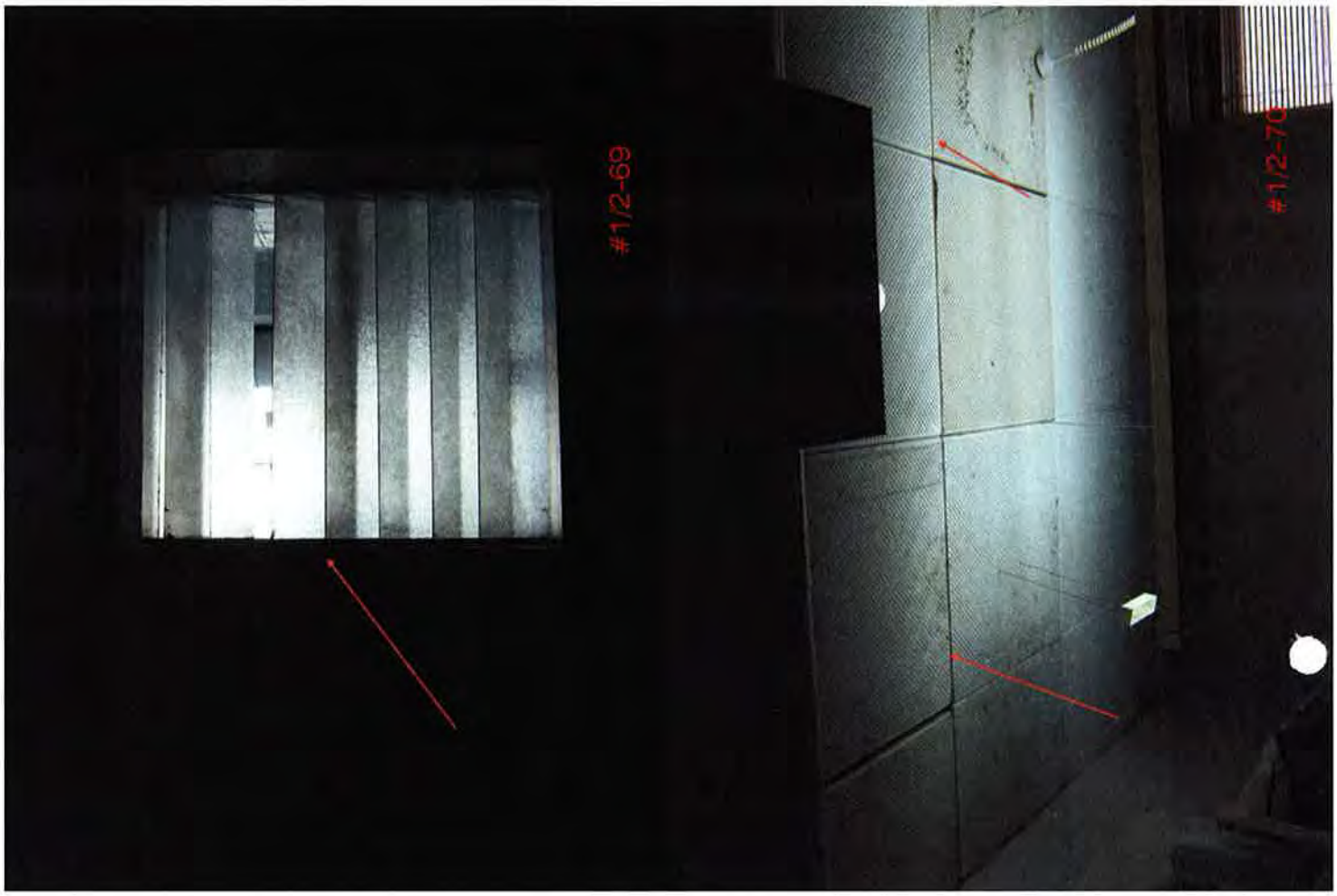
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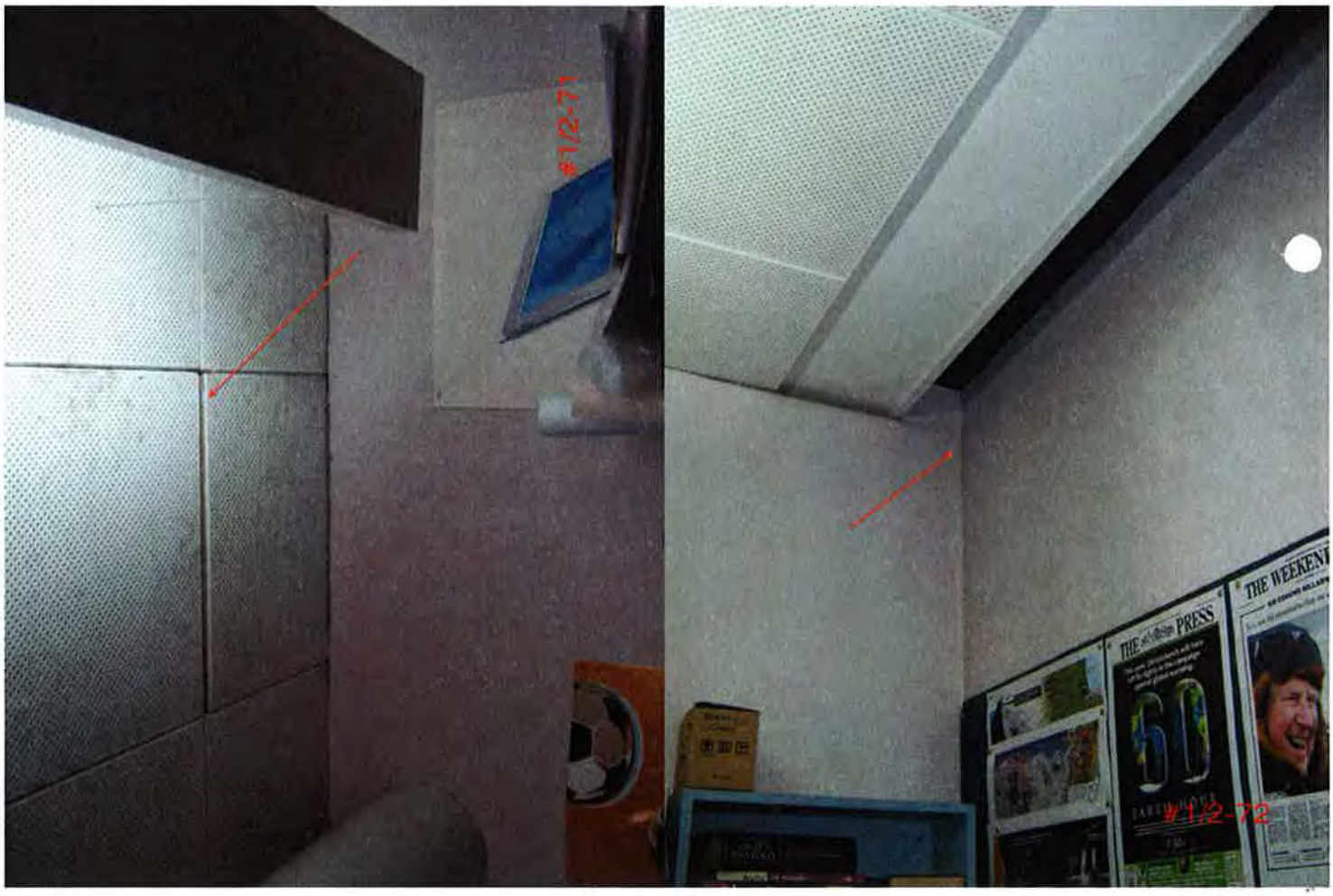
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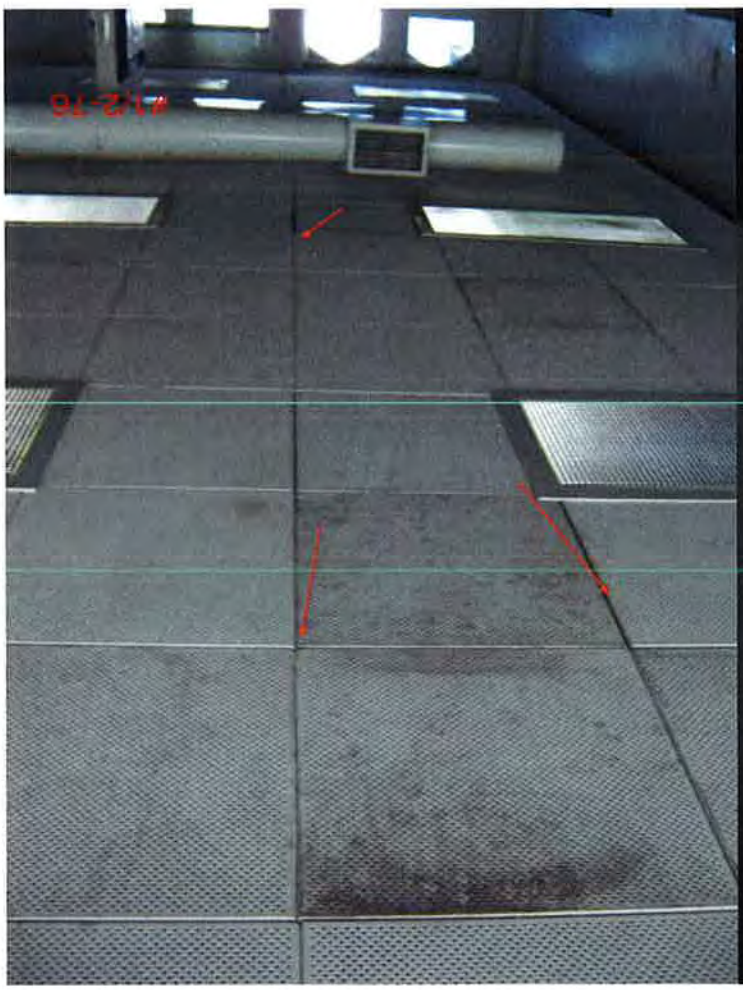
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#1/2-80


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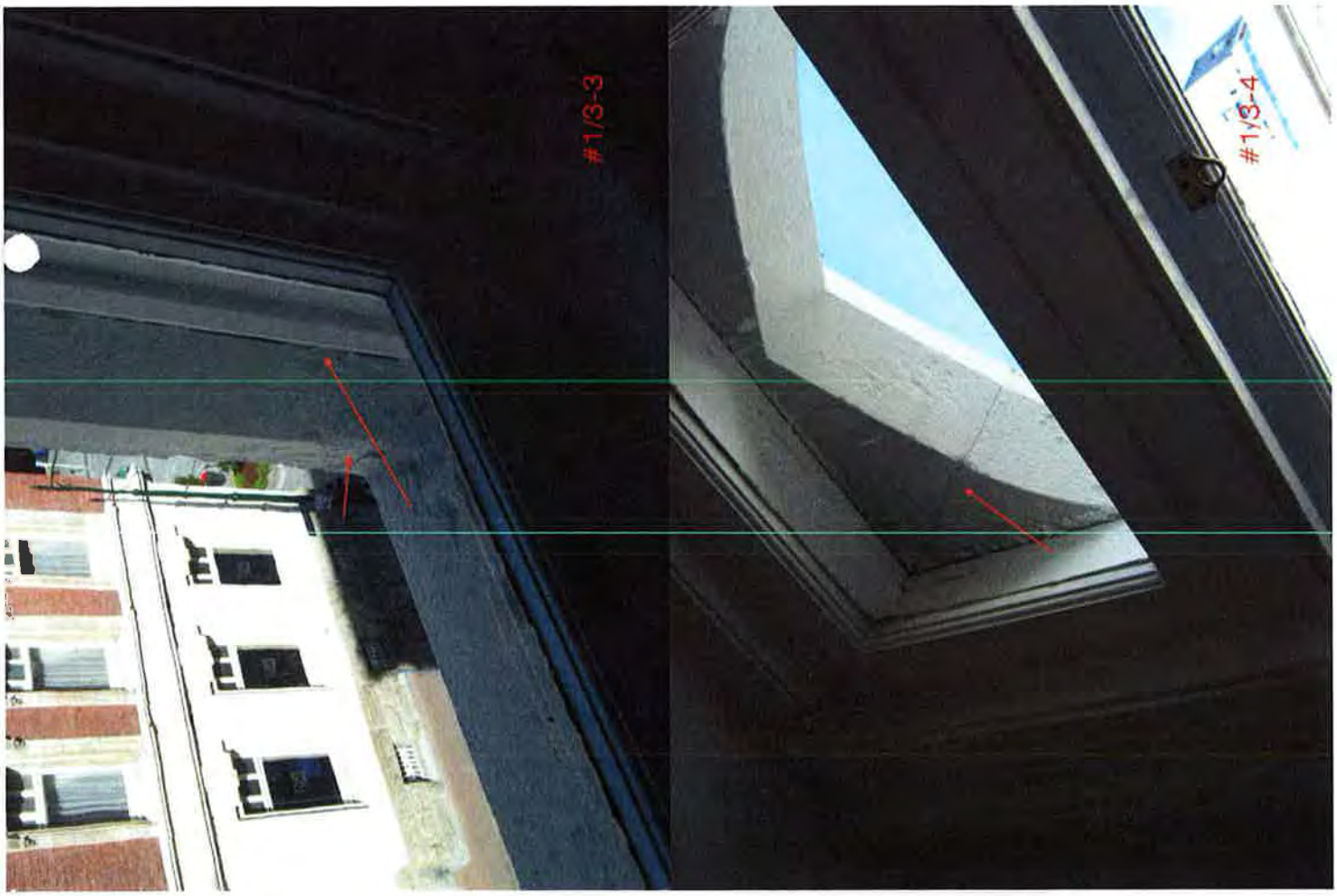
#1/3-2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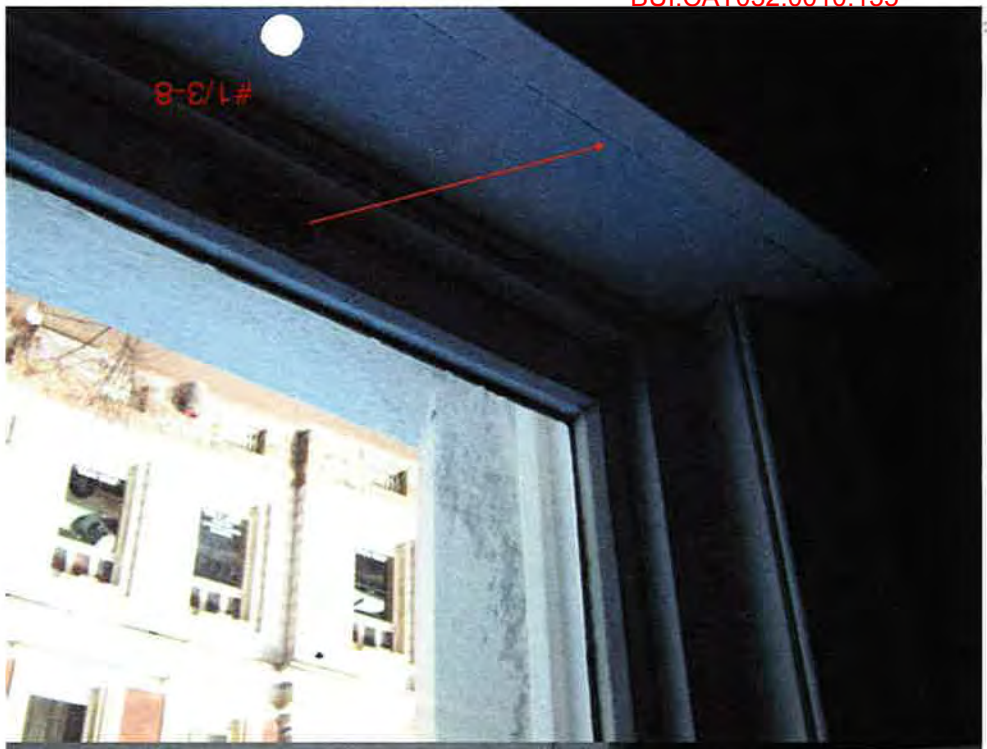
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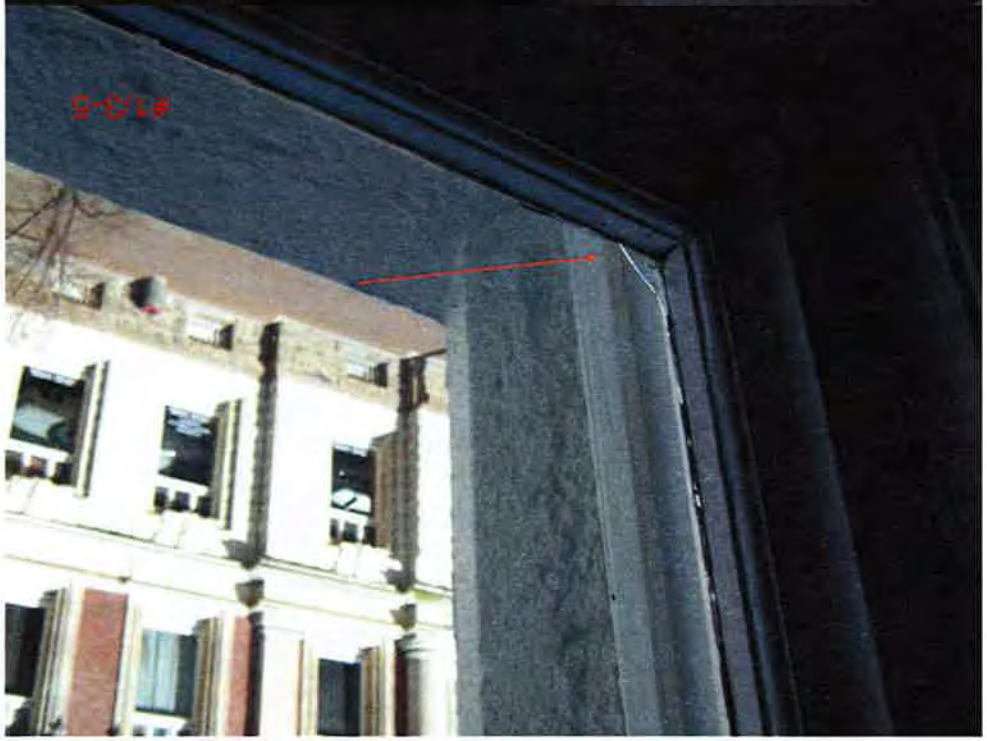
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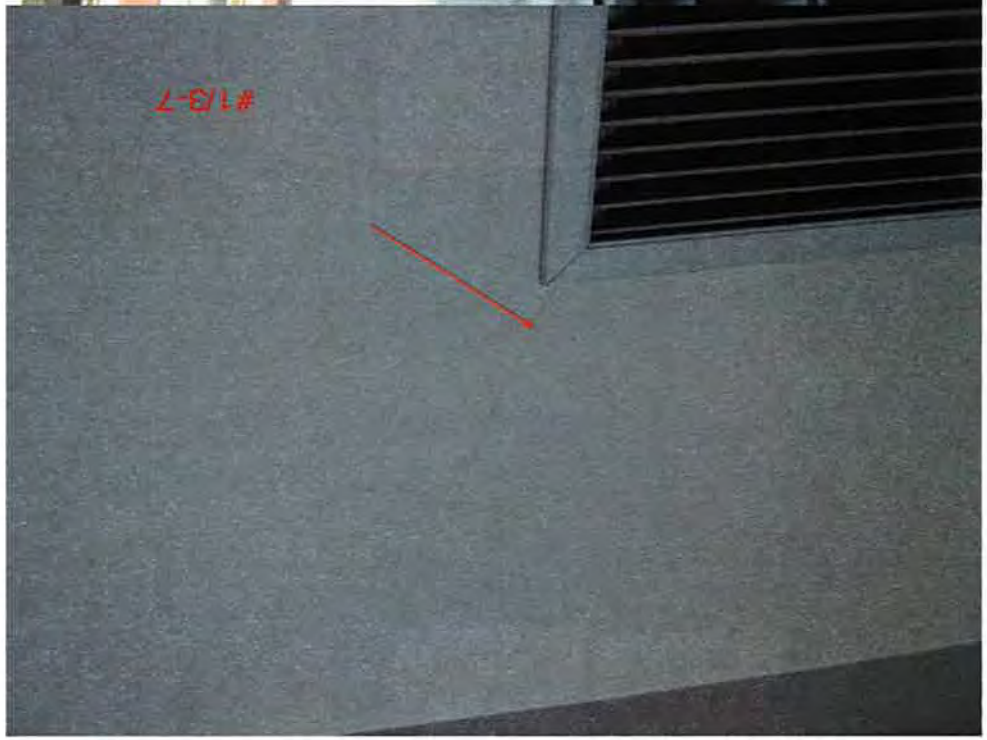
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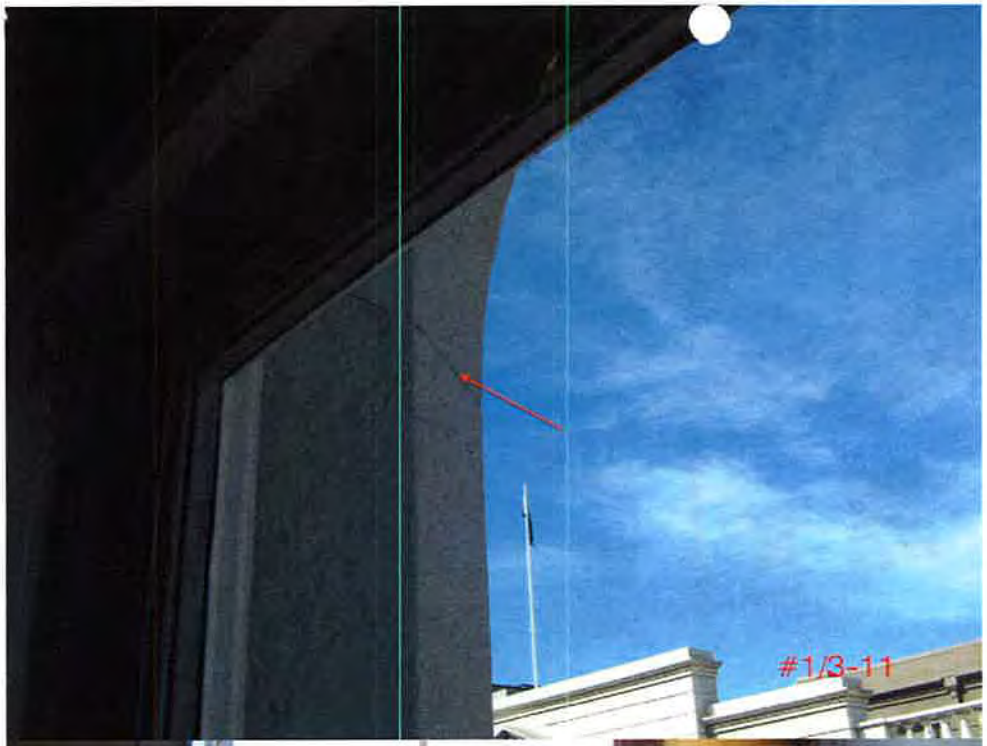
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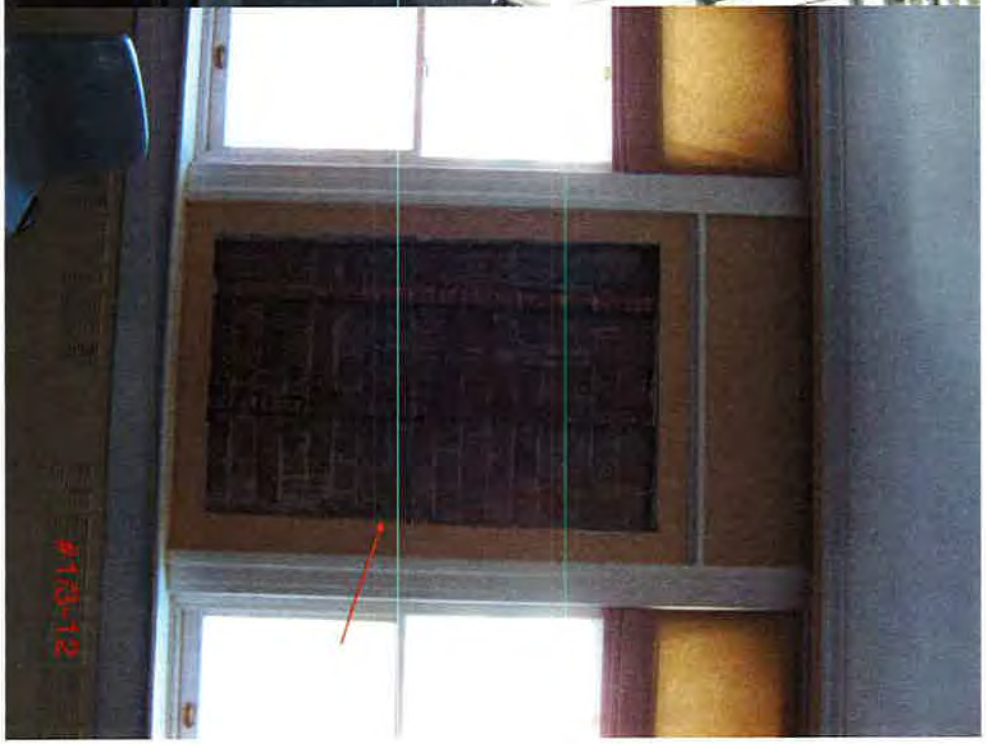
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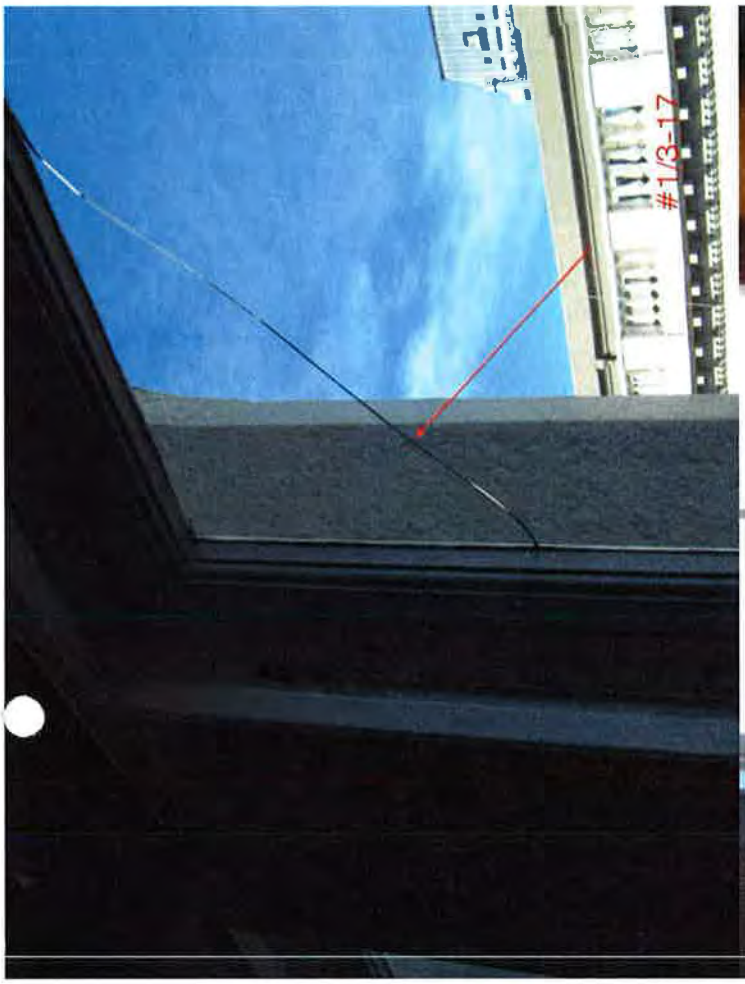
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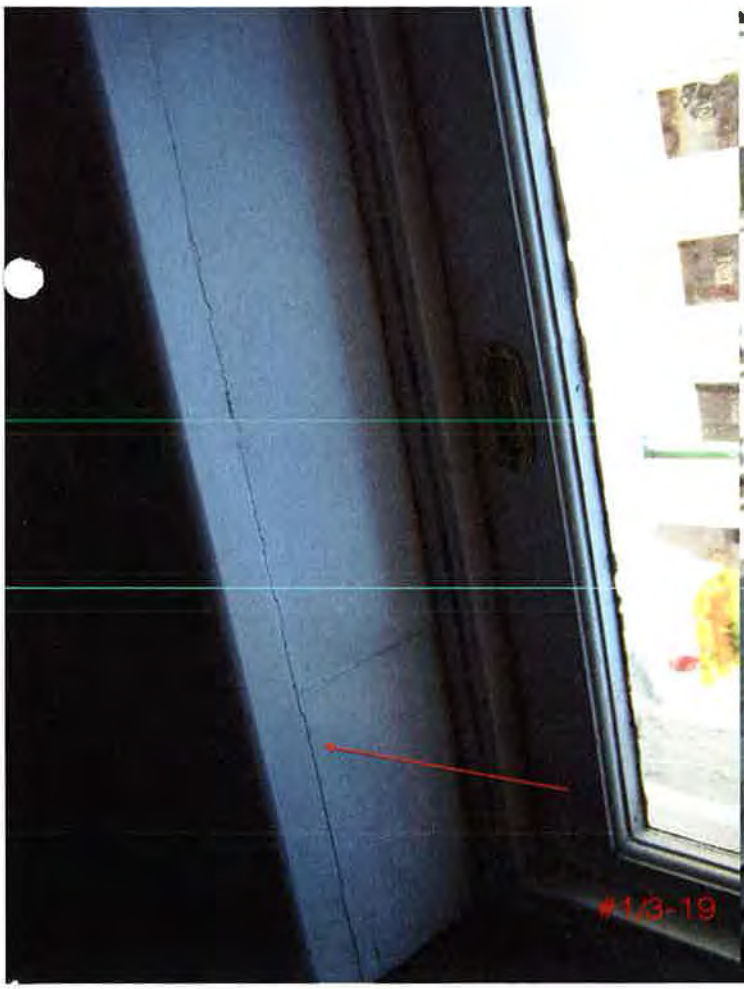
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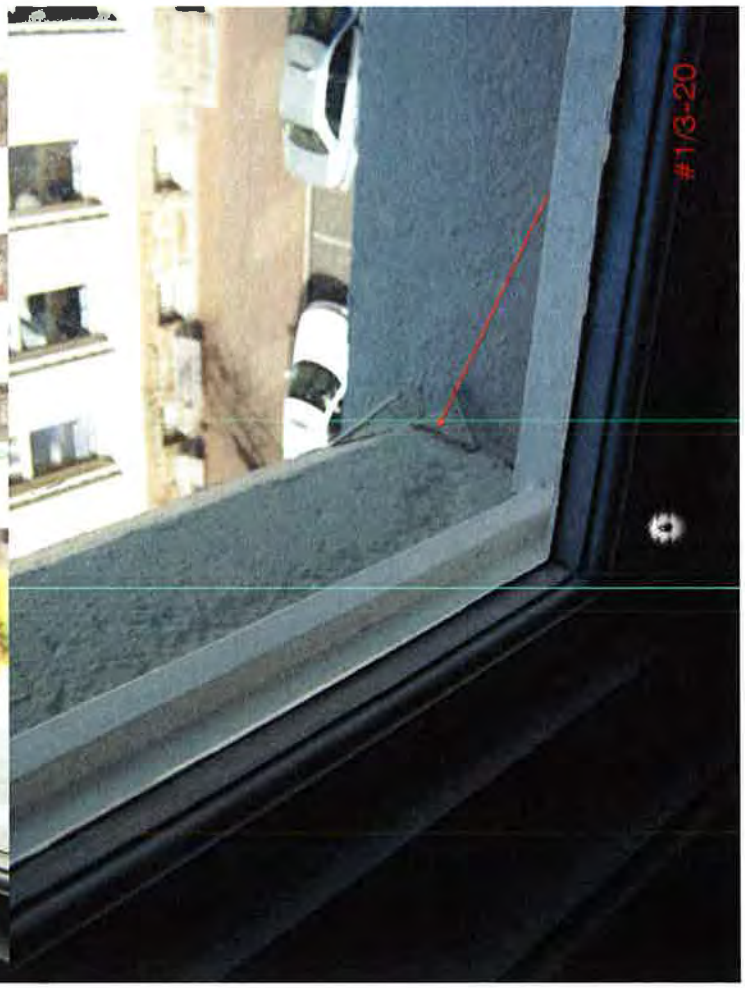
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THE PRESS
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#1/3-21


