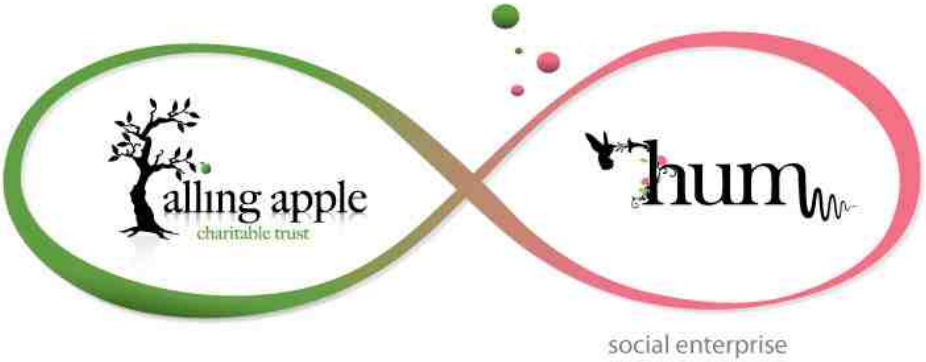

People before Profit

Updated May 2014

~ Work Debrief Summary ~

Debrief of work completed at 123 Grafton Road by community volunteers, both professional and newly skilled including summary of the approach to work, supplies from sponsors and recycled reconditioned product on behalf of Hum and Falling Apple Charitable Trust

www.fallingapple.org.nz | www.humsalon.co.nz | facebook.com/humsalon
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Project Objective:

To bring both professional and community volunteers together to give the heritage villa at 123 Grafton Road a new chance at life. To allow the restorative effect of the building on the main intersection on the corner of Grafton Bridge and Grafton Road be a living symbol of the realization of what can be achieved when people come together over a common cause and stick with it, even when times are tough. To take responsibility of the villa out of the hands of the landlord who was struggling to prevent its further decay, having no ability to secure its preservation. To secure a 20 year lease on the property with first right to renew and first right to purchase for the community. The community has successfully taken the villa out of its decrepit state and her former glory restored with attention to conservation and preservation. Having her in use and loved by the community is a joy for all involved.

The metamorphic journey of the projects innate change and development has served up a property not only restored to its former beauty but while we now wait for the landlord to rectify the re-piling and re-leveling it continues serving its community by supplying workshop space, a facilitated community gathering point, a chance for people from all works of life to interact, fellowship and love.

In this document we provide a summary of the in-depth effort the community has gone to, in preserving this house for its life, it has not been one that is slap-stick neither careless. We have treated this villa as a home for the community recognizing the great history and stories the villa walls hold. Some things, once gone, can never be replaced.

The community involved with this restoration wants to make a point of celebrating quality over quantity, cherishing the old, it is making a definitive

point to move away from the thinking of our current consumerist society and appreciating things that are made to last. The older generation working with the younger with respect to the qualities each holds in relationship with one another, neither is disposable, no life is disposable.

The things that are made to last take time and quality resource, and there in is the treasure. This has been our approach to both the villa and one another during the projects birthing and growth. Through the greatest highs and the deepest lows we have continued to love.

Condition of Property on taking the lease

- ***See Appendix 1 for associated 'Condition of Property' photos***

The condition of the property was very poor beyond superficial damage.

- Severe rot in large areas, much hidden by numerous years of painting over top of old
- Structural deficiencies on both deck and East North corner of house including severe rot
- Misalignment of all deck beams and their support including above East South Bay Window and all associated wood
- House had suffered alignment damage due to piles put in by landlord along front and side of deck and below bay window allowing a domino effect on all areas of the house alignment including; joins pulled apart, ripping of decorative features, wave format of building instead of straight gradient, parts of house higher than others. These changes are a direct result from random piles being put under the house at separate stages where single jacking has occurred rather than a unified lift. Fabric already weakened and rotten was instantly compromised.

- Areas of the house completely out of position, decorative features cracked, wood cracked and out of line, No repiling and releveling was completed as per the Code of Compliance.
- The property not only suffered the defects from the bad piles the landlord had completed but also an attempt by the landlord to cover these defects up like T&G over the top of old, meant additional issues
- The house has a Code of Compliance for a full repile and relevel but this has not been done, we are contesting the wrongful issuing of the Code of Compliance, which was presented on us when signing the lease. Rather the job completed seems one readying the house for demolition with areas of the house not touched. The house has not been lifted, the structural beams beneath have not been replaced, rotten ones still exist. Piles put in serve the purpose of holding the house up and are not attached to the main house in areas.
- Internal walls were damaged from the site being left derelict for sometime, graffiti, and broken areas from break-ins including boarded over broken windows and other associated damage
- The roof was in a very poor condition. There was severe rust in the main valley tray, corrugated iron, around flashing, spouting including ridges. The South side of the roof was in better condition but still required reconditioning. Despite our preference to use reconditioned products to recycle where possible, we required a large quantity of new custom made roofing from Metalcraft.

Our Approach

- ***See Appendix 2 for associated 'Our Approach' photos***
- ***See Appendix 3 for Affidavits of some of our builders who speak to our Approach and Standard of Work.***

Our approach is to conserve, restore and retain original heritage fabric where possible, recycle reconditioned heritage fabric from other sites (largely Christchurch) and order new custom replicas only where necessary. All products were either sponsored or donated and the sales from the Coffee Hut helped fill in the gaps for items such as scrapers, replacement blades, sand paper, nails, paint brushes, extension chords and operational costs. All work was completed either by sponsors and/or volunteers. According to the job required professional volunteers worked alongside those wishing to up skill or provide a general helping hand.

Matthews and Matthews, heritage architects, did preliminary concept drawings and Blacktree architects picked up the ball in providing further detail for extended Resource Consent Amendments and Building Consent Construction drawings for the project's future use. Bungalow and Villa advised on various possible balustrade re-instatement designs and will provide future replica product. Encompass Design consulted on various concept designs for the gardens, to be realized when full restoration and additional consented work is complete. Thorburn engineers provided their consultative services.

Camelspace provided the scaffolding for the just over year and half period required. Wrap-it wrapped the site to prevent lead contamination, to contain restoration debris. We also quite liked the idea of the villa being wrapped like a gift, so when the building was unveiled it would be a dramatic surprise for the public.

Ward demolition supplied a large quantity of recycled replica timber. Others came from demolished sites here in Auckland and various community donators. South Pacific Timber, Tim-Spec and North Pine supplied the new pine custom cut replica timber or raw material to be custom cut; new timber was also supplied to us from various community donors. Botica Timber custom cut the decorative pillar lace for both upper and lower decks. We had on-site crafter builders, who hand crafted replica decorative features, backing boards, beading, pillars, fence posts and their

decorative features, fretwork boards, fretwork, skirtings, scribers, fascia, column molds, bull noses and spliced timber replacement replicas to fit as required for both re-construction and rot remedial. St Lukes timber will be supplying the native timber for the internal staircase when we are able to complete this which is on hold until the landlord has remedied the repiling and releveling issue.

James Hardie provided the backing board while CRC provided various products to help with the preservation of the villa including solvents for oil based product, builders fill for finishing wood spliced fills and flexible sealant for all areas. Mitre 10 Onehunga provided heat guns and other safety gear, ensuring we were we were protected when removing paint from those corner hard to get to edges. Active Safety supplied an industrial First Aid kit, overalls, safety glasses and masks, exit signs and fire extinguishers for each exit. Super King Storage in Parnell provided storage for the project and have done so since the beginning of the project to allow items to come and go as needed. For example when working on removing lead all furniture was put in storage to ensure no contamination.

Metalcraft supplied new custom-cut replica flashings, valley tray and spouting for the entire house (except for the west side lower add-ons, which is to be demolished). They also supplied new corrugated iron and ridging.

COTEC (who wholesale to About Colour and supplied our coffee hut paint) provided the paint for the entire site for both the villa and fencing, including the special oil protective sealer. This paint included oil protectant to cover the entire house twice over, including two coats of primer and two coats of colour. Sea2Sky supplied all the specialized gel for safe lead paint removal to cover the entire house twice over (bar West side add-on to be demolished).

Rubbish Direct took care of lead contamination waste for special disposal and Pink Bins took care of ongoing debris and rubbish. Hirepool Grey Lynn gave us access to specialized equipment.

Glass Direct replaced the windows for us with new glass where necessary alongside various community volunteers who used recycled glass from Ward Demolition. Firstpoint Electrical undertook wiring for us including the placement of a three-phase plug to the house alongside community professional volunteers who helped to ensure the whole house had working safe wiring. Whatpowercrisis supplied us a Gas Califont so we could have access to hot water and Collins Plumbing installed it for us.

Emmitt Consultants provided us with a fundraising estimate post-restoration stage. To take the property to the next level they provided estimate costings to ultimately have the site serving food and providing other community requirements including back decks for all day sun and a disabled lift to the top floor where workshop space and dinner discussion rooms will be. They have also provided estimates of value of work put into the villa to-date.

Beacon Pathways will be helping with the next stage of the project in regards to taking the house off the grid, using renewable energy and cost-efficient practices. They will provide input into amending the Building Consent drawings to allow for their suggested innovations. The building team at the council are prepared for these innovative alterations, the heads up given at a preliminary building consent meeting. Beacon will also help harvest future sponsors for the sustainable approach. They will enter the stage once the landlord rectifies the re-piling and re-leveling issue, we look forward to this moment, so we can get on with getting things on.

Tactical approach was;

- To take all paint work back to wood so all rot was apparent and structural deficiencies made known. Two coats of specialty Sea2Sky gel product painted on all areas of house, except West add on, which required hand scraping to safely remove lead paint on each coat. A further hand scraping of entire site required to get into grooves of wood joins and a further sanding of entire site afterwards to smooth. All rot removed and made good.
- All decks uplifted and structural supports. Approach main structural remedying with experts on hand. We used Rhys Darby as our main advisor who has spent a lifetime involved with Heritage Projects. He oversaw the pulling in of the main decks to the house to rectify out of place, miss-aligned structural beams and associated work.
- Recondition removed wood where possible – nail removal, removal of lead and paint with oil protective sealer before priming coats and top-coats.
- Custom make wood replacements where original reconditioned fabric could not be replaced or splicing was required or reconditioned replicas could not be found
- Custom make beading, decorative features and wood splices on site from both native and pine
- Bring in recycled and recondition the timber
- All areas covered in protective oil primer before priming and painting (lower deck T&G not included due to re-working from no re-piling and re-leveling resulting in house movement)
- Treat areas with anti corrosion where old nails had been, oil based protective sealer, special timber glue for insert, minor crack filling from splicing with builders fill and finishing with permafill
- Reconditioned timber required the use of builders fill on natural knots and permafill to even out to straight line and over old nail holes ready for painting.

- Flexible gap filler was used where major joins existed to allow for natural expansion of wood. Entire area sealed after remedial work with protective oil sealer to prevent future water damage.
- Because of the miss-alignment of the building , choosing to recondition original fabric, bring-in heritage replica items that required reconditioning and to custom make, rather than take anything off the shelf, the labour time was immense to complete any section of work. Often the remedial work on one area led on remedial work in another. Domino effect in corrective work.
- Builders who have been involved with Heritage projects for many years oversaw, advised and were involved with the work

Heritage Approach

- ***See Appendix 4 for email from Pavarti Rotherman confirming heritage approval of colour.***
- ***See Appendix 5 for Mary Louise Ormsbys Research Paper***

All areas signed off by council including Methodology, House and Roof colour and Balustrade re-installation. The Heritage team was consulted at all times which included site visits.

All demolition work involved cautious removal to save wood for reconditioning, recycling and re-use. All unused material was stored incase it was required for splicing or other hand crafting remedial or decorative work.

- Mary Louise Ormsby was also commissioned to do a research report pertaining to the house and the adaptability of the back area (West) through out its history to ensure our choice of placing a deck and disabled lift there in the future speaks to an approach that is consistent with past practice and is

sensitive to the Heritage nature of the site. Mary is an accomplished and well known professional researcher and writer for the Council and other official bodies such as the War Museum.

Building Approach

- ***See Appendix 6 for email chain for approval of balustrade reinstatement***

- Site visits by our engineer occurred during work
- Building team sign off and health and safety sign off for reinstalling top and lower balustrade to original height
- Approval to have individuals stay and work on site both private upstairs and public while building work ensued was granted. The council understood the uniqueness of the projects approach and allowed lee-way as long as certain requirements were met including;
    - Fire Alarm Installation
    - No public access on top deck until remedied
    - Fence around balcony to ensure health and safety was adhered to due to missing balustrades and other damage to the house

Worked Areas

NORTH

- ***See Appendix 7 for 'North' photos***

All lower subfloor bevel back weatherboard replacement. Framework added to allow for clean gradient. No piles or support beams touched.
Demolition of temporary board around lower subfloor area make good.

2 x large window removal (all top window sashes were painted closed), reconditioned and replaced including: window frames, window weights, sash cord, pulley, stops, parting bead, sash pocket, window rails, head jabs, beading, meeting rails, channel, etc
Deck roof uplift and make good
Deck roof reinstatement with original after treatment
Main roof replacement and new ridges.
Demolition of façade false roof around lower deck support beams and weatherboard next to tool shed 16m2 and made good to new weatherboard
Demolition of wiring in demolished façade area next to tool shed and made good
Removal of deck entire areas for remedial deck work including structural beam removal and replacement (See East Side Work)
2 x external door remedial work, sanding, prep and prime. 1 x door rim removal to make good to weatherboard
Same work done pertaining to custom circles, decorative arches, deck structure etc as East Side (See East Side)

SOUTH

- ***See Appendix 8 for 'South' photos***

Fire Escape balcony removed and made good
Iron Bathroom Piping and removed made good
Cool Store Cupboard removed made good
Cool Store metal pipe removed and made good
Removal of both rotten weatherboard and good weatherboard for alignment and replacement. Replaced with: Existing timber 30%, new pine custom spec bevel back (individually oil protective primed before installation) 15% and replica kauri recycled bevel back which required scrapping, sanding and prepping prior to putting on 15%}} =60% Total = 118.6m2

Framing brought into align and remedied to follow straight gradient 60%, replacement - 30%
Framing replacement 40%
Fret Items x 10 removed and made good and replaced
Fretwork back framing pulled in line 10m2 all associated fretwork made good
Upper Fretwork wood Framing pulled in line 10m2 and made good
Old rotten spouting removed made good 16.2m2
New custom made spouting installed 16.2m2
Ridges removed, made good 10.5 m2
Ridges replaced with new 10.5m2
Corrugated Iron uplift and replace with existing 16m2
Roof frame remedy brought in line 5%
5 x large window removal (all top window sashes were painted closed), reconditioned and replaced including: window frames, window weights, sash cord, pulley, stops, parting bead, sash pocket, window rails, head jabs, beading, meeting rails, channel, etc
5 x large window reconditioned External lining, sill, internal lining. Removal of side edges of external lining x 3 windows and replacement with existing reconditioned. Sills rot removal on all x 5, (spliced in with custom fitted wood after protective priming. Remaining timber treated for rot. Special adhesive builders glue and nails used. Builders fill used in cracks where replaced wood sill meets remaining good wood.) All windows sealed on join's with special flexible filler to prevent water leakage and to allow for natural movement.
Two coats of Sea2Sky gel for lead removal hand scraping on each coat, followed by sanding to straighten surface.
Painting of entire South wood areas first with a protective primer to bind to the bare wood x 2 coats and fill in any small natural wood joins preventing weather damage, followed by primer, than topcoats.
All weatherboards and joins sealed with specialised flexi water resistant gap filler, beneath all weatherboards, windowsills, along edges - all joins.

2 x small windows external lining and sill fixed and remedied
3 x chimneys: 1 x Made good and repaired grout and top. All cleaned including tree removal and sprayed to prevent further growth. Flashings repaired on all.
Lead paint removal of all areas including items taken off and replaced.
Hardi-board installation to entire area

EAST

- ***See Appendix 9 for 'East' photos***

Bay Window: 48 x decorative beads removed made good
36 x original reconditioned beads replaced. 12 x beads hand made from baked molds and replaced.
6 x large window removal (all top window sashes were painted closed), reconditioned and replaced including: window frames, window weights, sash cord, pulley, stops, parting bead, sash pocket, window rails, head jabs, beading, meeting rails, channel, etc
6 x large window reconditioned External lining, sill, internal lining. Removal of side edges of external lining x 3 windows and replacement with existing reconditioned. Sills rot removal on all x 5, (spliced in with custom fitted wood after protective priming. Remaining timber treated for rot. Special adhesive builders glue and nails used. Builders fill used in cracks where replaced wood sill meets remaining good wood.) All windows sealed on join's with special flexible filler to prevent water leakage and to allow for natural movement. Native timber used.
Weatherboard take-off replace with current reconditioned 60%. Remedial building work to other 40%
All decorative features beading and backing removed, reconditioned replaced, back board replacement and alignment. Hand crafting of new beading out of native 1m
Backing of window frame removed and spliced with custom cut sized wood. 40%
Rot removal 40% spliced in with native timber replacements. Exposed wood treated.

Everything re-aligned.
Lower Window fretwork made good as aligned. Roof Fret work 3 x removal, backing aligned replaced and spliced in.
Window Curved arches repositioned, Rot removal and hand crafting replacement 1m
Decorative column fretwork on Bay Window surrounds hand crafted replacement x 6.
Demolition of wiring and attachments up vertical corner beam made good.
Outside corner facade both sides re-positioned, re-conditioned made good.
Roof Spouting replaced with custom made new spouting entire area. Including Bay window area, main roof spouting and deck roof spouting. 23m2
Remedial work to Back framing of roof fret area on Bay Window and upper back framing. 6m2
Upper Main roof framing and fret work alignment and make good.
Entire Deck roof corrugated iron water blast, roof treatment with anti corrosive product, uplift and recondition to replace - 28m2
New Deck roof flashing custom made - 13.5m2
Main roof corrugated iron (not bay window) up-lift and replace with new. New corrugated iron treated before painting. All roof screws individually sprayed with anti corrosive paint.
New Roof ridges all (bar bay window roof)
Removal of all balustrades and rails. Balustrades sent to Jack the Stripper for Stripping.
All Balustrades hand sanded to remove chemical fluff after chemical stripping.
All Balustrades de-nailed and treated with anti rot
All balustrades individually coated on all areas with special oil based protective primer.
All handrails removed and reconditioned for replacement. 20% of recycled replica rails used also reconditioned.
2 x large window removal (all top window sashes were painted closed), reconditioned and replaced including: window frames, window weights, sash cord,

pulley, stops, parting bead, sash pocket, window rails, head jabs, beading, meeting rails, channel, etc
Lower Deck - T& G Full Replacement
Weatherboard removal and replacement to make way for corner facade removal and structural repair to main beam and framework. 10m2
All Decorative features removed and reconditioned and made good. 8m of circles hand made. 20 x half arches on poles hand crafted. All beading beneath pillar decorative molds handcrafted and replaced.
All inside upper deck material removed and made good
All inside upper deck wood custom made and replaced
Upper Deck
Entire upper deck T&G removed and made good
New custom replica T&G installed
All structural beams removed and made good
Reconditioned cross beams replaced, new custom cut structural beams installed - all
Metal support screws placed structural supports under top deck
Custom made metal corner support inserted x 2 on lower deck roof corners
New corner structural beamed installed (Vertical)
Facade corner replacement over structural beam
Entire Decks scrapped back to wood to remove lead. Old filling removed. Old patch work removed to free wood up.
Entire deck strapped up and pulled into main body of house. All corrective work to make good after deck repositioned, to all areas.
Front door reconditioned, stripped back and repaired.
Damage repair to mountings either side of door containing windows reconditioned and repaired.
Entire Front facade demolished and made good
Old electrical fittings and electrical wiring to deck areas demolished and made good including 4 x external light fitting on external façade along upper deck face.
4 x hand crafted pillars made for reinstatement

Removal of 12 pillars for reconditioning and repair
Reconditioning of 5 pillars with splicing in as necessary with native timber custom cut
All facades reconditioned, made good including beneath spouting area
Lower subfloor custom bevel back weatherboard new installed
Old lower temporary wood around where original weatherboard was on subfloor demolished and made good.
Hardiboard installation to entire area
Hand made decorative beading around pillars - all
All pillar decorative molds removed and made good
Decorative pillar fretwork reconditioned and replaced
Custom cut (metal key mold made for cutting) pillar decorative fretwork - 10m. Cut up on side to angles and installed.

