

Attachment B - Corban Estate Arts Centre: Proposed Barrel Room Exhibition Space

The Barrel Rooms, and associated store room, sit along the railway embankment of the Corban estate, to the north of the Still Tower. The rooms were constructed by the Corban family in the 1920s as barrel storage and fermenting rooms for their winery.

The area was structurally upgraded by Council in 2012. A steel frame was built within the space and a reinforced concrete retaining wall was poured right along the embankment side. The works were designed by Harrison Grierson Engineers. No other repair works were carried out at that time. The roof continues to leak. The windows are boarded over as they are in very poor condition. The building has very limited services.

The area has been identified by the Waitakere Arts & Cultural Development Trust (WACDT) as having great potential as a new space for exhibitions, events and performances.

It is proposed to:

- repair and upgrade the existing exterior;
- to fit a new roof with skylights, to replace all the spouting and downpipes;
- to fit insulation to the ceilings and to fit ceiling linings between the existing trusses;
- to restore all the existing windows;
- to restore the existing external doors and to fit new doors at the entry;
- to upgrade the lighting and general electrical services to allow for the proposed new use;
- to lay an overlay floor through the space to create a single level (the space is currently on two levels as a result of the retaining wall foundation works);
- to install some form of heating system;
- to install a small service kitchen;
- to fit out the adjoining storage room space as a new toilet facility,
- and to create all the necessary ramps, stairs and shelter outside the entry to enable disabled access.

On the accompanying plans the areas where it is proposed to create the exhibition space is labelled D2, the proposed toilets are in the adjoining space labelled D3.

(Provided by Graeme Burgess, Burgess & Treep and Trustee WACDT)