#1/3-24


THE PRESS
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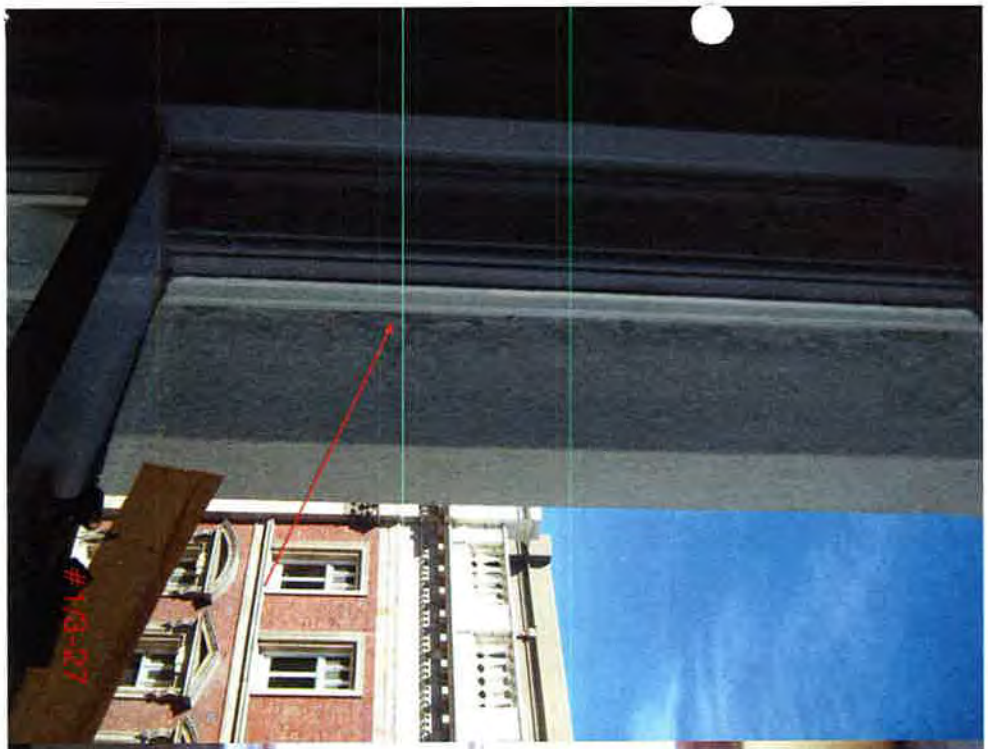
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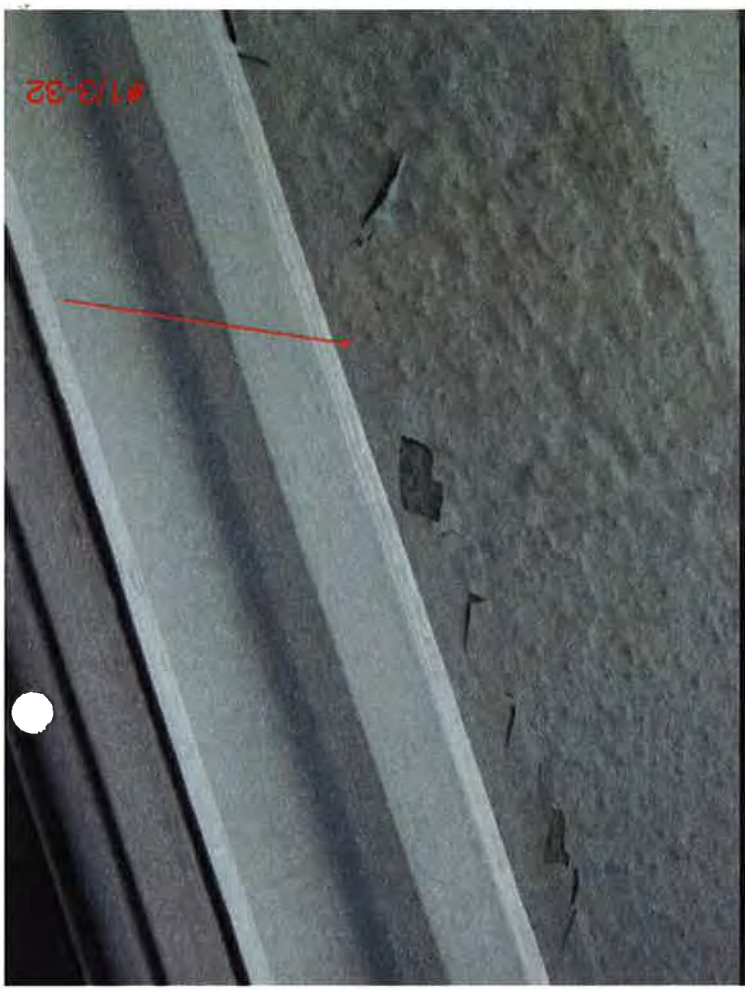
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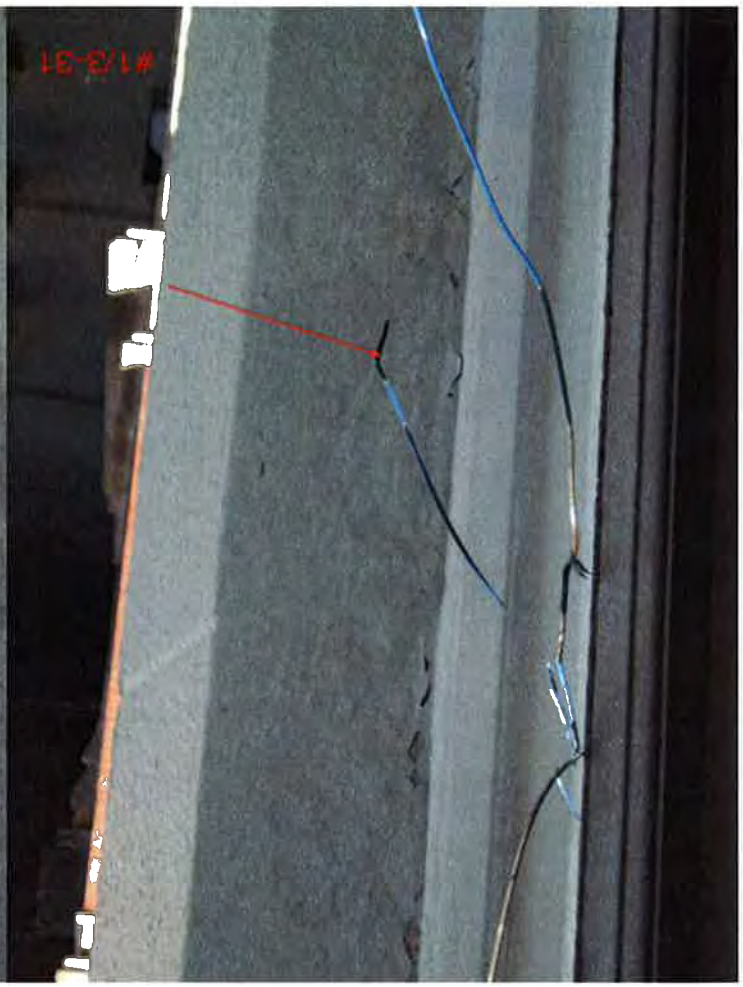
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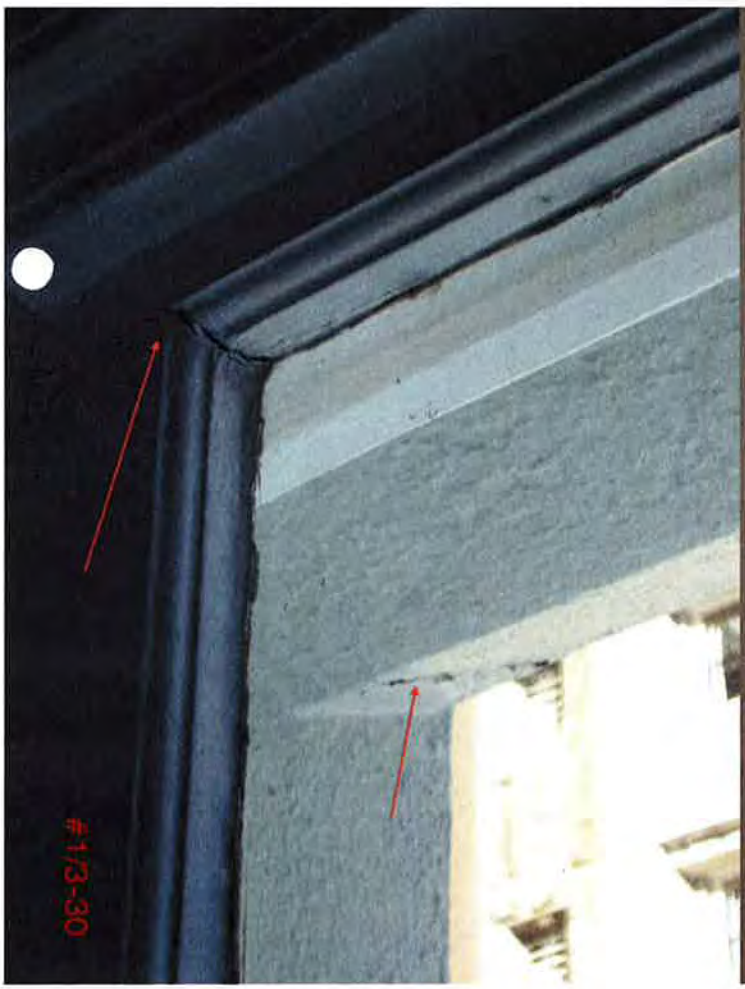
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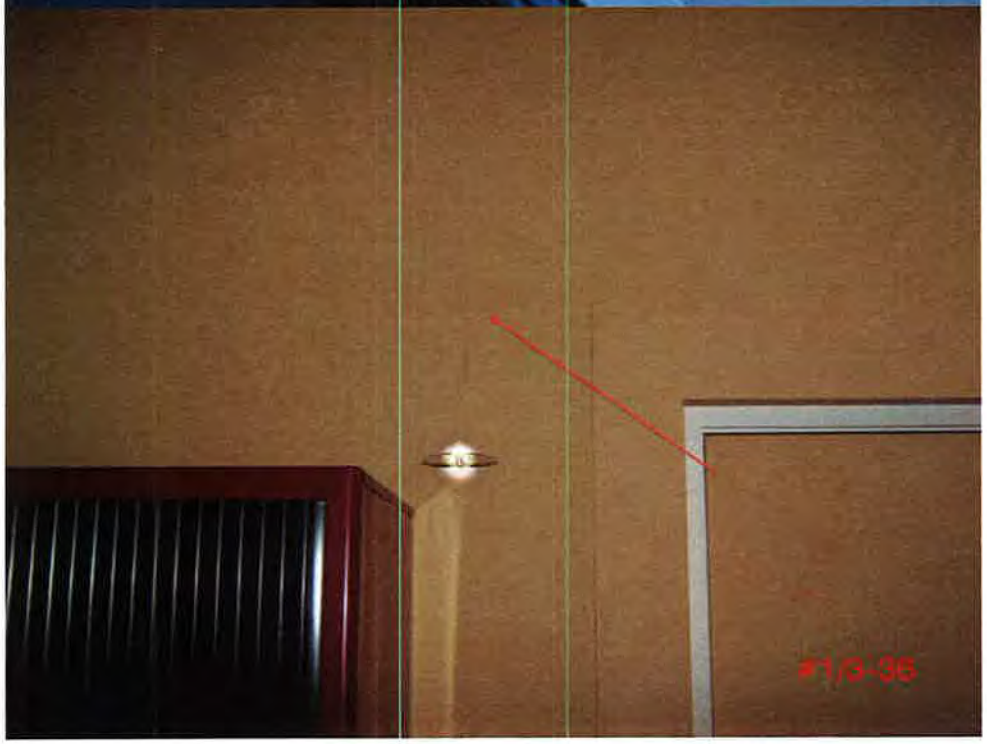
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#1/3-37