WEST

- ***See Appendix 10 for 'West' photos***

Roof lift up all and make good
Ridges all replace with new
New Custom Spouting 60%
New custom made valley tray and flashings including chimneys installed
Deck roof facades made good to main house, reconditioning and replacement
Fretwork items, support board upper and back remedied and reparied. Rot removed on upper and back fretwork support board.
Weatherboard reconditioned only 40% removed and reinstated.
Window rot removed, reconditioned sill and rims
6 x window glass replacement only on lower area. No reconditioning work etc..to be demolished entire area.
Gas califont installed at back of property for hot water supply to site

Fire escape landing, stairs and ladder demolished. Make good to main deck.

Internal Work

- ***See Appendix 11 for 'Internal' Photos***

Installment of new plumbing for shower, toilet as no plumbing to site existed and old existing plumbing not in use
New basin and plumbing installed to bathroom
Demolition of old unused fire-alarm systems and disconnected fire hoses in upper and lower hallway
Demolition of wall linings down stairs hallway, stairs and upstairs hallway and make good.
Removal and Remedying of misaligned board and replacement downstairs and upstairs
Demolition of carpet layers and removal of nails and its surrounds
De-nailing of wall surfaces and clearing of all edges of all rooms of old wall paper, nails etc
Demolition of old wiring to deck and old systems in hallway not in use, copper piping and through-out
Remedial work to floor boards
Re-working of wiring to allow for working electricity and light in all rooms (Only front room and hallway working on taking the premise)
Reconditioned shades installed to keep with the current ecliptic theme of house
Correction of door rims to remedy gaps. These are aesthetic remedies as we have permission to demolish but on demolition they will require a supporting beam to be placed above and no further work can be undergone on the property until the house has been uplifted, replied and re-leveled. With that in mind we have done remedial

work to the site to have it looking tidy in this frozen mode.
Reconditioning and bringing back into use aprox 6 x doors that were nailed shut, dysfunctional or removed. Major stripping not done except 1 x door as many doorways will be opened up in the future and the doors will not be needed.
Lift internal window rims for remedial window pulley system and bead facade pieces holding windows all except west site demolition area.
Removal of boards in Media room and reinstatement to test for sound proofing with different materials
Installation of vintage light in hallway to keep with the property's current aesthetic plus other light features
Cleaning and scrubbing of all internal walls to ensure no possible lead contamination
Upstairs deck internal main doors scraped back, restored, oil protective primer
Sanding and prep work of areas for painting so the site is aesthetically pleasing to the community and visitors despite these areas to be demolished

Landscaping

- ***See Appendix 12 for 'Landscaping' Photos***

Clearing of all rubbish in soil around the property front and back
Removal of rocks and old metal in ground around entire property
Removal of soil a metre in width and 15cm depth around South and East sides to remove any possible lead contamination from work
Planting and digging out of front garden, around coffee kiosk, mulch placement along Southside.
Planting of native trees and plants
Rock garden creation at rare of property

Fence

- ***See Appendix 13 for 'Fence' Photos***

4 x pillars custom made
All pillars reconditioned, scraped back to wood, nail and rot removal and preventative rot treatment
8 x new pillar decorative top base heads hand crafted
10 x new pillar decorative points hand crafted
Hand crafting of wooden plugs to fill in areas where metal fence had penetrated
Protective primer all
Re-construction and restorative work to concrete base all
Finishing coat of concrete cover all

Re-worked Areas

- ***See Appendix 14 for 'Re-worked Areas' Photos***
- ***See Appendix 15 for 'Bad Piling' photos***

Due to the bad piles and areas of the house where old piles still remain, also piles not being connected to the house has meant the house suffers from movement, specifically the lower verandah suffers severe movement through lack of joining of structural beams and attachment to top deck.

T&G ripples up on lower deck and nails are ripped out of place, this work has had to be remedied on three different occasions over and above our original T&G replacement on the lower deck.
The front Bay Window South East Corner specifically suffered movement

altering the 5ml gradient allowed in the new custom made spouting put in. The new custom spouting had to be removed again and replaced with off the shelf above the bay window and half way down the South wall to ensure a 5ml gradient was allowed for water drainage. Of the shelf was used in this portion due to time restraints with a date set for the wrap to come down, media released organized and De-wrap event date set in place. We could not wait for new custom to arrive.
We have noted certain pulling away of our work due to movement of the house, similar to that seen in earthquakes, which is a direct result of house movement and the bad repiling job.
The Subfloor weatherboard on the East and North side have had to be attached, dismantled and re-attached twice.

Work not yet complete

The T&G on the lower deck is not primed or painted as we have to continually replace and remedy sections of this as we do not want to touch any piles or connections beneath the house thus effecting evidence.
The bevel back weatherboard around the North side has been lightly nailed in place ready for detachment again to deal with piling remedy. Only one coat of colour on this section (Priming of wood and replacement wood already taken place prior to putting up). The colour is there so the house looks aesthetically ok for passing traffic and guests.
The internal staircase work done-to-date, completed by the landlord, show off the shelf and mismatched balustrades. We have not remedied the staircase installation as we have been told to cease all work that may be impacted by the house uplift, repile and relevel, which should have been done.

The attachment on the West side has not been touched externally and back kitchen area as we have permission to demolish for building of back deck. Wiring has been done to these areas to allow for lights to work in all areas but old wiring has not been demolished out though is out of reach and pulled up for health and safety purposes. Windows have been replaced in these areas, despite future demolition, for aesthetic purposes.

Quotes and further things to consider

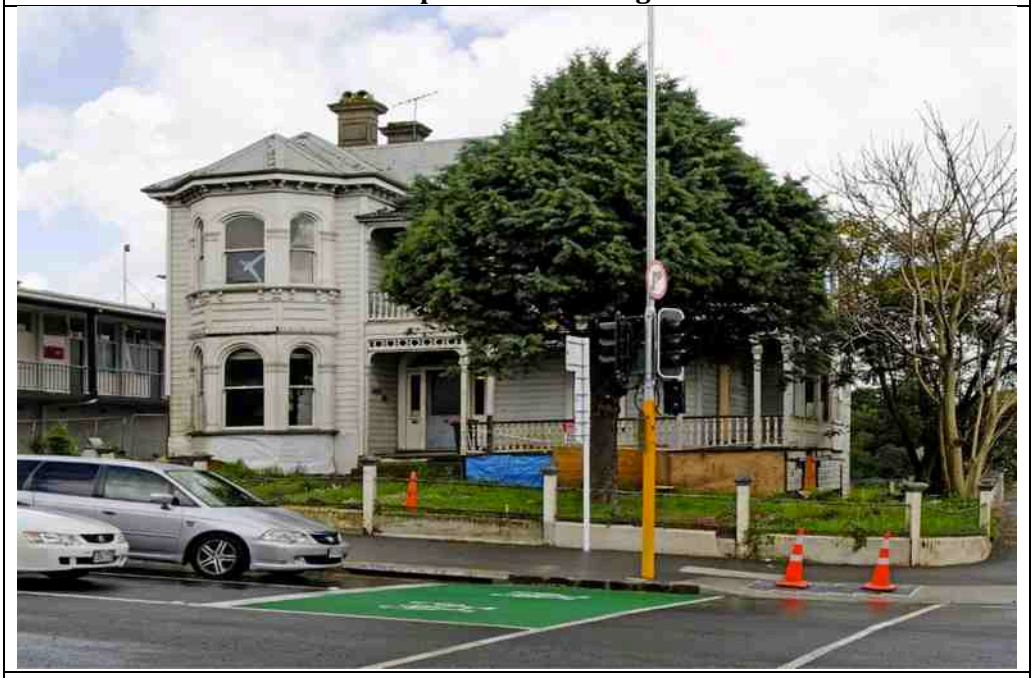
- ***See Appendix 16 for 'Painting Quote'***
- ***See Appendix 17 for 'Scaffolding Installation and Hiring Quote'***

- Lead Removal and Paint - We received a quote for the lead removal and painting of this villa by heritage specialist painters. This does not include remedial work. This amount sits at $67,275 for the paint job alone.
- Scaffolding – We received a cost of Scaffolding erection $7,500 and weekly hiring charge of $750. The scaffolding was up from May 2011 until February 2013 – 84 weeks, which put scaffolding weekly hiring at $63,000 and a total scaffolding cost at $70,500.
- Scaffolding plastic wrap for lead protection – Wrap-it wrapped the whole building for us and this job was verbally quoted at $10,000. This was a one-time fee with dismantling and recycling removal of material on completion

Appendix 1 – Condition of Property



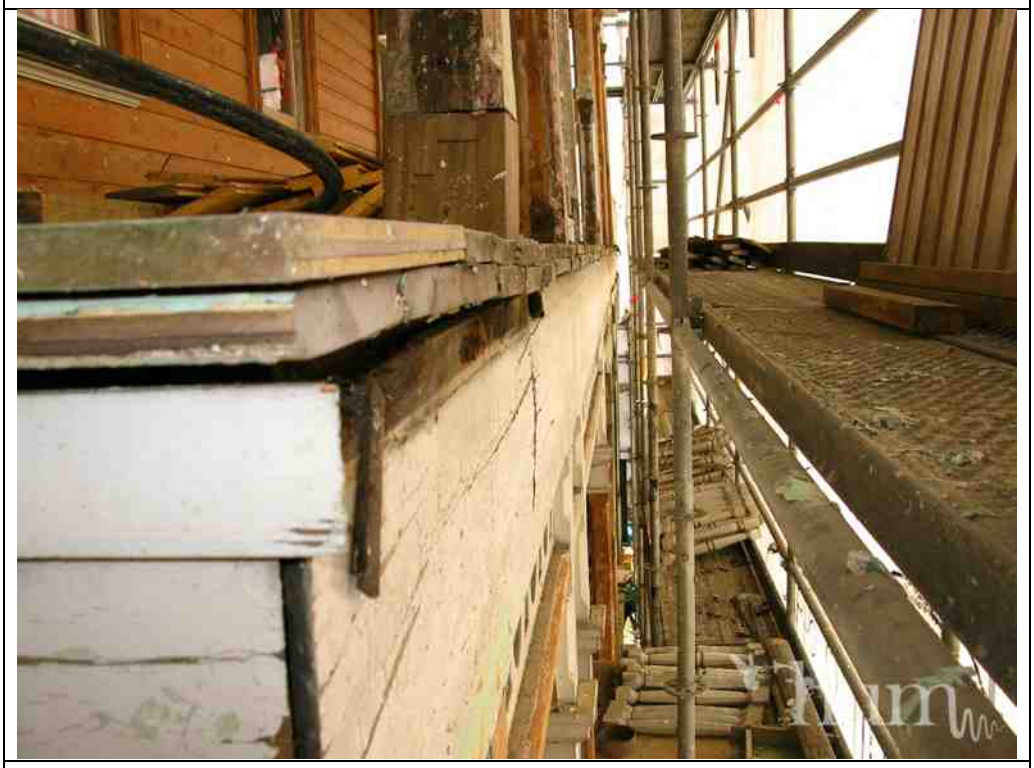
Picture of the state of the villa prior to us taking it



Decrepit front fencing specifically concrete around poles eroded



Example of a deck pillar when scrapped back to wood and the old T&G decking lying beneath new T&G, in the foreground, the landlord had laid hiding old T&G rot.



Example of all external frame work around the property and again the

indoor T&G the landlord had laid above the old to hide structural rot



Further example of rot



Example of rot to pillars when paint scrapped back



Example of cracking of wood and misalignment of beams



Example of framing rot



Example of beams out of line and cracking of wood



Example of main connection beam pulled apart and decorative damage



Example of 45ml structural gap of main beams to main house



Example of structural main beam rot



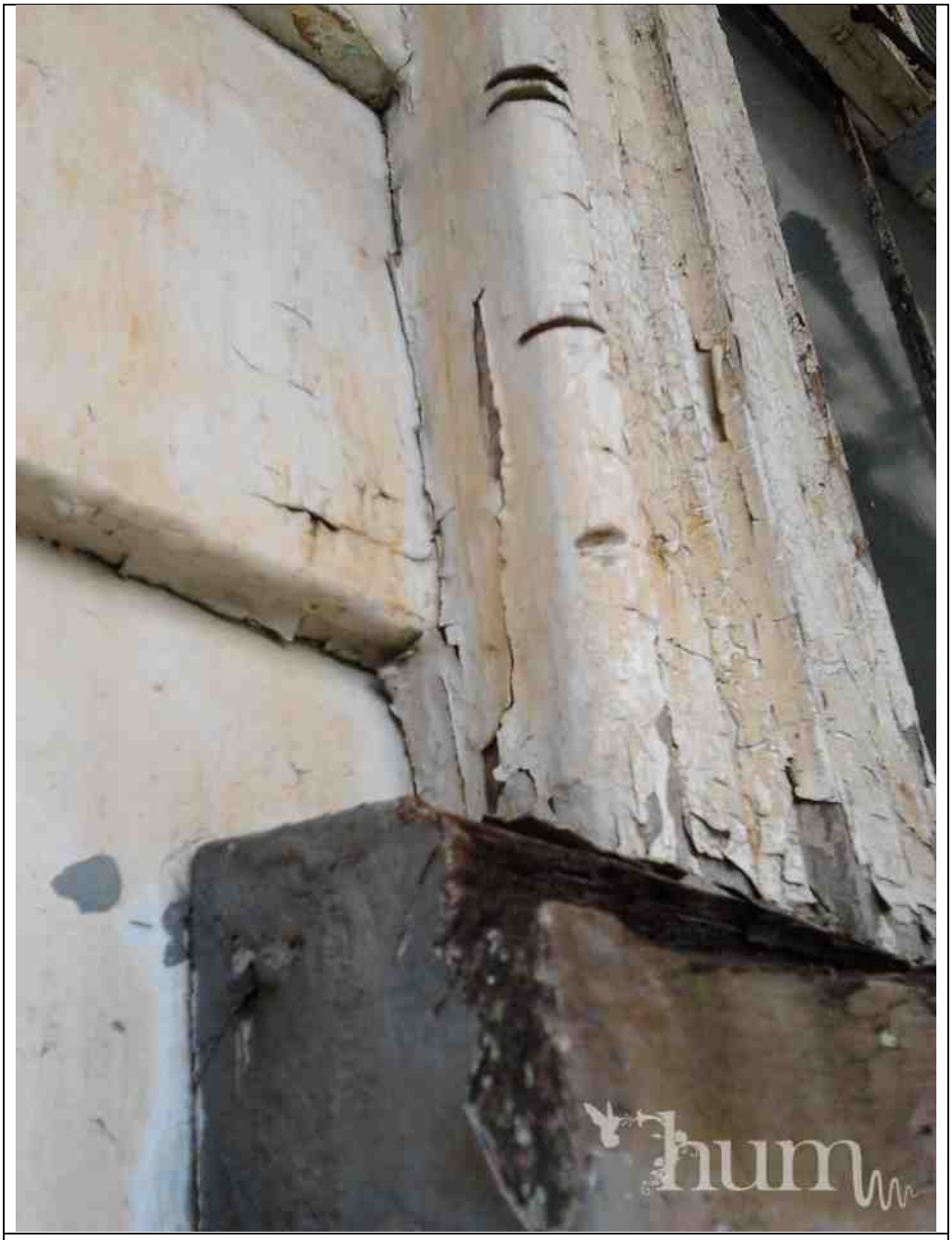
Example of beams out of line and decorative features removed due to rot



Example of cracking features



Example of rot behind paint



Further example of rot



Further example rot



Example of window rim damage with rot beneath (paint holding feature in place.



Example of internal deck features falling out of line and pillar rot. Example of how upper structural beams and lower area look reasonable in relation to rot but when T&G uplifted hollowing out inside as below.



Example of structural rot



Further example of structural rot



Example of rot beneath decorative features and surrounding rot, Paint with nothing behind.



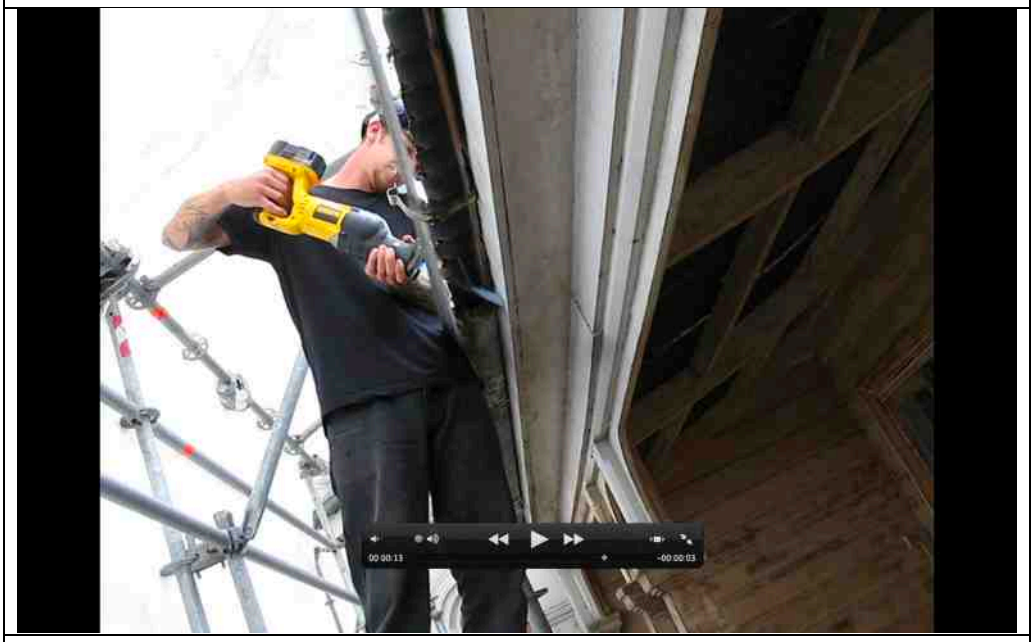
Further example of rot beneath decorative features



Example of corner rot and misalignment. (temporary piece of wood placed in to hold it in place while further inspected. Example of miscallenous wiring that was threaded everywhere.



Example of decorative feature rots and pole removal (upper corner left)



Example of spouting rust



Example of roof condition



Example of missing fence pillar



Example of rot when balustrade removed and metal support put in by landlord to hide rot.

Appendix 2 - Our Approach



Recondition Timber for re-use



Further example of de-nailing and reconditioning timber for re-use



Scaffold and wrap the entire site for a year and half to ensure no lead contamination and keep site enclosed. It also helped create a greater impact give the site was in such a decrepit state on its erection so on its dismantling the impact on the public was greater readying for the next stage build up of participation and publicity.



