

HERITAGE BUILDING MAKE SAFE REPORT TO CONTROLLER: Group 1 and 2 / Protected buildings

Memo



To: The National Controller
From: Director of Operations
Date:

Address of Building: 136 Barbadoes Street

Heritage group: Group 1
NZHPT registration: Category I

Name of building and description: Cathedral of the Blessed Sacrament

Building owner name & contact details: Catholic Diocese of Christchurch owner's contact Opus International Ltd contact person: Carole-Lynne Kerrigan 027 285 5305

Has the owner been contacted?

Contact has been through the owner's representative Opus International who are responsible for the engineering advice and solutions and conservation programme for the Church. This has been an ongoing in conservation project , in particular since the 4th September 2010 earthquake.

Decision requested of the National Controller

That the partial deconstruction of the north west bell tower of the Group 1/Category I listed and registered Cathedral of the Blessed Sacrament, 136 Barbadoes Street, be undertaken in order to stabilise the building and reduce falling hazards.

The conditions proposed:

- That the deconstruction work be undertaken by the current contractors, a qualified stonemason with experienced in working on heritage buildings and supervised by Opus Heritage Consultant Carole-Lynne Kerrigan.
- That all material removed, such as the carved and cut stone and bells, is to be recorded by photograph and plan in order to allow for later reconstruction.
- All materials are to be stored in appropriate locked containers on site until further notice.
- No material is to be removed from the site – for clarification please contact Heritage on 021 0269 1866.
- That the area once deconstructed be made weather tight.
- Photographic record is to be undertaken by the New Zealand Historic Places Trust Archaeologist prior to commencing work on site (contact Dan 0274126448 or Katherine 0276563985).

Advice Notice:

-It is recommended that the two supporting carved angels be removed along with the cross on the western façade and stored appropriately on site.

Signature _____

JHS
15/19/50 MAR 11

Date _____



Description of damage sustained February 2011 and any damage that arose from September 2010 or Boxing Day.

Considerable damage and partial collapse to the north west bell tower has resulted from the 22nd February earthquake. The towers had received some damage in the Boxing Day quake and a stabilisation programme was in progress at the time of the February event.

Engineering advice provided.

Engineering advice has been provided by Opus International -contact engineer Andrew Brown. The work requires the removal of unstable cut and carved stone from the northern bell tower, and the deconstruction of the tower to the string course between the ground and first floor levels. Prior to the deconstruction the reinforced concrete ring beam will be removed and the bells and supporting framework are to be located, removed and stored.

Engineering peer review

The engineering advice provided has been undertaken by experts with experience in heritage building conservation. A peer review is not required given the level of deconstruction required.

Heritage impact assessment

The first church on this site was a small wooden building erected in 1860 on land granted to the Roman Catholic Church by the Canterbury Provincial Government. This was replaced by a larger church, which became the Catholic pro-cathedral in 1887. By the turn of the century, a new building was needed to accommodate the growing Catholic population and architect F W Petre was contracted to design it. Already well-known as a church architect he had designed the Cathedral Church of St Joseph in Dunedin, St Patrick's Basilica in Oamaru, and the Cathedral of the Sacred Heart in Wellington. Petre persuaded the then Bishop, John Joseph Grimes, that a cathedral based on the rectangular plan of the early Christian basilicas, and neo-classical in style, was more appropriate and more affordable than the Gothic style that the Bishop initially favoured. The final design varies from the standard plan of early basilicas in that the central dome rises above the sanctuary rather than above the junction of the nave and transept.

The foundation stone was laid in 1901. Construction required more than 120,000 cubic feet of steel (3398 cubic metres), 4,000 cubic feet of concrete (114 cubic metres) and 90 tons of steel. Fifty men were employed to work on the cathedral and the tile mosaic in the sanctuary was laid by Italian workmen brought over from Sydney. Despite some controversy between Petre and Grimes over cost and design, the building was completed by 1905. It is built primarily in Oamaru stone with a core of poured concrete, characteristic of Petre's work. It is considered to be one of the finest examples of this type of church architecture in Australasia.

The work proposed is to deconstruct the north west bell tower only to stabilize the tower and ensure the safe removal of material to be later used in reconstruction. The work will ensure that the built heritage values are retained.

Lifelines has been contacted

Yes

Identify near-by service features before starting major works

Telecom / power manholes

Demolition/Deconstruction Complete Y/N Date.....Name.....Signature.....

- Protect with minimum 12mm thick steel plate overlapping the edges of the hole by 200-300mm

Telecom / power roadside cabinets

- Protect as much as reasonably possible

Roading classification and assessment of impact on network

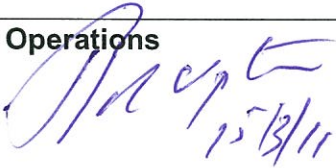
Barbadoes Street – one way major arterial route – impact moderate to severe

Traffic Management Plan reviewed and approved (where outside cordon), any conditions to be noted.

Access to the site will need to be managed.

Director of Operations

Signature:



Date:

15/13/11