

+64 3 3844753

BU/40/79/255  
Mr Black  
Ext. 678

Sir,

ADDRESS : 253 MANCHESTER STREET

The letter WIW/AM/869 dated 3 November 1983 refers.

The building was secured in 1976 under two building permits, which included the removal of the street wall parapets and construction of a reinforced concrete bond beam at roof level; the attachment of the first floor and roof trusses to the load bearing masonry walls; the introduction of one laterally placed reinforced concrete frame on the ground floor; re-roofing of the entire building.

In its current condition the building is regarded as having been adequately secured under the terms of Section 624 of the Local Government Act, to prevent sudden collapse in a moderate earthquake. It is not regarded as having been fully strengthened sufficient to preclude damage to the building in a moderate earthquake.

An analysis of the building has been carried out using the Recommendations and Guidelines for Classifying, Securing and Strengthening Earthquake Risk Buildings, (draft for comment). That exercise yielded a notional recommended period between securing and strengthening of 21 years for the building, at the discretion of the Council.

You could accept that figure as a guide to assist you in the matter you refer to in your letter, but the policy of this department is to review such buildings at about ten year intervals, to ensure that no significant deterioration occurs which could influence the estimated life.

Yours faithfully,



PN  
File

+64 3 3844753

J. G. POWELL, B.T. CIVIL, M.I.C.E., M.A.S.T.E.  
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# POWELL, FENWICK & PARTNERS

CONSULTING ENGINEERS

CIVIL, ELECTRICAL, MECHANICAL, ACOUSTICAL, STRUCTURAL

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 75-333  
 NAPIER 52-352  
 WELLINGTON 721-854  
 INVERCARGILL 3-751  
 CHRISTCHURCH 64-342

Mr. Keith Doyce,  
 38 Wilton St.,  
 Christchurch.

*Bryan - please file 12/1/76*

11:37:76  
 Building 3/46  
 Job 501E.

Dear Sir,

Building on corner of Manchester and Gloucester Streets.  
 NW

As requested by your Architect, Mr G.P. Wells, we have investigated the above building in order to assess the work necessary to bring it to such condition that it would be stable under half normal earthquake design loads - as is required by the City Council if the building is to remain for some years.

The following is a basic summary of work necessary:-

Remove parapets and chimneys, replacing parapets with concrete or filled block band - see our previous drawing No.4583.

Fix roof and ceiling framings to brick walls adequately to transmit shear forces, and add bracing in ceiling.

Fix first floor framing adequately to brick walls, and add 3/8" or 1/2" ply or particle board diaphragm over whole of floor or ceiling, nailed at approx 3"cc. to existing joists.

Provide some concrete framing in East and west ground floor walls.

Note that the present columns along Manchester St. frontage are not concrete, but plastered brick, and of very little earthquake resistance.

We have not made a detailed estimate of the cost of this work, but could not expect it to be less than \$20,000.

We await your further instructions.

Yours faithfully,

*H. J. Wells*

H. J. Wells.

*Copy for City Council Engineers Dept*

*City for file*

# CITY OF CHRISTCHURCH

CITY ENGINEER'S DEPARTMENT  
P.O. BOX 237, CHRISTCHURCH, NEW ZEALAND

Mr J. Harris,  
98 Hazeldean Road,  
CHRISTCHURCH

13 October 1976

re Building Application No. 412 BU/1/2

B11/7

Mr Faulkner

Dear Sir/Madam, your application for permission to  
remove parapet and pour beam at 255 Manchester Street

has now been approved. Before work is commenced the undermentioned fees must be paid and a building permit uplifted from this office.

Vehicle Crossing	.....\$	
Builders Water Supply	.....	
Water Connection Charge	.....	
Building Permit Fee	.....	35.00
Building Research Levy	.....	3.50
Street Damage Deposit	.....	Master builder
		<u>38.50</u>



The Building Permit Application is approved subject to the following conditions:

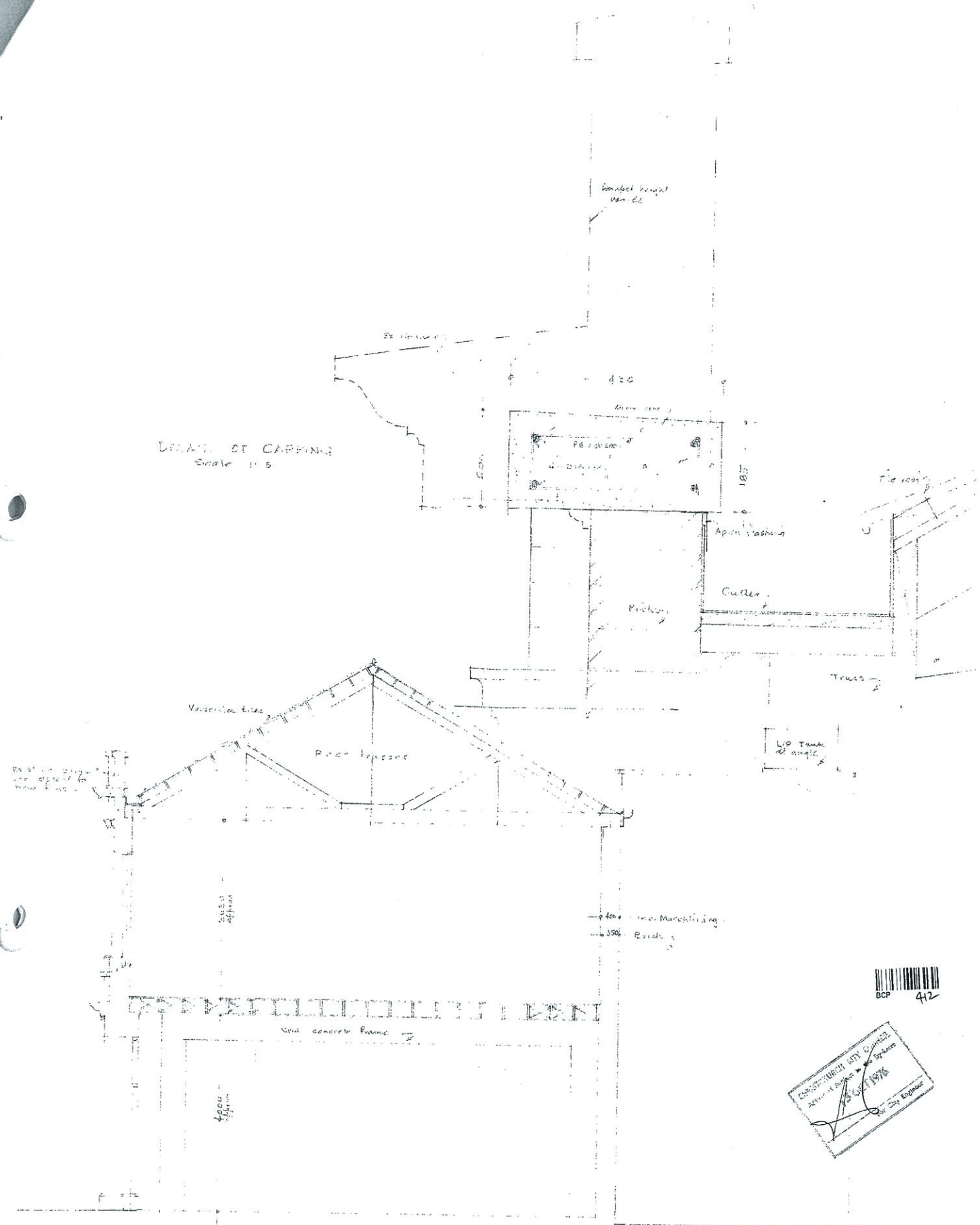
1. The new concrete capping band being returned at least 3m along the north and west walls and anchored back at least 3m to the cross walls.