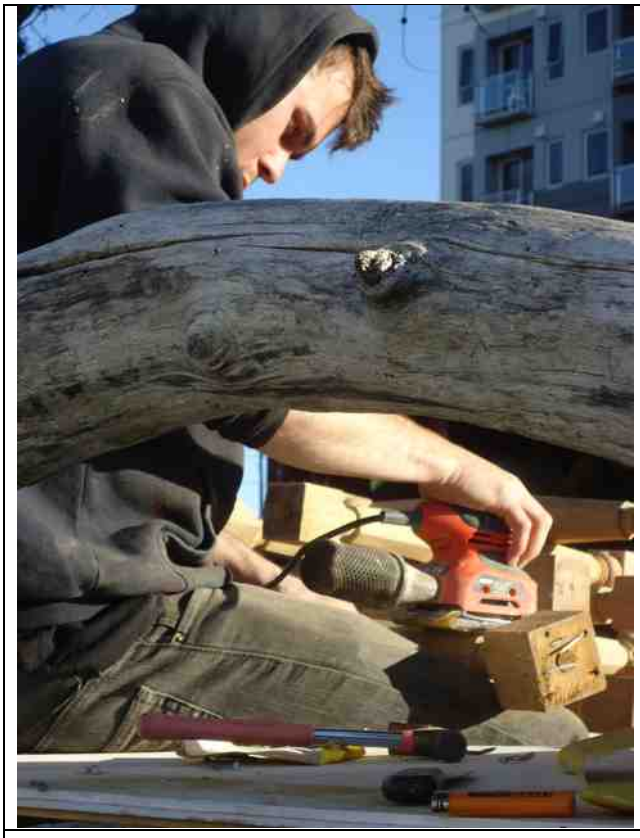
De-nailing and re-conditioning



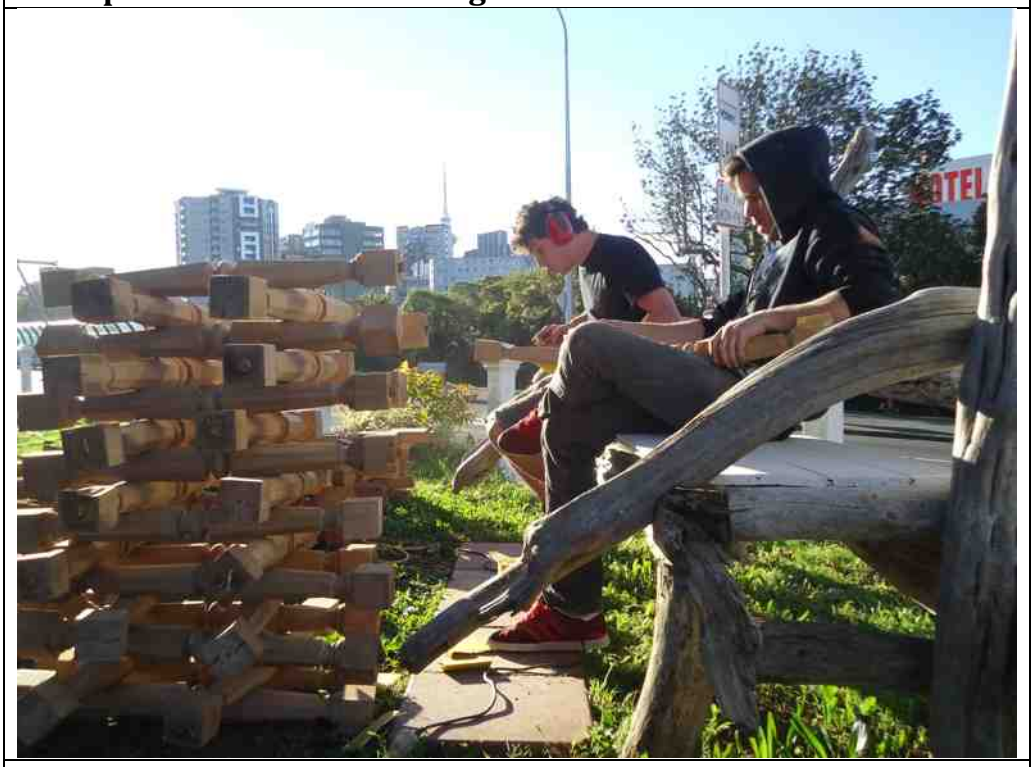
Individual sanding and protective oil primer



Removal of all lead through off-site chemical treatment



Example of Individual sanding to remove fluff of each item



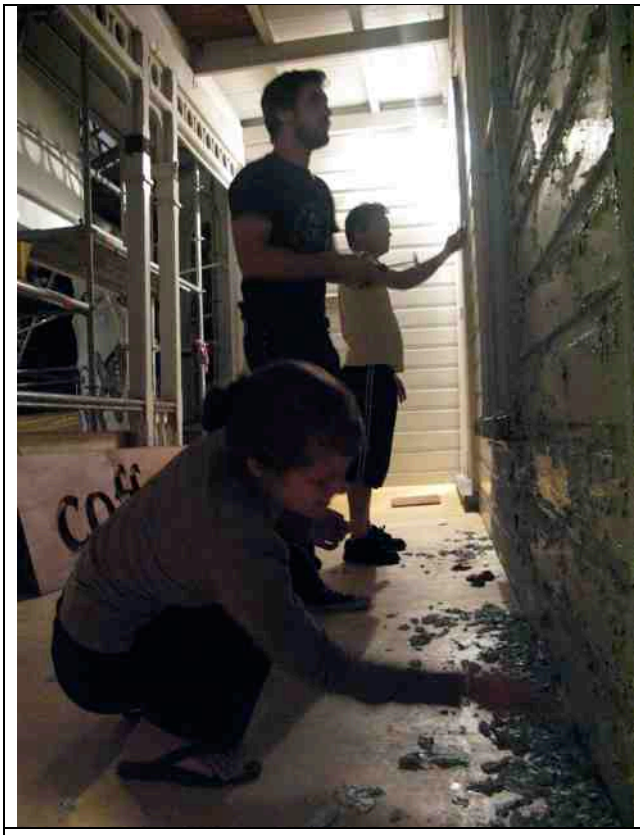
Further Example of individual attention to each item



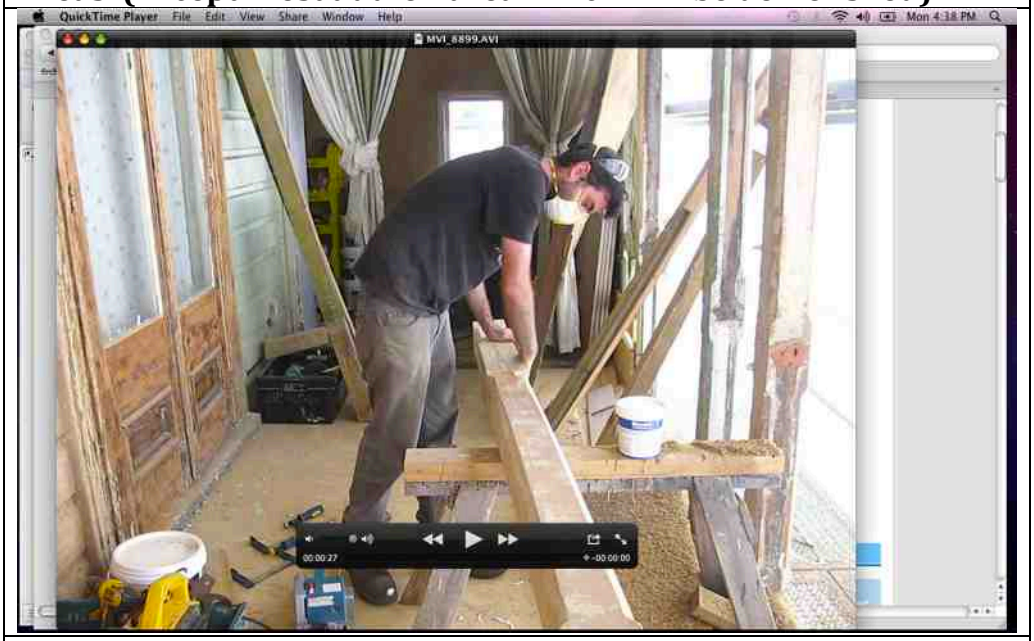
Example of protective oil primer on all areas after work



Further Example of Oil protective primer over all areas after reconstruction work



Example of Lead Removal using Sea to Sky gel that was painted on all areas twice. Left to cure and than scraped back twice. All Areas. (Except West add-on area which will be demolished)



Example of hand crafting custom replica specs on site - pillar



Further Example of custom replicas made on site – circles (Lower Left)



Further Example of hand crafting custom replica on site – circles & plugs



Further Example of custom made replicas on site – fence tops



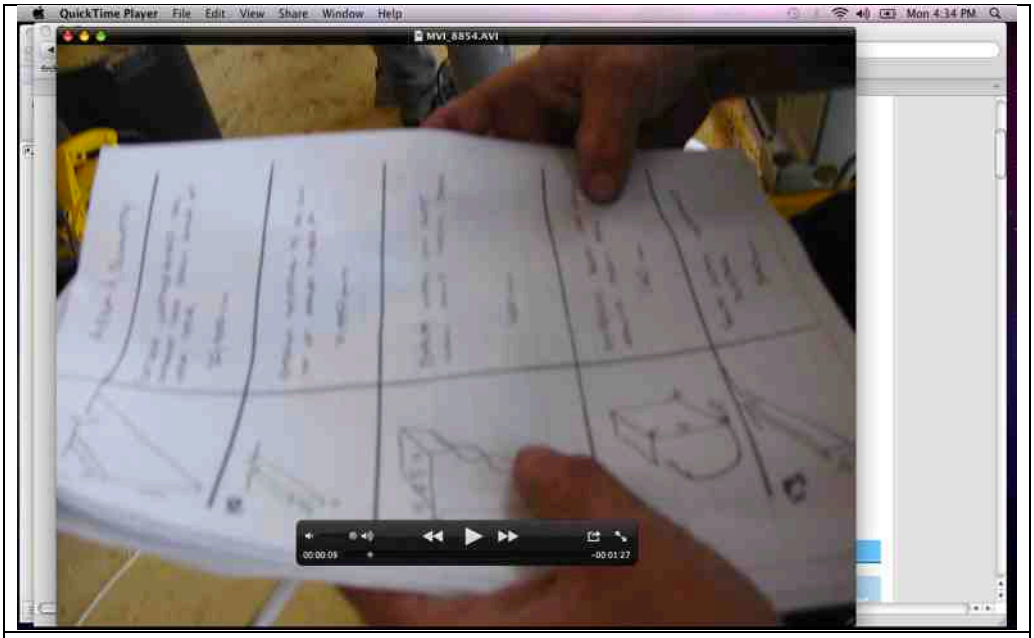
Further example of custom made replicas on site – fence points and decorative tops



Further example of custom replicas made on site for filling, splicing



Further example of custom made replicas on site



Plans of design and spec of custom made replicas to make on site



Further Example of custom made replicas on site – decorative arches



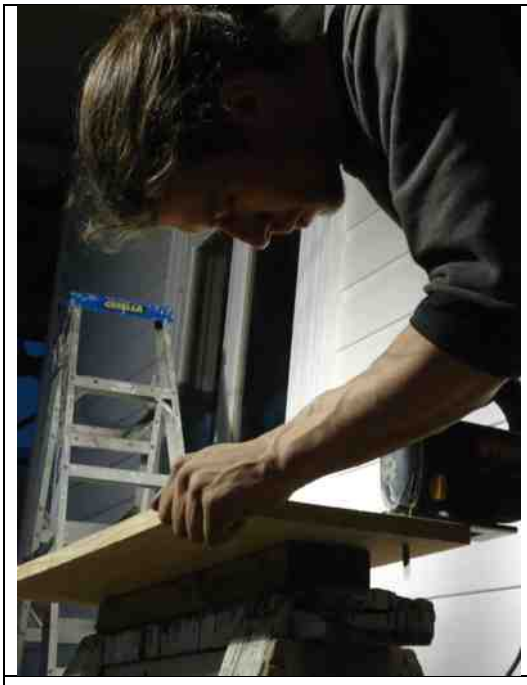
Example of hand scraping of all areas once lead had been removed (lead removal took two coats of entire site and than hand scraped back)



Strapping Entire Deck to main house upper and lower to pull in and allow settling. Example of beginning of deck roof uplift.



Example of uplifting all areas to ensure rot removal, made good



Example of custom replica made wood to fit areas of house to replace rotten, cracked or warping areas

Appendix 3 - Affidavits of Builders

IN THE HIGH COURT OF NEW ZEALAND
AUCKLAND REGISTRY

CIV-2012-404-5824

UNDER S 244 Property Law Act 2007

AND

IN THE MATTER of an application for cancellation of Deed of Lease dated 22 January 2011 and possession

BETWEEN **STYLO MEDICAL SERVICES LTD**

Applicant

AND **HUM HOSPITALITY LTD**

Respondent

AFFIDAVIT OF RHYS PHILLIPS

Dated this **day of March 2013**

(S M HENDERSON)
Counsel Acting: Stuart Henderson
HENDERSON REEVES CONNELL RISHWORTH
LAWYERS LIMITED
4TH FLOOR HENDERSON REEVES BUILDING
96 BANK STREET
WHANGAREI 0110
DX AP24505
Telephone 09-4304350
Facsimile 09-4386420

I, **RHYS PHILLIPS**, volunteer builder and heritage consultant for the project at 123 Grafton Road,

1. I am 65 years of age and my working life has been spent on, under, and above colonial houses residential buildings. A lifetime's study of these buildings has given me insight into the evolution of colonial building methods.

2. The use of a building places it in the social fabric of a community; the Hum provided an entrance into the workforce for my son and many others who have gained from involvement with this valuable historic community undertaking. For these reasons I offered my experience to the project as a volunteer.

3. The Hum building has been transformed from a sad old lady with good bones to a grand dame, by a group of dedicated volunteers and professional personnel. A valuable asset has been returned to the living history of Grafton and greater Auckland.

4. Initial work done on the building by the current owner covered over faults that included rot and structural issues, which could be a danger when called upon to meet expected standards of safety.

5. When I first became involved with the project, I observed and was concerned that the veranda structure on the second floor had started to balloon from the main structure of the house, reducing the veranda's structural integrity.

6. I also observed that weathering over the one hundred and thirty years of the building's life had resulted in wood damage, which would be likely to cause failure of the veranda with heavy public use.

7. I consider my concerns have been addressed by the replacement of the timbers where necessary and the addition of a metal bracket to integrate the veranda to the main house.

8. The unexpected work required to fix concealed faults has used significant resources. Yet the work on the project has been mindful of the need to use sympathetic materials from the period of the

house, recycling resources to ensure a restoration worthy of any well-established heritage project.

9. The work done by the Hum team has been thorough and dedicated, with attention to detail.

10. The volunteers have gained experience working alongside professionals as part of that team. This experience has helped to bring them into the work force, and provides them with specialty skills for further employment.

11. The finish of the building is of a high standard and has resulted in a handsome structure in a strategic position next to the Grafton Bridge.

12. The house has played an unacknowledged part in the history of the bridge's construction - New Zealand's first qualified engineer resided in this house while directing the building of the Grafton Bridge, one that has historic significance to world engineering and Ferro-concrete history.

SWORN by **RHYS PHILLIPS**)
at Auckland this 28th day of)
March 2013 before me:)

A Deputy Registrar/Solicitor of the High Court of New Zealand

ALISTER M. MARTIN
AUCKLAND REG NO 1707
JUSTICE OF THE PEACE
FOR NEW ZEALAND

IN THE HIGH COURT OF NEW ZEALAND
AUCKLAND REGISTRY

CIV-2012-404-5824

UNDER S 244 Property Law Act 2007

AND

IN THE MATTER of an application for cancellation of Deed of Lease dated 22 January 2011 and possession

BETWEEN **STYLO MEDICAL SERVICES LTD**

Applicant

AND **HUM HOSPITALITY LTD**

Respondent

AFFIDAVIT OF NOEL KAY

Dated this 21 day of March 2013

(S M HENDERSON)
Counsel Acting: Stuart Henderson
HENDERSON REEVES CONNELL RISHWORTH
LAWYERS LIMITED
4TH FLOOR HENDERSON REEVES BUILDING
96 BANK STREET
WHANGAREI 0110
DX AP24505
Telephone 09-4304350
Facsimile 09-4386420

I, **NOEL KAY**, builder for the project at 123 Grafton Road, Grafton, swear:

1) My Building experience goes back at least 40 odd years my main forte is Renovation work.

2) I am also a volunteer Coach for the United North Piha Club and was awarded the SPARC volunteer coach of the year in 2009. I was honoured by Surf Life Saving New Zealand after 47 years of service to the United North Piha Surf Life Saving club.

3) My main work load at the project was work carried out on correcting the hand rails and the support structure all hand rails were either out of line incorrect heights, and a number of supports bent. My days were taken up with correcting all these problems.

   a) Correcting levels with water levels (this is the best way to get the correct level)

   (b) Replacing some of the supports which should never have been bent.

   (c) I also corrected some work that been done previously by the landlord.

   (d) Advised on other work that needed to be corrected.

5) I believe my time could have been better used if work that had been carried out previously, by the landlord, had been done to standard, which would mean I could have done other jobs, I often spent a day correcting these jobs as pointed out above.

6) I also helped finish off the top deck after this had to be replaced because, I believe, of what had been done there under the instructions given by the owner of the building prior to Hum taking the property.

7) The only thing I can say about the structure and the work undergone by the landlord re under the deck particularly ground level is in my thinking if it had been inspected it would

not have passed.

8) Everyone I came across on the building project did a great job and in particular made me very welcome.

SWORN by **NOEL KAY**)
at Auckland this 26 day of)
March 2013 before me:)

~~A Deputy Registrar~~/Solicitor of the High Court of New Zealand

GRAEME HAMPTON CLARK
Solicitor
Auckland.

IN THE HIGH COURT OF NEW ZEALAND
AUCKLAND REGISTRY

CIV-2012-404-5824

UNDER	S 244 Property Law Act 2007
AND	
IN THE MATTER	of an application for cancellation of Deed of Lease dated 22 January 2011 and possession
BETWEEN	**STYLO MEDICAL SERVICES LTD**
	Applicant
AND	**HUM HOSPITALITY LTD**
	Respondent

AFFIDAVIT OF JOEL FRENCH

Dated this day of March 2013

(S M HENDERSON)
Counsel Acting: Stuart Henderson
HENDERSON REEVES CONNELL RISHWORTH
LAWYERS LIMITED
4TH FLOOR HENDERSON REEVES BUILDING
96 BANK STREET
WHANGAREI 0110
DX AP24505
Telephone 09-4304350
Facsimile 09-4386420

I, **JOEL FRENCH**, volunteer builder for the project at 123 Grafton Road, Grafton, swear:

1) I have been working on building projects for the last 17 years which included repiling and releveling of my own home to council standards.

2) I have been involved with every aspect of the restoration project at 123 Grafton Road, Grafton. The task was enormous due to; the rot uncovered after scraping back the paint, the structural issues found on the top deck and rot that were covered by the landlord laying tongue and groove board on top of the old tongue and groove, the structural issues with the lower deck.

3) The house underwent a full body make over. The biggest difficulty we came up against after rebuilding and straightening the entire top deck was the lower deck. We had to continually rework this area as work would buckle and move. A lot of my time was spent, with other builders, reworking the weatherboard on the sub floor area, putting it all in only to have it buckle and move off gradient again. After reworking and attempting to correct time and time again it was decided to wait for the scaffolding to come down to do the final job.

4) On removal of the scaffolding and wrap I went under the house to see what was going on with the deck. I was the first one to notice and take it to Rosy Armitage, that some of the support beams to the deck where it meets the house were flapping around. I also noticed huge gaps in joins and no fixing. At this time I also noticed that the main house repiling and releveling did not seem right at all. Rosy began investigation into this on my informing her of the issues. This was the reason our work on the lower deck needed reworking time and again, free movement of the structural beams. Rosy requested we discontinue work until this had been investigated further.

5) I also was instructed by Rosy Armitage to dig out some of the support poles after Tanya Thorburn, the projects engineer,

came on site and confirmed the job was not done correctly. The poles were dug out in preparation for Gus Carmont a repiler and releveler to inspect the job. I found that concrete was only 250ml deep in some areas and was not in hard undisturbed clay as required. It was easy to see once getting up and under with a light that the job was deficient in all areas. I was there to meet Gus when he arrived on site and his reaction to the repiling and releveling job done by the landlord, was that everything was wrong. He instructed me to dig out further piles right up and under the house to see how far they went in and how deep the concrete was. Each and every pole I have dug up is deficient and falls a long way short of council required standards. This accounts to the whole house moving and our work cracking.

6) We have put some much hard work into this site, working late nights around the clock, in a short period of a few months undertaking most of the work on site. To have a bad repiling and releveling job done that is likely needed to be done from scratch and the possible impact this will have on our exhausting and laborious work on the house is gutting.

7) Under Rosy's instructions I took some example shots of the work done by the landlord for the court.

SWORN by **JOEL FRENCH**)
at Auckland this 26th day of)
March 2013 before me:)

~~**A Deputy Registrar**~~/**Solicitor of the High Court of New Zealand**

GRAEME HAMPTON CLARK
Solicitor
Auckland.

Appendix 4 - Heritage Colour Approval

Rosanne Armitage <rosanne.armitage@gmail.com>

Colour Codes

Parvati Rotherham <Parvati.Rotherham@aucklandcouncil.govt.nz> Mon, Apr 2, 2012 at 11:21 AM

To: Rosanne Armitage <rosy@humsalon.co.nz>

Hi Rosy,

got your message and have checked the colours with Heritage. I confirm that we are happy with your choices.