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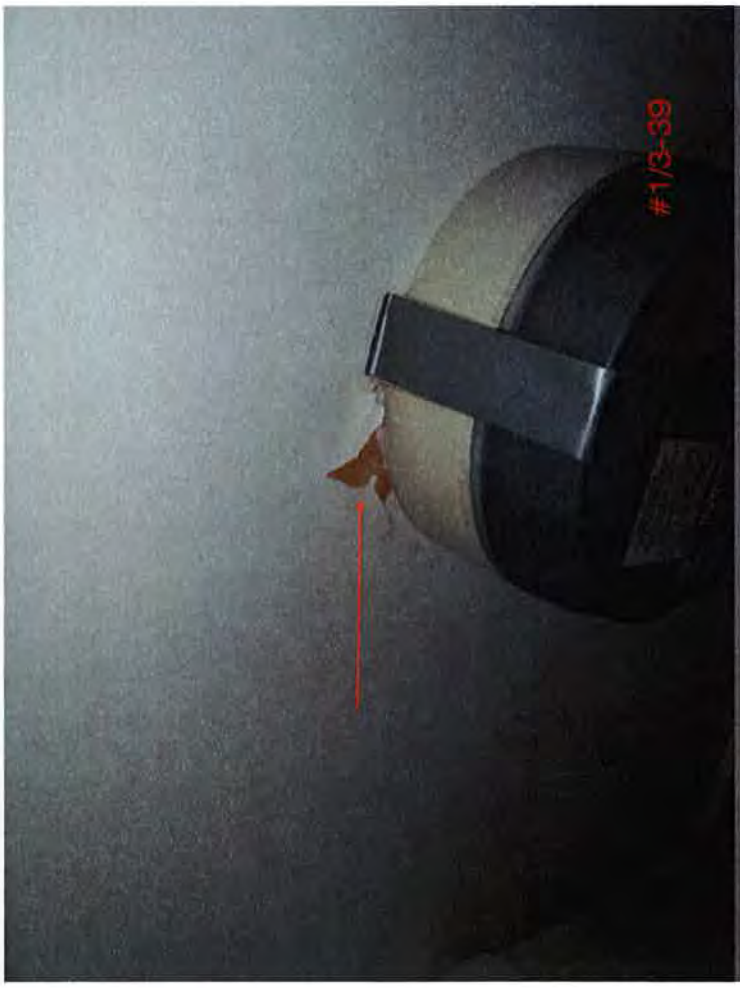
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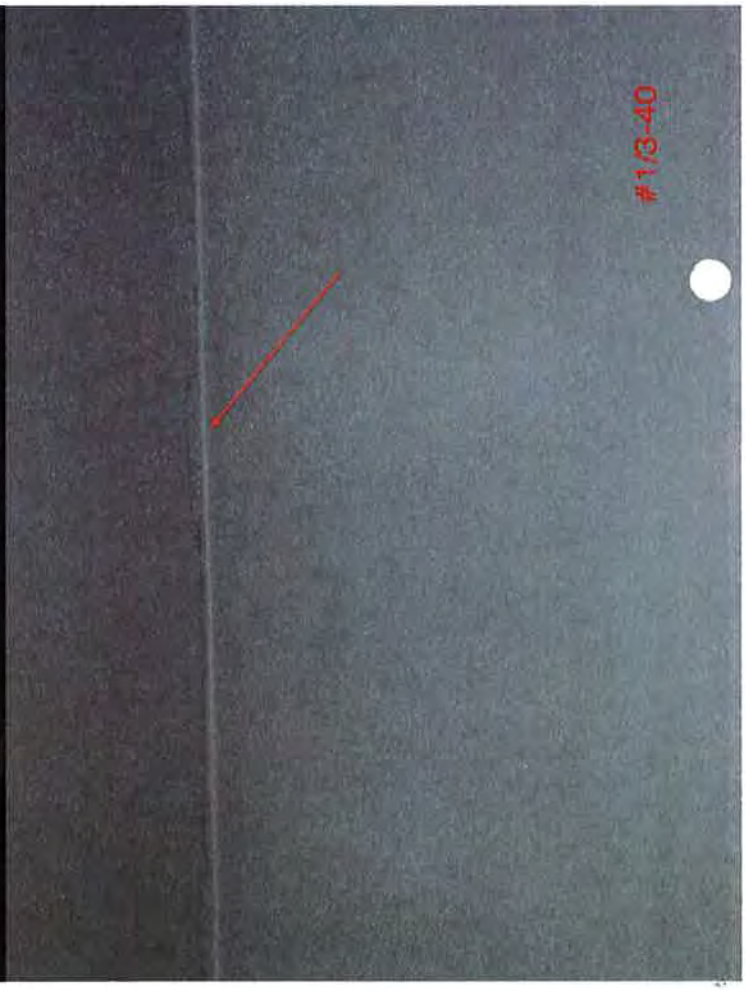
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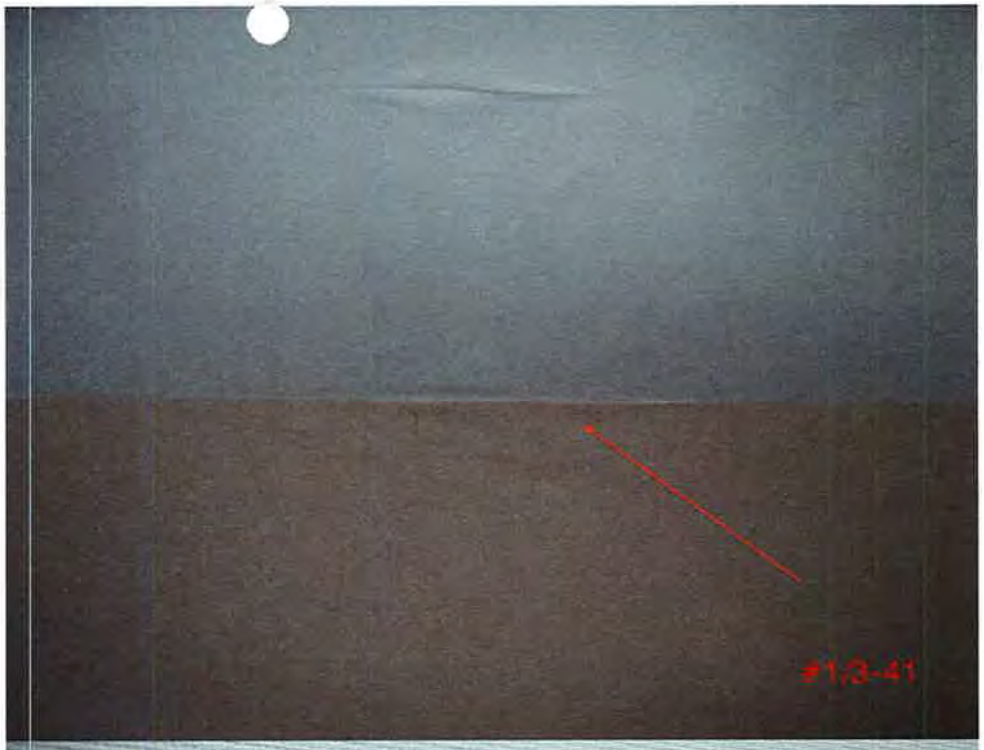
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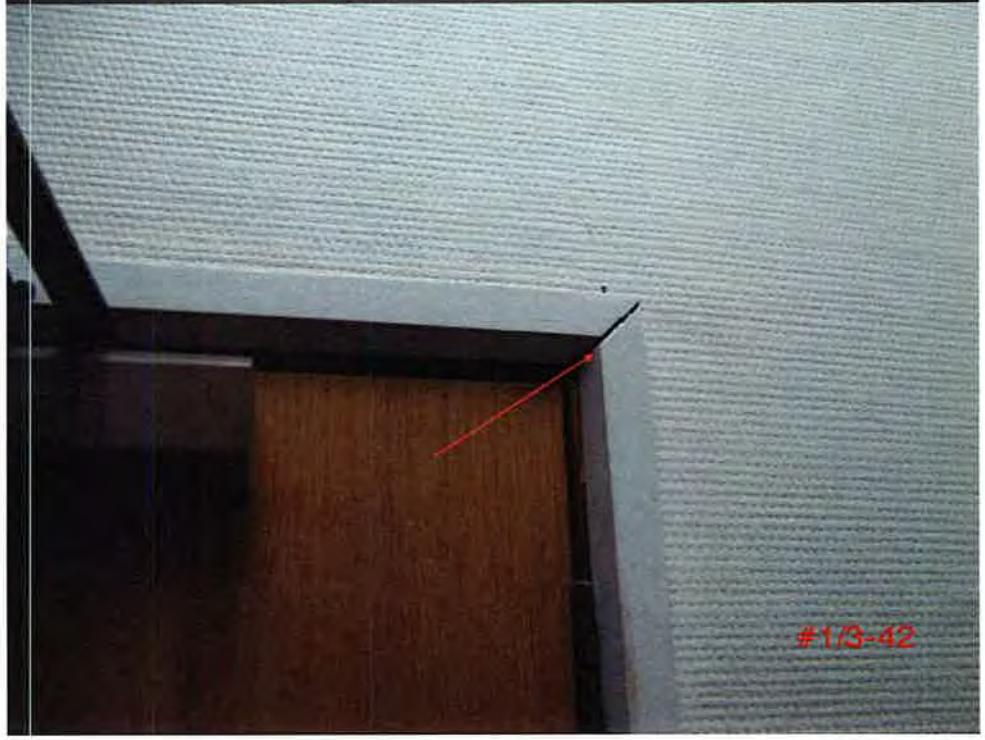
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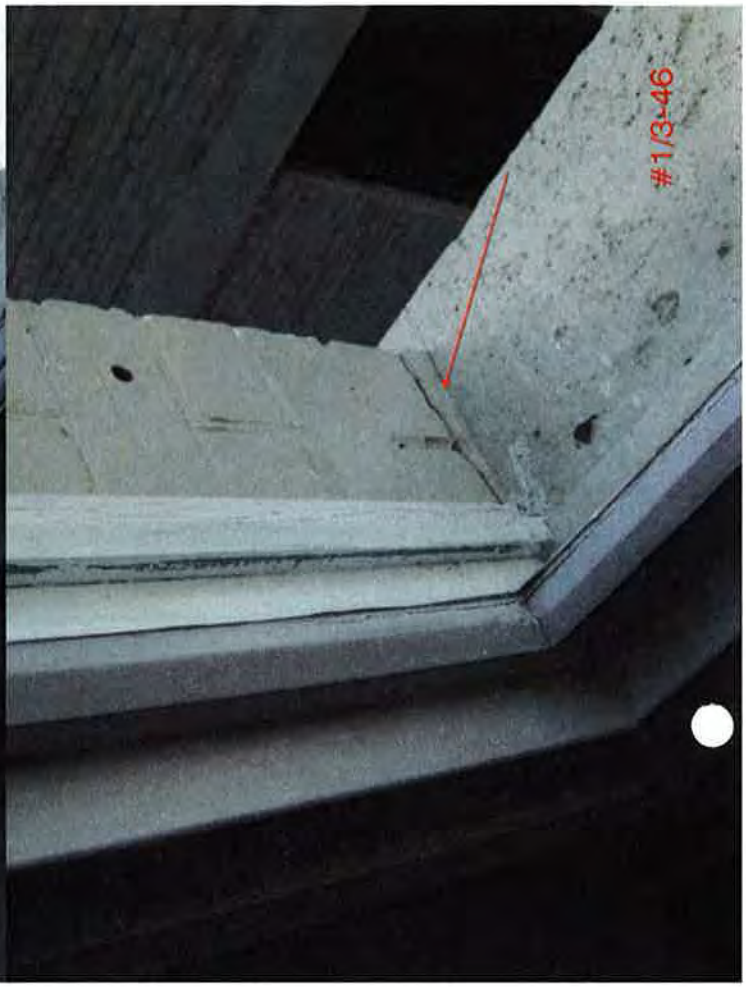
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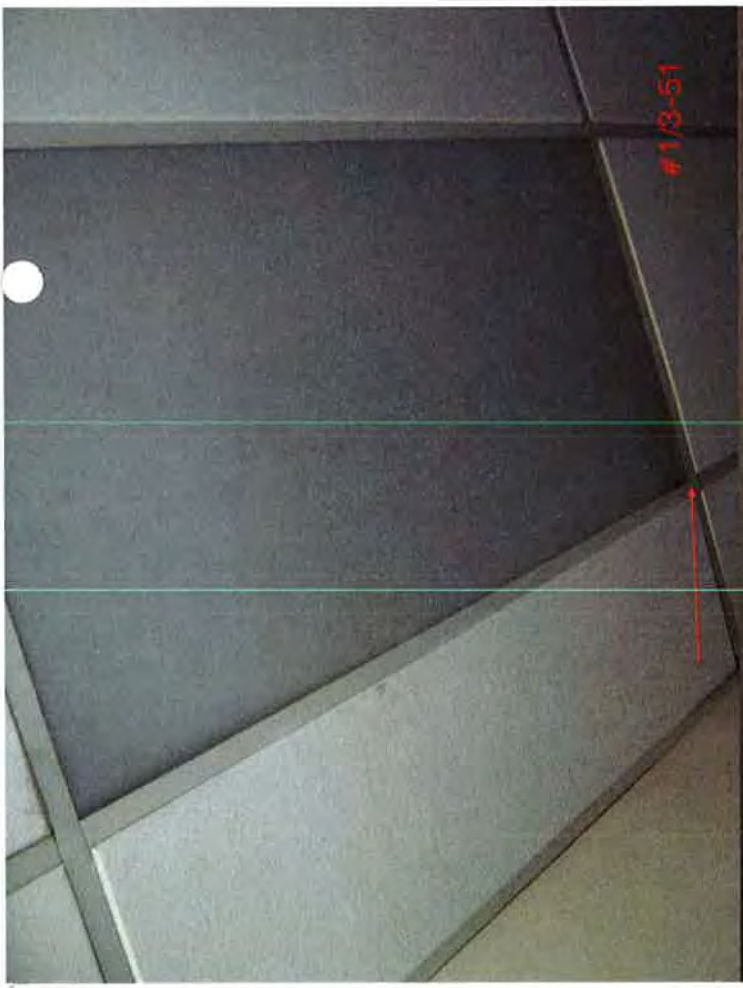
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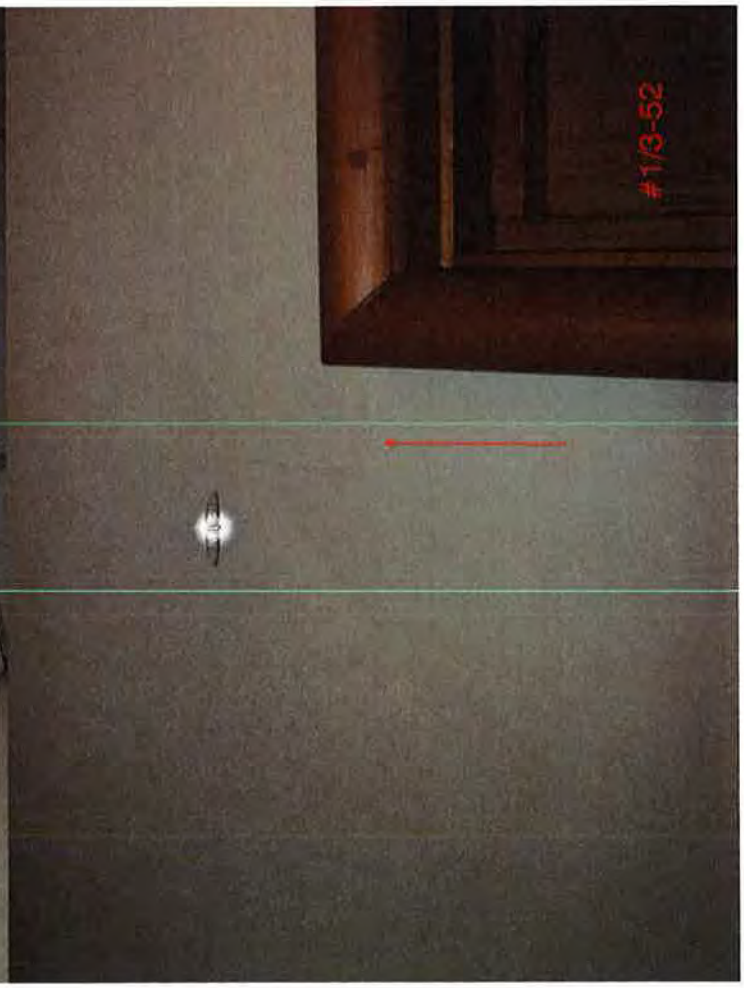
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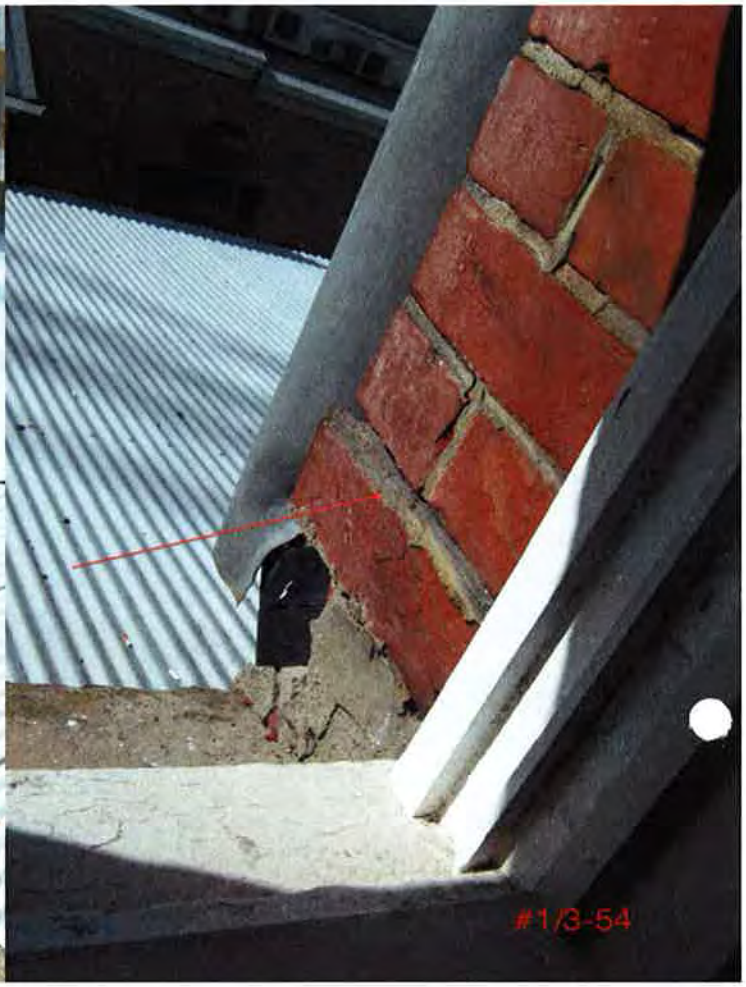
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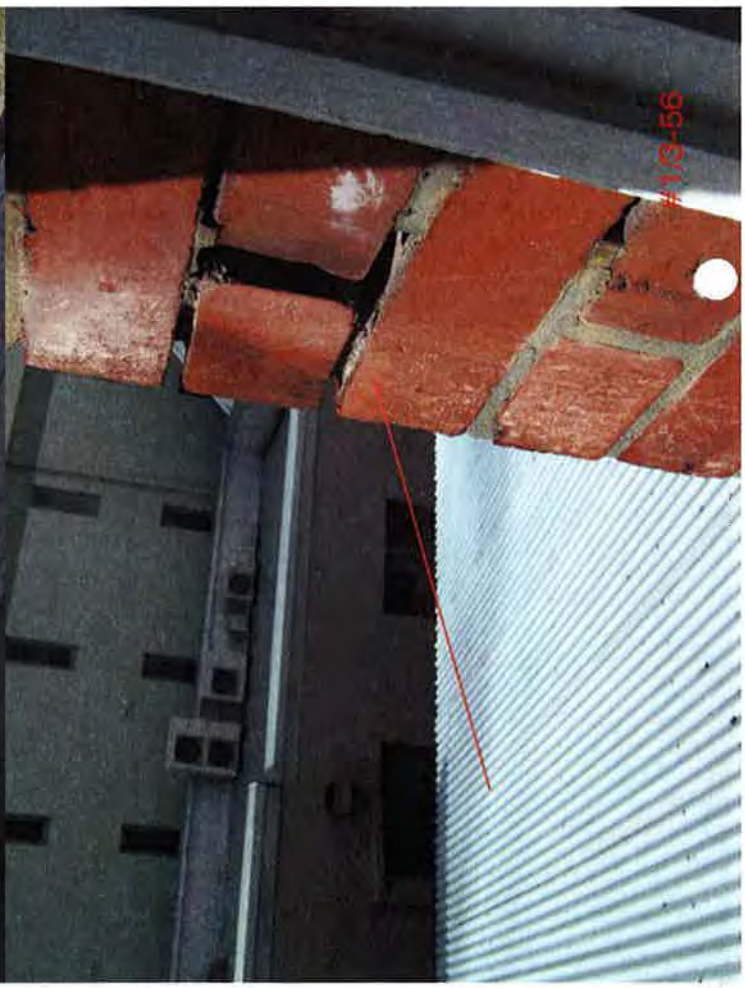
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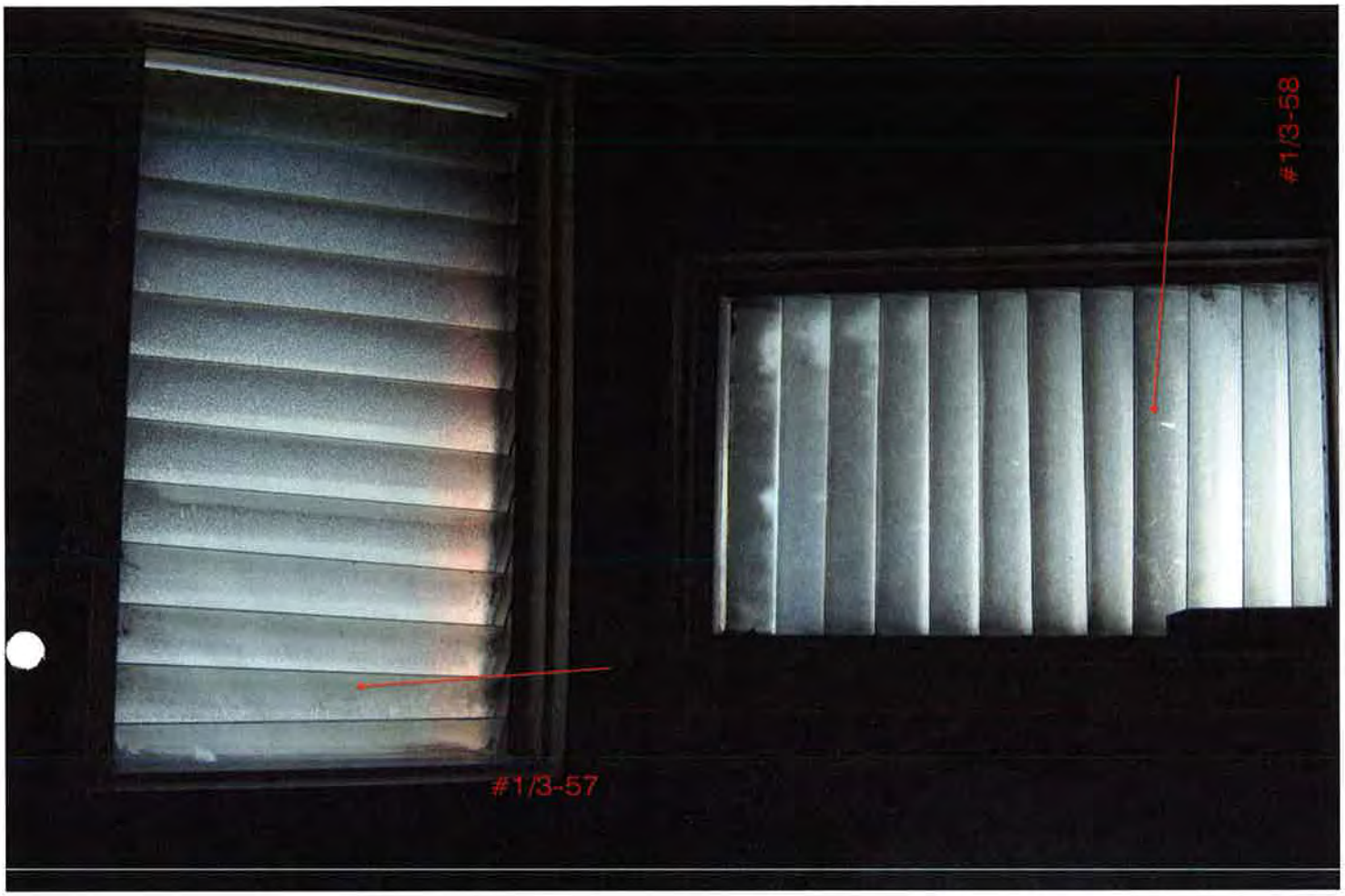
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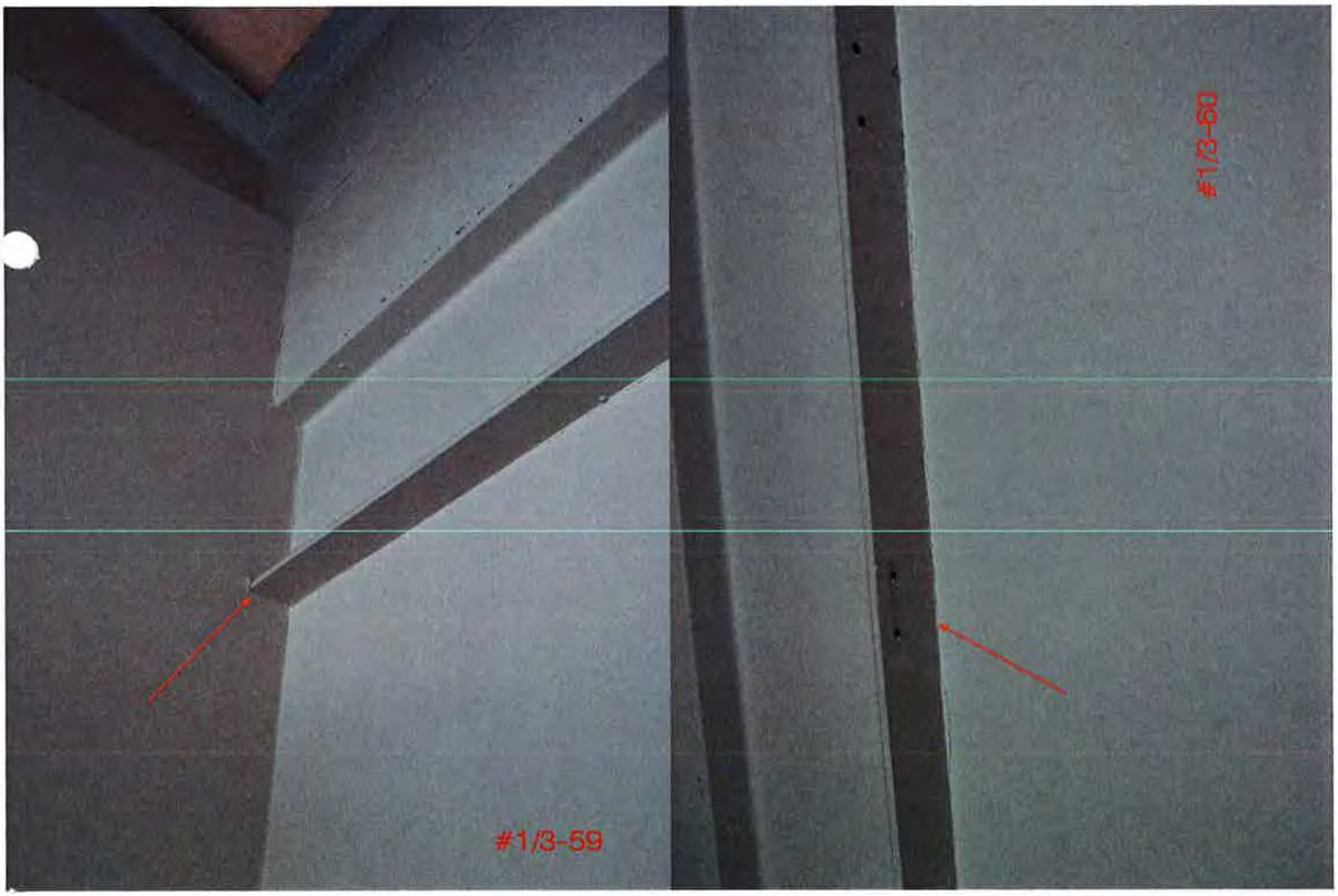
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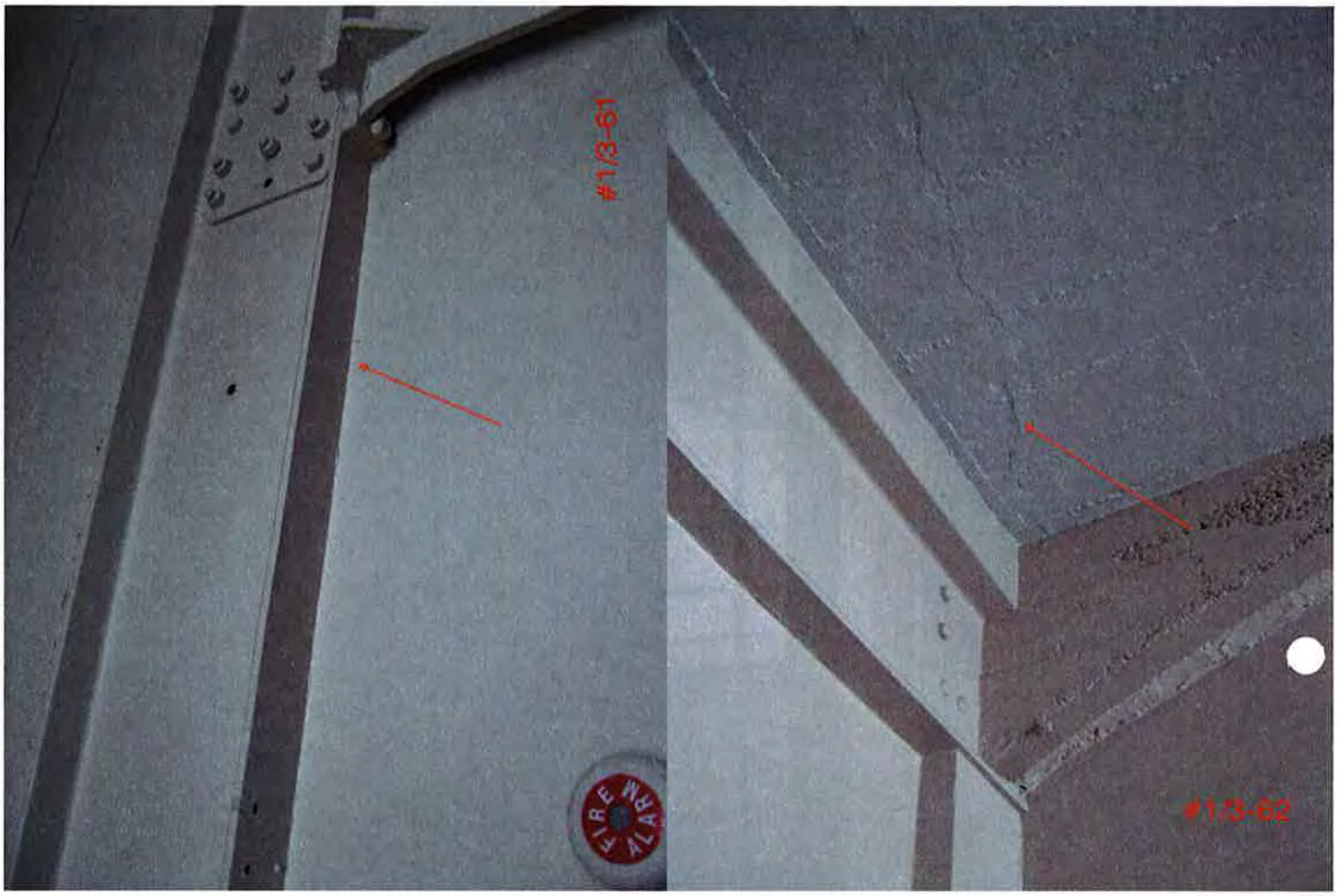
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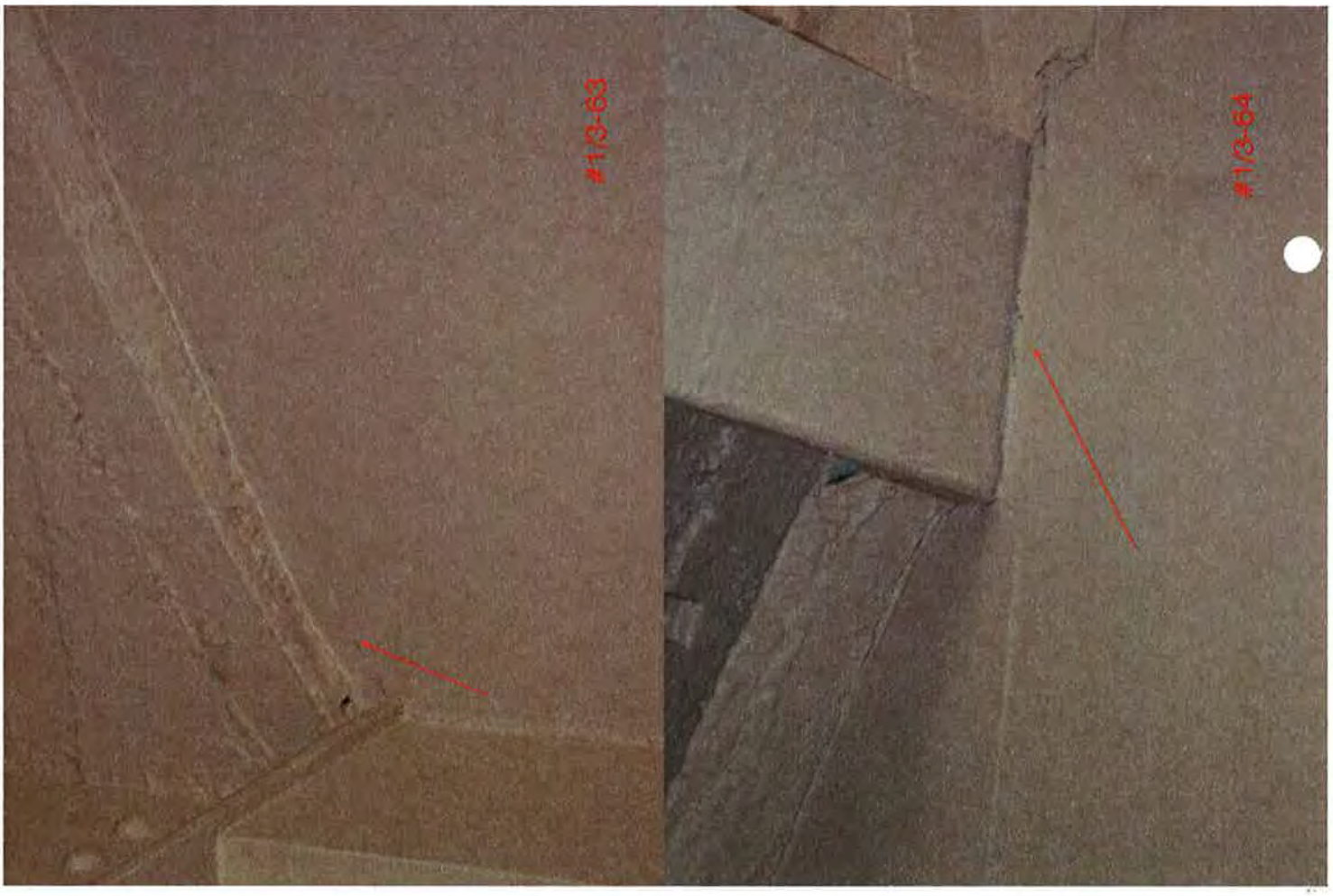
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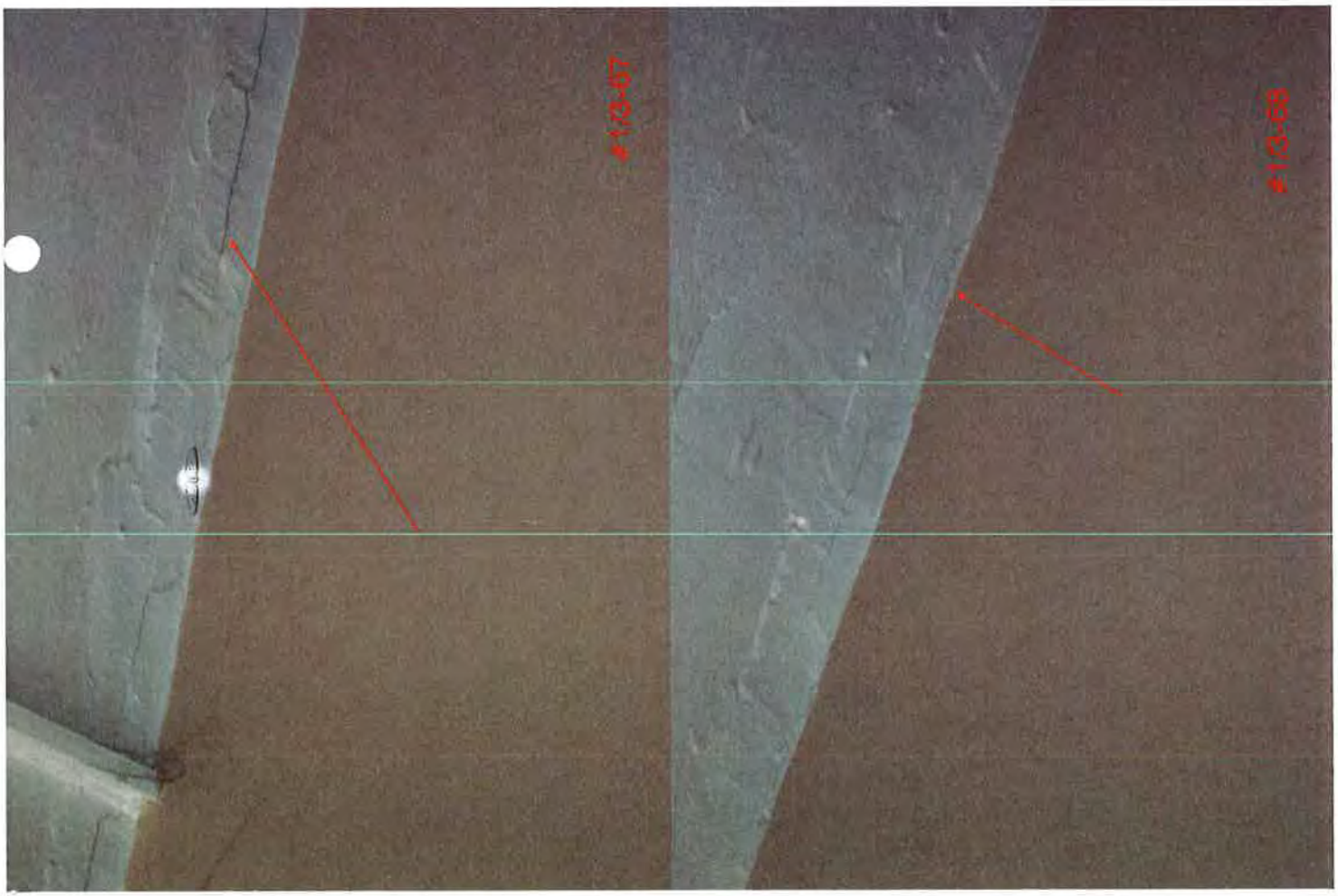
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DANGER
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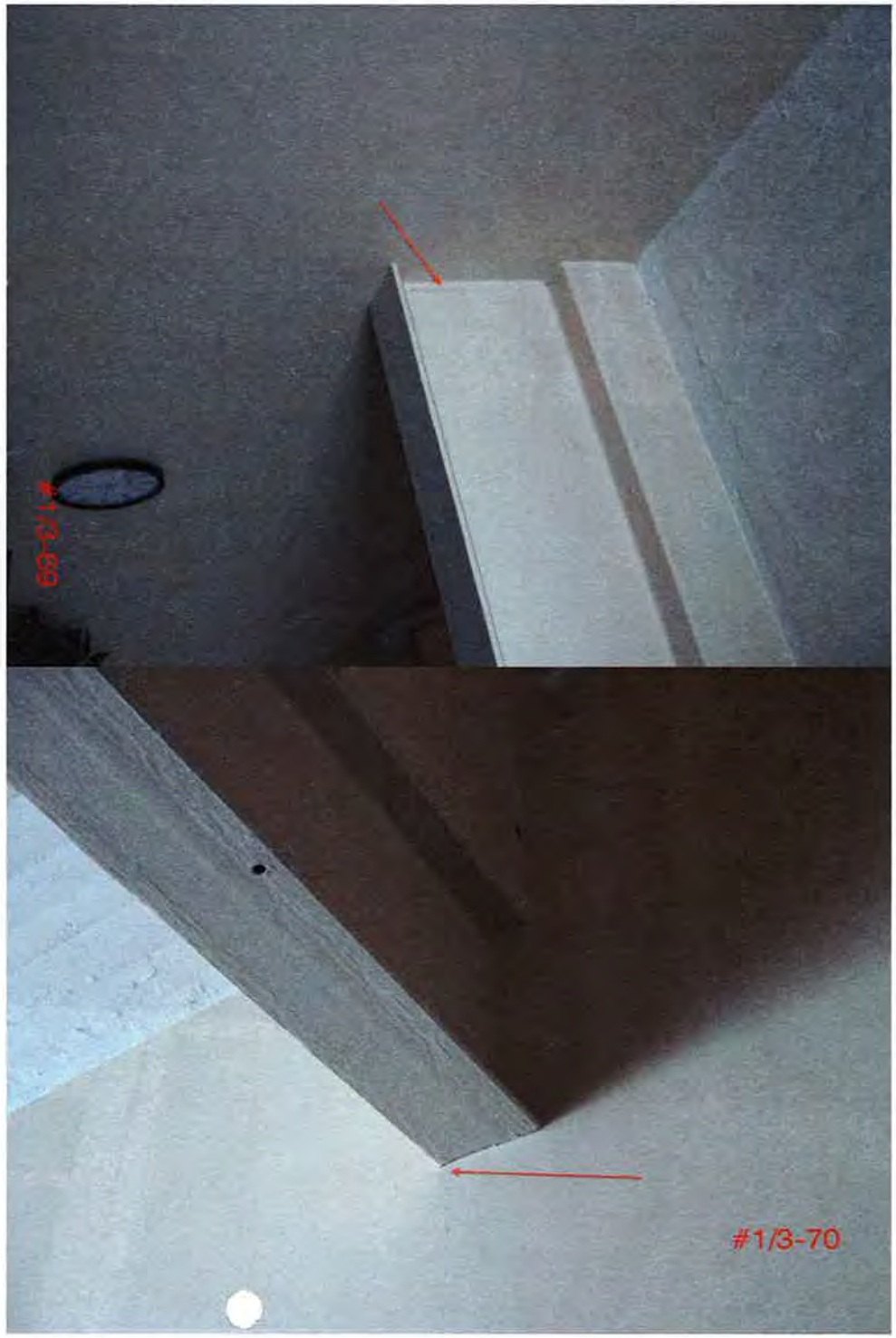
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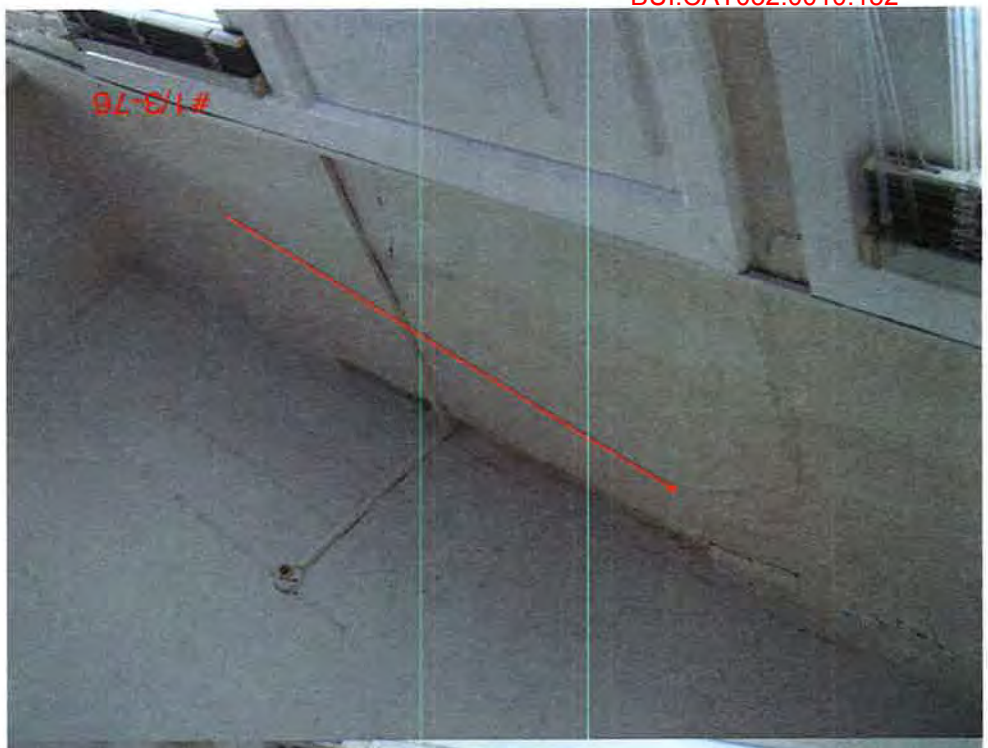
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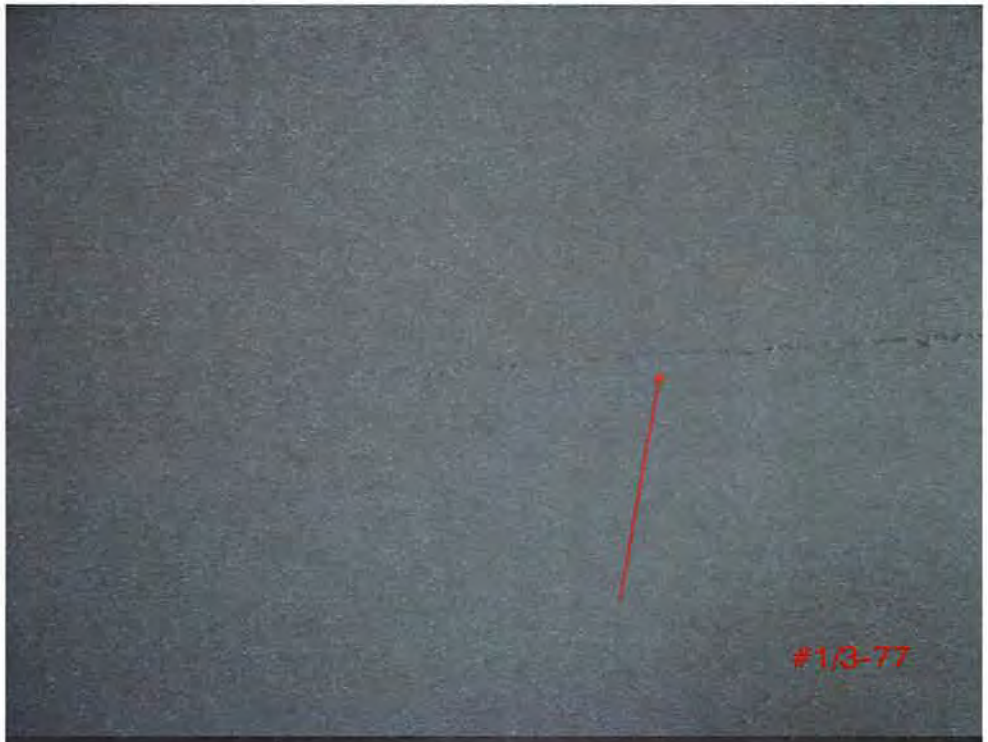
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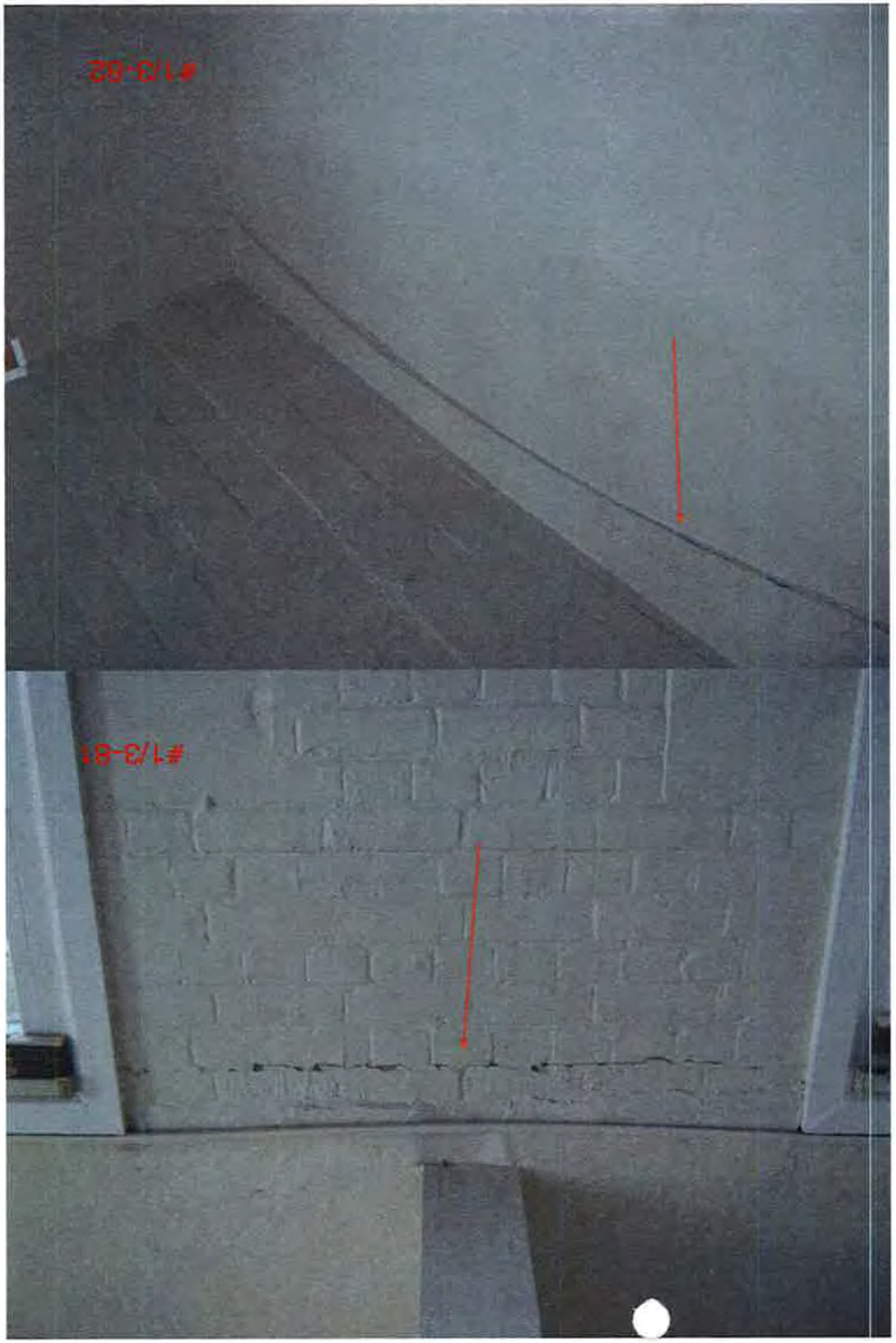
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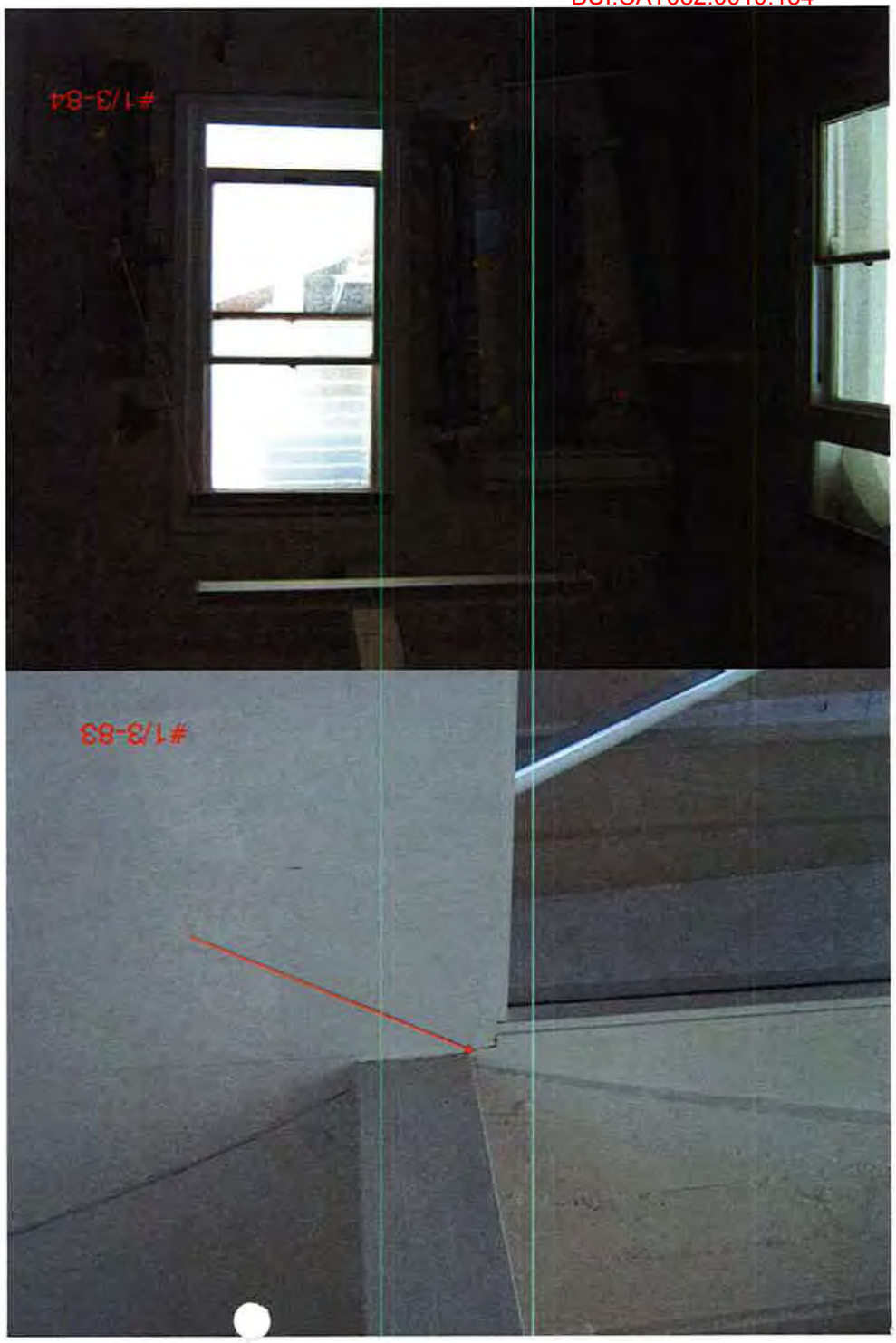
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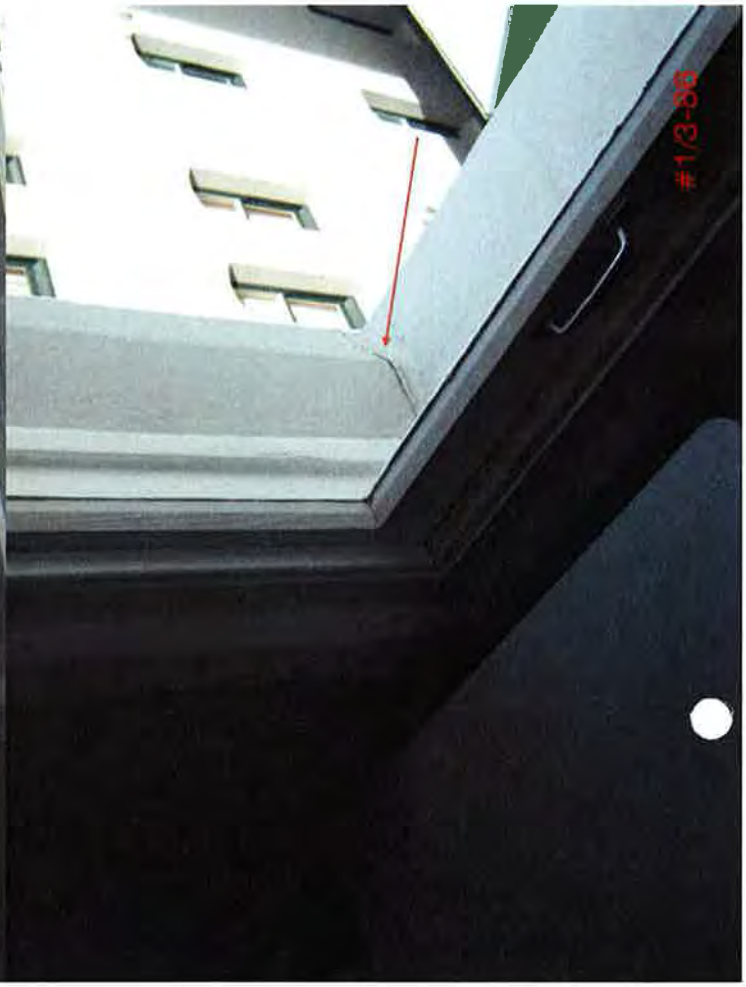
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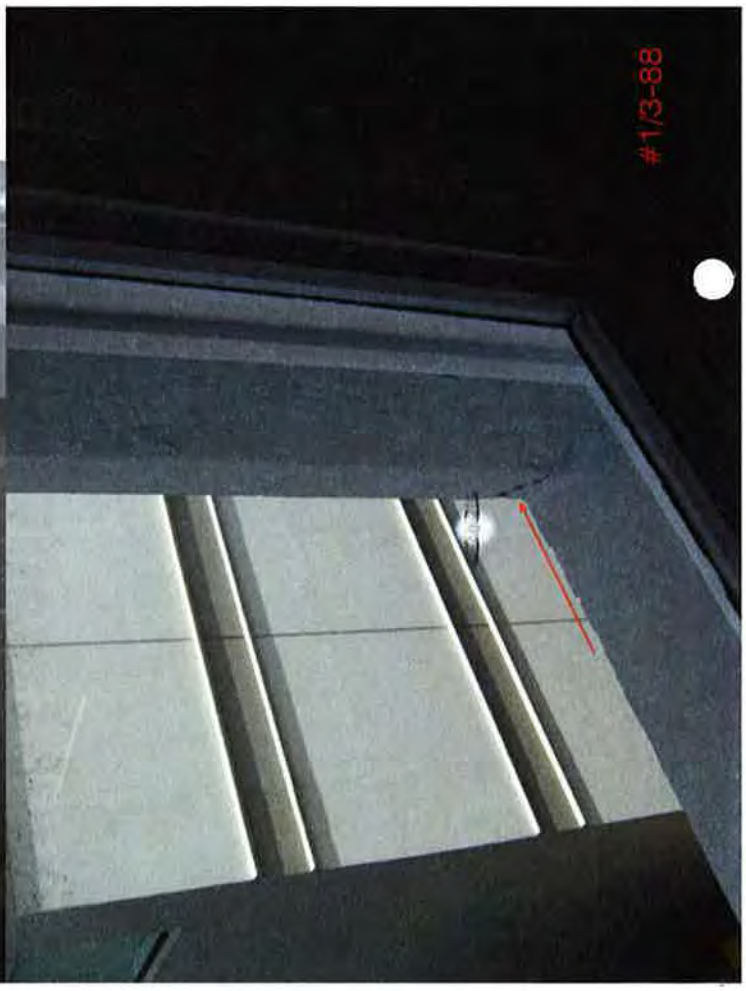
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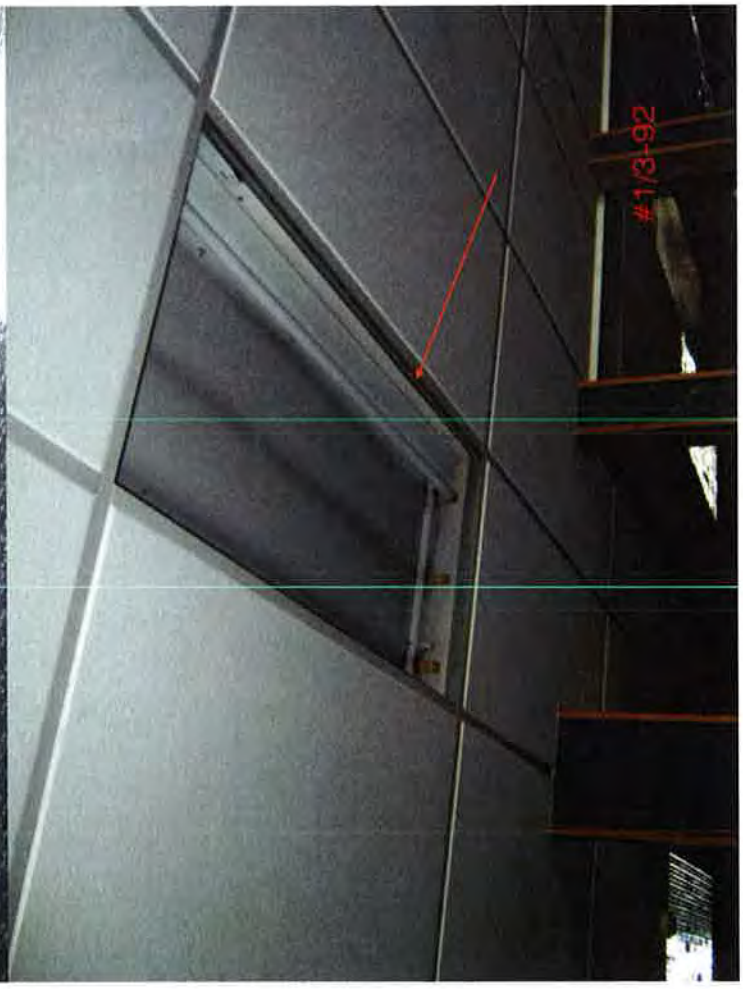
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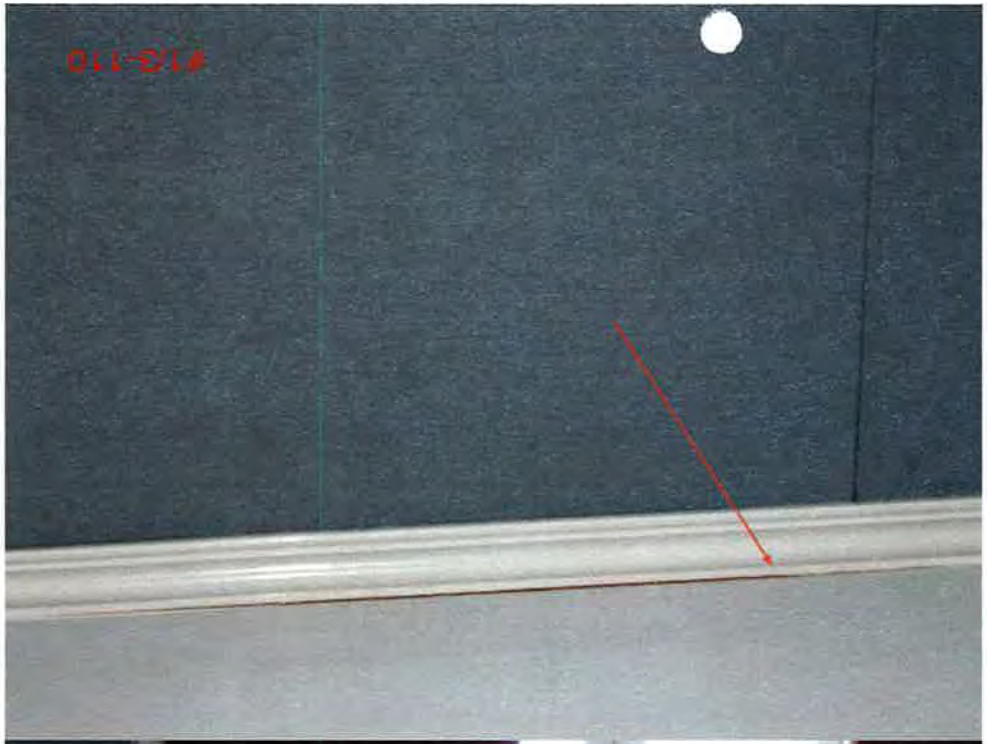
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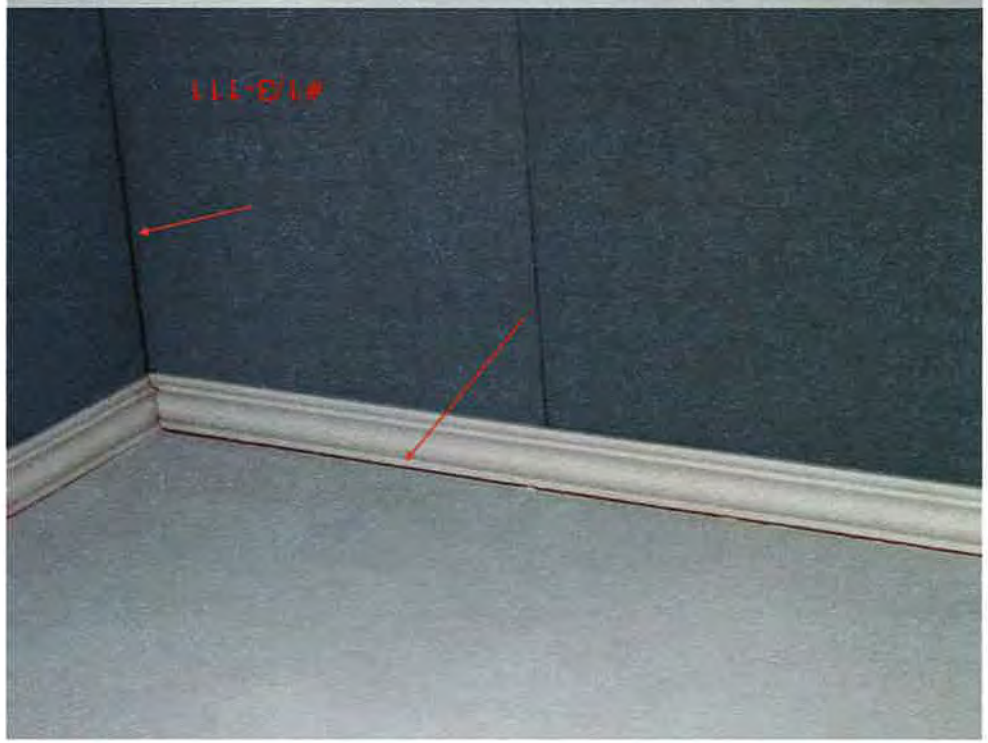
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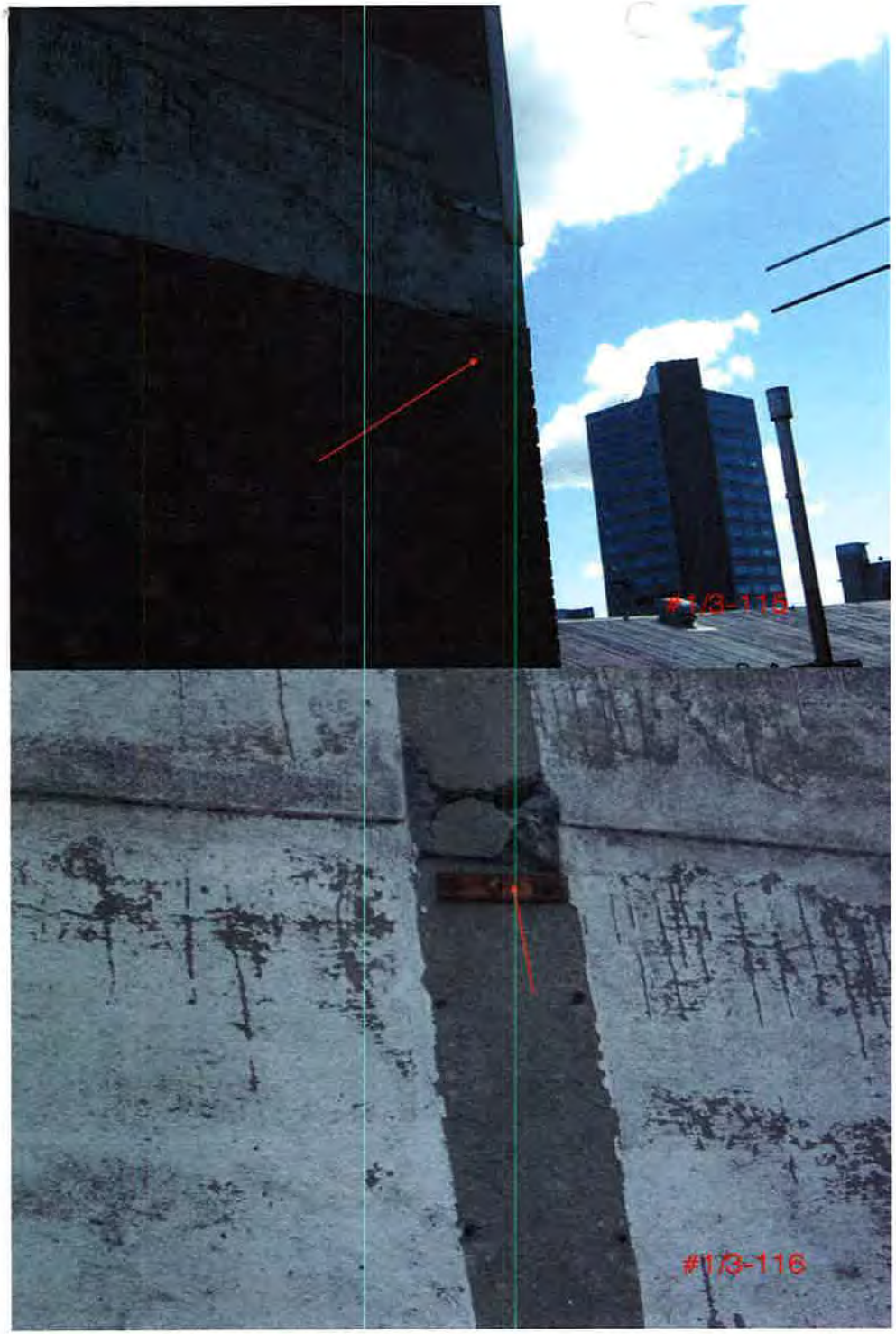
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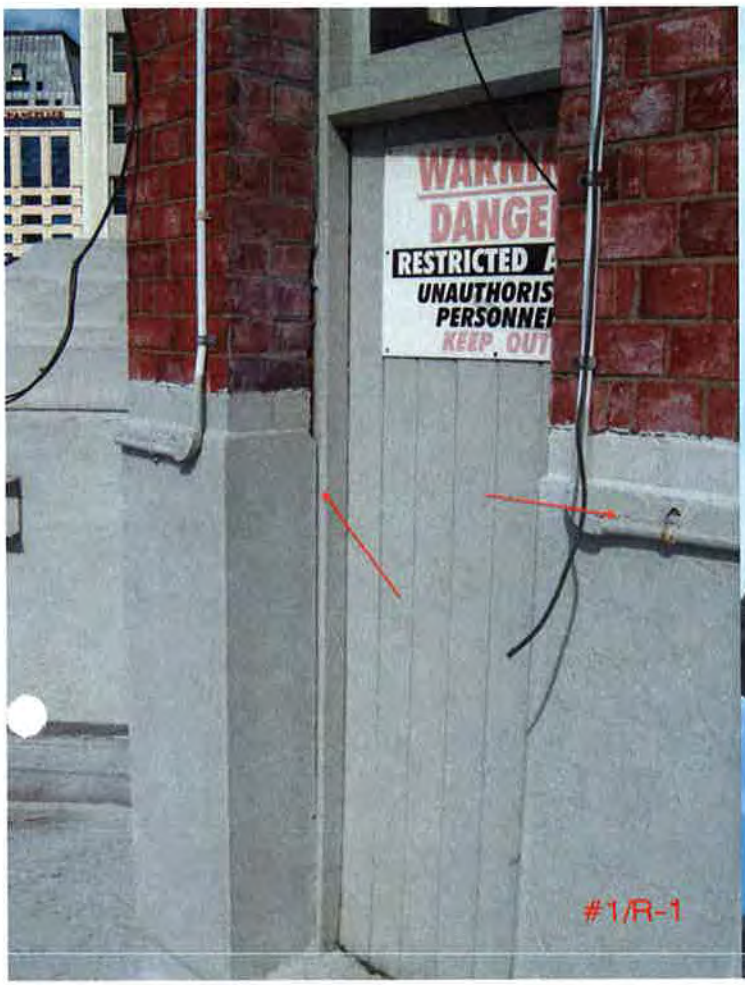
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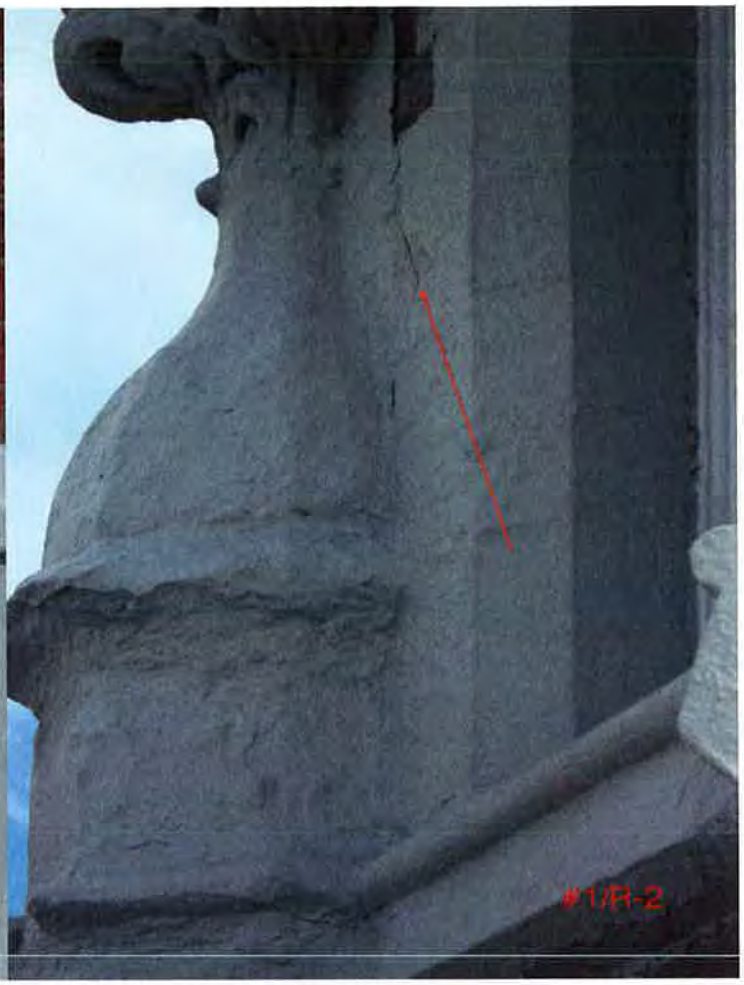
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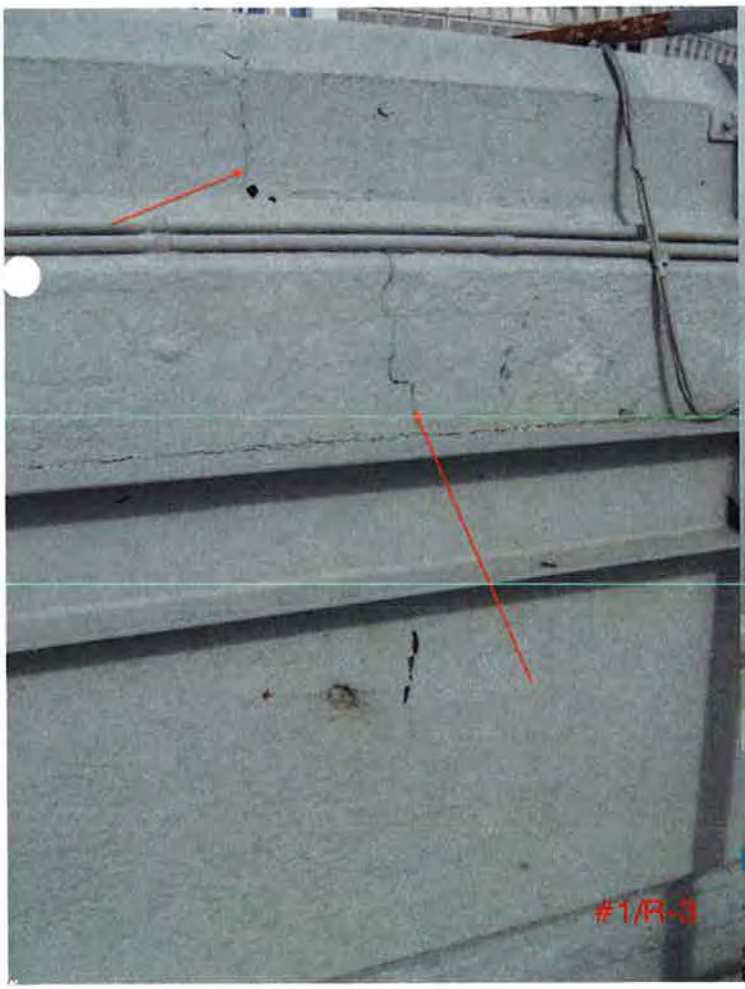
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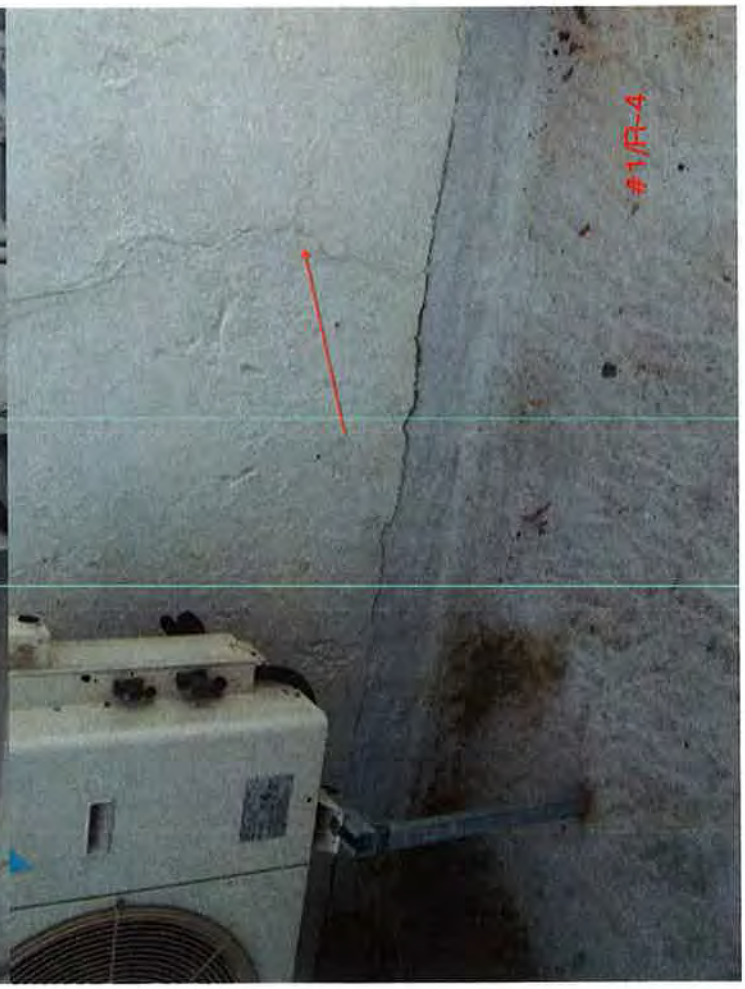
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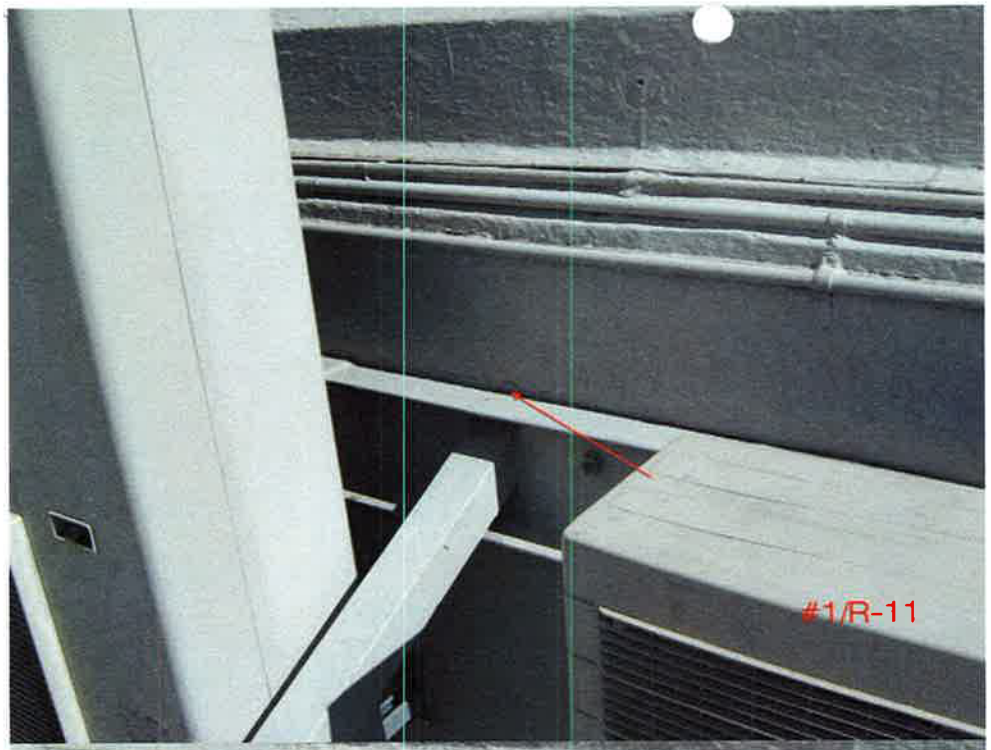
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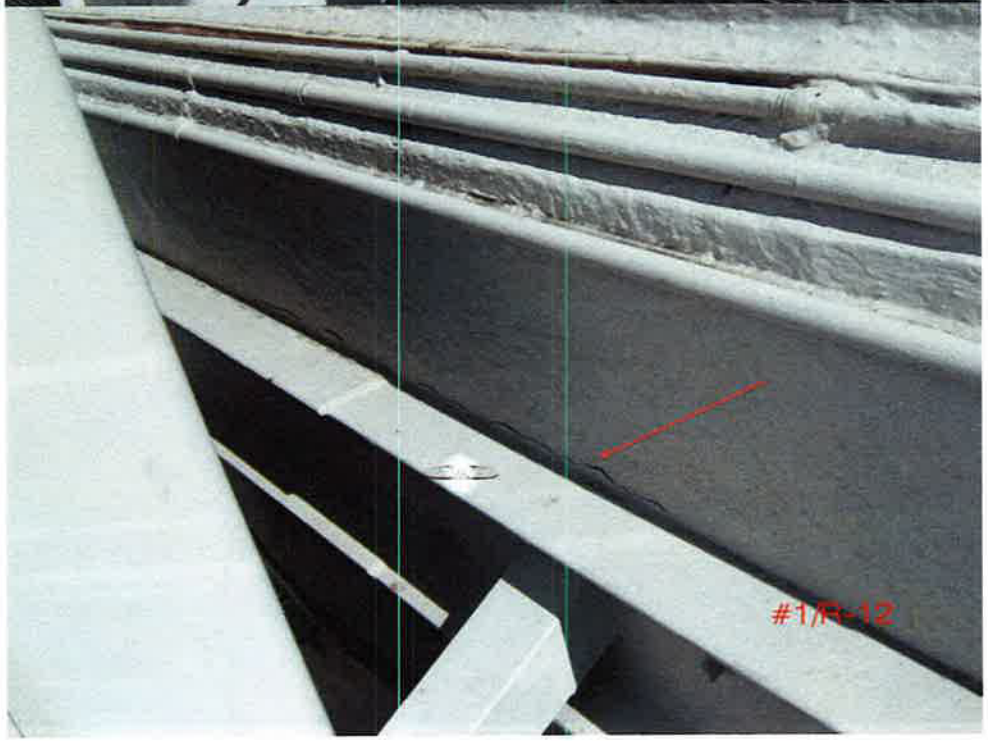
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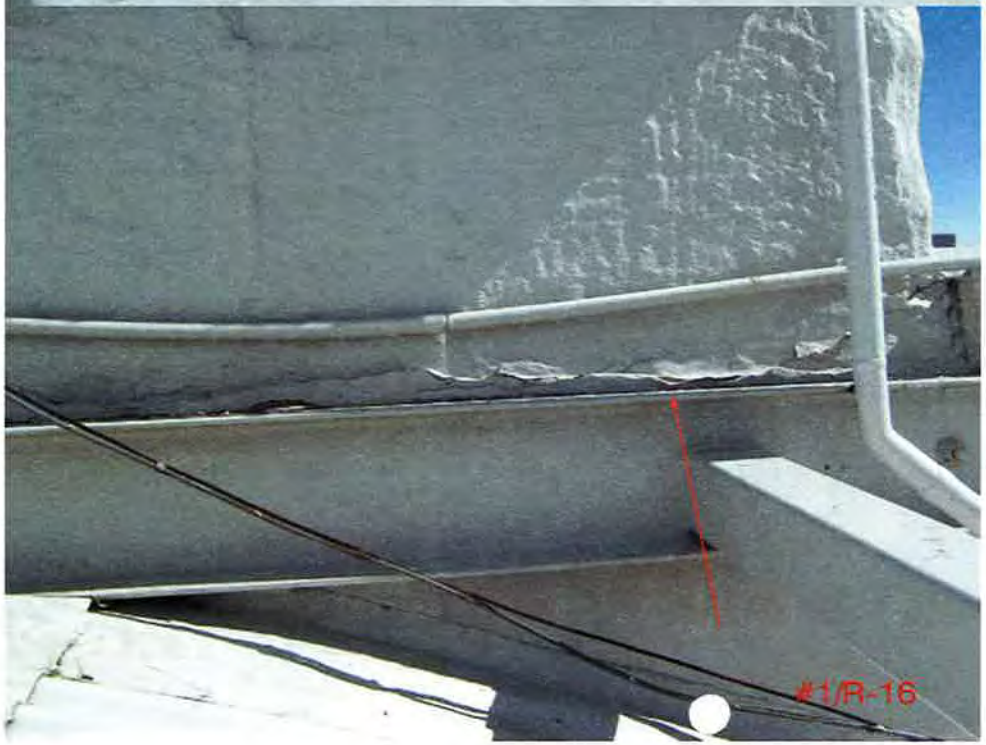


