

## Attachment D – Heritage Assessment Approval in Principle

Hi Grahame

As you know I was recently forwarded a Preliminary Concept and Draft Plan for the Corbans Estate Barrel Store by Janny, the Area Manager of Operational Management & Maintenance Team. It was good to meet you on Tuesday morning there to discuss these exciting details.

I was surprised at how much of the interior remains intact, in spite of the seismic strengthening work carried out. This internal intactness as well as the ability to read the later external changes, provides a firm basis from which to develop this scheduled building into a unique space for gallery and performance, and as a venue could offer a real point of difference due to its particular characteristics.

The concept plan focusses well on the elements of high cultural significance highlighted in your Corbans Estate Winery Conservation Plan of 2005, and while further cross-section detail and elevation treatment would be clarified with worked up proposals, the careful approach would signal a positive heritage outcome.

A good example of this is the intention to provide a clear matt seal to treat the raw internal concrete walls (to form the kitchen), that would help to carry forward signs of the historic use of the space. There is an opportunity here to preserve the tally marks chalked on the walls, as a reminder of the batching activity that took place here. As well as keeping the raw brickwork surface detail exposed.

The sash windows that survive behind the boards are damaged, but have fine section possibly astragal glazing bars. Some upper leaf six –paned horned sashes still survive and I would recommend all salvageable joinery is kept, repaired and maintained alongside replicated details. Sash windows to the nearby former garage building (now an arts block) have been sensitively repaired, and the same philosophy could be applied to the Barrel Room joinery. Some paint remnants found to the window linings may also be useful for choosing the intended paint palette.

The re-opening of the infilled brick-arched doorway to the north end is certainly a welcome step, and will re-introduce the lost fenestration rhythm. I think we need to be sure that all the roof lights shown are only inserted where they needed, once the benefit is gained by re-opening the windows. Was the sash window intended to be re-opened to serve the kitchen? We can discuss further the detail on the type and number of roof lights in due course, but it would be good to explore all the roof window options to follow an industrial theme.

Overall I support the approach in principle set out at this concept design stage, and look forward with hope to see how the scheme is developed further to satisfy requirements under for example the Building Code, and where we could mitigate any adverse effects encountered by compliance.

Regards

Richard

Richard Bland

**Heritage Assets Advisor | Built Heritage Implementation**

Plans & Places Department

PH [021 869 713](tel:021869713)

Auckland Council, Level 23, ASB Building, 135 Albert Street, Auckland Central

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