Kind Regards

Parvati

PS: yes got married :)

Parvati Rotherham | Senior Resource Consent Monitoring Advisor
Central Resource Consenting and Compliance
Ph 09 353 9591 | **Ext** (40) 9591 | **Mob** 027 495 3857 | **Fax** 09 353 9186
Auckland Council, Level 1, 35 Graham Street, Auckland City
Visit our website: www.aucklandcouncil.govt.nz

From: rosanne.armitage@gmail.com [mailto:rosanne.armitage@gmail.com] **On Behalf Of** Rosanne Armitage
Sent: Sunday, 1 April 2012 19:27
To: Parvati Rotherham
Subject: Colour Codes

[Quoted text hidden]

CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

Appendix 5 - Mary Louise Ormsby

24 November. 2011

History of 123 Grafton Road

Prepared by Louise Mary Ormsby

Contents:

Locality - 1

Land - 2

Buildings and grounds - 3

People of interest - 6

Images - 8

Locality

Governor William Hobson purchased the Auckland isthmus in 1841. Ngati Whatua chiefs Kawau, Tinana and Reweti Tamaki signed the deed of sale.

The first land sales to Pakeha settlers in Auckland took place later in the year. In 1853 land, including what would later become 123 Grafton Road, was granted by the Crown to Augustus Brown Abraham Barrister at Law.[1]

The Colonial Hospital had opened in Grafton in 1847. In spite of presence of this institution and the public reserve which later became the Auckland Domain the area remained sparsely settled for the next thirty years.

The early 1880s were a period of growth for Grafton. This reflected the pattern in the rest of Auckland as new suburbs expanded out from the central city. In 1882 Grafton, up until this time a separate local body, amalgamated with Auckland City. [2]

[1] Certificate of Title, Vol. 26, Folio 117.

[2] p. 31, Bloomfield E.T. *The vanished County of Eden,* Historical Journal Auckland Waikato, 18 April 1971.

Increased development led to the construction of a wooden footbridge over Grafton Gully in 1884. This gave better access to the hospital and Domain. By the 1900s the growing number of motor vehicles was putting pressure on city roads. The City Council decided to build the existing bridge across the Grafton Gully. This was completed by 1910. Due to its position immediately on the south east corner of the bridge 123 Grafton Road was purchased by Auckland City Council.

In the second half of the twentieth century the character of Grafton has changed with the expansion of the hospital, the development of an urban motorway and the construction of high rise residential developments. 123 Grafton Road is the one remaining example of a late 19th century residence in this part of the suburb.

Land

In 1841 the Auckland area was covered by low bush. This was crossed by narrow walking tracks used by Maori. [3] By the 1850s houses were scattered through the bush in Grafton Gully.

New Zealand's population had increased by end of 1870s in part as a result of the immigration policy of Premier Julius Vogel. Pressure for residential land led to subdivision in the cities. The Auckland Directory of 1879 lists 59 householders in Grafton Road. In 1891 there were 108.

In December 1881 William Eugene Outhwaite, Thomas Hope McLachlan and William Coleman bought the land granted originally to A. B. Abraham.[4] It was an opportune time to deal in property. There was mounting pressure for residential land and it was believed amenities were likely to improve when Grafton became part of Auckland City. In January 1882 Frances Ann Basley bought four sections including 123 Grafton Road. Three years later in 1885 she bought an adjoining section on Grafton Road.[5] Over the course of the next fifteen years these properties passed through the hands of three women - all of them married to professional men. Between 1898 and 1907 the property was owned in partnership by an accountant and a solicitor. On 16 July 1907 Auckland City Council purchased 123 Grafton Road.

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[3] p. 18, Platts U. The Lively Capital: Auckland 1840 to 1865 , 1971.

[4] Certificate of Title.

[5] Ibid.

Auckland City Council was the owner of the property until 1976 when it was sold to Housing New Zealand in 2003. The Crown acquired 61 square metres at the rear of the property for Grafton Gully Beach Road Motorway in 1984.

In 2011 the house was placed on the Council's heritage list.

Building and grounds

In 1889 G.W. (George William) Basley (husband of Frances Basley) is listed as resident in Grafton Road at the intersection with Bridge Street.[6] This suggests that 123 Grafton Road was built between 1882 and 1891. In 1885 the property was remortgaged. [7]This could indicate further investment on the site, possibly the building of a house.

Exterior

The house is of timber construction with a corrugated iron roof. The roof is hipped and U shaped with an internal gutter draining to the rear. A bay window is contained under an extension of the southern hip of the roof.

The framing is made of Kauri and is balloon framed. The cladding is rusticated Kauri weather board with a painted surface.

The house is an "Italianate" villa with ornamental features typical of the mass manufactured catalogue products which became available in 1880s. Imitation stone work on the bay is a common feature of the "Italianate" style.

The house has two floors with the front facing east. Verandahs extend on both floors from the bay at the front around the north side of the house.

The earliest photograph found to date shows that much of the exterior of the house has not been altered since 1900. The exceptions are the end of the verandahs on the north wall (these were open) and the west wall which is shown with two lean-tos.

Photographs of the west wall up to the 1960s reveal a jumble of ad hoc alterations which pay no heed to aesthetic considerations. These were no doubt attempts to modify facilities as kitchen and bathroom technology changed. A photograph dated 1910 shows a lower verandah

[6] Auckland Directory, 1889.

[7] Certificate of Title.

extending across the west side of the house to the lean-tos. This is not in the same style as the other verandahs.

It is difficult to establish the original condition of this part of the house. As this was the back of the house and the location of the utilities it was not designed for public view. Since 1910 it has been an eyesore. It is to be hoped that in any restoration of the house this will be remedied. In the words of heritage consultant the late Di Stewart:

"The back of the house usually provides the best opportunity for adaptation to … meet the needs of contemporary informal living. It also frequently allows the best scope for creating a good connection between that informal living area and the garden by way of French doors, a rear verandah or terrace." [8]

An early black and white photograph taken before the building of Grafton Bridge shows windows, doors, trims and painted in a dark colour with the main body of the house in a lighter contrast colour. A coloured post card produced c. 1910 shows the house with a red roof and white weatherboards.[9]* There is also evidence of the exterior of the house at some point been painted a light aqua green with orange trimmings evident in paint samples taking from the exterior.

Interior

An architect's heritage report of 2010 describes the internal layout as follows:

'" The planning and layout is typical of the period with a central hall leading from the front door to the stairway. Formal rooms are located either side of the hall at the front. With smaller dining and rooms *(sic)* probably used as a study behind. As was typical at the time the kitchen and bathrooms were located at the rear in lean to *(sic)* to the main structure. Bedrooms are located on the upper floor. There is a secondary staircase leading from the main floor to the basement."[10]

Early photographs show three chimneys which are still extant. Two are on the south hip and one on the north. These would have had double sided fireplaces on both floors with the south

[8] p. 95, Stewart, Di, The New Zealand Villa, 1992.

[9] This would have been produced and coloured in Germany and the colours may not be accurate.

[10] p. 4, Matthews, Antony, *Architects heritage report, 2910.*

western chimney serving the kitchen. The south eastern chimney eastern face is currently revealed on both first and second floors. The first floor hearth in the front room is Victorian style with detailed flower work around it in the colours crimson, green and white. The second floor south side front main room reveals a traditional Victorian frame with brown and white flower triming. The south western chimney is also revealed facing east and has no detailed work but consists of a curved cast iron design. All of the revealed fireplaces show traditional victorian design with cast iron inset and wood mantel. The north side chimney reveals it's face to the east and shows the remnants of a tiled hearth, the current landlord uncovered beneath wood overlay.

Grounds

The configuration of the garden followed a typical pattern of the period. The house was built forward on the section with a formal ornamental garden on the street frontage and a larger rear garden for vegetables, clotheslines, sheds and outhouses. In 1900 there was a glasshouse in the back garden. The city plan of 1908 shows two paths leading from Grafton Road to the front of the house which join a path running across the east and north sides of the house.

A 1910 photograph shows the west face of the house and back garden. There is a clear area adjacent to the house and in the foreground low growing plants edged with shrubs and bushes. A tree on the north side boundary reaches the height of the lower verandah. On the south side of the garden there is a structure covered in vegetation possibly an arch. Another photograph of the 1910s shows a high wooden fence at the back of the property with a row of saplings at the base.

A photograph c.1930s taken from the northwest shows the front and back garden. The area adjacent to the west face remains clear and has wide entry gates. The garden has hedges along the visible boundaries. On the east and part of the north boundary the ornamental fence posts (extant) can be seen through the hedging. A foot gate opens on to the path leading towards the front door. The front and north sections of the garden are in lawn. A tree on the north boundary reaches the height of the top verandah. The back garden is bisected by a hedge and is planted with small trees and shrubs.

In a photograph c.1940 the hedge on the west boundary obscures the lower story of the house. By 1950 the hedge on the street frontages had been removed and a fence of pipe and hurricane wire linked the ornamental posts. Along the fence line were narrow beds of flowering plants..

The rear garden was still hedged but with the exception of the cleared area (by now used for parking) the garden had become overgrown and was beginning to merge into the bush in Grafton Gully.

People of Interest

Augustus Brown Abraham, a barrister, was the first Pakeha owner of the land. He received it as a Crown grant in 1853. This may have been in compensation for land purchased at Waitara. He was unable to claim this land as the sale was contested by Maori. He petitioned Parliament in 1852 for redress. By 1881 when he sold his Grafton land he was living in London.

G. W. Basley the husband of Frances Basley was the deputy registrar of the Supreme Court. He worked for the Bank of New Zealand before graduating as a lawyer in 1886. He is listed in the Auckland Directory as resident in Grafton Road from 1889 to 1892. By 1900 he was working as a barrister and solicitor and patent agent. He later lived in Parnell.

W. E. Bush the city engineer lived in the house from 1911 to 1913. He resigned his position in 1929.

Kenneth McDonald kept a boarding house on the property during World War I. His son, Kenneth Malcolm McDonald, served in the Medical Corps on the hospital ship *Marama*.

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Memorandum of Transfer

Websites

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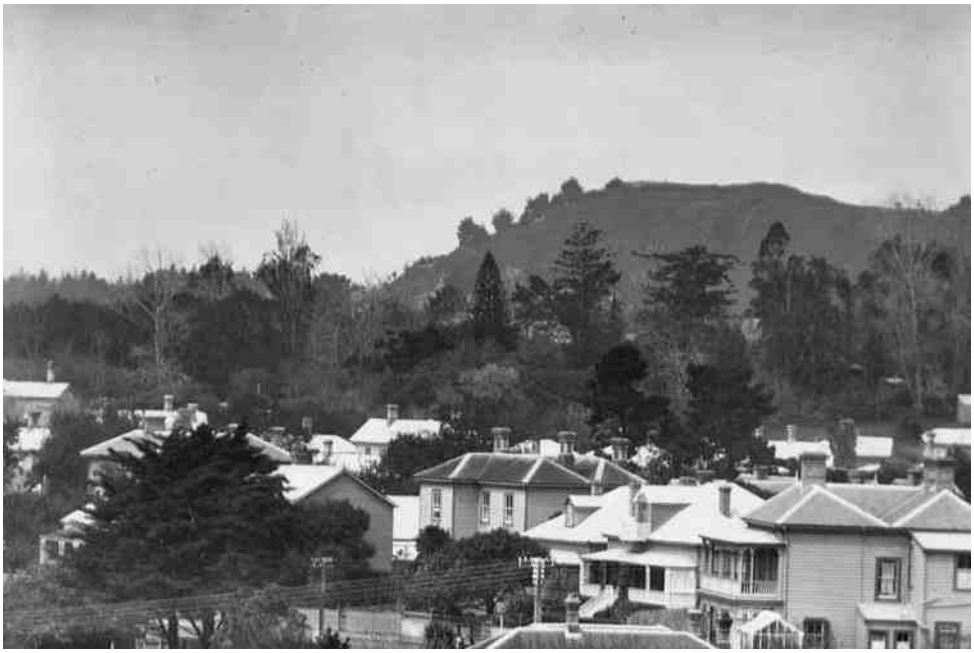
aucklandlibraries.govt.nz

Images



1900 north and west elevations

Reference: IW115: Henry Winkelman: Heritage Images Online: Auckland Central Library



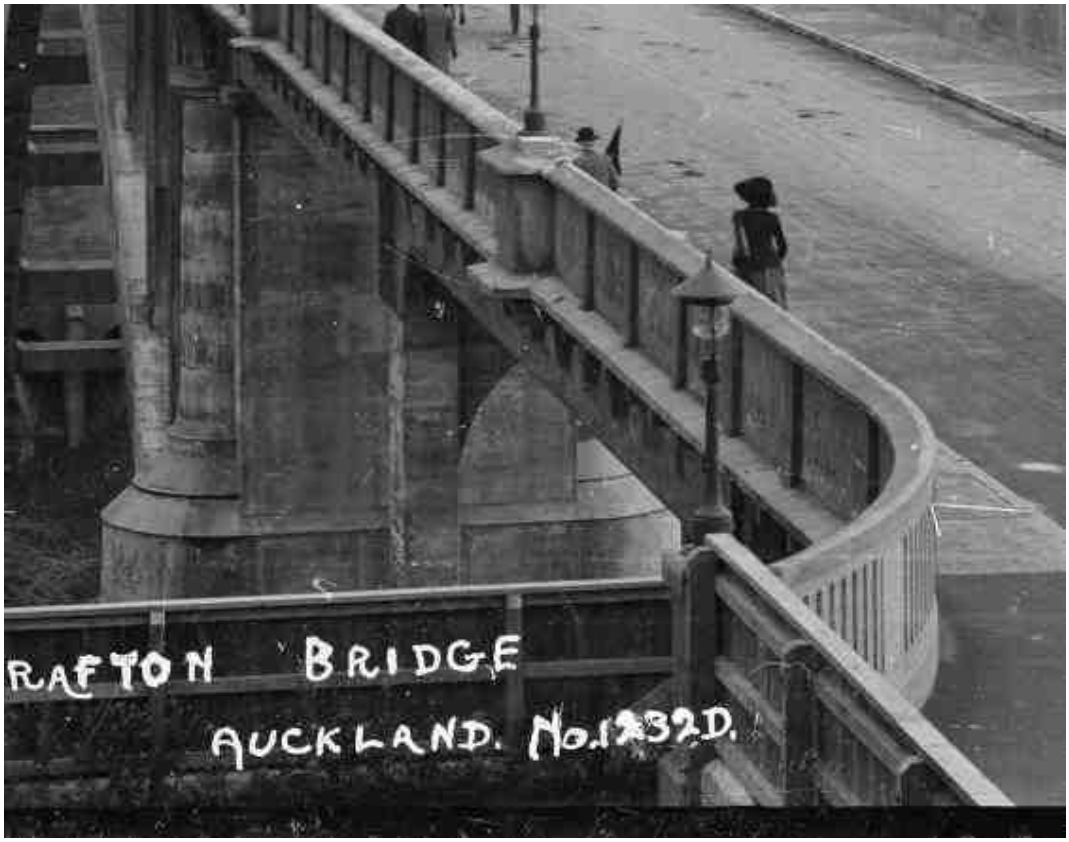
c. 1908 north and west elevations

Reference: REF:natlib.govt.nz:tapuhi:WA-6268\F



1910

Reference: ID 7-A780: Heritage Images Online: Auckland Central Library



c. 1910 – 1913 The rear fence with saplings planted at base.

Reference: REF:natlib.govt.nz:tapuhi:1/2-000499\G



1930 – 1939

Reference:REF:natlib.govt.nz:tapuhi:WA-62682\F



c. 1950

Reference:REF:natlib.govt.nz:tapuhi:WA-25943\G



1950 East and North elevations**.**

Reference:REF:natlib.govt.nz:tapuhi:WA-25943\G



1963

Reference:REF:natlib.govt.nz:tapuhi:WA-60350\F

Image on following pages from Auckland through a Victorian Lens, William Main,1977, p.157. Auckland Central Library has a b/w print of this.



Auckland Institute and Museum

Another beautifully printed postcard is this view of Grafton Bridge. From the Stanley Series it dates from about 1910. We can see in this picture how the lithographic stone has added a pleasant texture to the image. Traffic across this important span was more leisurely in the days when a penny would send this card to a destination anywhere in the world.



Auckland Institute and Museum

Another beautifully printed
is this view of Grafton Bridg
the Stanley Series it dates fro
1910. We can see in this pict
the lithographic stone has ac
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Traffic across this important
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a penny would send this car
destination anywhere in the

Appendix 6 - Building & Heritage Sign-off balustrade re-installation

Gmail by Google

Rosanne Armitage <rosanne.armitage@gmail.com>

URGENT Balustrade Approval for 123 Grafton Road

20 messages

Rosanne Armitage <rosy@humsalon.co.nz> Wed, Aug 15, 2012 at 2:17 PM
To: garry.glasgow@aucklandcouncil.govt.nz
Cc: shen tat ooi <shentatooi@gmail.com>, Parvati Rotherham <Parvati.Rotherham@aucklandcouncil.govt.nz>, Parvati Prema <Parvati.Prema@aucklandcouncil.govt.nz>

Hey Garry,

Hope you are well! I've attached a rough design for the external balustrades for the Category 2 Heritage Property at 123 Grafton Road. We worked with Bungalow and Villa on this design to ensure that with the movement of the Balustrades to meet the 1100m specifications for Safety that we kept the integrity of design. We are aiming to have the scaffolding and wrap down and all work complete by 31st August so there is some urgency. Our builders have all balustrades and materials lined up ready for action on receiving your approval. If you could give me a call or email back with approval that would be great.

I have another approval email to send shortly pertaining to keeping the deck windows facades stained wood with wax gloss...with this request I will send through photo examples.

Thank you for your attention to this.

--
Rosy Armitage
La de da da.....
Hum Salon and Falling Apple Charitable Trust
+64 9 374 4388 | +64 21 522 198
123 Grafton Road
Grafton
Auckland

http://www.facebook.com/humsalon
http://www.humsalon.co.nz
http://www.fallingapple.org.nz



ExternalbalustradeDesign.jpeg
1791K

Garry Glasgow <Garry.Glasgow@aucklandcouncil.govt.nz> Thu, Aug 16, 2012 at 11:40 AM

To: Bob DeLeur <Bob.DeLeur@aucklandcouncil.govt.nz>, George Farrant <George.Farrant@aucklandcouncil.govt.nz>
Cc: "Rosanne.armitage@gmail.com" <Rosanne.armitage@gmail.com>

I have the attached query about amending the handrail on an existing heritage building, beside the access to Grafton Bridge.
There are two storey heights of verandahs. In fact the rear west side is almost three storeys high.
I know that there has been some dispensation in the past on requiring a 1.000 or 1.100 balustrade height for residential use.
However this building will include Restaurant use.
Would there be a strict requirement for the higher balustrade for this heritage listed property?

Regards

Garry Glasgow
Conservation Architect.