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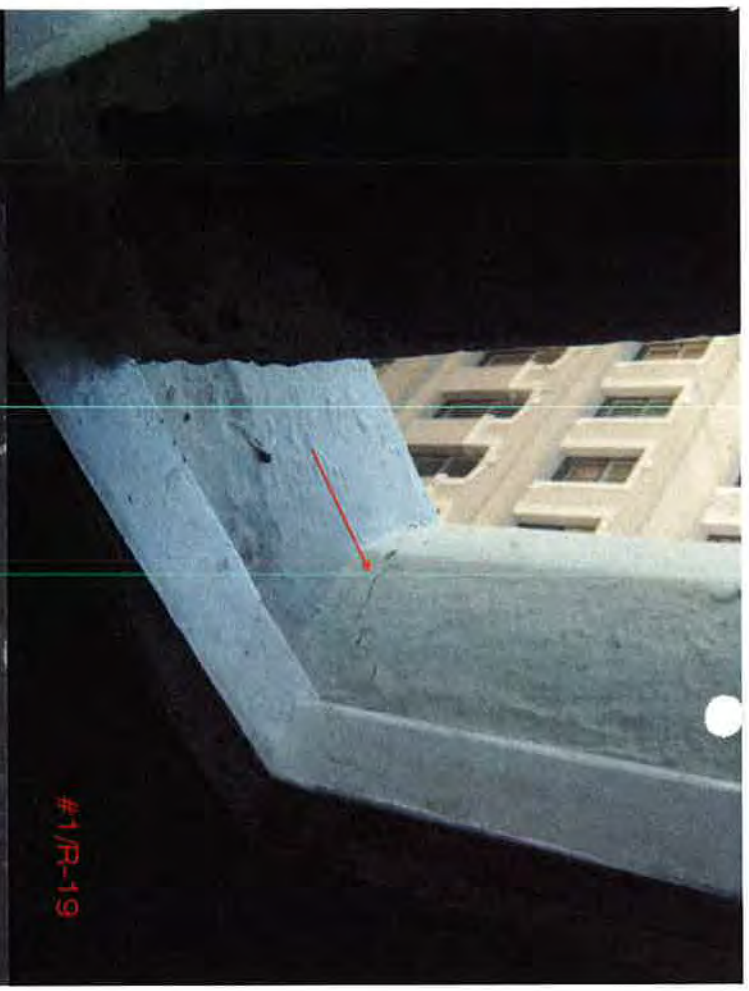
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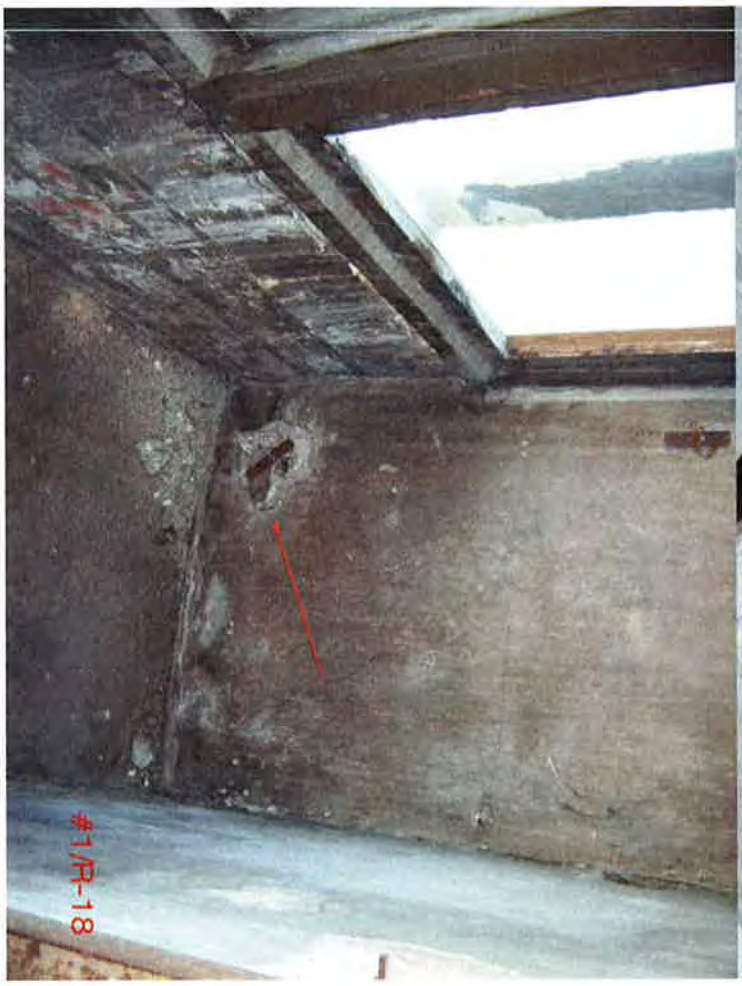
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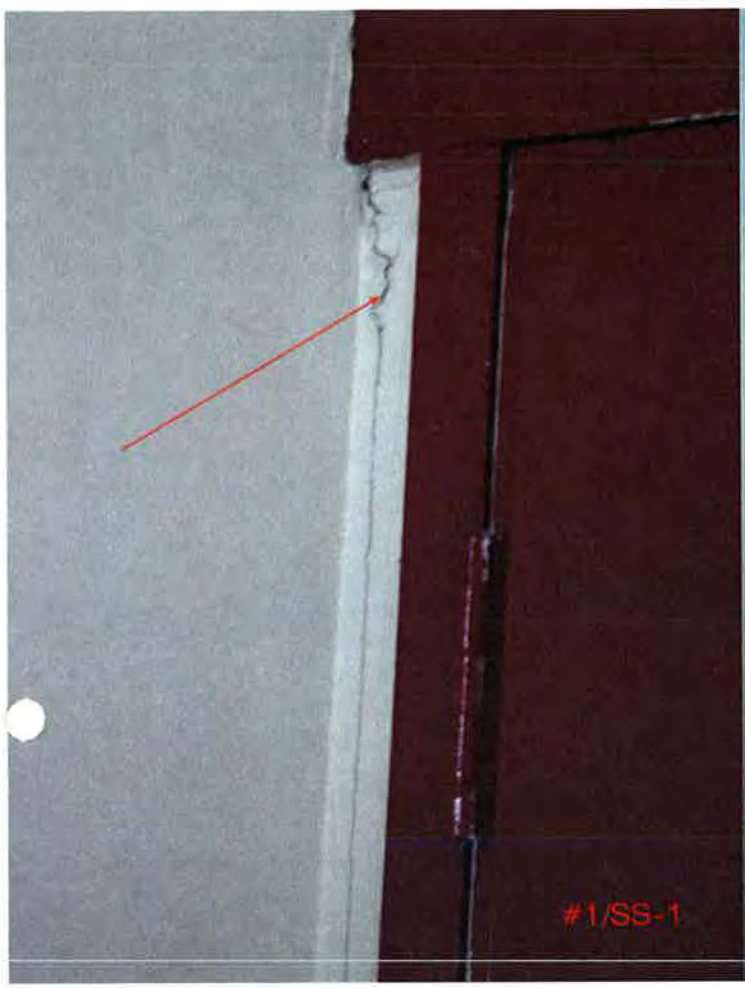
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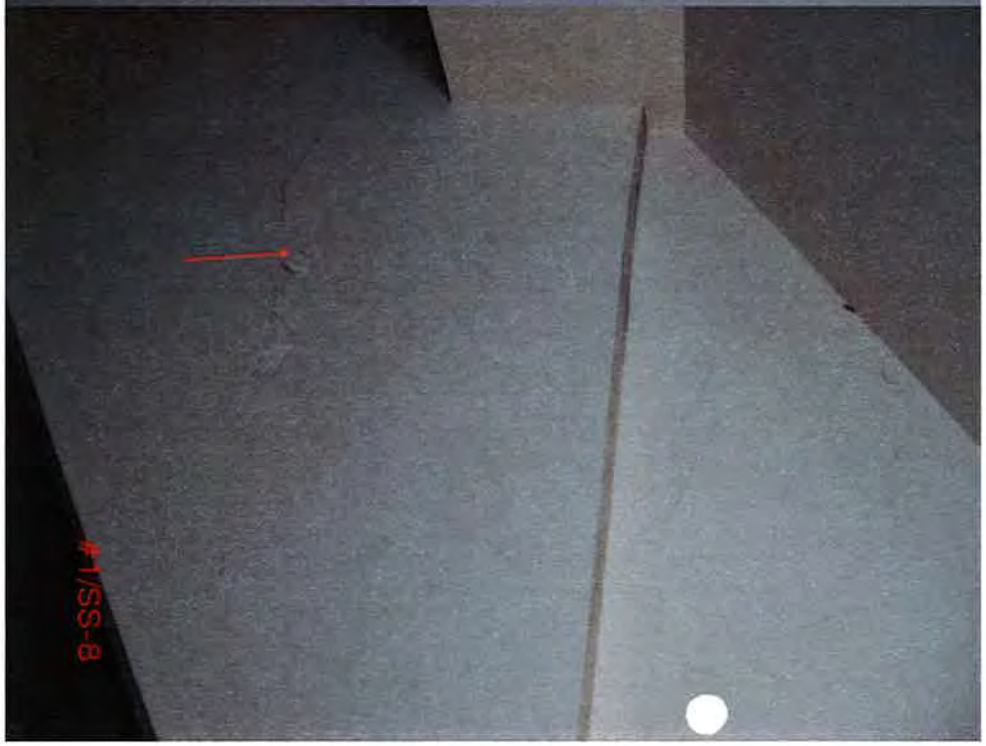
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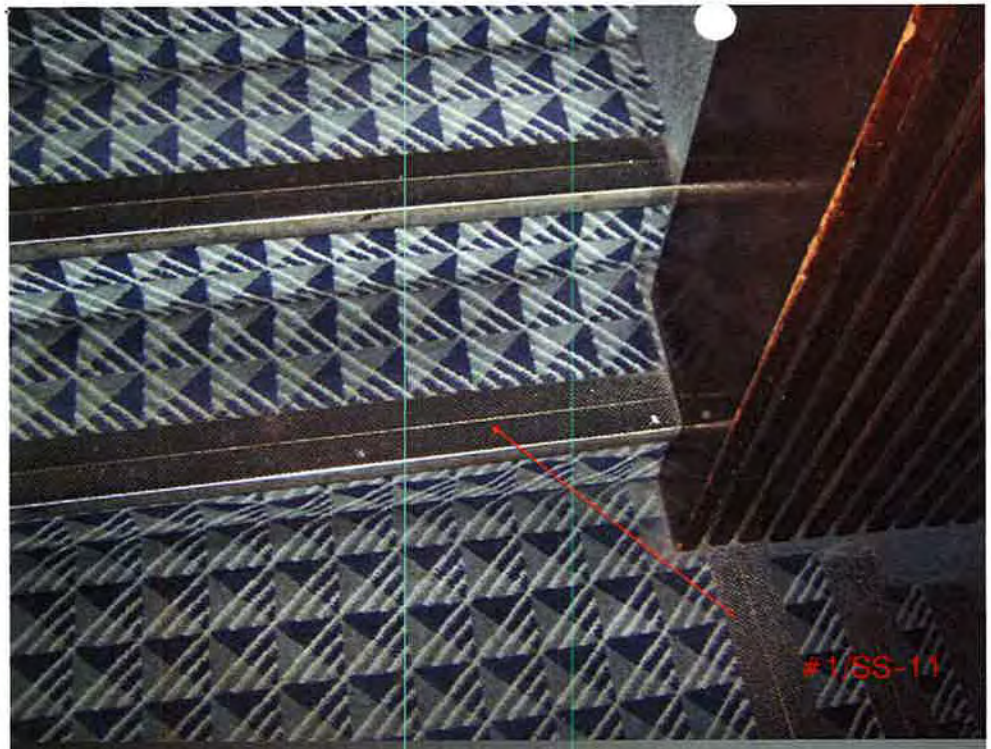
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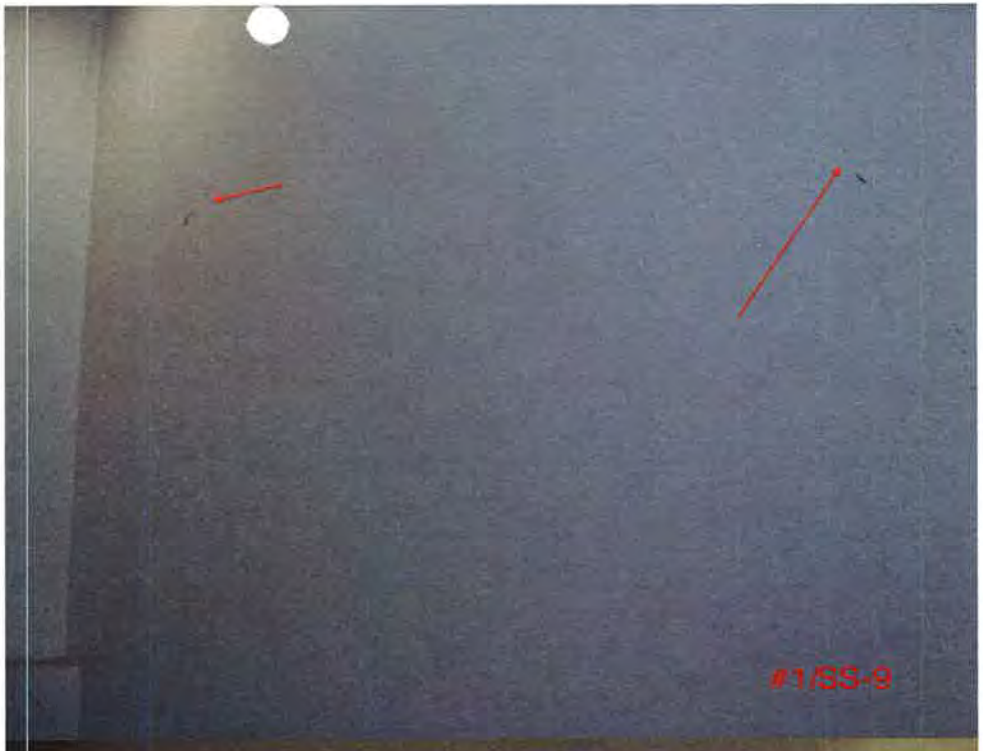
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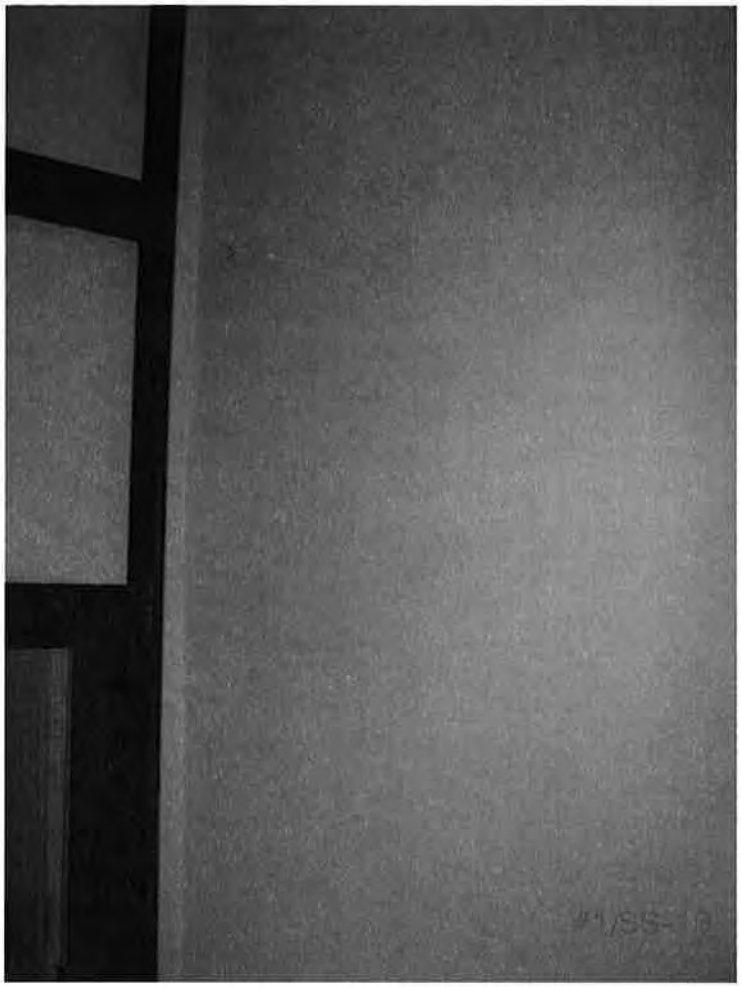


