

New Zealand Insurance Building (Former)
131-133 Featherston Street



Image: *Charles Collins, 2015*

Summary of heritage significance

- The building at 131-133 Featherston Street was designed by Gummer and Ford, an influential practice of New Zealand architects. It is notable for the arrangement of the windows in horizontal bands, the original fenestration, and the careful composition of the chamfered corner to Featherston and Johnston Streets.
- The building has historic value for its long association with the New Zealand Insurance Company. NZI was established in 1861 and continues to operate as one of New Zealand's most successful insurance companies.
- The building exterior is generally in authentic condition and retains most of the original building fabric, except for the intrusive modern verandah, and the circa 1984 alterations to the building's main entrance. The interior is notable for the original stair.

District Plan:	Map 17 ref 117
Legal Description:	LOT 2 DEED 516
Heritage Area:	None 2012
HPT Listed:	None 2012
Archaeological Site:	Central City NZAA R27/270 & pre 1900 reclamation
Other Names:	Agriculture House 12 Johnston Street Aviation House
Key physical dates:	1937
Architect / Builder:	Gummer and Ford
Former uses:	Commercial office building
Current uses:	Commercial office building, ground floor restaurant / bar
Earthquake Prone Status:	SR 161016 Bdg StrengthInv status "posted" 27/07/2012

Extent: Cityview GIS 2013



1.0 Outline History

1.1 History¹

The New Zealand Insurance Company (NZI) was, and still is, one of New Zealand's most successful insurance companies. The building at the corner of Featherston and Johnston Streets was built for the NZI in 1937.

The land the building occupies was originally reclaimed from Lambton Harbour between 1857 and 1863. Prior to the erection of the NZI building the site was occupied by a three storey brick and plaster building of shops and offices completed in 1919.² The land it occupies was originally reclaimed from Lambton Harbour between 1857 and 1863, and the first and long-standing occupant of this block of land was W. and G. Turnbull and Sons, the well known importers and manufacturers whose main office was on Customhouse Quay.³ Principal of the firm around the turn of the 20th century was bibliophile Alexander Horsburgh Turnbull, founder of the Alexander Turnbull Library.

NZI was founded in Auckland in 1859 by a group of businessmen who were concerned at the heavy price being paid by victims of the frequent fires that afflicted New Zealand's timber built towns. It was the first underwriting company in the colony and had the largest nominal capital in the country. It expanded overseas and later became New Zealand's best known overseas company at a time when the country was little more than a tiny colony. Its first Wellington office was established in 1861 and was located in a timber building erected on the corner of Grey Street and Lambton Quay in the early 1860s. NZI soon established a New Zealand wide network of branches and agencies. It opened offices in London in 1861, Australia later that decade and the United States by the 1870s. It opened agencies in Asian countries in the 1880s, Argentina in 1886 and South Africa in the 1890s. The company's insurance interests were diverse. It insured the first shipment of frozen meat to England in 1881 and was one of many insurance companies that had to make heavy pay-outs after the 1906 San Francisco earthquake. In 1912 it was one of the many underwriters of the Titanic.

The building was designed by Auckland architects, Gummer and Ford who were, at that time, New Zealand's most successful architectural practice. They designed a number of buildings for NZI over the life of the practice that dated from the time that William Gummer (as Hoggard Prouse and Gummer) designed the fine NZI head office building in Auckland completed in 1918. The contractor was Fletcher Construction and the contracted price was £67,131.⁴ The building was known as the New Zealand Insurance Building and the owner's name was emblazoned on the exterior.⁵

When the Featherston St building was completed, NZI occupied most of the available office space. It finally left the building in 1983. It is probable that the building became too small for its needs after a merger with South British Insurance in 1982, which created New Zealand's biggest insurance company. Eventually new offices were built for NZI on Victoria Street. The Featherston Street building was bought by Federated

¹ Report based on: Michael Kelly, "Agriculture House, 131-133 Featherston Street: Heritage Assessment for Wellington City Council" unpublished 'Sunset Clause' report prepared in circa 1996; and the WCC Heritage Building Inventory 2001 ref Feat 3

² Ibid. 1920. As gleaned from descriptions of building occupants and also images of Featherston St c.1920s, photographic section, ATL