From: rosanne.armitage@gmail.com [mailto:rosanne.armitage@gmail.com] **On Behalf Of** Rosanne Armitage
Sent: Wednesday, August 15, 2012 14:17
To: Garry Glasgow
Cc: shen tat ooi; Parvati Rotherham; Parvati Rotherham
Subject: URGENT Balustrade Approval for 123 Grafton Road

[Quoted text hidden]

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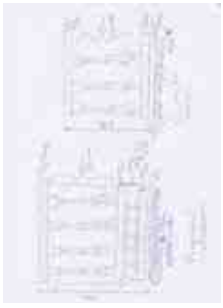

ExternalbalustradeDesign.jpeg
1791K

Rosanne Armitage <rosanne.armitage@gmail.com> Thu, Aug 16, 2012 at 11:45 AM
To: Garry Glasgow <Garry.Glasgow@aucklandcouncil.govt.nz>

Hey Garry,

Thanks

Rosy
[Quoted text hidden]
--
Rosanne Armitage

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Bob DeLeur <Bob.DeLeur@aucklandcouncil.govt.nz> Thu, Aug 16, 2012 at 11:50 AM
To: Garry Glasgow <Garry.Glasgow@aucklandcouncil.govt.nz>, George Farrant <George.Farrant@aucklandcouncil.govt.nz>, Tim Weight <Tim.Weight@aucklandcouncil.govt.nz>
Cc: "Rosanne.armitage@gmail.com" <Rosanne.armitage@gmail.com>

Hi Garry & George
As Bob is away until end of September, I have forwarded your email to Tim Weight - Manager Central Building Control. Can you please supply Tim the design details of the balustrades mentioned below.
Once the detail is received Tim will respond.
Regards
Wendy

From: Garry Glasgow
Sent: Thursday, 16 August 2012 11:40 AM
To: Bob DeLeur; George Farrant
Cc: 'Rosanne.armitage@gmail.com'
Subject: FW: URGENT Balustrade Approval for 123 Grafton Road

[Quoted text hidden]

[Quoted text hidden]

Rosanne Armitage <rosanne.armitage@gmail.com> Thu, Aug 16, 2012 at 12:05 PM
To: Bob DeLeur <Bob.DeLeur@aucklandcouncil.govt.nz>
Cc: Garry Glasgow <Garry.Glasgow@aucklandcouncil.govt.nz>, George Farrant <George.Farrant@aucklandcouncil.govt.nz>, Tim Weight <Tim.Weight@aucklandcouncil.govt.nz>

Hey Wendy,

Attached to the original is a rough mock-up of the 'current' balustrade positioning and the 'proposed'. What detail would you like in addition to this to send to Tim?

Thanks

Rosy
[Quoted text hidden]
[Quoted text hidden]

Rosanne Armitage <rosanne.armitage@gmail.com> Thu, Aug 16, 2012 at 12:08 PM
To: Bob DeLeur <Bob.DeLeur@aucklandcouncil.govt.nz>
Cc: Garry Glasgow <Garry.Glasgow@aucklandcouncil.govt.nz>, George Farrant <George.Farrant@aucklandcouncil.govt.nz>, Tim Weight <Tim.Weight@aucklandcouncil.govt.nz>

Here are the rough design drawing. We would prefer to keep the balustrades as they are at a height of 880m to maintain the heritage integrity of the house. If this is not possible our proposed design (we worked with Bungalow and Villa on this) is attached.

Thanks

Rosy
[Quoted text hidden]



ExternalbalustradeDesign.jpeg
1791K

George Farrant <George.Farrant@aucklandcouncil.govt.nz> Thu, Aug 16, 2012 at 2:05 PM
To: Rosanne Armitage <rosanne.armitage@gmail.com>, Bob DeLeur <Bob.DeLeur@aucklandcouncil.govt.nz>
Cc: Garry Glasgow <Garry.Glasgow@aucklandcouncil.govt.nz>, Tim Weight <Tim.Weight@aucklandcouncil.govt.nz>

Apologies as I have only just opened this string after a morning out.

Bob & I have arranged waivers of balustrade heights or detailing for a number of past projects where no desperate risk was apparent, and the alternative unacceptable in heritage terms. However I would be a bit uncertain about a quasi-public place where the drop was three stories...

George Farrant
Principal Heritage Advisor Central
Auckland Council
09 3653515 bus
0275 327726 mob
09 4837276 res

From: Rosanne Armitage [mailto:rosanne.armitage@gmail.com]
Sent: Thursday, August 16, 2012 12:08
To: Bob DeLeur
Cc: Garry Glasgow; George Farrant; Tim Weight
Subject: Re: URGENT Balustrade Approval for 123 Grafton Road

[Quoted text hidden]

Rosanne Armitage <rosanne.armitage@gmail.com> Thu, Aug 16, 2012 at 2:33 PM
To: George Farrant <George.Farrant@aucklandcouncil.govt.nz>
Cc: Bob DeLeur <Bob.DeLeur@aucklandcouncil.govt.nz>, Garry Glasgow <Garry.Glasgow@aucklandcouncil.govt.nz>, Tim Weight <Tim.Weight@aucklandcouncil.govt.nz>

Hey George,

Thanks for your email. I think it's important to clarify a couple of things here. Firstly, there is currently only two stories of decks on the North and East side of the building. There are currently no decks on the West side where there is a degree of increased height.

When we progress with adding back decks to the West side, the balustrades of the deck will be a continuance in design of the current though the deck itself will be tiered in nature. This means that anyone who may fall from the top deck will only fall one story on to the next deck. The lower deck they will only fall one story again to the ground. (Not that we anticipate anyone falling at all of course).

I have attached drawings of West Side back deck yet to be built.

Thanks

Rosy
[Quoted text hidden]

11013 Amended drawings for RC revision PD08 - 120319.pdf
354K

Rosanne Armitage <rosanne.armitage@gmail.com> Thu, Aug 16, 2012 at 2:35 PM
To: George Farrant <George.Farrant@aucklandcouncil.govt.nz>
Cc: Bob DeLeur <Bob.DeLeur@aucklandcouncil.govt.nz>, Garry Glasgow <Garry.Glasgow@aucklandcouncil.govt.nz>, Tim Weight <Tim.Weight@aucklandcouncil.govt.nz>

Sorry refer to these drawings
[Quoted text hidden]

HUM drawing set 111221-Revised Elevation Posts.pdf
329K

Rosanne Armitage <rosanne.armitage@gmail.com> Thu, Aug 16, 2012 at 2:42 PM
To: George Farrant <George.Farrant@aucklandcouncil.govt.nz>
Cc: Bob DeLeur <Bob.DeLeur@aucklandcouncil.govt.nz>, Garry Glasgow <Garry.Glasgow@aucklandcouncil.govt.nz>, Tim Weight <Tim.Weight@aucklandcouncil.govt.nz>

George I will attempt to ring you now as I have volunteer professional builders on standby
[Quoted text hidden]

Rosanne Armitage <rosanne.armitage@gmail.com> Thu, Aug 16, 2012 at 2:54 PM
To: George Farrant <George.Farrant@aucklandcouncil.govt.nz>
Cc: Bob DeLeur <Bob.DeLeur@aucklandcouncil.govt.nz>, Garry Glasgow <Garry.Glasgow@aucklandcouncil.govt.nz>, Tim Weight <Tim.Weight@aucklandcouncil.govt.nz>

Hey George,

As a follow on from our conversation and the last email I sent timed at 2.33pm laying out the two storied nature of the property and our back deck tiered design intention, I would like to further clarify use of the upstairs space. While it will be an overflow from the downstairs Restaurant it will largely be used as a

facilitated space for our Dinner Discussions and Coffee Conversations. Experts from different fields of thought will gather in a co-ordinated fashion and overseen by staff of the Falling Apple Charitable Trust. Here they will discuss topics of interest over dinner live streamed to the web. Upstairs will also be our office space and media centre. Any individuals upstairs will be overseen by staff members on site. While on occasion we may have corporate events (we already have interest) these events will be overseen and monitored on a safe staff to guest ratio dictated by professional hospitality standards.

Thanks and I look forward to your response.

Rosy
[Quoted text hidden]

Tim Weight <Tim.Weight@aucklandcouncil.govt.nz> Thu, Aug 16, 2012 at 3:55 PM
To: Rosanne Armitage <rosanne.armitage@gmail.com>
Cc: Garry Glasgow <Garry.Glasgow@aucklandcouncil.govt.nz>, George Farrant <George.Farrant@aucklandcouncil.govt.nz>

Roseanne

As this is new building work you are obliged to try and comply as near as reasonably practicable with the building code requirements.

We have already had one death in Auckland in a falling from a barrier incident where alcohol was involved. As this is a licensed restaurant it would be a challenge to guarantee that this would not reoccur.

You would have to consider a stronger case than purely heritage consideration for council to approve a lower barrier height in this situation.

Regards

Tim

Tim Weight | Manager Central Building Control
Building Control
Ph 09 353 9131 | Extn (40) 9131 | Mobile 027 491 3046 | Fax 09 353 9365
Auckland Council, Ground Floor, 35 Graham Street, Auckland
Visit our website: www.aucklandcouncil.govt.nz

From: Rosanne Armitage [mailto:rosanne.armitage@gmail.com]
Sent: Thursday, 16 August 2012 12:08 p.m.
To: Bob DeLeur
Cc: Garry Glasgow; George Farrant; Tim Weight
Subject: Re: URGENT Balustrade Approval for 123 Grafton Road

[Quoted text hidden]

George Farrant <George.Farrant@aucklandcouncil.govt.nz> Thu, Aug 16, 2012 at 4:26 PM

To: Rosanne Armitage <rosanne.armitage@gmail.com>
Cc: Bob DeLeur <Bob.DeLeur@aucklandcouncil.govt.nz>, Garry Glasgow <Garry.Glasgow@aucklandcouncil.govt.nz>, Tim Weight <Tim.Weight@aucklandcouncil.govt.nz>

Hi Tim et al,

Since my last comment I have been advised by the applicant that there is no drop greater than one floor on the new additions, and further that the proposed upper level is not a normal public space but would be under staff observation and supervision, as noted below.

I confirm that this allays my reservations and assumptions in my first email on the subject in regard to the major deck areas, although I note that heights of the stair landings are still almost 6m and therefore remain an issue.

Cheers,.

George Farrant
Principal Heritage Advisor Central
Auckland Council
09 3653515 bus
0275 327726 mob
09 4837276 res

From: Rosanne Armitage [mailto:rosanne.armitage@gmail.com]
Sent: Thursday, August 16, 2012 14:54
To: George Farrant
Cc: Bob DeLeur; Garry Glasgow; Tim Weight
[Quoted text hidden]

[Quoted text hidden]

Rosanne Armitage <rosanne.armitage@gmail.com> Thu, Aug 16, 2012 at 4:36 PM
To: George Farrant <George.Farrant@aucklandcouncil.govt.nz>
Cc: Bob DeLeur <Bob.DeLeur@aucklandcouncil.govt.nz>, Garry Glasgow <Garry.Glasgow@aucklandcouncil.govt.nz>, Tim Weight <Tim.Weight@aucklandcouncil.govt.nz>

Hey George and Tim,

Thanks for your emails. I think I see a possible solution here. If we retain the heights of the current balustrades around the property but where the stair landings are (where lift is) we can raise the height of the balustrades to 1.1m here (when we start work on this). How do we feel about this resolution? Given that if someone falls from the existing top deck on the North and East side they have are 4.5m distance to fall.

Any thoughts?

Rosy
[Quoted text hidden]

Rosanne Armitage <rosanne.armitage@gmail.com> Thu, Aug 16, 2012 at 4:39 PM
To: George Farrant <George.Farrant@aucklandcouncil.govt.nz>
Cc: Bob DeLeur <Bob.DeLeur@aucklandcouncil.govt.nz>, Garry Glasgow <Garry.Glasgow@aucklandcouncil.govt.nz>, Tim Weight <Tim.Weight@aucklandcouncil.govt.nz>

Tim I'll give you a ring now!
[Quoted text hidden]

George Farrant <George.Farrant@aucklandcouncil.govt.nz> Thu, Aug 16, 2012 at 4:41 PM
To: Rosanne Armitage <rosanne.armitage@gmail.com>
Cc: Bob DeLeur <Bob.DeLeur@aucklandcouncil.govt.nz>, Garry Glasgow <Garry.Glasgow@aucklandcouncil.govt.nz>, Tim Weight <Tim.Weight@aucklandcouncil.govt.nz>

I could support this proposal - I strongly support not altering the existing railing where no new work is to occur.

Cheers,

George Farrant
Principal Heritage Advisor Central
Auckland Council
09 3653515 bus
0275 327726 mob
09 4837276 res

From: Rosanne Armitage [mailto:rosanne.armitage@gmail.com]
Sent: Thursday, August 16, 2012 16:40
[Quoted text hidden]

[Quoted text hidden]

Rosanne Armitage <rosanne.armitage@gmail.com> Thu, Aug 16, 2012 at 4:44 PM
To: George Farrant <George.Farrant@aucklandcouncil.govt.nz>
Cc: Bob DeLeur <Bob.DeLeur@aucklandcouncil.govt.nz>, Garry Glasgow <Garry.Glasgow@aucklandcouncil.govt.nz>, Tim Weight <Tim.Weight@aucklandcouncil.govt.nz>

Also it may be pertinent to note that the current balustrades as they stand on the North and East sides is not new building work as such. When we progress with building the back decks this will be so and we will need to assimilate the look of the current decks with the back.
[Quoted text hidden]

Rosanne Armitage <rosanne.armitage@gmail.com> Thu, Aug 16, 2012 at 5:06 PM
To: George Farrant <George.Farrant@aucklandcouncil.govt.nz>
Cc: Bob DeLeur <Bob.DeLeur@aucklandcouncil.govt.nz>, Garry Glasgow <Garry.Glasgow@aucklandcouncil.govt.nz>, Tim Weight <Tim.Weight@aucklandcouncil.govt.nz>

Hey there people,

To help with the decision making process with this particular site I think it's important that our Business Plan is brought to the foreground. Our manifesto is one of community well-being. Disorderly conduct and drunkenness goes against our manifesto. We are promoting education, arts, organics...even our bar will be focused around herb cocktails that educate in the area of well being rather than alcohol. We stand against the current status of a society that is indulgent in areas of drugs and alcohol due to disconnection and ills that exist. We are here to encourage education in this and bring about change. No customer on site will ever get to the point where they are intoxicated to such a point that they loose control. Our staff are and will be

educated in this area going beyond the usual expectations of hospitality.

I have attached the Business Plan so all are clear on our deliverable's for this site. I hope this will help in reaching a conclusion in regards to the decision over our balustrades. Remembering also that we have a long-term lease on this property to 2033 with first right to purchase. We will not be selling it to another entity. Our ethos is for the New Zealand public to hold on to the site and there are key functions that it must hold true too through-out it's life time, namely health, well-being, culture, education and arts.

If you have any further questions please do not hesitate to call me.

Thanks

Rosy
[Quoted text hidden]

SocialEnterprise-FallingApple&Hum-BPlan.pdf
5406K

Tim Weight <Tim.Weight@aucklandcouncil.govt.nz> Fri, Aug 17, 2012 at 6:14 AM
To: George Farrant <George.Farrant@aucklandcouncil.govt.nz>, Rosanne Arm itage <rosanne.armitage@gmail.com>
Cc: Bob DeLeur <Bob.DeLeur@aucklandcouncil.govt.nz>, Garry Glasgow <Garry.Glasgow@aucklandcouncil.govt.nz>

Roseanne Any existing construction can remain as existing. Any new construction must comply fully with the building code. You may wish to reconsider the existing approved ballustrade design to allow the new work to integrate with the existing ballustrade construction. Regards Tim
-----Original message-----
From: Rosanne Armitage
Sent: 16/08/2012, 5:07 pm
To: George Farrant
Cc: Bob DeLeur; Garry Glasgow; Tim Weight
Subject: Re: URGENT Balustrade Approval for 123 Grafton Road

[Quoted text hidden]

Rosanne Armitage <rosanne.armitage@gmail.com> Fri, Aug 17, 2012 at 11:59 AM
To: Tim Weight <Tim.Weight@aucklandcouncil.govt.nz>
Cc: George Farrant <George.Farrant@aucklandcouncil.govt.nz>, Bob DeLeur <Bob.DeLeur@aucklandcouncil.govt.nz>, Garry Glasgow <Garry.Glasgow@aucklandcouncil.govt.nz>

Hey Tim,

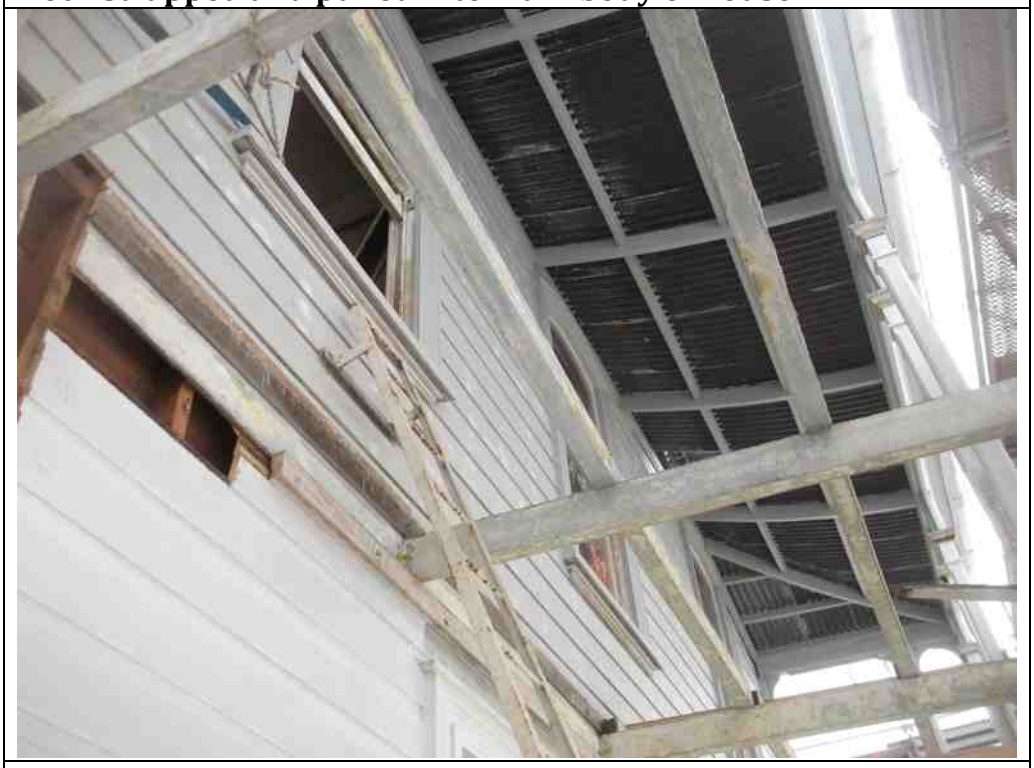
Thanks for that I appreciate it. I will have a look and see what we can come up with.

Rosy
[Quoted text hidden]

Appendix 7 – Worked Areas North



Deck strapped and pulled into main body of house



Example of weatherboard removal



Example of New Structural beam



Example of demolished area



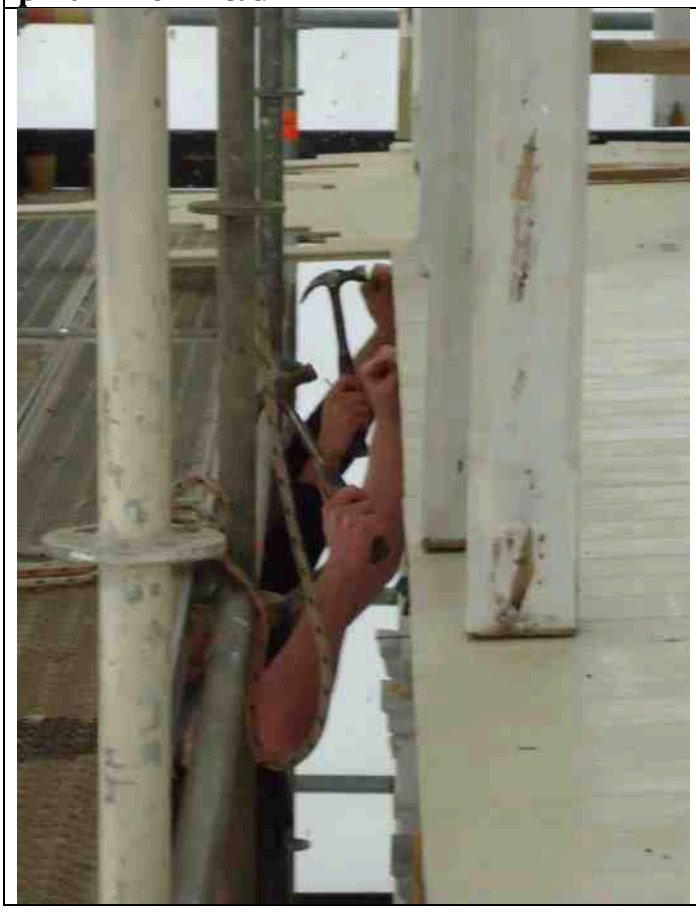
Example of pre-primed balustrades being installed to string methodEx



Example of deck T&G being laid



Example of straightening of pillars and custom made circles and pillar. New T&G



Putting in new front façade the length of North side deck after structural straightening



First Placement and packing of subfloor bevel back weatherboard while scaffolding was up



All weatherboards, new or reconditioned sealed after remedial work and protective priming.



