

Anderson House

What is the project?

Anderson House was gifted to the Council in the 1950s by the Anderson family. The house sits in Anderson Park and was previously open to the public and used as a place to display art. It was closed on 30 January 2014 as it was assessed as a serious earthquake risk.

Council will make improvements to make the building safe and enable the building to be re-opened to the public in 2021.

Why is Council undertaking this project?

The House is currently rated at a seismic strength of less than 10% New Building Standards (NBS). Without strengthening, the House cannot be safely entered by the public. The work involved will make the building safe to 67% NBS.

What strengthening work will be undertaken?

Secondary timber beam/concrete walls

The walls on the first floor are made of concrete. They are too heavy for the floor which forms the roof of the ground floor.

To strengthen the floor system, the concrete dividing walls on the first floor will be demolished and replaced with a lightweight timber option finished to match the existing walls.

Bay Window Floor Beam

The existing timber beams in the bay window need strengthening as well as the external wall on each side of the beam to reduce the span of the beam.

Roof Structure

The roof structure is not connected to the external walls. This means in the event of an earthquake, the roof load is unable to be transferred down the structure.

Steel brackets will be installed to connect the roof to the external walls.

Chimneys

There are four chimneys in the building.

Two are located in the main wing. The other two are in the rear wing.

The two in the main wing pose a hazard from falling bricks. They will be demolished down to the first floor ceiling height and rebuilt with a lightweight timber framed structure with lightweight plaster façade cladding. The plaster cladding will allow it to be shaped to maintain the heritage appearance.

The two chimneys in the rear wing extend to the same height as the two chimneys in the front wing, however, because of their position at the back of the house, they extend much further away from the roof and have no restraint.

These chimneys will be demolished down to first floor ceiling height and not replaced. They do not have the same heritage value as the front two chimneys so the cost to strengthen them is not warranted.

Future uses of Anderson House

At this time the project only includes making the building safe in order for the public to be able to enter the building. It does not include any initiatives on how the House can be used for activities. The House will not be used to display art work as has previously occurred when the House is reopened.

There may be options for Council to consider in the future to utilise Anderson House as a venue for weddings, functions or other purposes.

When will the project be completed?

The work will be completed and the building will be open to the public in 2021.

How much will it cost?

The project is estimated to cost \$1.2 million. Council will invest \$900,000. Work will commence prior to the end of this financial year. These costs do not address the cost of any toilet upgrade for the House, nor do they address the kitchen upgrade within the House.

How can I find out more information?

[WSP Anderson House Seismic Strengthening Investigations 14 July 2020](#)

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