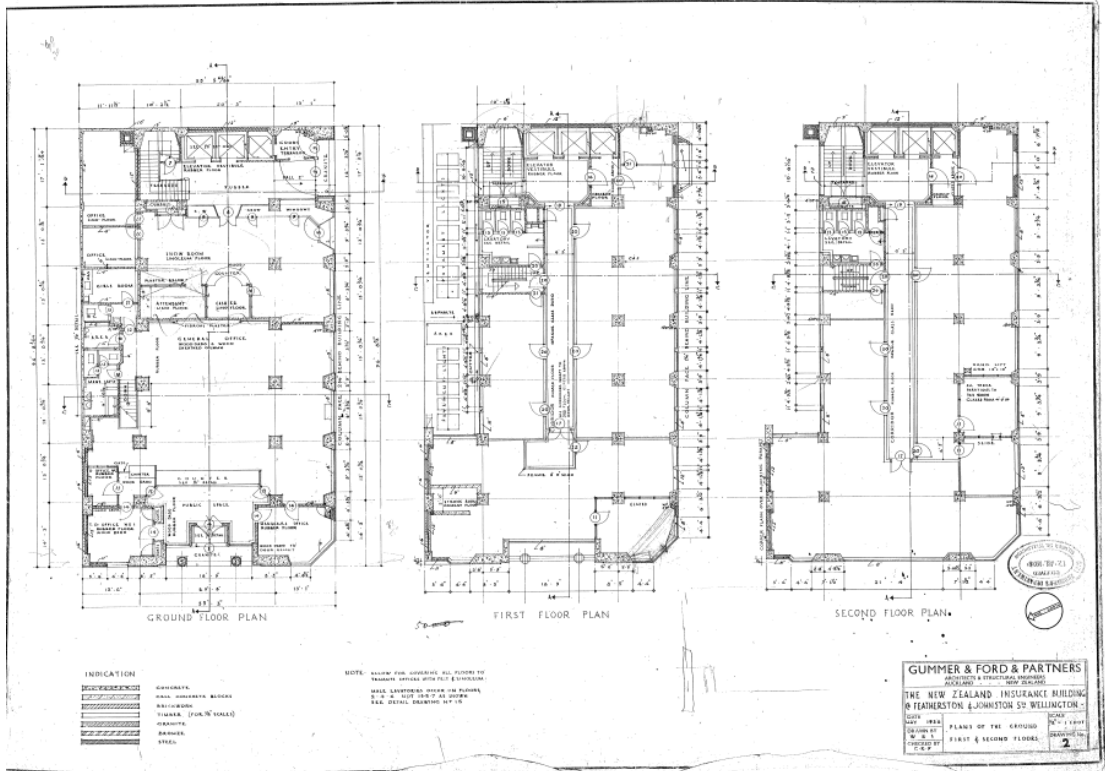
³ *Cyclopedia of New Zealand*, Vol.1 1897, Cyclopedia of New Zealand Co., Wellington p.772

⁴ Plans and specifications for New Zealand Insurance Building, 131-133 Featherston St., WCC archives

⁵ *Wises Post Office Directory* 1942

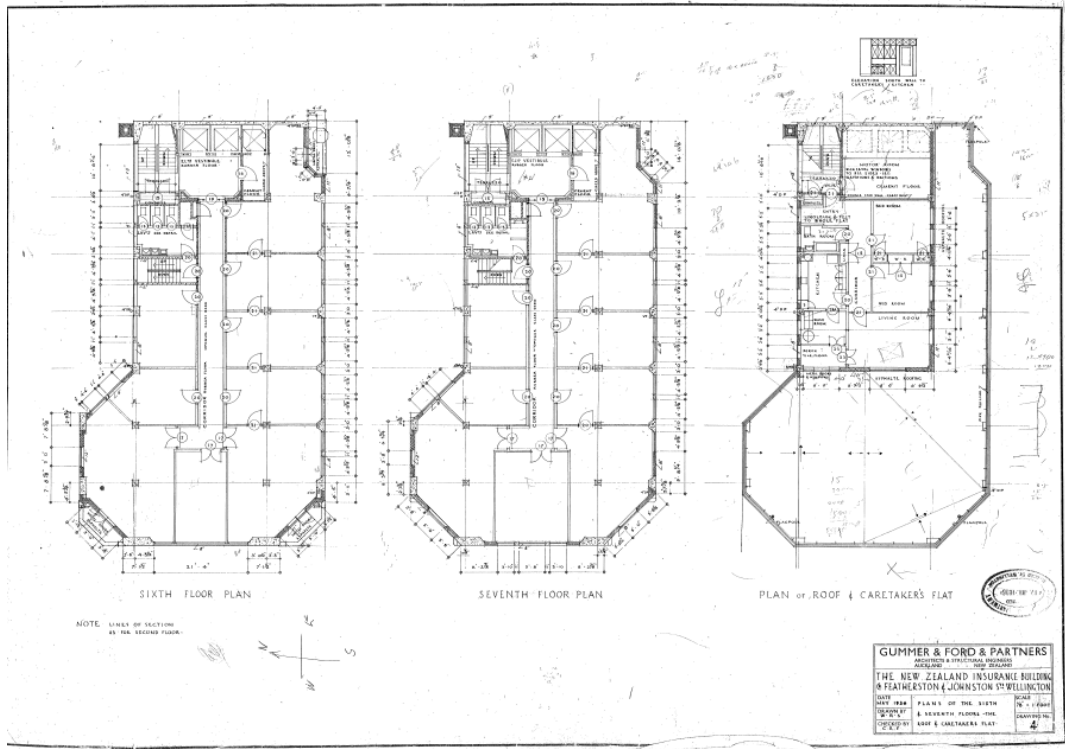
Farmers who made substantial changes to the interior, it was re-named as Agriculture House. The building is now occupied by various tenants and has been renamed as Aviation House.