New custom replica spouting and clean joins



New custom made spouting and clean line along house



Beginning of deconstruction of corner structural area and surrounds for support beam replacement and remedy



Rhys Darby Heritage builder overseeing demolition and deck reconstruction work. Also in background an example of individually hand painted boards ready for installation

Appendix 8 – Worked Areas – South



Fire Escape, Cool store and piping above, metal plumbing pipe demolition.



Example of state of South wall prior to scraping and treating with Sea2sky. Rot, rust and splitting of wood on surface, further rot beneath paint.



Demolition cool store remedial work and surrounds



Example of framing put in that holds with view to back of replaced weatherboards on South wall (after demolition of cool store)



Window Replacement



Protective oil primer on all areas



New custom made spouting

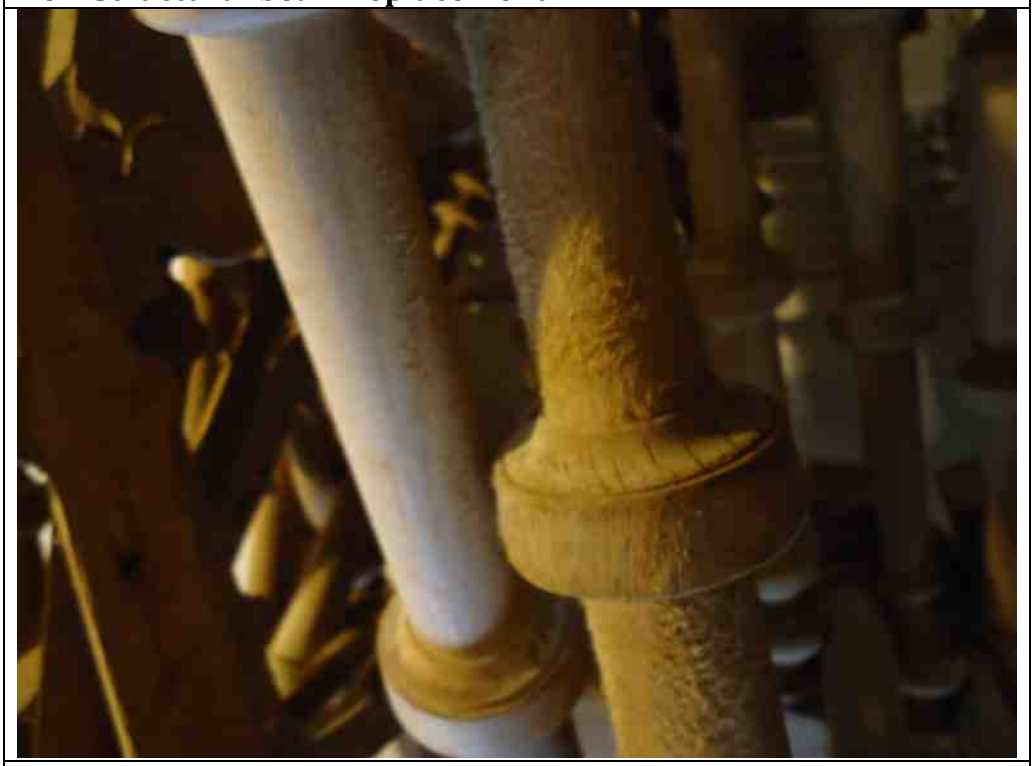


Example of no gaps, running on a straight line, no join gaps or lines.

Appendix 9 – Worked Area – East



New Structural beam replacement

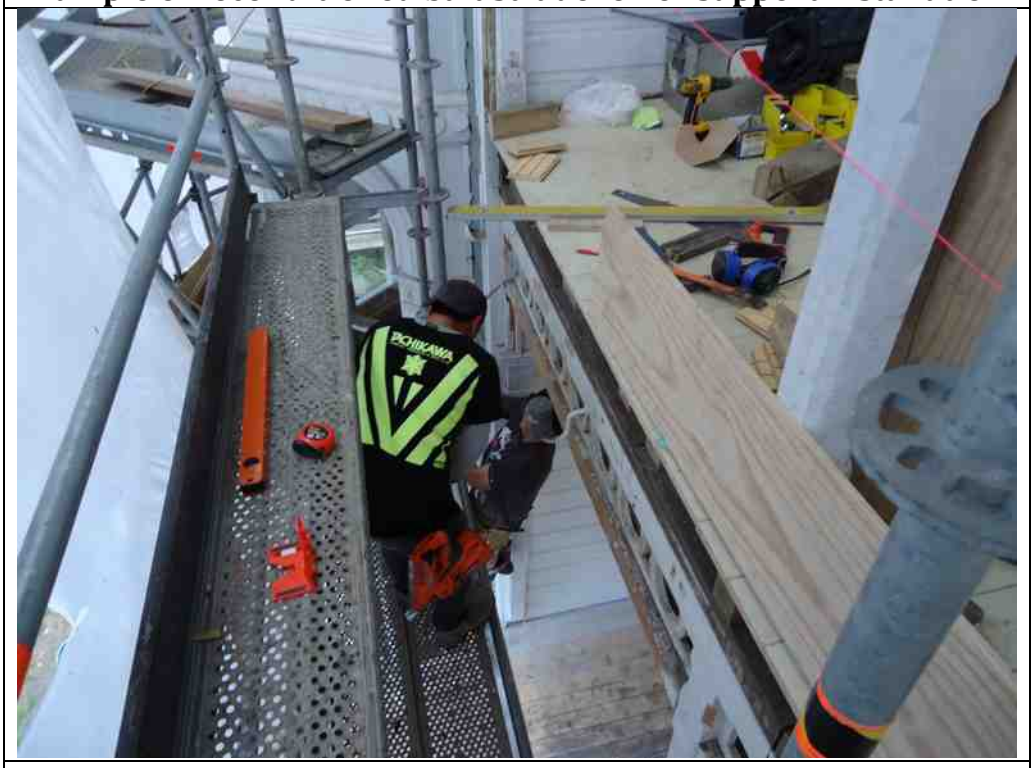


Example of fluff after chemical treatment on balustrades, all

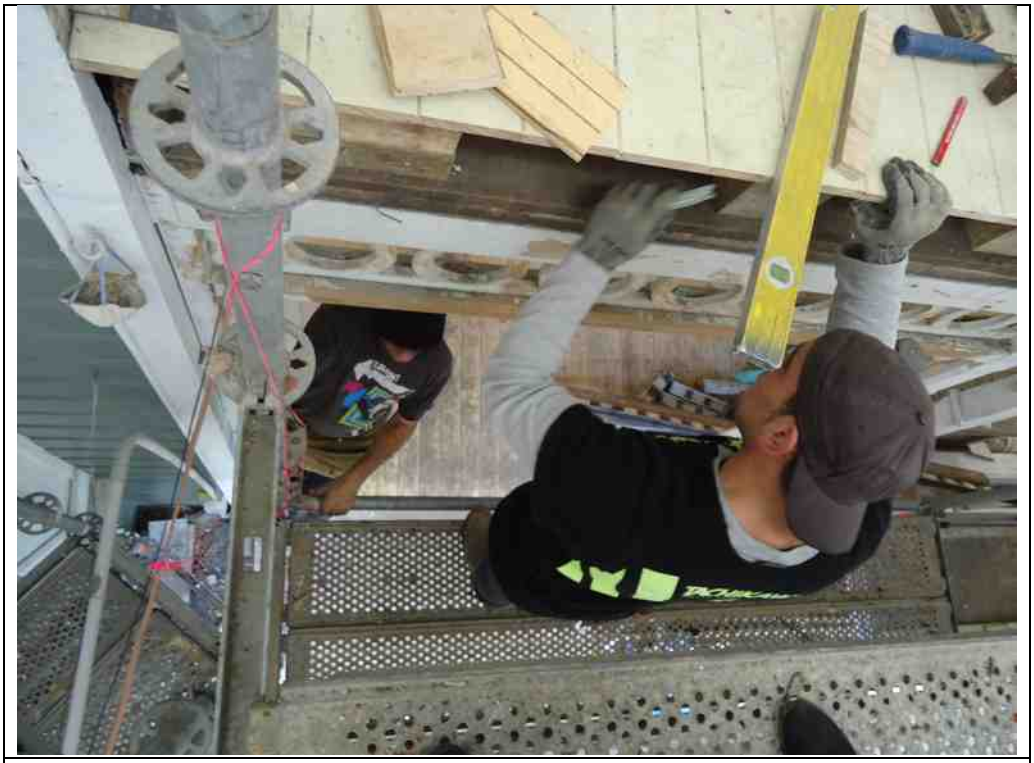
hand sanded back.



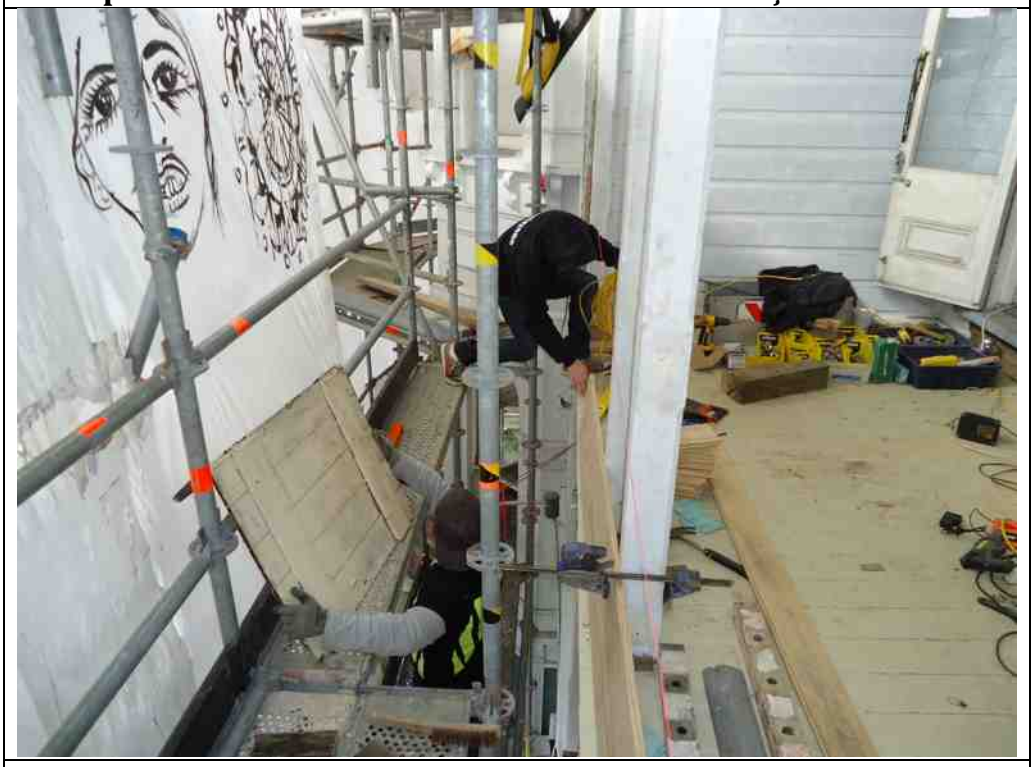
Example of reconditioned balustrade lower support installation



Example of new custom cut front facade



Example of deck structural remedial and front façade removal



Example of pulling in pillars string line and other custom cuts



A small example of the huge amounts and variety of product used on site including sealants.



Example of removed original rails (grey) and brought in heritage replicas (white) close to exact design. Altered by hand crafting to take top peak off and make exact design to original.



Removal of old spouting and rot in foreground



Cutting of new custom cut off-site structural beam



Example of custom made metal support on deck corner to support upper deck x 2.



Example of removal of wood and custom made pole.



Example of pulling pillars in for straightening and allowing to settle.



Example of subfloor bevel back placement and packing to string line (First time installment)



Example of new custom replica spouting and new corrugated iron



Further example of strapping



Example of newly installed rails, balustrades and balustrade structural beam.



Further example of installation of rail, balustrade and lower support



Further example of highly quality standard of work



Example of custom off-site cut decorative pillar features (not off the shelf)



Example of strapping deck through lower deck T&G and onto house support for pulling in after new T&G laid



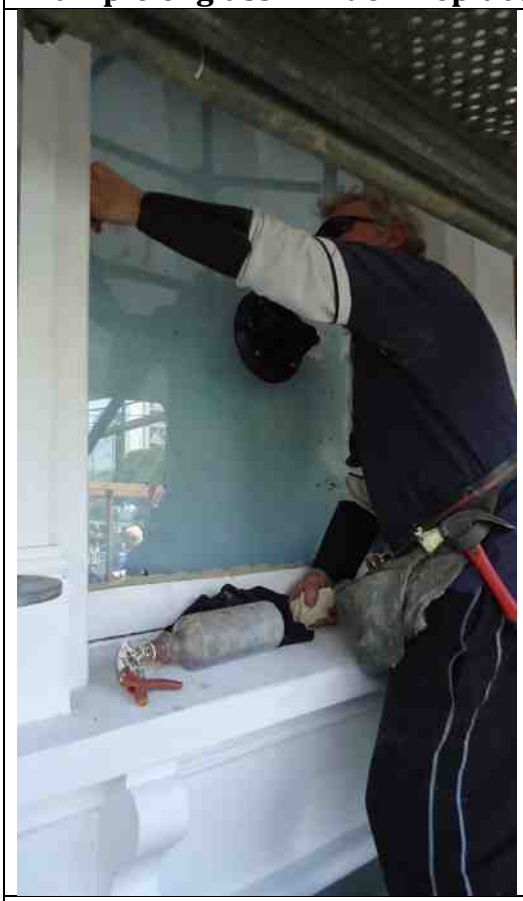
Example of all areas coated in protective primer and work done



Example of individual balustrades being attached



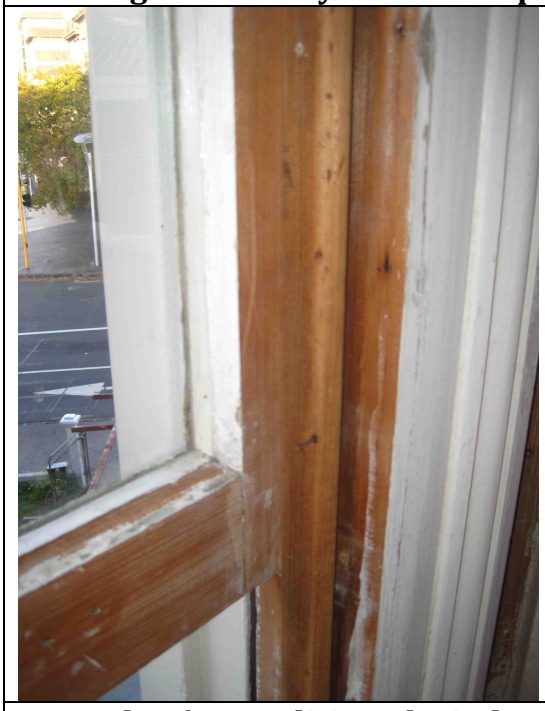
Example of glass Window replacement



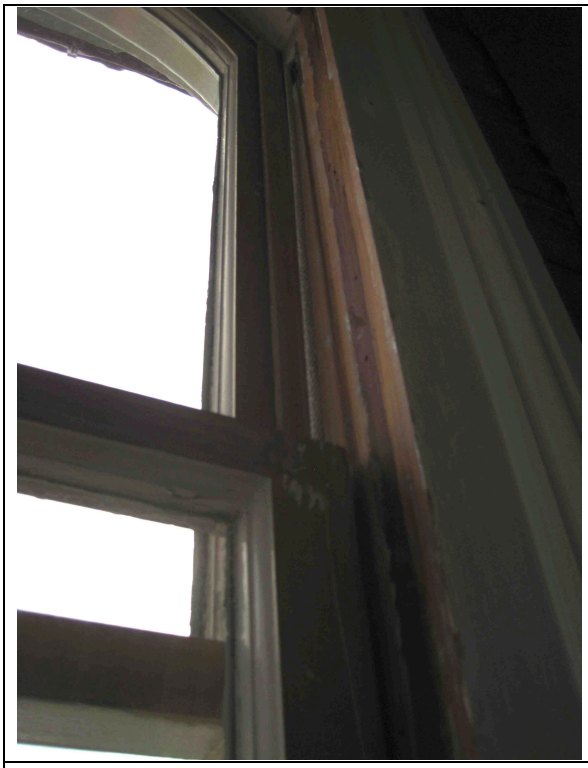
Example of glass replacement



Example of reconditioned window with pully replaced and working. Previously all sealed up and rotten or non existant.



Example of reconditioned windows



Further example of windows reconditioning upper and lower sash working

Appendix 10 – Worked Areas – West



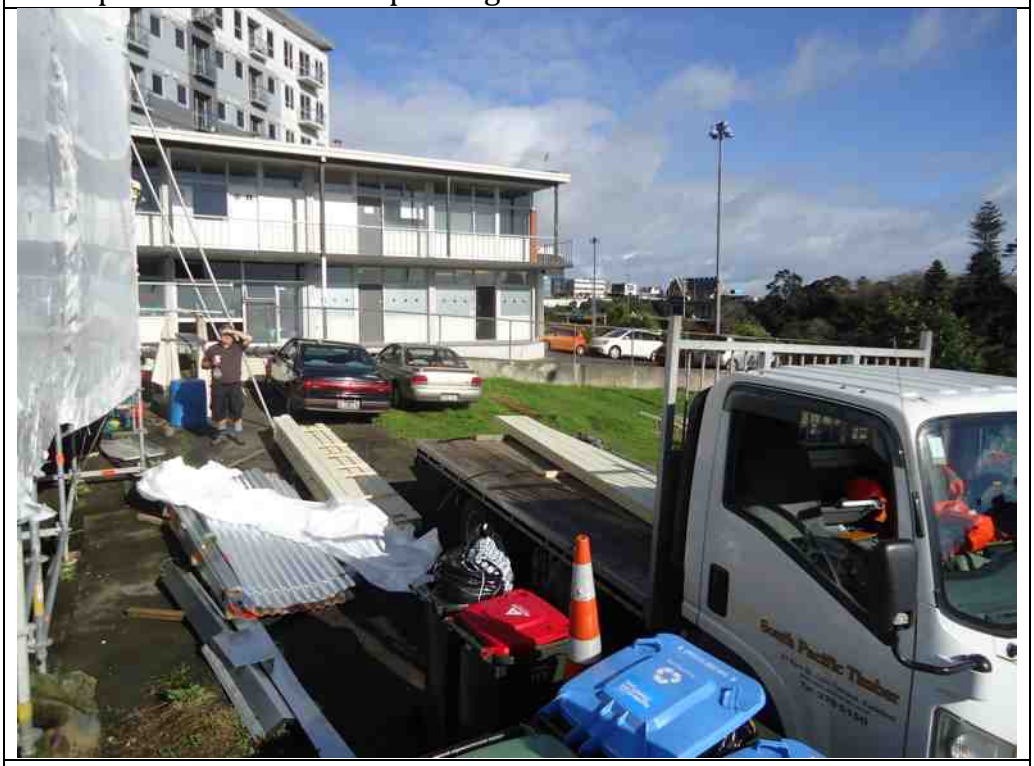
Example of approach when minor rot can be remedied. All rot removed, custom timber piece cut to fit, remaining wood treated with anti rot and left to cure for two days, protective oil primer than wood insert, builders fill over cracks, than further protective priming, than permafill and sanding ready for priming.



Example of deck uplift.



Example of face beneath spouting



Example of new corrugated iron and custom made flashing valley tray.