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

Yours faithfully

*[Signature]*  
for Deputy General Manager and City Engineer

c.c. Mr K. Roys,  
C/- Mr J. Harris,  
98 Hazeldean Road,  
CHRISTCHURCH

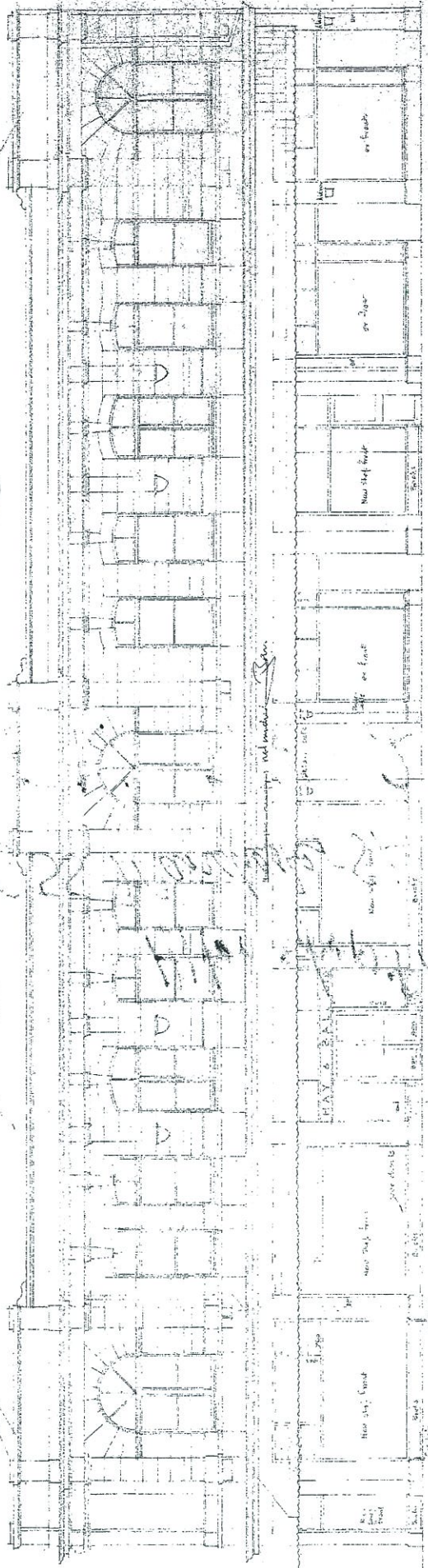


SECTION THRO' BUILDING FACING SOUTH  
Scale 1/50

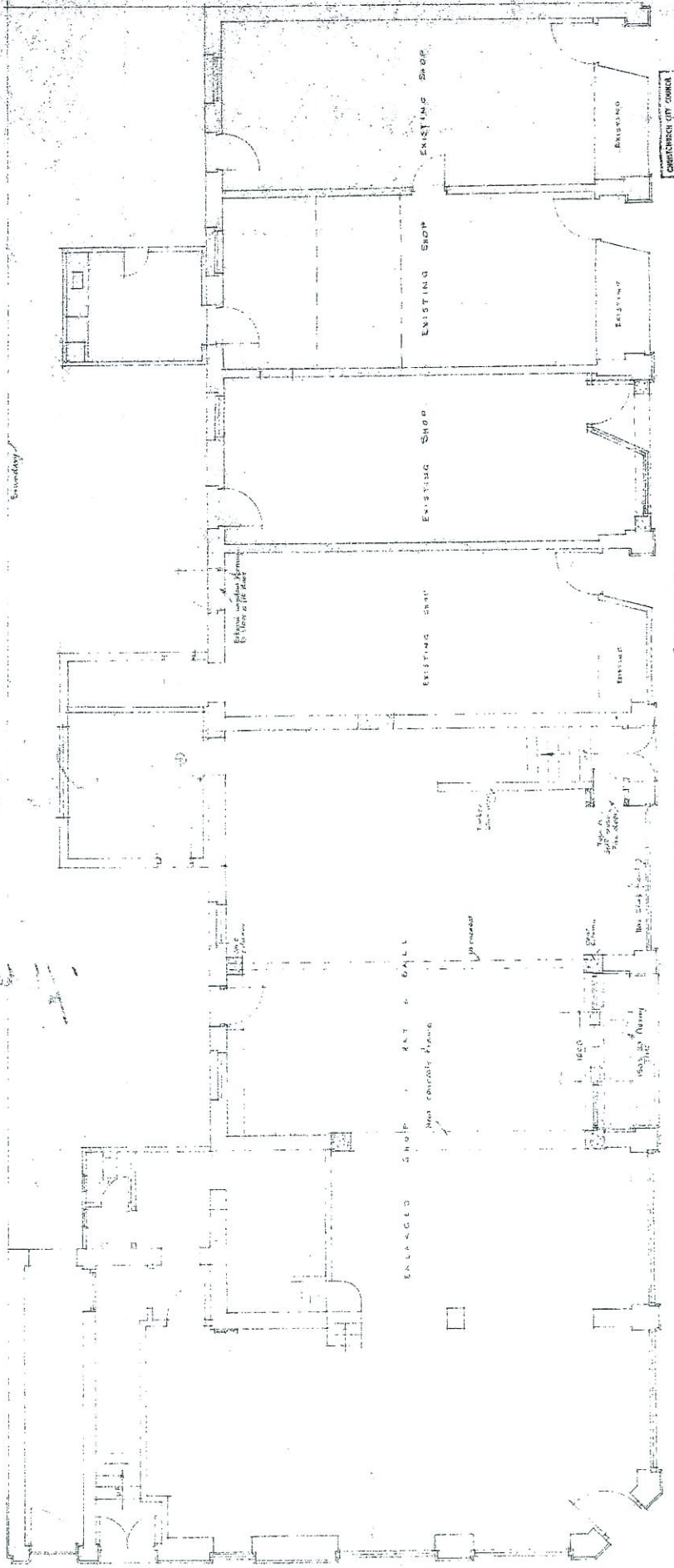
NEW PARAFFET TO BUILDING AT CORNER GLOUCESTER & MANCHESTER VIE  
FOR MR. KEITH ROYDS

DWG: 50-4 76

C. B. WELLS & SON  
233 MADRAS ST.  
CHRISTCHURCH, N.Z.



ELEVATION TO MANCHESTER STREET (ALTERED)



MANCHESTER STREET

ALTERATIONS TO BUILDING AT CORNER OF MANCHESTER & GLOUCESTER STREETS CHOR.

Scale: 1/50  
Date: 16.5.46

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Approved for issue  
12th Nov 1936  
A.S. 27/36

C. B. WALLS & SON  
225 MADRAS STREET  
CHENNAI 2, INDIA