1.2 Timeline

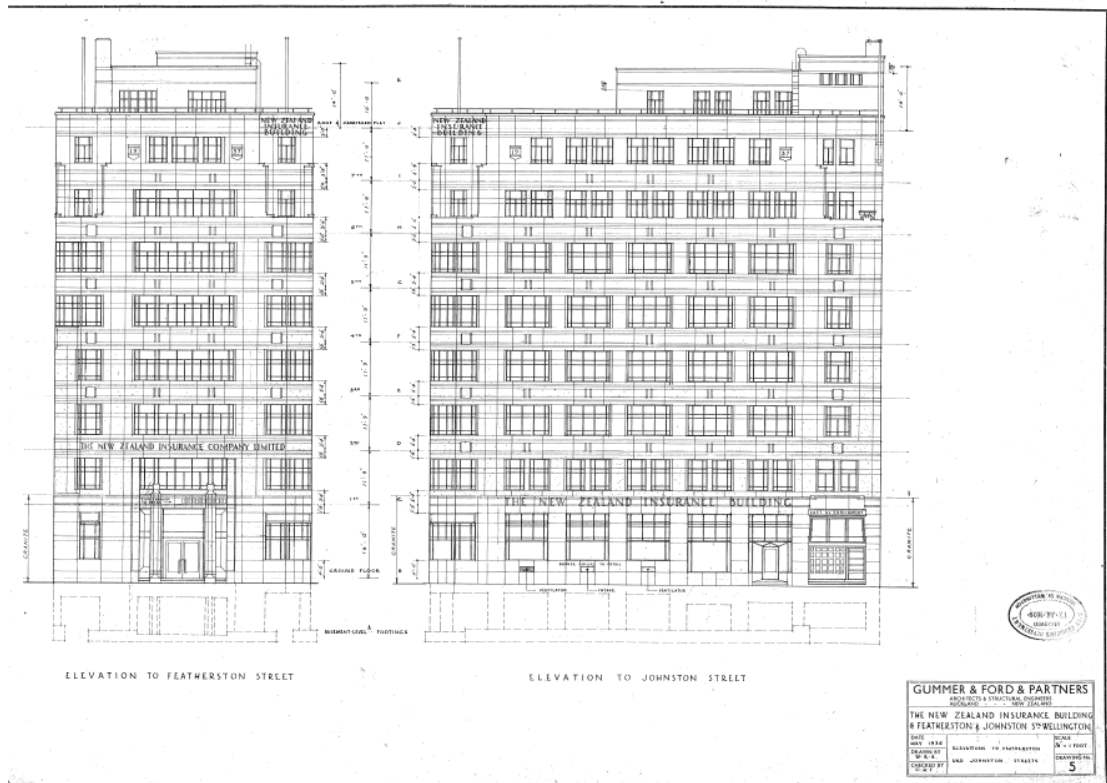


1937 Ground, first and second floor plans as proposed.⁶

⁶ WCC archives ref 00056_184_B16146



1937 sixth, seventh and roof plans as proposed, including caretaker's flat.⁷



1937 proposed elevations to Featherston and Johnston Streets.⁸

⁷ WCC archives ref 00056_184_B16146

⁸ WCC archives ref 00056_184_B16146

1857 – 1863	Land reclaimed
1859	NZI established in Auckland
1861	First NZI Wellington office opened on the corner of Grey Street and Lambton Quay
1919	Three storey brick and plaster building constructed on this site
1937	The NZI building constructed
1983	NZI moved to new offices, and the building was bought by Federated Farmers and renamed Agriculture House. There was a major \$442,000 renovation of the building at this time SR 62998, and a further permit SR D5625 to alter the ground floor to the Featherston Tavern with a construction value of \$168,500.
Pre 1996	Modern verandah constructed, main entrance to office tower moved from Featherston to Johnston Streets (possibly in circa 1984)
1996	WCC Heritage Hearings Committee recommended a “sunset clause” where the building remained on “The Schedule” for a period of 12 months pending further investigation by a panel of experts.
March 1997	The majority of the review panel considered the building met the criteria for listing items of heritage merit identified in the District Plan and the building was included in the District Plan.
Pre 2012	Federated Farmers head office relocated to new premises at 154 Featherston Street, Wellington and the building was renamed Aviation House

1.3 Architect

Gummer and Ford

The architectural partnership of Gummer and Ford was formed in 1923, after both architects had become well-established in their own right. It went on to become one of the pre-eminent New Zealand architectural practices in the 20th century.

William Henry Gummer (1884-1966) was articled to W.A. Holman, an Auckland architect, and was elected an Associate of the Royal Institute of British Architects in 1910. In the period 1908-1913 he travelled in the United Kingdom, Europe and the United States. During this time he worked for Sir Edwin Lutyens, leading English architect of the time, and for Daniel Burnham in Chicago. Burnham was a major American architect and one of the founders of the influential Chicago School of Architecture. Gummer joined the firm of Hoggard and Prouse of Auckland and Wellington in 1913. While with that firm he designed the New Zealand Insurance Building (1918). In 1914 he was elected a Fellow of the New Zealand Institute of Architects, was president of the Institute from 1933-34 and was later elected a life member.

Charles Reginald Ford was born in England and served in the Royal Navy. He was later with Captain Scott's 1901-1904 expedition to Antarctica. He trained as an architect while working in Wanganui as an engineer. In 1926 he wrote the first treatise on earthquake and building construction in the English language. Ford was president of the New Zealand Institute of Architects from 1921-22.