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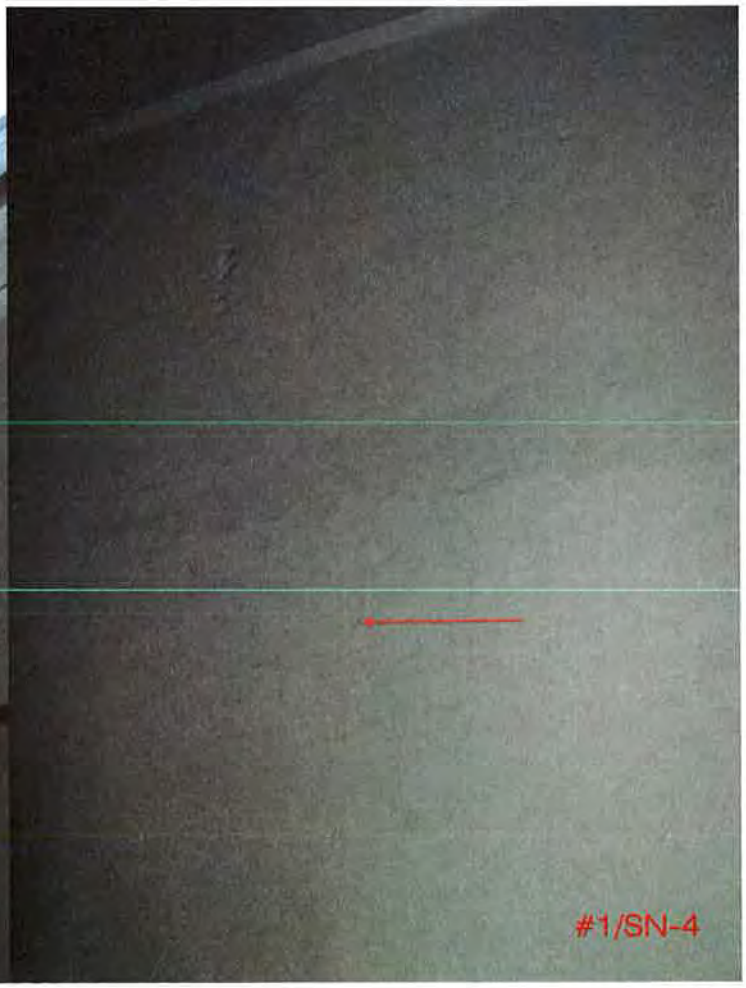
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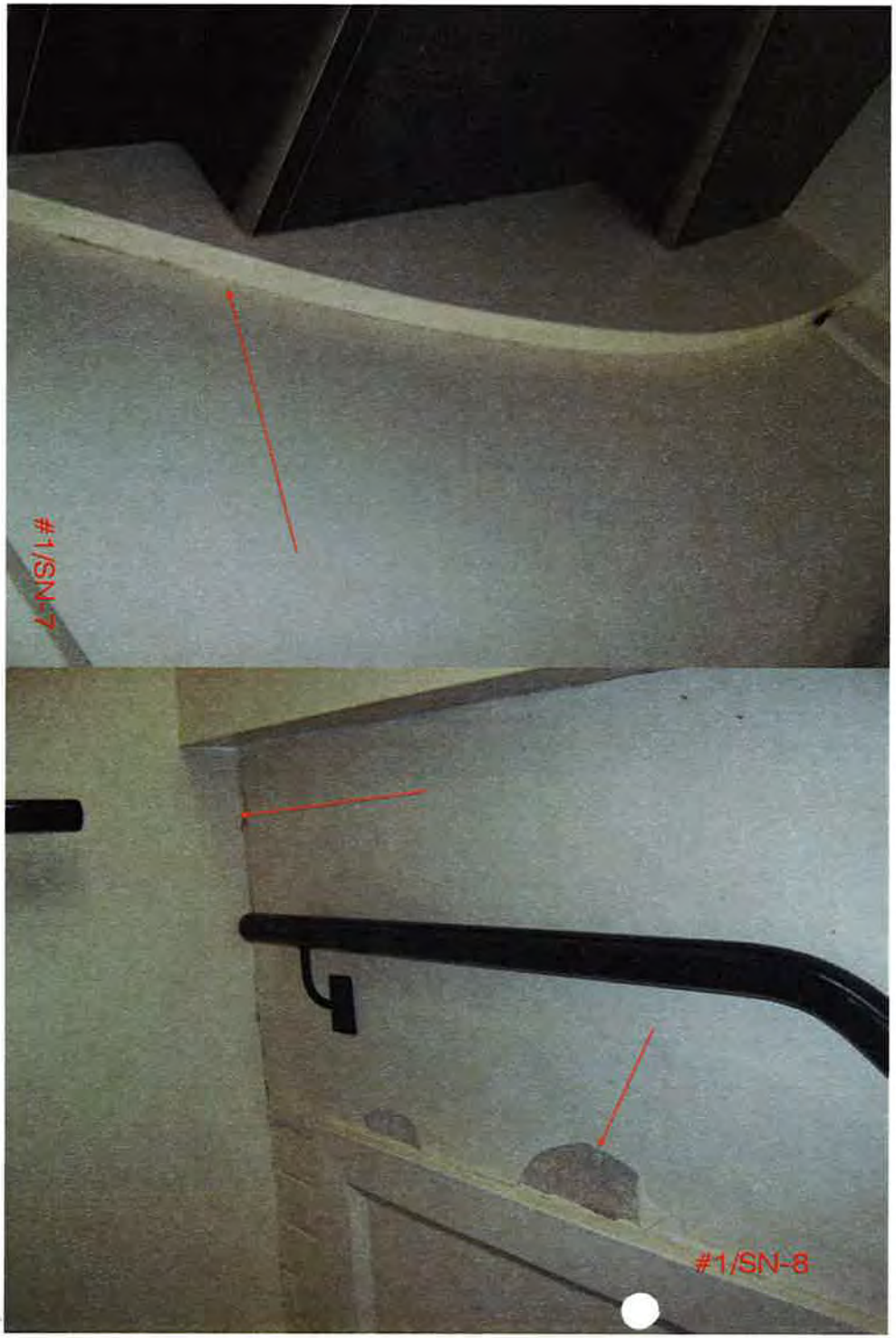
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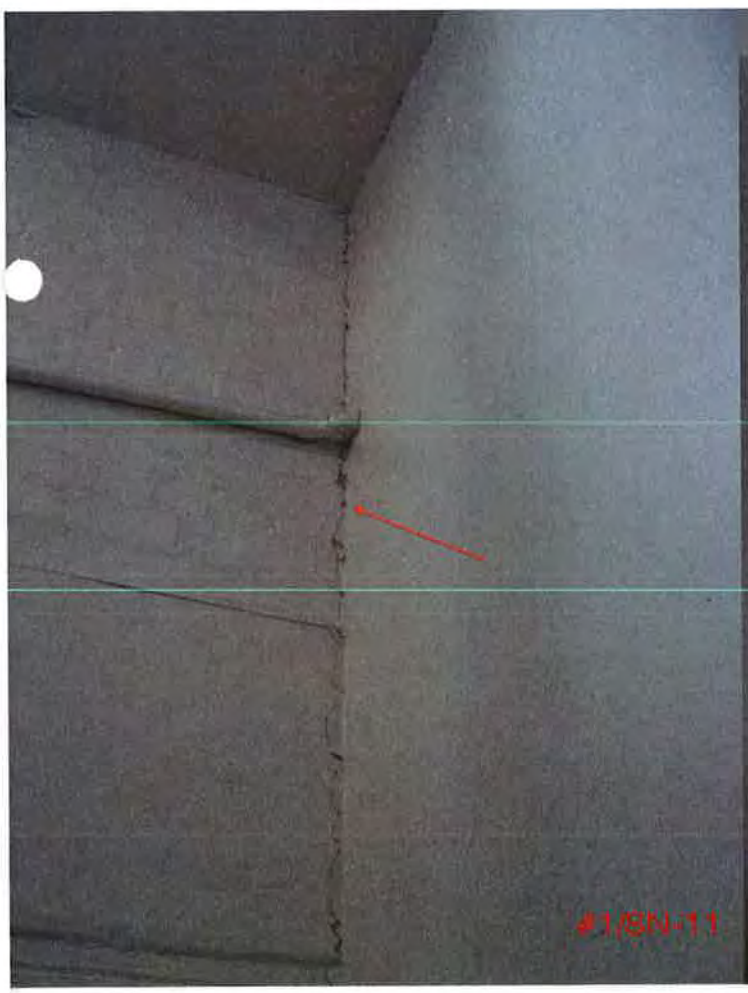
#1/SN-10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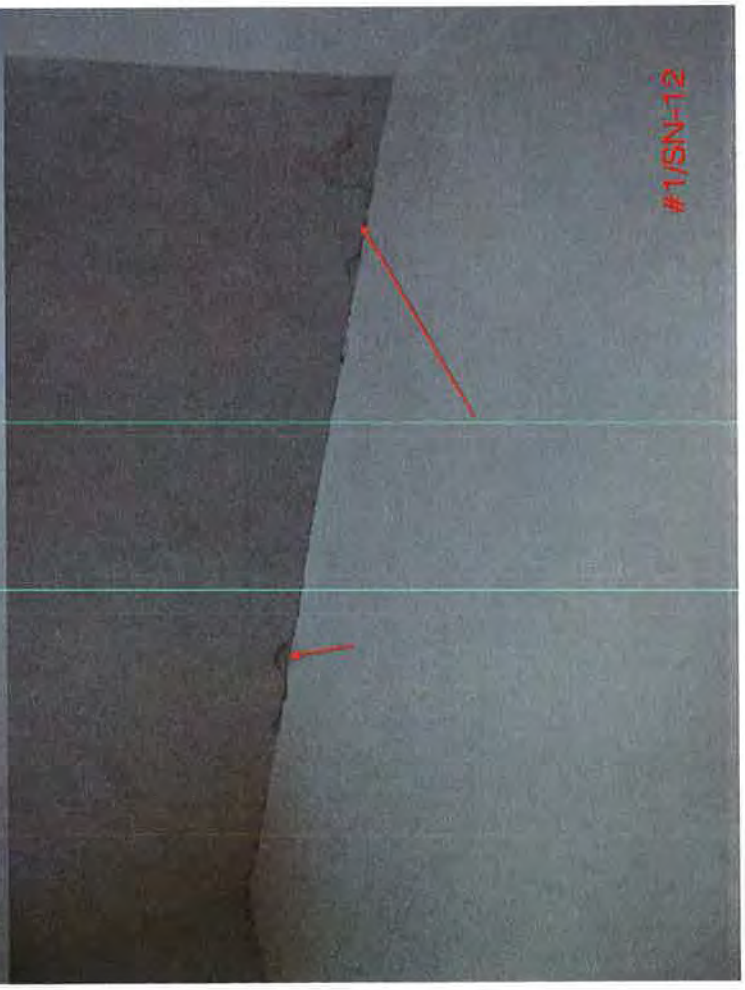
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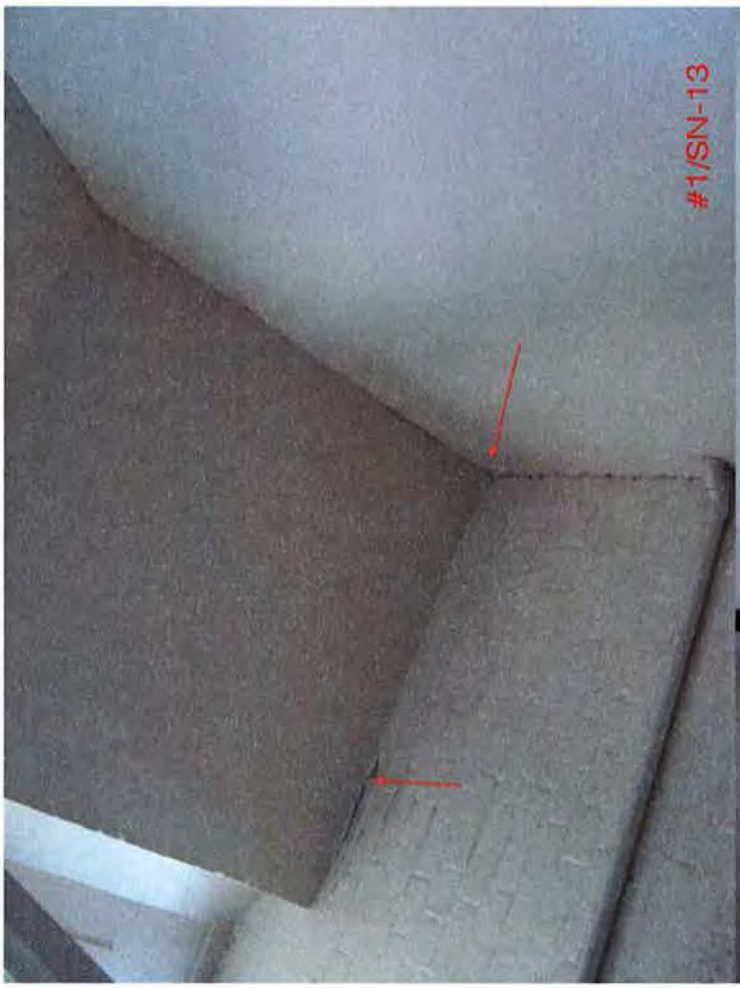
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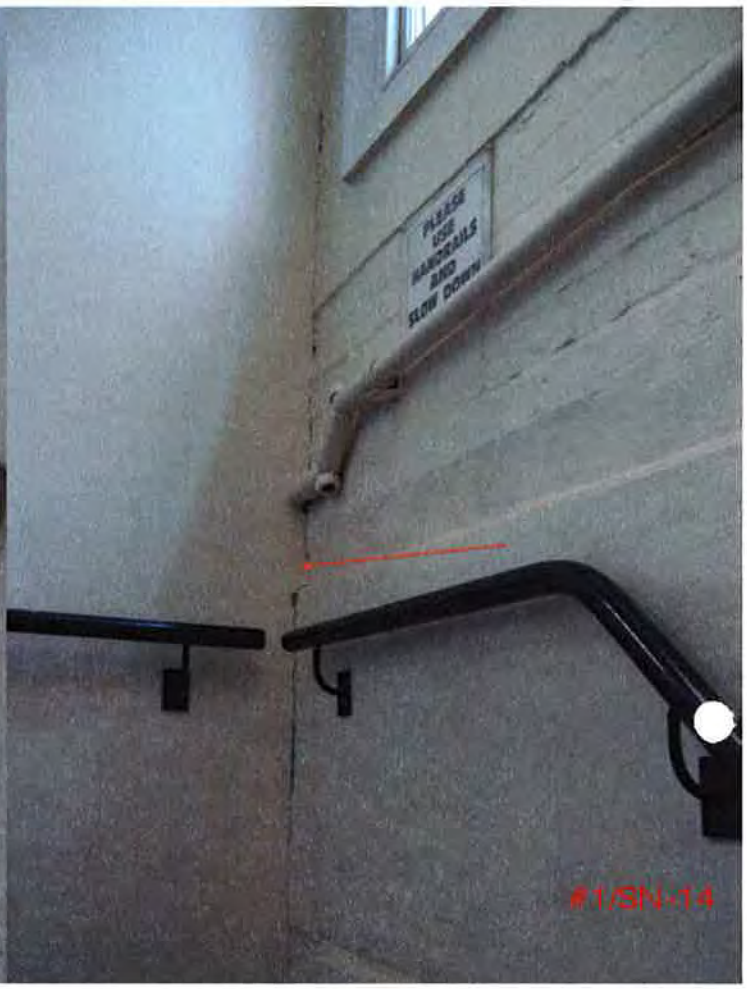
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USE
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AND
SLOW DOWN
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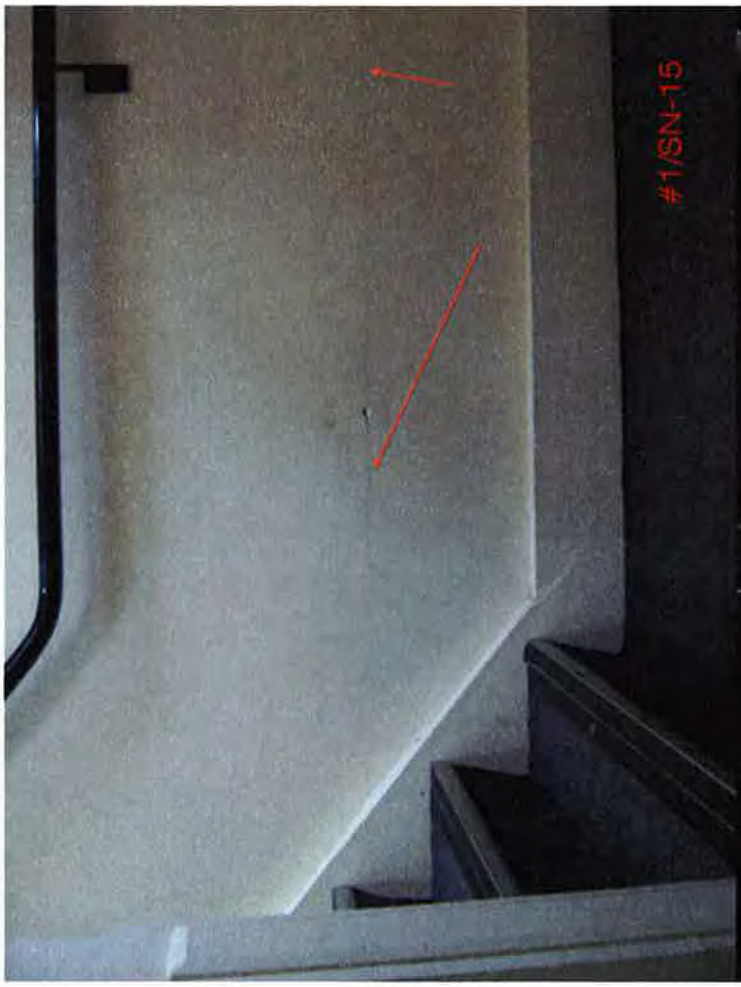
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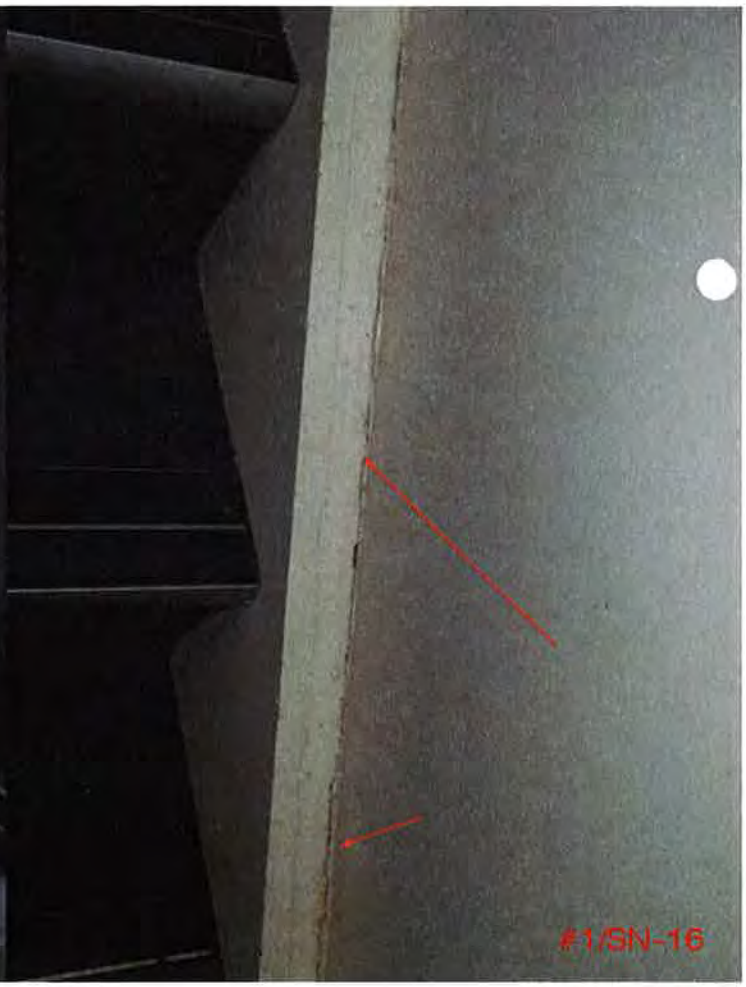
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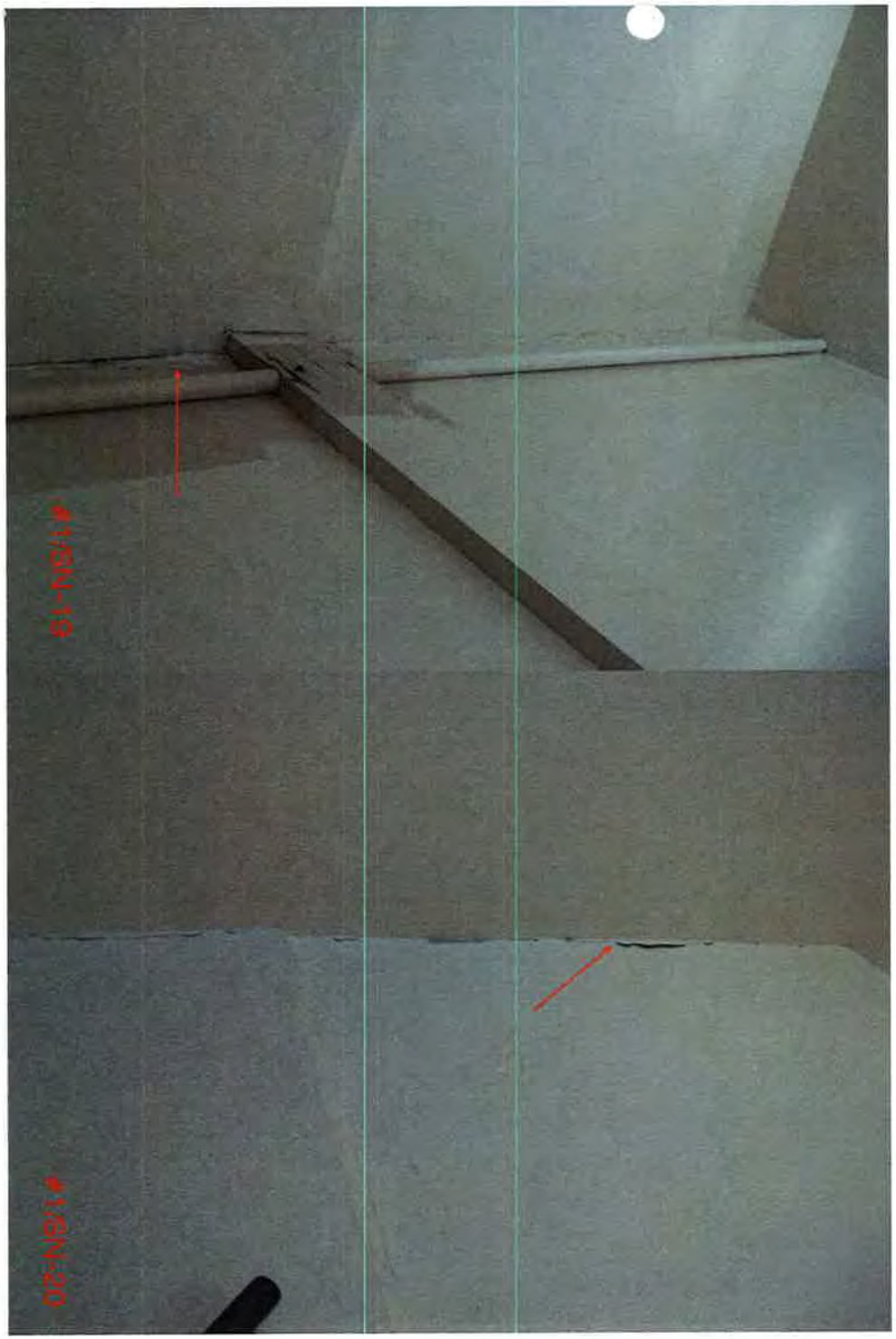
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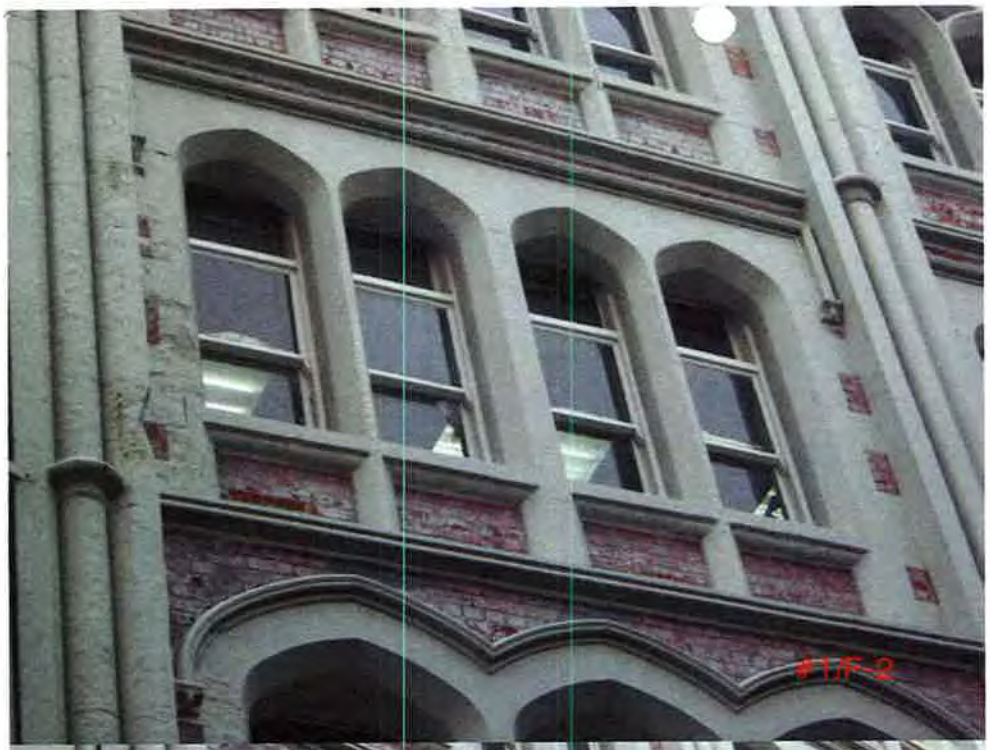
#1/SN-23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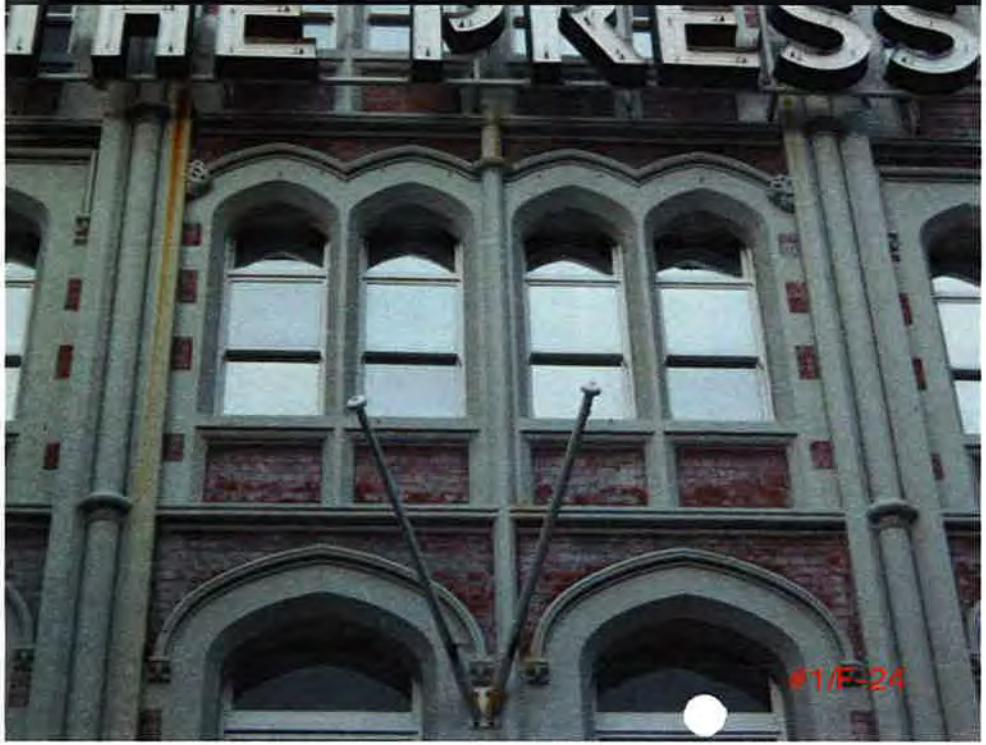
#1/F-23