Appendix 11 – Internal Work



Example of Lift up of carpet



Further Example of removal of carpet and linings



Example of green board around walls removed, bare framing, wiring etc that all needed rebuild and restorative work



Example of stapling on boards



Wire temporary remeded after our demolition work



Pulling apart of door rims which were remedied on many doors x 5



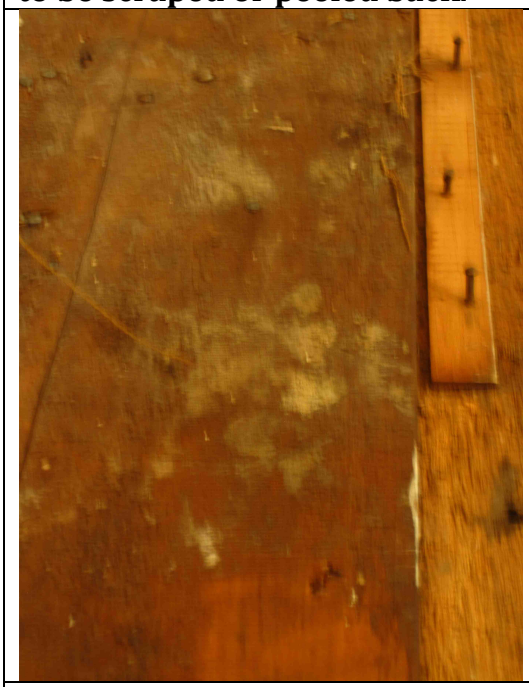
Example of wall paper, sack and pin nails left behind on all edges



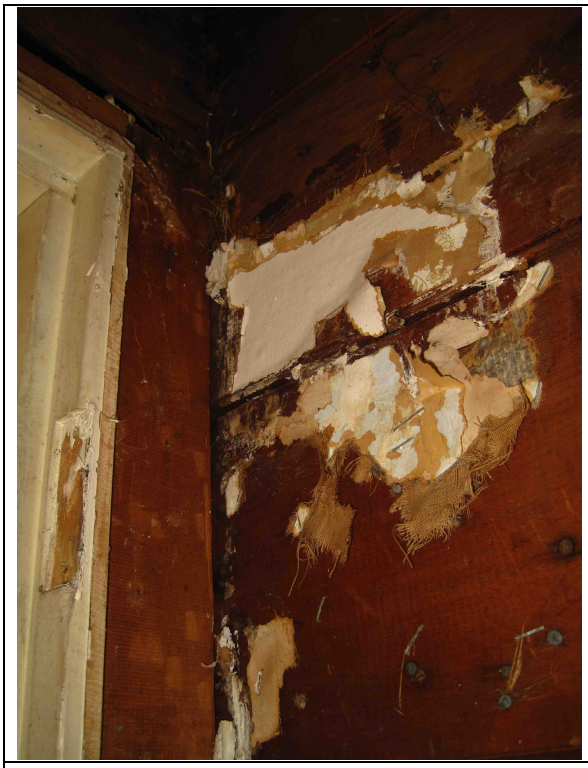
Example of sacking, wall paper debris etc left behind on walls



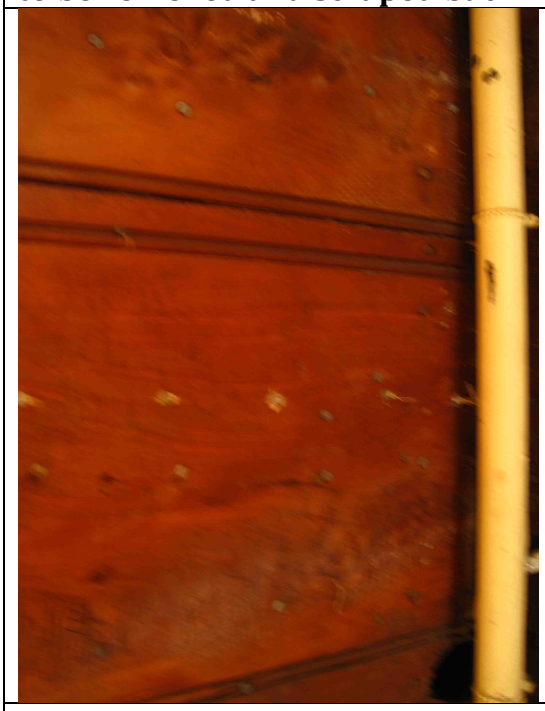
Further Example of wall paper left behind beneath sacking that had to be scraped or peeled back.



Example of random nails and misc wood we demolished out.



Example of wall paper debris and plaster left behind after landlords plaster demolition that needed further demolition, nails to be removed and scraped back.



Example of copper piping demolished out after wood surrounds tidied



Example of wire and clips demolished out



Further example of general demolition debris removed and associated nails



Example of demolished out wood board, fire hose and other wiring



Example of cracked window



Example of boarded over windows



Example of demolished out wiring and old equipment



Example of false ceilings and plaster removed debris



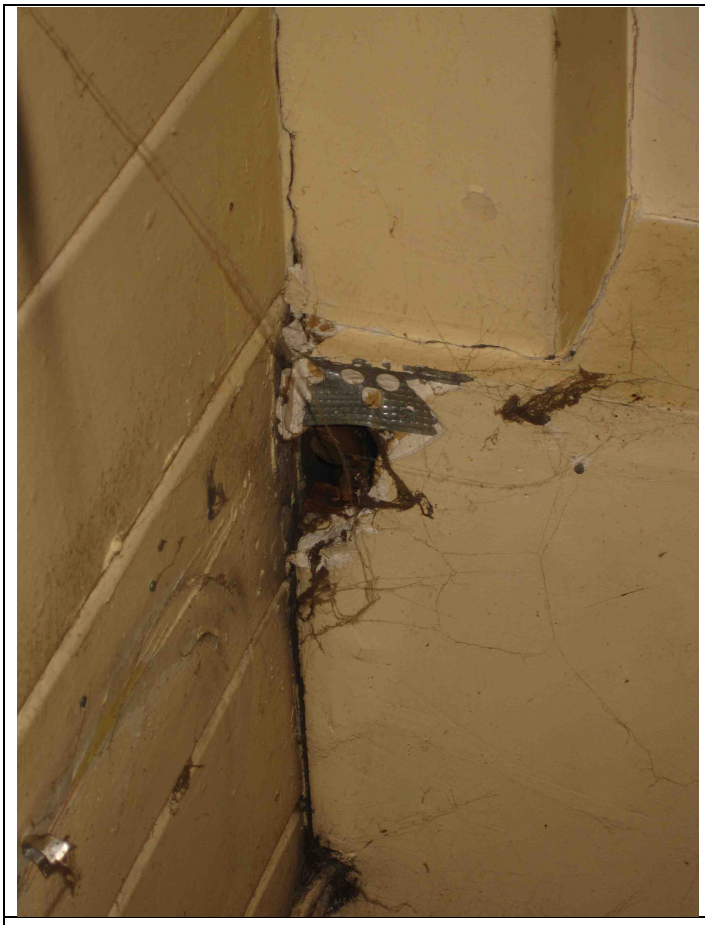
Further example of wallpaper that we demolished using scrappers and pulling out nails and staples.



Further Example of plasterboard remnants we demolished



Further example of wallpaper and other debris remaining after demolition of plasterboard by landlord



Example of holes remaining after we demolished wiring and piping out that was remedied.



Example of holes that needed remedying



Example of post demolition work that needed remedying



Example of paint and edges that needed remedying, scraping and stripping



Example of wood defects after first scrape and sand that needed remedying



Example of de-nailing to each and every board



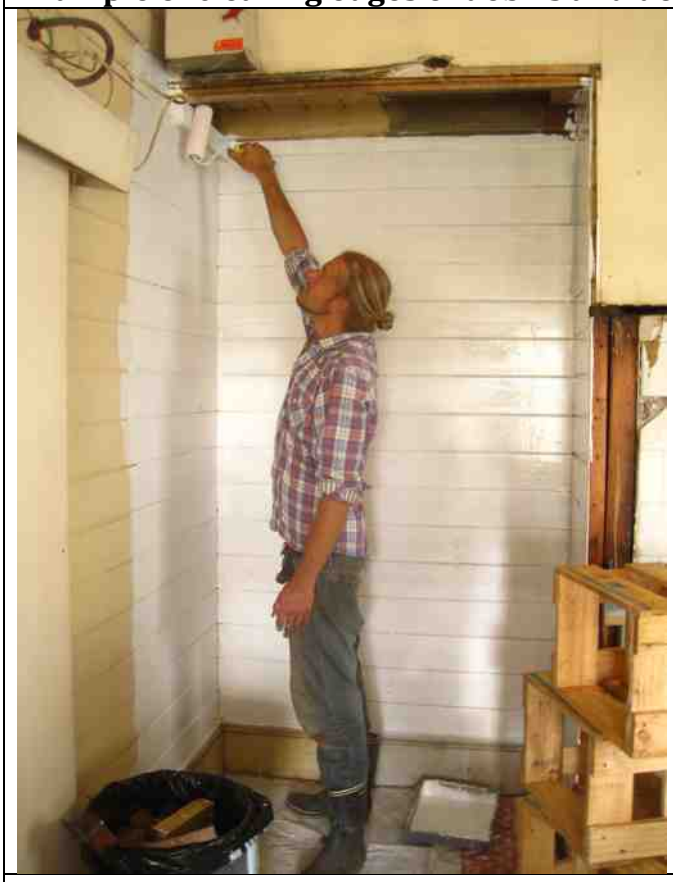
Example of floor demolition to get to floor boards



Example of Internal painting, removal of graffiti etc



Example of clearing edges of debris and de-nailing



Example of painting



Example of Reconditioned windows



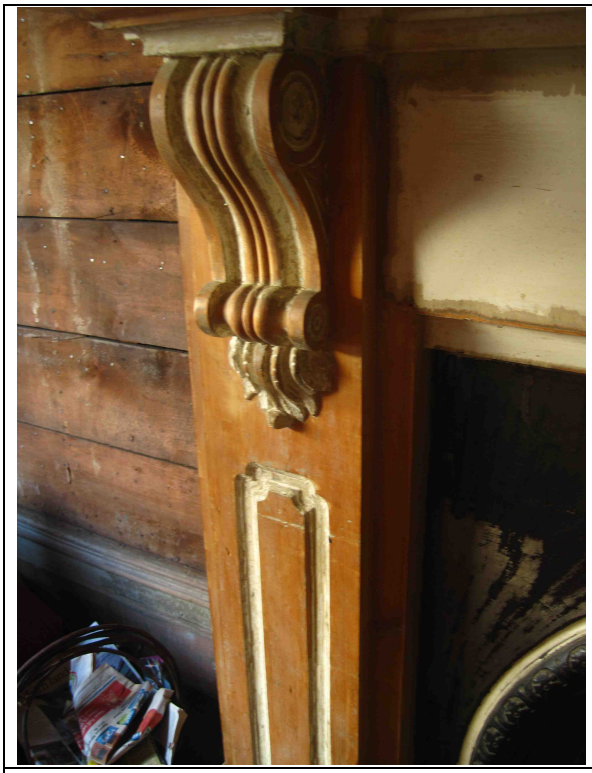
Example of fire hydrant and bare framing demolished and new board put in



Door restoration beginning, full scrapped back and sanded



Example of internal window rims that needed to be removed to recondition pulley system



The beginning of reconditioning original fireplaces by scraping right back to wood



Example of the Sea2sky gel lead treatment on internal skirting's two coats. Scrape back and sand ready for further paint removal. 20m2



Example of filling in wall in Media room testing for different materials for sound proofing.. All boards removed and replaced with original. Media room aprox 34m2 and make good



Inside of deck doors remedial work right back to wood, correction of decorative framing and filling



Inside of deck doors oil based primer



Example of board above skirting after plaster demolition by landlord and other patches on board (on edges to 80% of area)



Example of broken light fitting



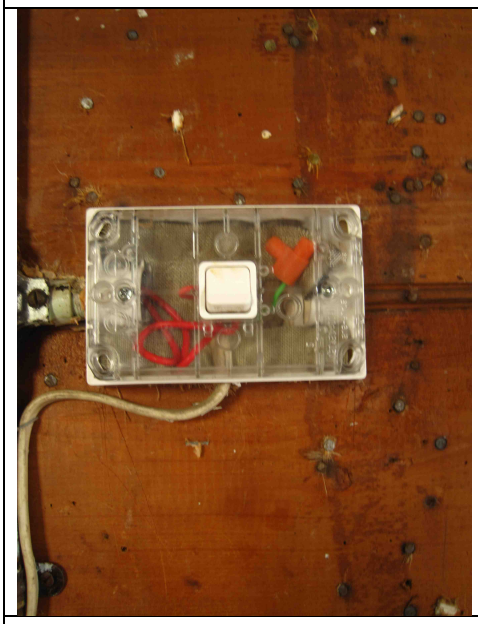
Example of ceiling moss that had to be chemically cleaned in whole house



Example of clean edges where old sack, nails, copper piping use to be



Example of temporary mezz floor built to hold music equipment and other storage items for community events. This will be removed when upstairs is open to the public and made into workshop space in the future.



Example of new light switing and wiring where required



Example of temporary new light feature and bathroom sink and mirror installed to serve the community purposes as we develop the project. This toilet is in the area (East) as an add on at back of property which will ultimately be demolished out for deck but remains in use while we wait for the landlord to remedy the repiling and releveling issues.



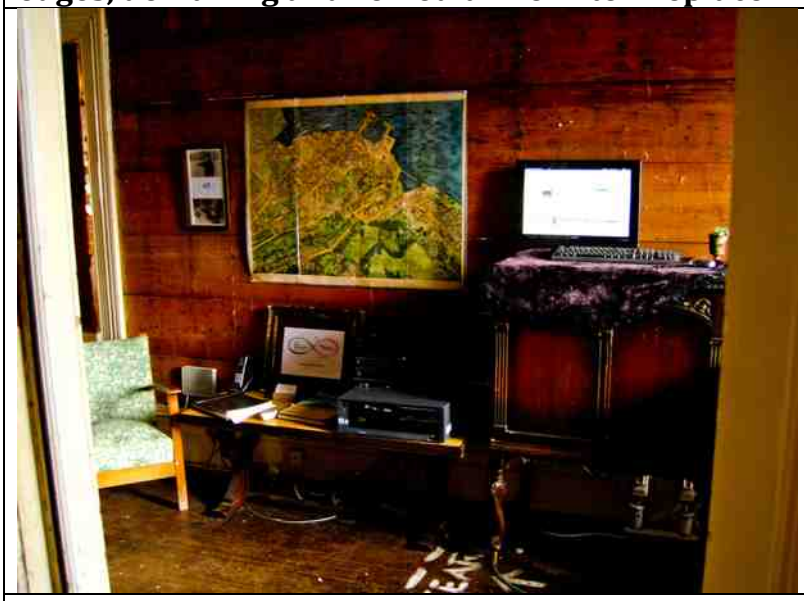
Further example of temporary light fitting new. All electrical lights made to work and made safe. Demolition of all old wires to house except areas at the back (West) to be demolished. This lighting is temporary as we will in the future once a band new electronic lighting system is put on along with sound redo all this.



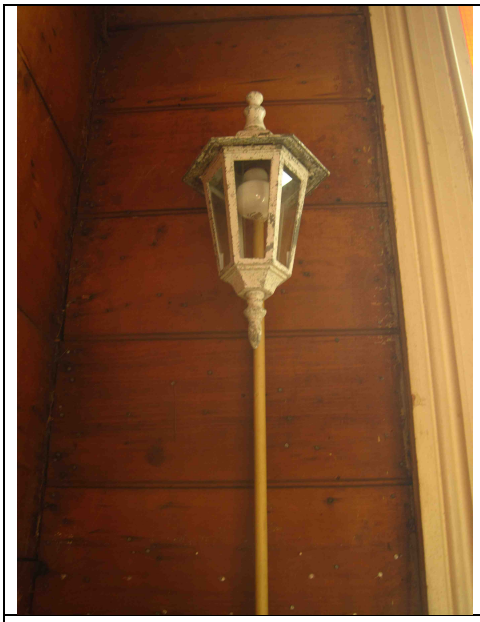
Example of tidying of edges, de-nailing, tidying of wire, cleaning, paint touch ups and repainting



Example of clean and tidying after demolition and debris free edges, de-nailing and remedial work to fireplace



Example of clean lines and making good after demolishing of fire hose, copper pipes and wiring and floor demolition remedial work.



Example of installed light fitting and renewing of electrical wiring



Example of light fittings and clean lines, ripped up carpet etc



Further Example of new board installation, painting and light fitting



Further example of new board over framing, painting and light fitting and making good after carpet rip-up



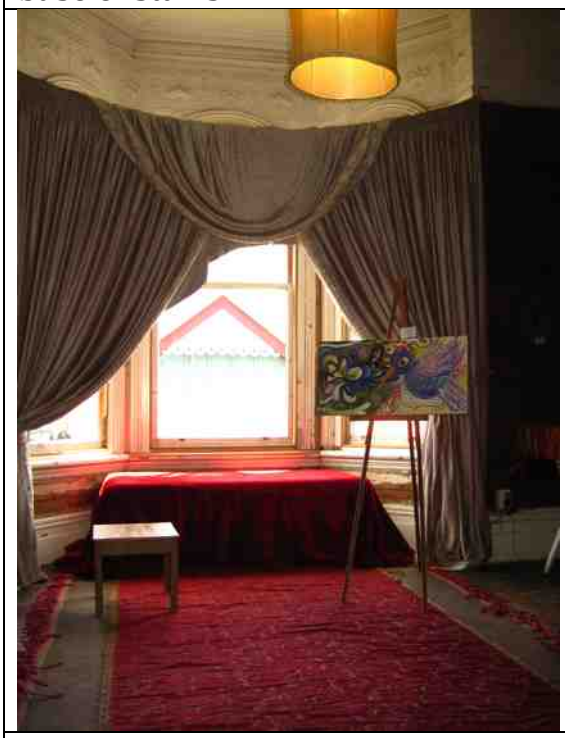
Further example of making good after remedial work and light fitting



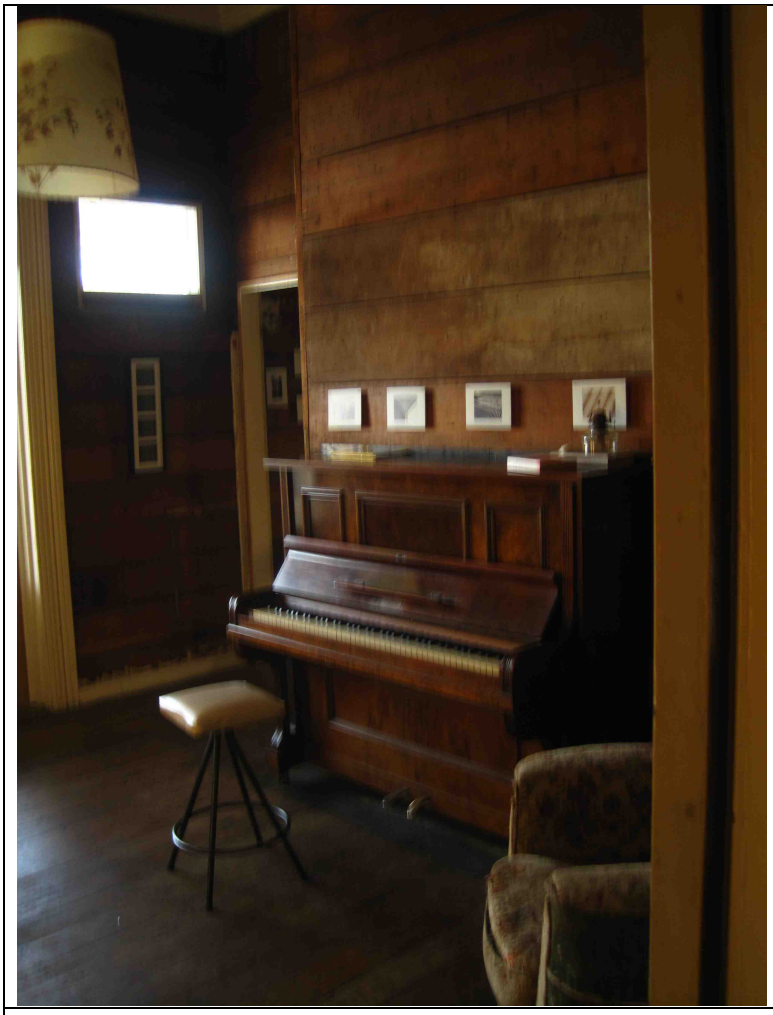
Working Fire alarm to all areas (except basement, battery operated alarm system down there)