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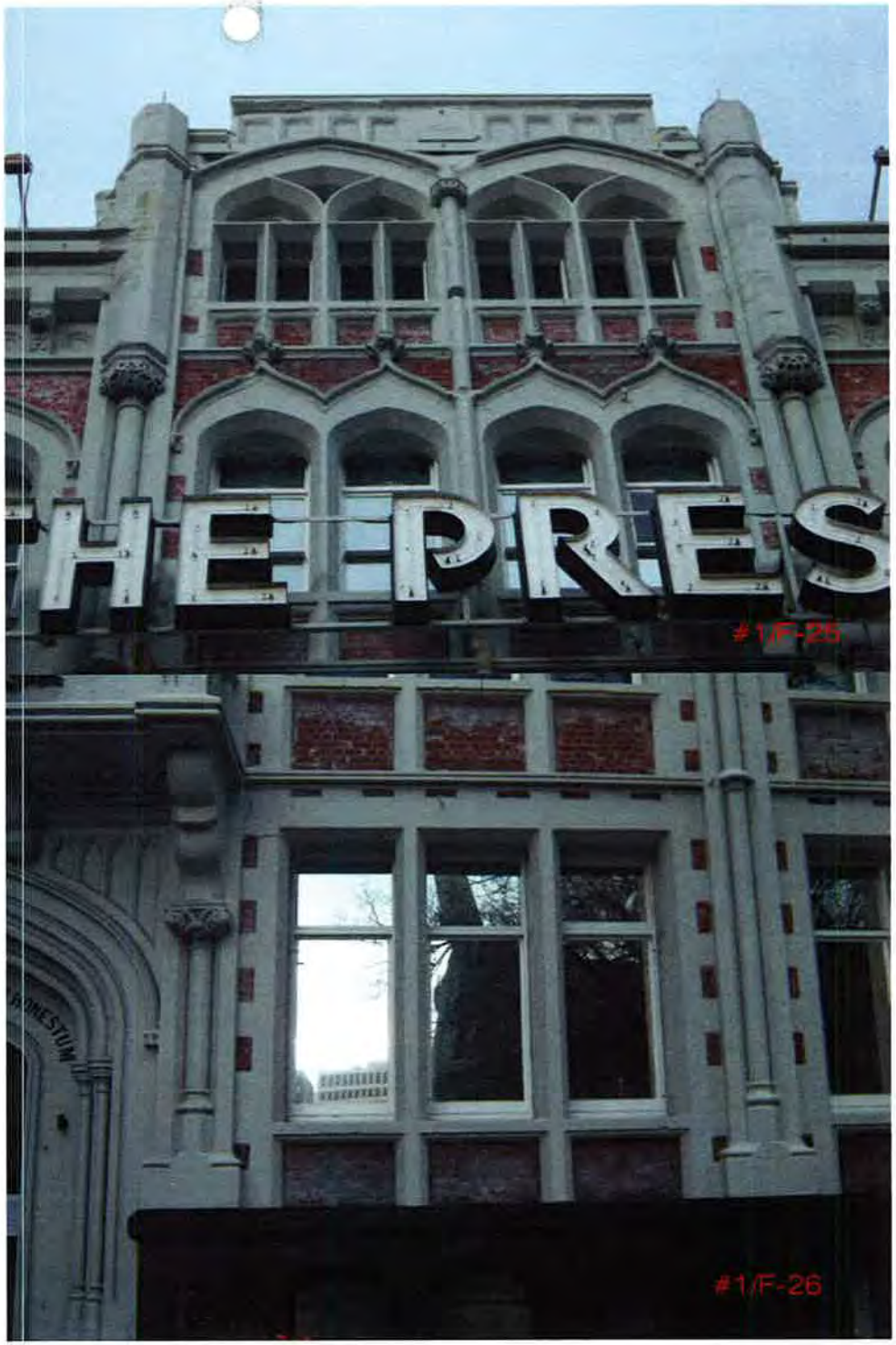
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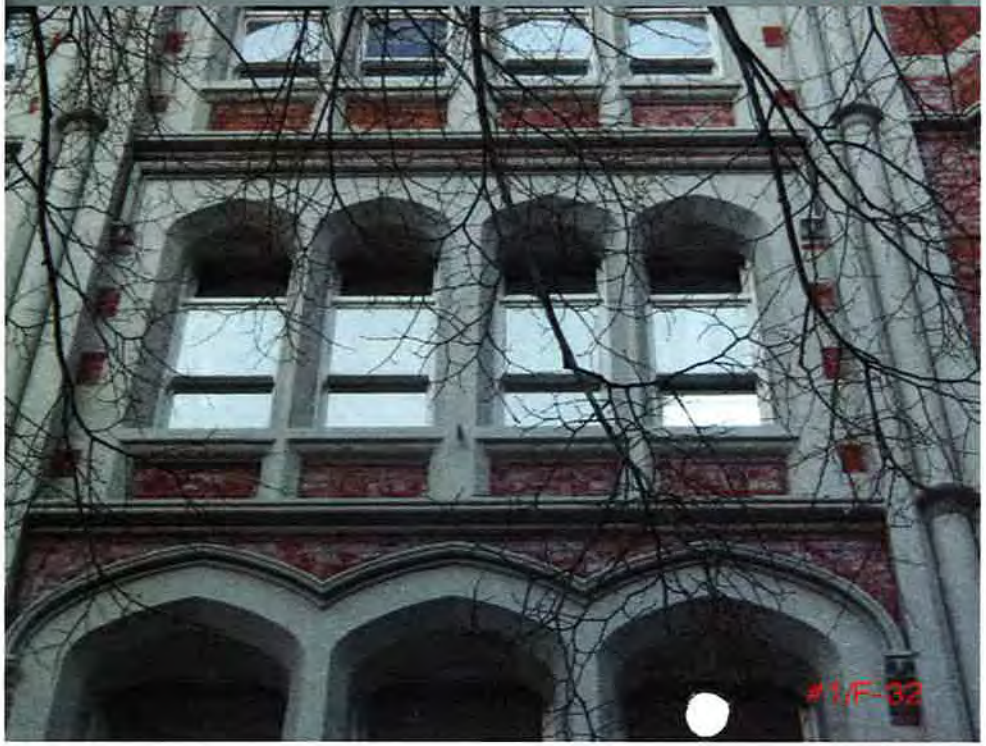
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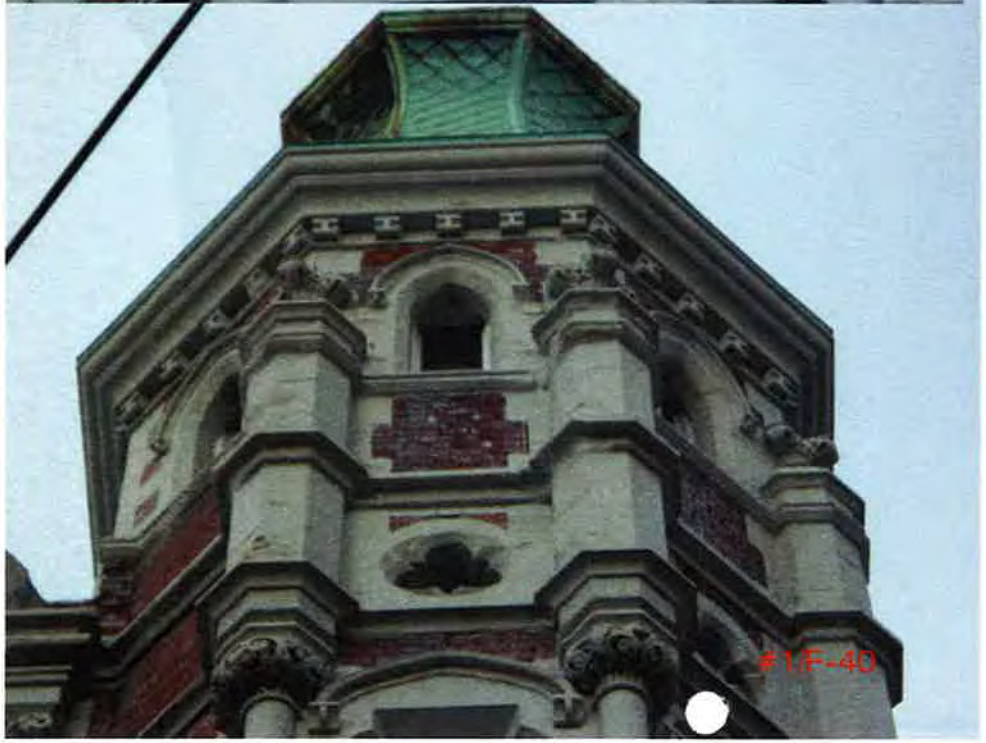
#1/F-33
#1/F-34


#1/F-39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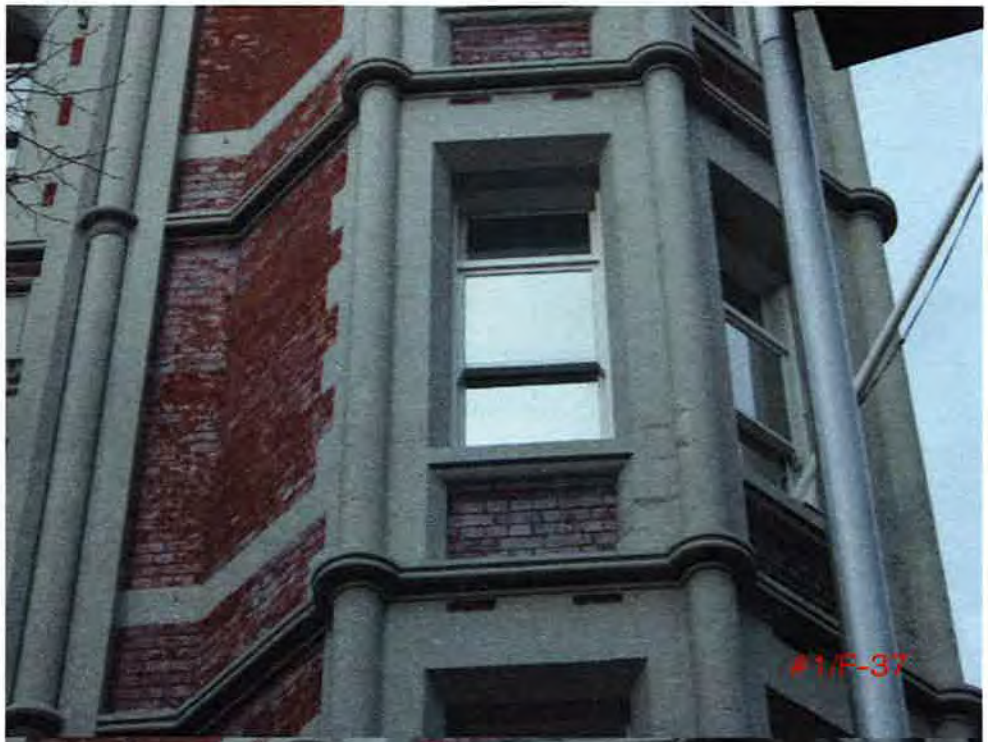
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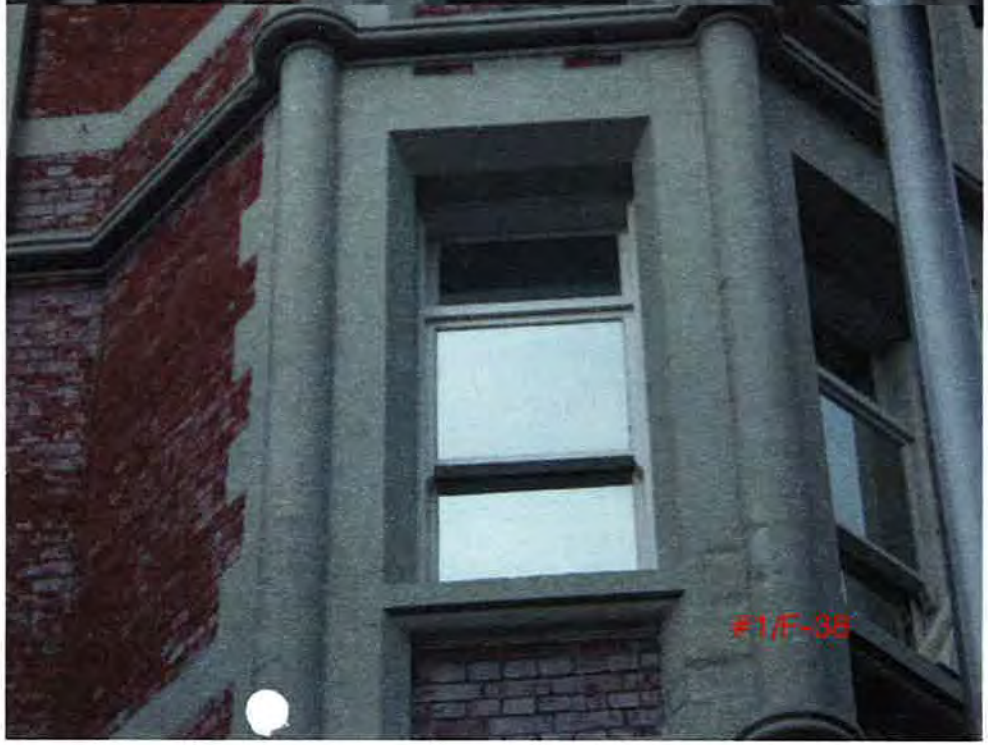
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#1/F-43


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#1/F-48


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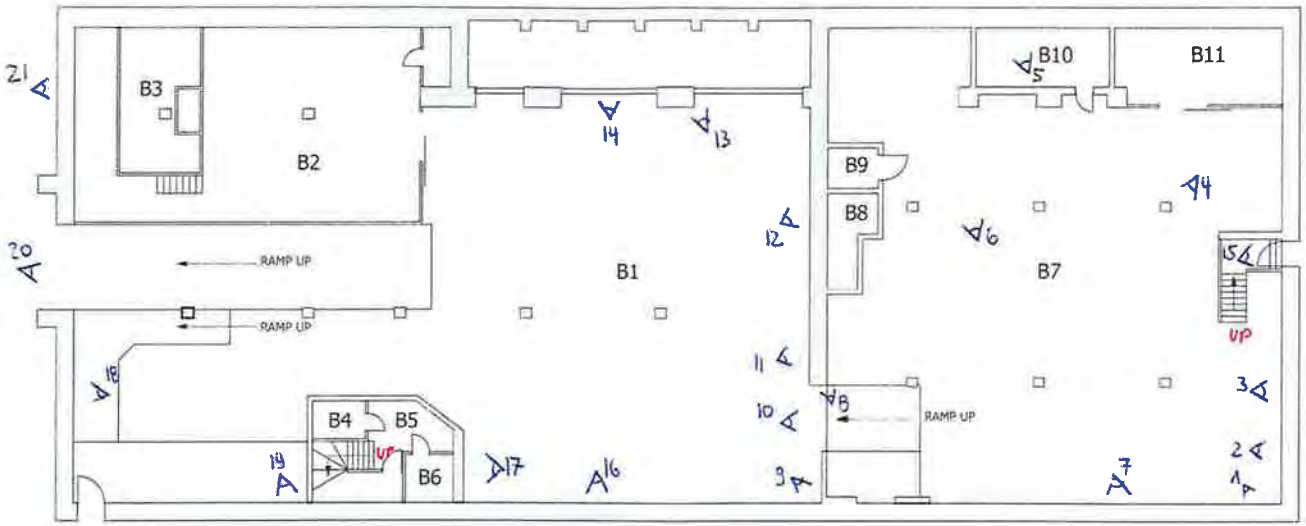