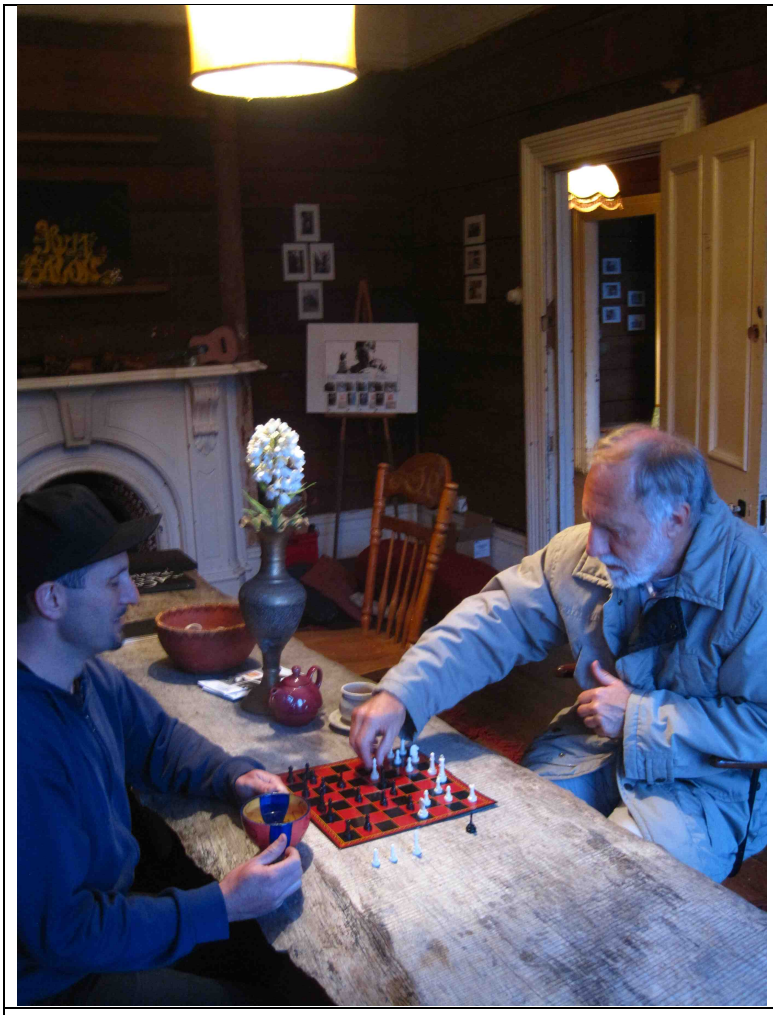
Example of scraping back to wood around decorative features on base of stairs



Light fitting example and decor

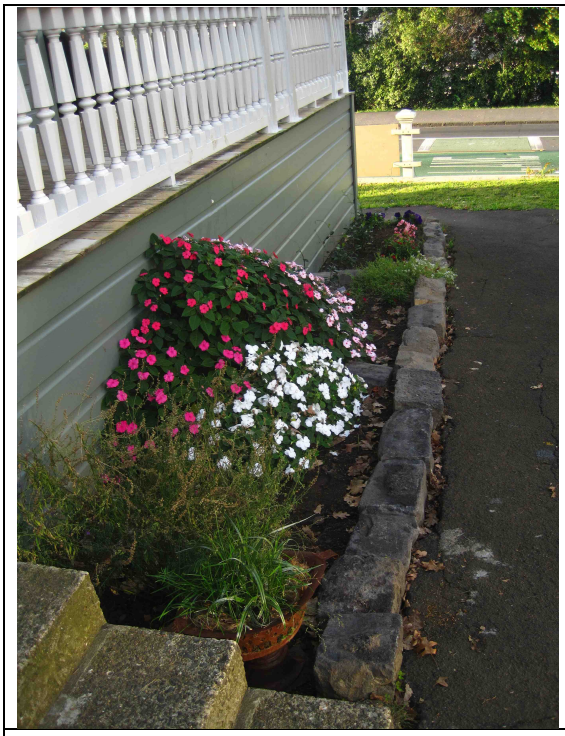


Example of correction to weatherboards and making good

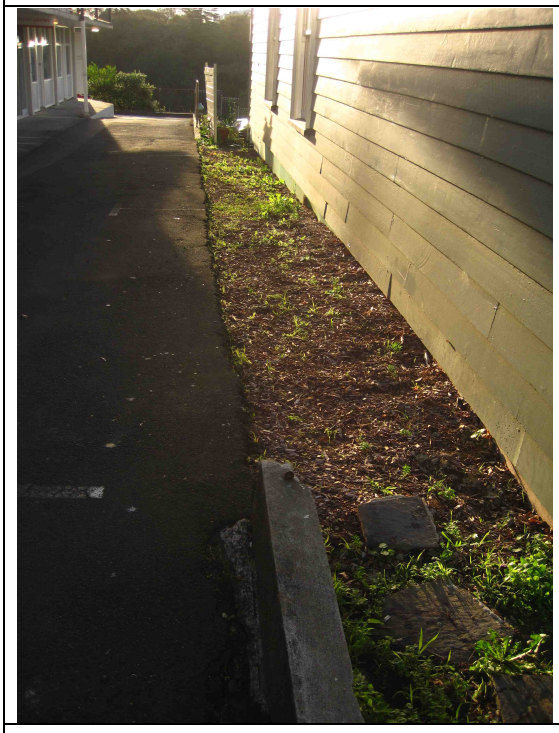


Example of light shade in front room and hallway.

Appendix 12 – Landscaping



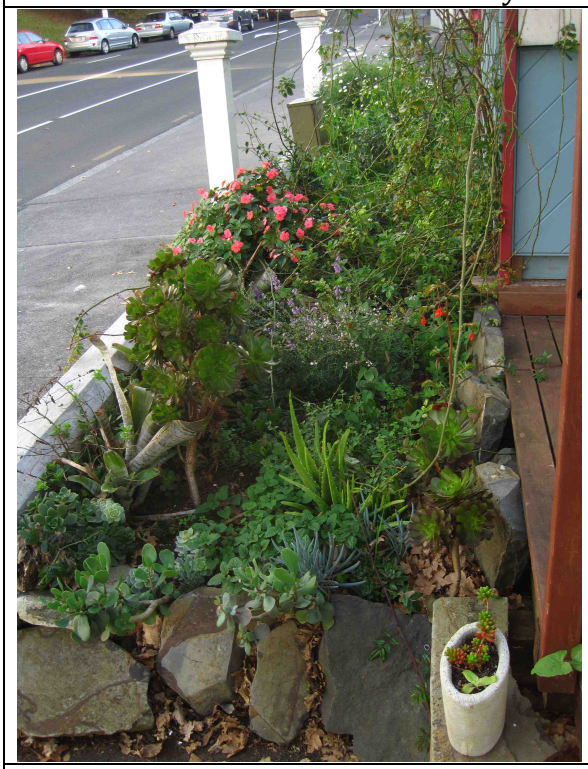
Garden install after lead removal



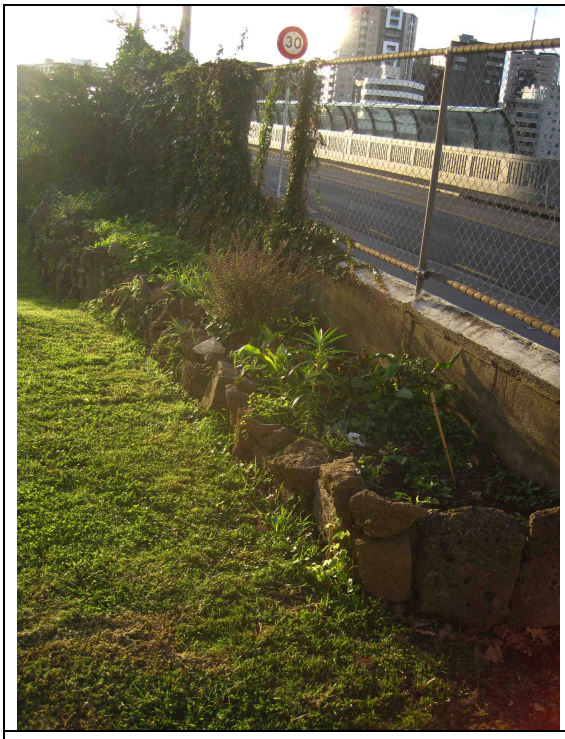
Clearing of area and lead removal, soil in and mulch in



Replanting of native trees, soil in, mulch in after removal of old rubbish in soil and rocks on front yard and surrounds



Garden in



Clearing soil of all rocks and old rubbish in soil, rock garden



Clearing of all rubbish in soil, rocks, metal and other objects, re-sculpting of earth and rock garden.

Appendix 13 – Fence



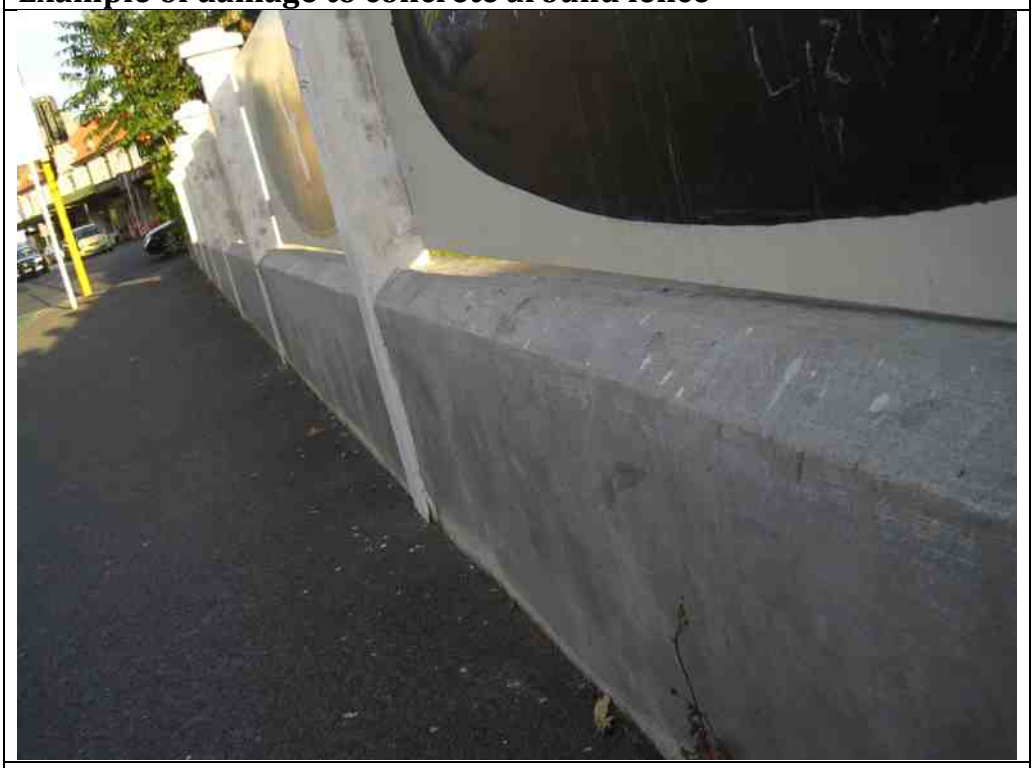
Example of demolished metal fencing between pillars demolished



Further example of demolition of metal fencing around North and East and south sides. Demolition of wooden fence down drive



Example of damage to concrete around fence



Example of remedial and concrete coating to wall



Example of rot in areas of posts



Custom make post peaks



Lead removal using Sea2Sky paint stripper gel x 2 coats each coat followed by hand scraping



Example of decrepit rotten post removed for replacement



Example of hand made plugs to fill in voids where metal fencing was inserted in posts. Our approach was to custom make splice in pieces, including where old nail wood rot existed, treat area with anti rot allow to cure, treat wood custom piece fill with protective oil sealer, glue into place and nail, builders fill only used for finishing on cracks and than protective oil sealant on entire area, sand, than permafill for clean finish and than prime.



Further example of hand made plugs for filling holes



Further example of hand made post base and peaks – decorative features



Example of installation of new custom hand made replicas



Further example of installation of new custom made replicas.

Appendix 14 – Re-Worked Areas



New custom made replica spouting installed on South Wall from Metalcraft



New Custom made replica spouting installed and painted. Beginning of its removal due to sinking of the South/East corner and replacement required.



Mel, Metalcraft's Manager, removing installed custom made replica spouting due to house droppings



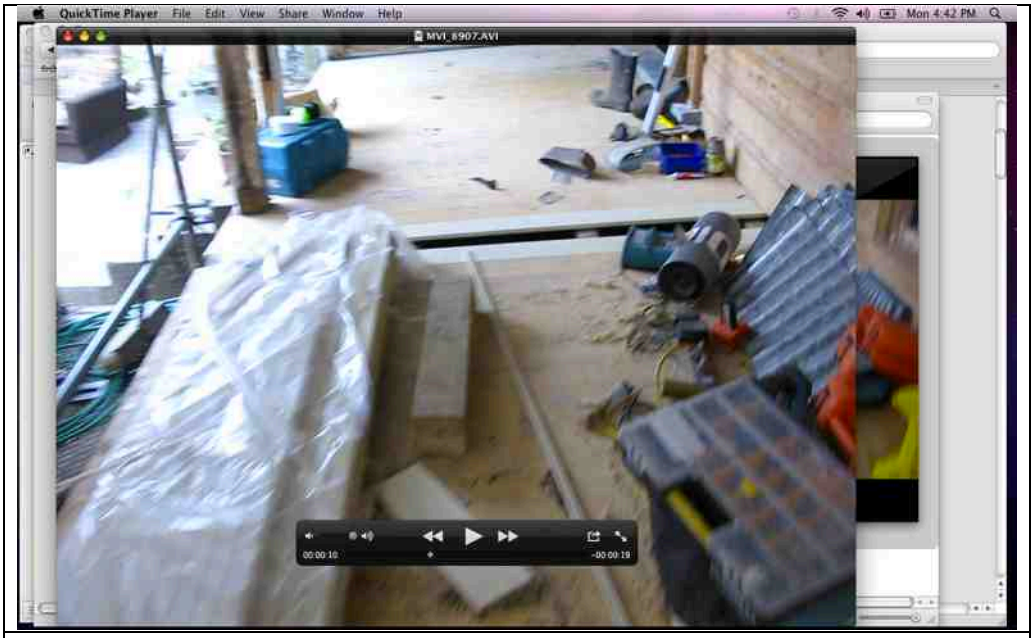
Newly installed standard spouting from Custom Fascia and Spouting to replace newly installed custom made replica from Metalcraft.



Newly installed off the shelf spouting to half way down South Wall



Third redo of deck portion



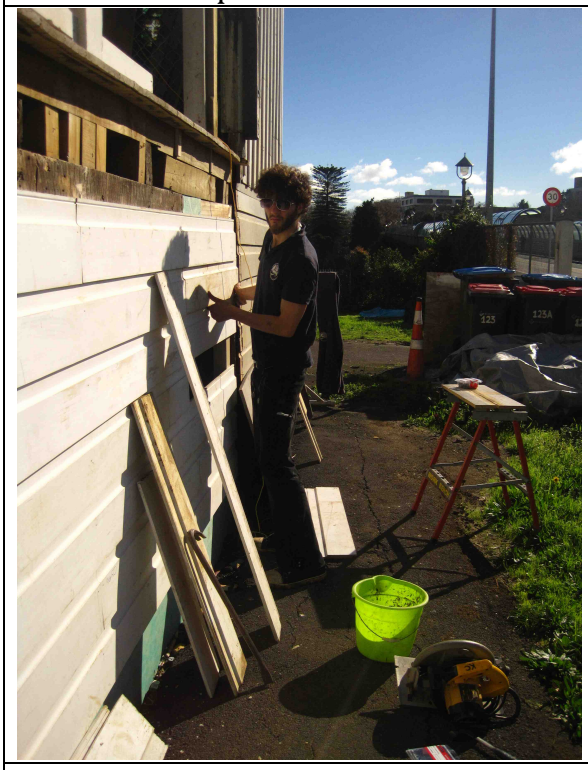
Second Redo of deck portion



Second re-do of Bevel back due to movement in sub-floor



Further Example of third Re-do of bevel back board



Third Redo of Bevel back weatherboard due to movement of subfloor

Appendix 15 – Landlords Deficient Piling work photos (resulting in house movement and deck movement)



Structural beams barely secured. Importantly top structural beam not attached to lower beam or house body.



This is the area that is giving us trouble above as the support beams slide in and out. No attachment.



Existing rot with piles having no attachment to main house



House structural beams rotten just sitting on pile with no attachment.



Pile just shoved in corner without being in the ground or any concrete support.



Example of untouched existing rotten piles.

the house painters

interior exterior roofs

Falling Apple Charitable Trust
123 Grafton Road
Grafton
Auckland

(hm)
(wk)
(cel)

Quote ID :	12914
Quoted By :	Matt Piggin
Date Quoted :	8 November 2012

Quote for Paint Stripping and Painting Heritage Building at 123 Grafton Road.

This is a large property with Lead Based Paint present requiring removal in accordance with Lead Management Systems.

Price allows for removal of all paint and applying 3 coats of paint as supplied to all surfaces from the fascia board down

Quote is valid until Wednesday, 6 February 2013

Correspondence Details

PRICE	**$58,500.00**
GST	**$8,775.00**
TOTAL	**$67,275.00**

Master Painters New Zealand

Appendix 17 - Scaffolding Quote

Camelspace		Rental RE-862
PO Box 78247 Grey Lynn Auckland 1245 Tel. (09) 574 6867 enquire@camelspace.com		127E Pilkington Road Mt Wellington Auckland 1072 Fax. (09) 523 9280 www.camelspace.com

To:	**Details:**
Falling Apple Charitable Trust	Site Name: 123 Grafton Rd Site Contact: Rosy

Description:
External Scaffold at 123 Grafton Rd

Fixed Price Items and Charges	Quantity	Charge	Comments	Total
Erect, Dismantle & Transport	1.00	7,500.00	Fully scaffold the exterior including debri netting.	7,500.00
			Special Discount at 37.50%	-2812.50
			Sub Total	$ 4,687.50
			GST	$ 703.13
			Total	$ 5,390.63

Hired Items	Quantity	Wkly Rate	Days	Comments	Total
Weekly Hire	1.00	750.00	7.0		750.00
				Special Discount at 100.00%	-750.00
				Sub Total	$ 0.00
				GST	$ 0.00
				Total	$ 0.00

Notes:
In return for the above discounts it is agreed that Camelspace can install a 6m x 4m banner on the Grafton Bridge elevation.

Terms and Conditions:

- Any documentation or testing not explicitly included in this price (in the priced items or notes above) will be at additional cost.
- Deposit payments (if applicable), can be made by bank deposit to the account of Camelspace Ltd., National Bank Acc.: 06-0101-0880780-00
- Any building; resource consent; road or footpath closure permits; or traffic management, if required, is the responsibility of the hirer.
- Any reference to "Camelspace" contained within this document is a reference to Camelspace Limited.
- This quotation, inclusive of any attachment(s) and/or drawing(s), is confidential, may be subject to legal privilege and is copyright material.
- Time and materials will be charged for any client requested visit to site to carry out modifications to fixed price scope above.
- Unless explicitly stated above, work will be done during normal business hours. Out of hours, night or weekend work will be at extra cost.
- Payment Terms: Payments will be due 20th of the month following invoice date.
- If any Producer Statements are required, costs incurred in producing these will be additional.
- This quotation is valid for 30 days.
- Scaffolds will be built in accordance with the current revision of the DOL approved Best Practice Guidelines for Scaffolding in NZ
- Camelspace is in no way responsible for losses or delays caused by or resulting from weather conditions.
- Acceptance of this quote is acceptance of Camelspace's General Terms of Trade (available at www.camelspace.com or by request).
- Terms: Due 20th of June, 2011.
- Payment can be made by cheque in favour of Camelspace Ltd. or by bank deposit to National Bank Acc.: 06-0101-0880780-00
- Any reference to "Camelspace" contained within this document is a reference to Camelspace Limited.
- GST No.: 94-662-591
- This is a payment claim under the Construction Contracts Act 2002