LEGEND
VIEW
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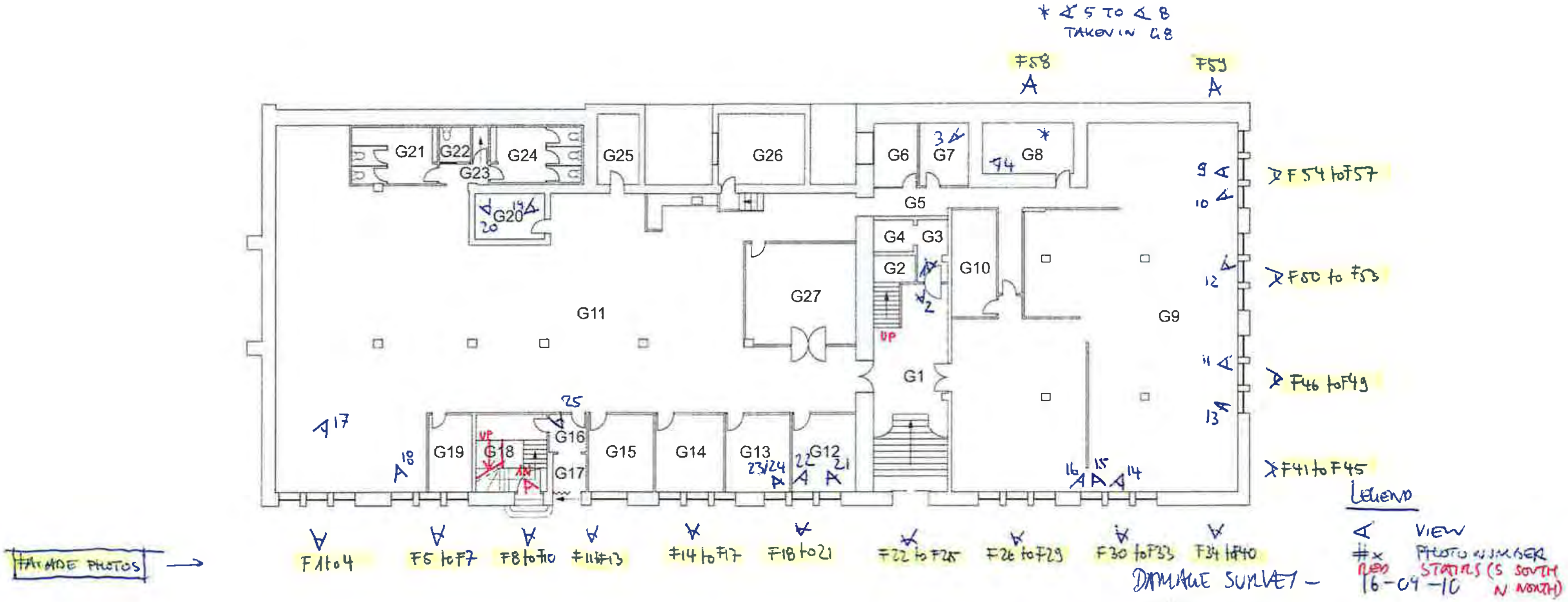
C-TONNIUS PAGE 1

Project Title: The Christchurch Press Complex BUILDING ONE Cathedral Square Christchurch	Drawing Title: EXISTING BASEMENT FLOOR PLAN Scale: Scale 1:200 @ A3	Issue: SKETCH Date C.A.D file Project No. Sheet No.: SK 1.0 Rev



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C. TONNI US PAGE 2

Project Title

The Christchurch Press Complex

BUILDING ONE

Cathedral Square
Christchurch

Drawing Title

EXISTING GROUND FLOOR PLAN

Scale

Scale 1:200 @ A3

Issue SKETCH

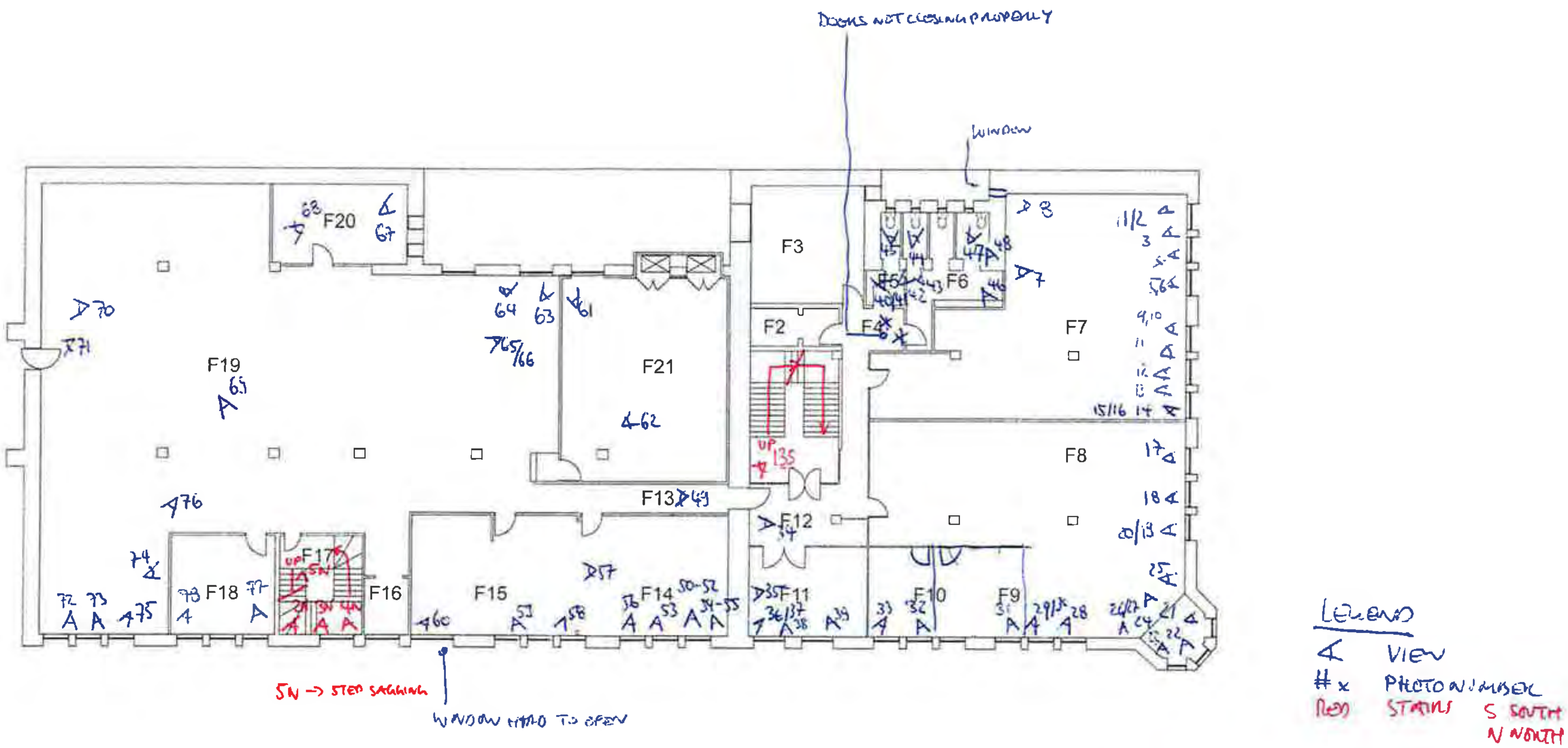
Date

C.A.D file

Project No

Sheet No.
SK 1.1

Rev



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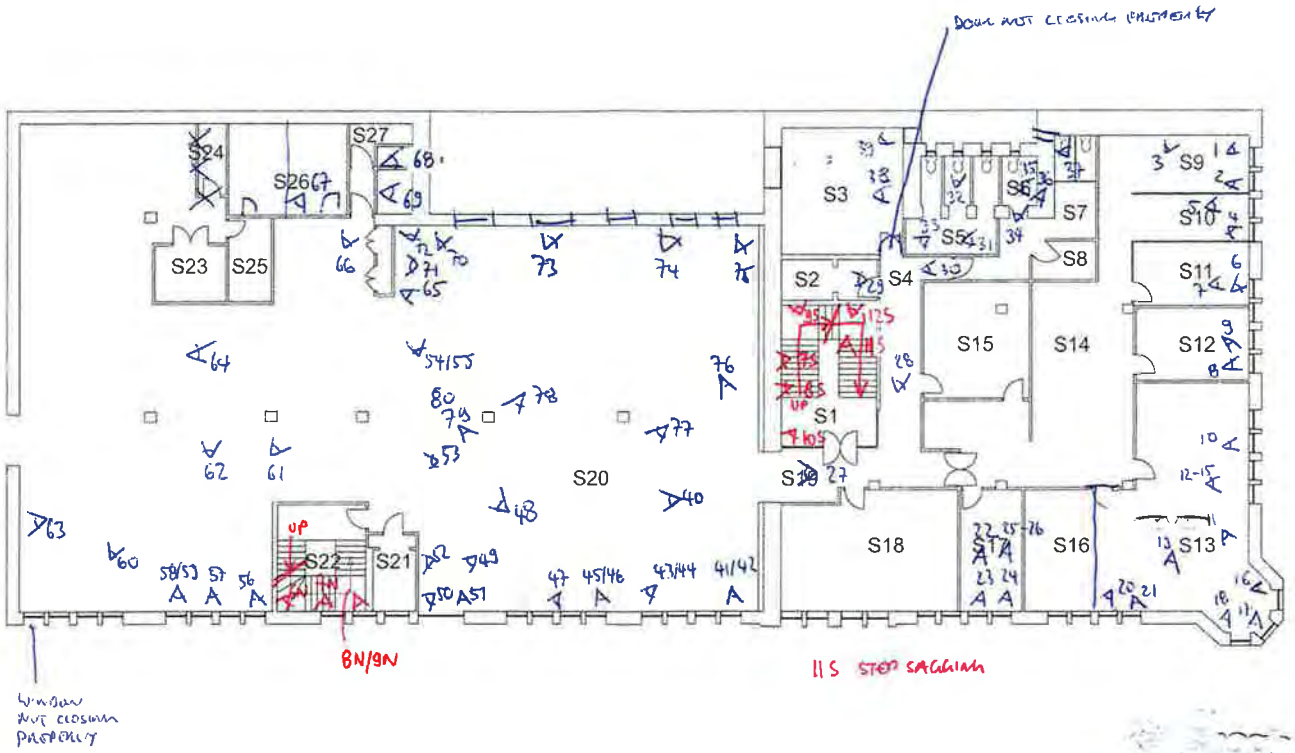
C-TONNIUS PAGE 3

Project Title
The Christchurch Press Complex
BUILDING ONE
Cathedral Square
Christchurch

Drawing Title
EXISTING FIRST FLOOR PLAN

Scale
Scale 1:200 @ A3

Issue SKETCH
Date
C.A.D file
Project No
Sheet No SK 1.2
Rev



LEGEND

4 VIEW

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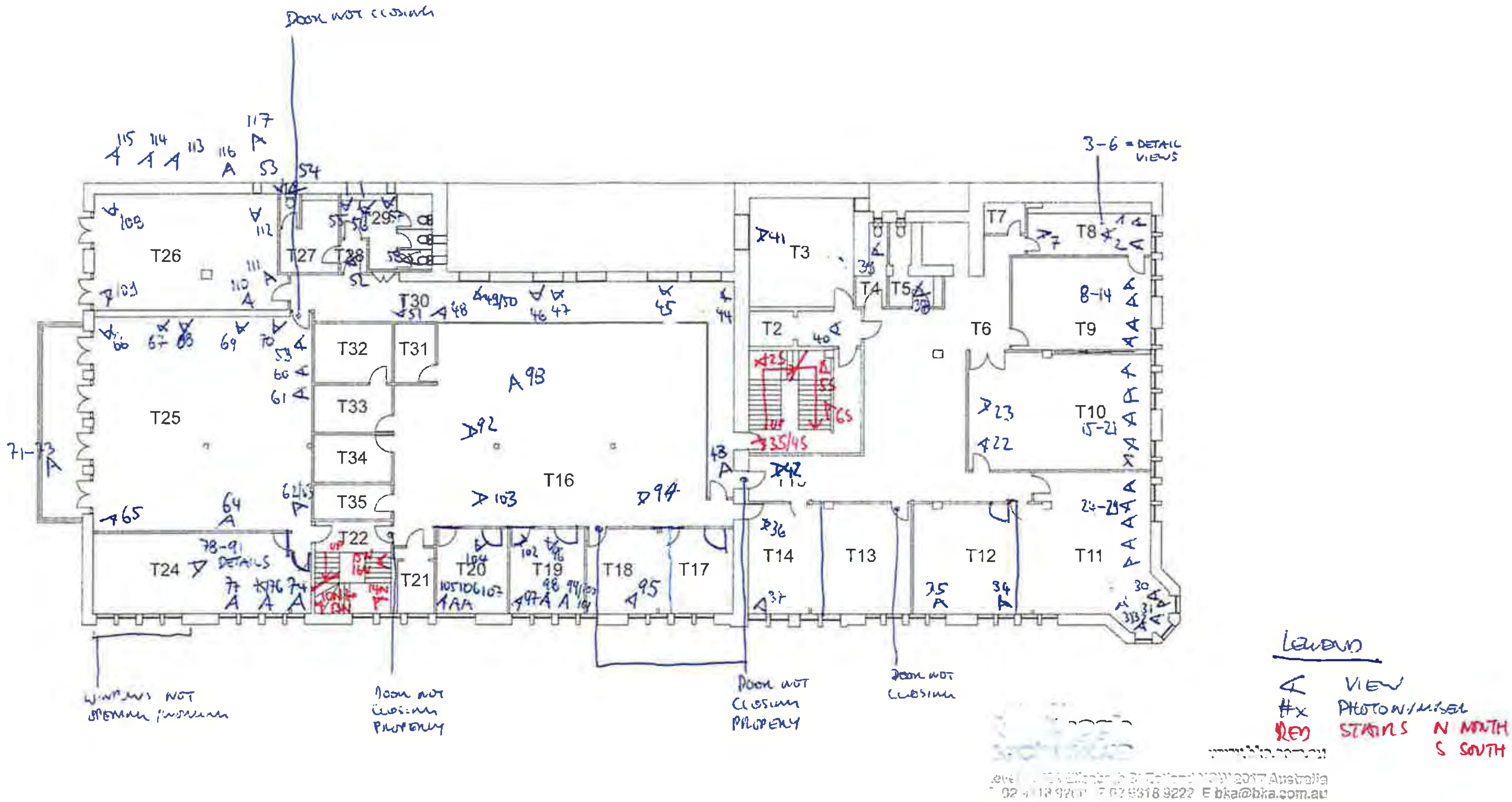
C-TOWNICS PAGE 4

Project Title: The Christchurch Press Complex BUILDING ONE Cathedral Square Christchurch	Drawing Title: EXISTING SECOND FLOOR PLAN Scale: Scale 1:200 @ A3	Issue: SKETCH Date C.A.D file Project No. Sheet No: SK 1.3 Rev



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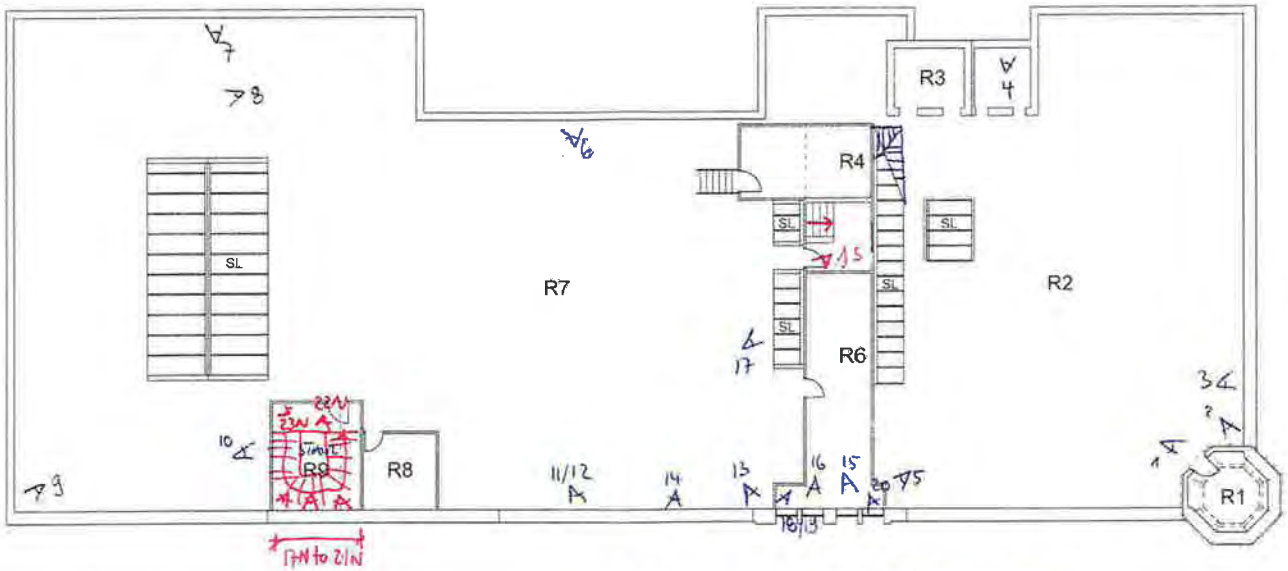
C.TONNIUS PAGE 5

Project Title	Drawing Title	Issue SKETCH
The Christchurch Press Complex	EXISTING THIRD FLOOR PLAN	Date
BUILDING ONE	Scale	C.A.D file
Cathedral Square Christchurch	Scale 1:200 @ A3	Project No.
		Sheet No. SK 1.4
		Rev



LEGEND
A VIEW
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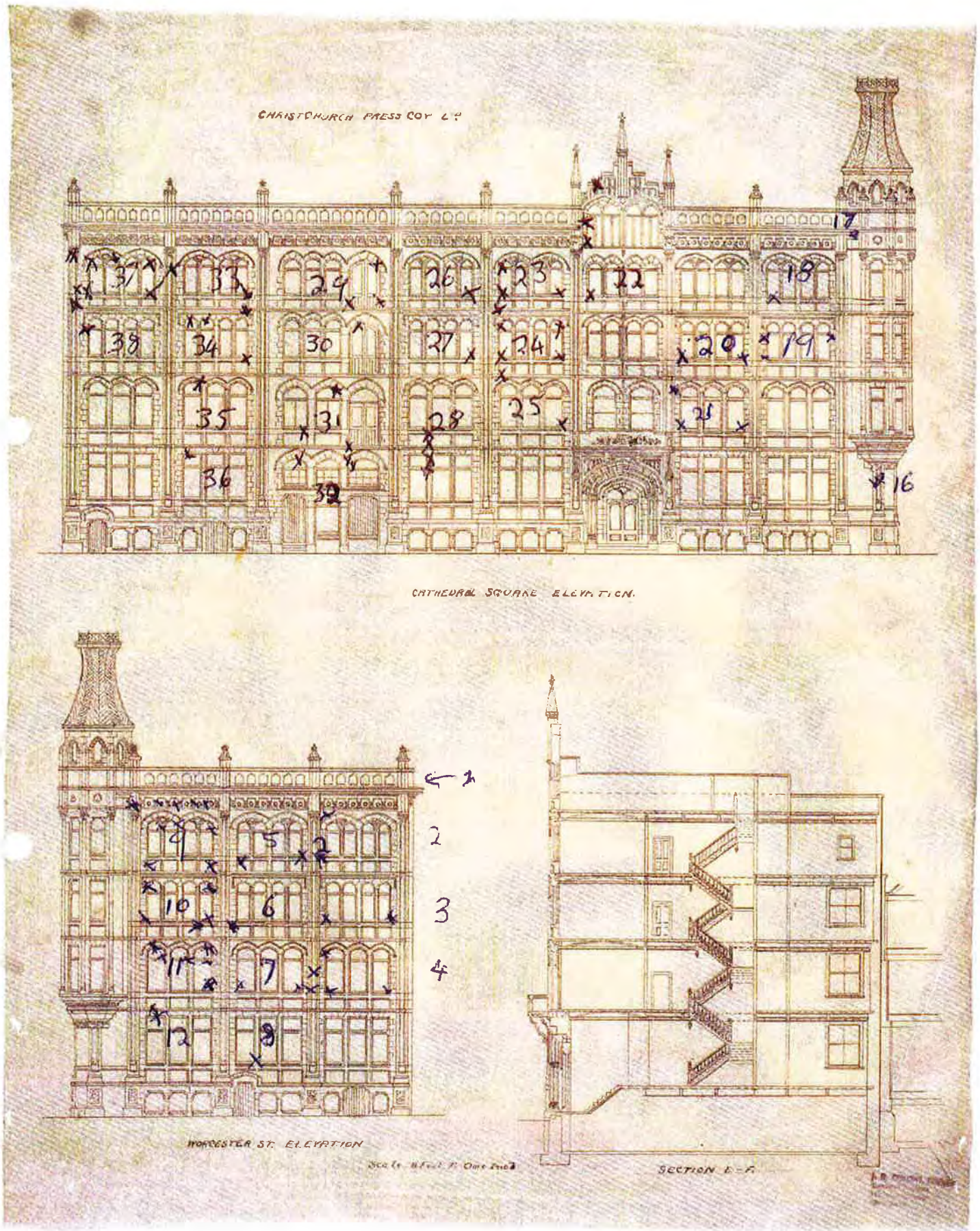
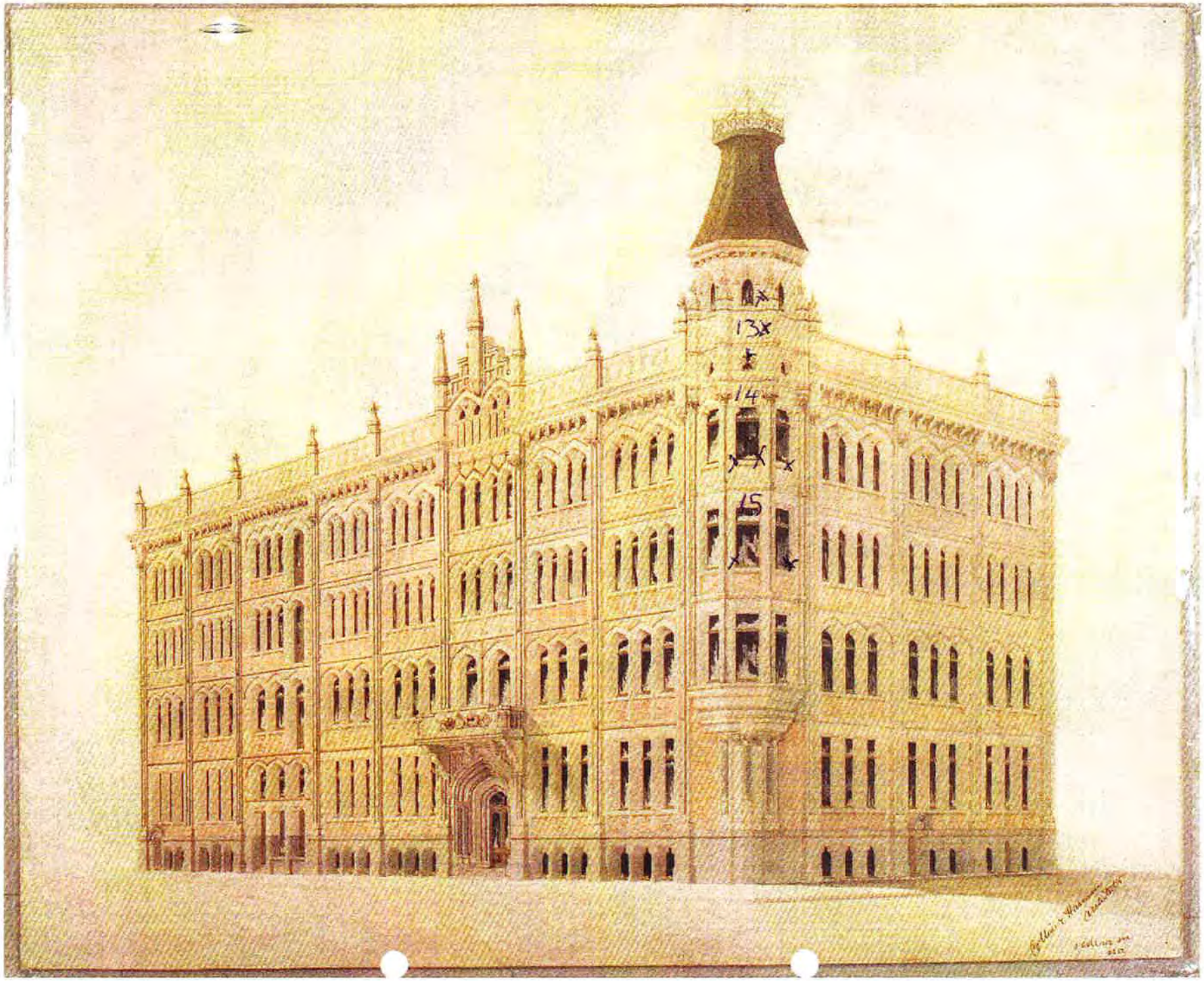
DAMAGE SURVEY — 16-09-10
C. TSUNEUS PAGE 6

Project Title: The Christchurch Press Complex BUILDING ONE Cathedral Square Christchurch	Drawing Title: EXISTING ROOF PLAN Scale: Scale 1:200 @ A3	Issue: SKETCH Date C.A.D file Project No. Sheet No. SK 1.5 Rev





1 - car park side gap between sand stone + brick Top corner

2 - Sand stone joints in columns movement - chipped
Crack Top + Btm of columns

3 - Cracks Sand stone ~~colu~~ window columns both outer sides at base

4 - Columns moved Still Solid 3 stones high right side of centre column
cracks Sandstone window columns both outer sides at base
Flaking Paint around columns

Flaking Paint around window
2 cracked window panes

5 - Crack window column btm Left side
Crack window column Lower Right side
centre column crack/chips right side
cracks on stone joints window columns

6 - Crack window column btm left side

7 - Centre column moved 10mm gap Solid - 1 stone
Cracks window columns btm both out side

8 - Crack btm centre left window column

---

1 cracked window

9- crack/chip left column
old gaps/new cracks base flower corbel
Loose pointing left window arch
3 window columns/arch cracked
cracks btm outer side window columns both
1 Broken window 1 cracked window

10- crack window arch left side - Flaking Paint right side
cracks outside window columns btm both sides.
Crack Top right side column under window
Broken window

11- cracks top 2 outside arches
cracks/chips 3 column/arch joints
chipped/cracked window column right side Btm

12- crack pointing top window left side

13.- open Brick Joint right side window
open Brick Joint x2

14 - Cracks window column bTms x3

15 - Cracks window column bTm x2

B cracked window

16 - Crack in column

17 - open brick Joint

18 - crack window column btm left

19 - crack window column btm ~~left~~

gap in joint between stone column (painted) & unpainted brick
this whole side 2 shots

1 cracked window

---

20 crack window columns outside both sides btm

21 gap between stone column & brick 2 shots no dust
crack window columns outside both sides btm

22- crack top corner
crack left outside column
crack ledge below rectangle window
crack Left side window column btm

23- crack window columns btm outside both
crack left side ledge at column
Crack Left side window arch at top

24- cracks Top window arch both outside window
Left side large right side small

cracks btm outside window columns
cracks left side window ledge at column

25 - crack/chip Btm right window column

26- crack Btm right window column

27- crack btm right window column

28 crack ~~left~~ centre left side window column
From window sill to Top of lower window

29- window arch Left side crack / ~~mortar~~ Painting missing

cracks baths sides of door in sill

30- window arch Left side crack / mortar missing

31- centre window arch crack / painting missing

crack in window sill left window right side

crack left side old door sill to window arch below

32- crack window arch left side window centre

crack window arch Right side window left side from above

---

1 broken window

33- crack ~~centre~~ column between windows of flower

crack Right window sill down to ledge & window below

34- cracks window arch 2 Left ~~side~~ side windows

crack window right side around sill

35- crack centre window column right side Top

36- crack window right ~~side~~ side head To Top of ledge above

---

~~3 each~~ 4 & Cracked window

---

37. End column 15mm at arch height crack through to window
Crack Top centre window column
Crack Top Right window arch.
crack end column through to window
Crack right side window btm column.
Flaking paint end column at ledge height

38 -- Left window arch Flaking paint

Flaking paint (sand stone crumbing on surface)