Among the best known buildings designed by the partnership are the Dilworth Building (1926), the Guardian Trust Building and the Domain Wintergardens (1921

and 1928), all in Auckland, and the Dominion Museum (1936) and State Insurance Building (1940), both in Wellington. Gummer and Ford were awarded Gold Medals from the New Zealand Institute of Architects for the design of Auckland Railway Station (1936) and Remuera Library.

Gummer was one of the most outstanding architects working in New Zealand in the first half of this century and was responsible for the stylistically and structurally advanced Tauroa (1916), Craggy Range (1919), Arden (1926) and Te Mata (1935) homesteads at Havelock North.⁹

2.0 Physical description

2.1 Architecture

The building is an eight storey commercial office building with a reinforced concrete frame and slab on tied pad foundations. Walls around stairs and lifts are concrete, as are party walls, walls to light wells and spandrels. Some in-fill panels are cavity brickwork. The building is a transitional piece between Classicism, Art Deco and Modernism and is interesting because it can be seen as part of a canon of work by Gummer and Ford, a profoundly influential practice of New Zealand architects.

Two freestanding columns (a common Gummer and Ford motif) stand sentinel at the Featherston St entrance. The building has little other decoration apart from the flattened urns which act rather like full-stops at the conclusion of each facade on each floor. Interest is provided by the faceted corner of the building, the setting back of upper floors and the arrangement of window in horizontal bands. The ground floor verandah is a modern addition which does not serve the building's appearance well.

Most of the interior has been altered in modernising the office spaces. Only the stair off the lift lobby, with its glass tiles and decorative steel balustrade, remains as a largely original feature. Where suspended ceilings have not been employed, the original height and form of each floor can be determined from within the building.¹⁰

2.2 Materials

- Reinforced Concrete frame, slabs and external walls¹¹
- Concrete block internal partition walls
- Steel windows and doors
- Bronze sashes and lay-lights to main entrance
- Bronze lettering
- Asphalt roof
- Tasmanian Granite or Red Peterhead Granite (Scotland) to ground floor external walls and entrance steps and paving to entrances. Cast bronze caps to columns at Featherston Street entrance, aluminium cresting to the face of the canopy over the Johnston Street Entrance. Bronze metal sheathed doors (presumably to main entrance).
- Wrought iron handrails to internal stair
- Internal doors – vary and include bronze sheathed, Tasmanian blackwood, kauri, and redwood with various finishes and veneers including walnut and oak.

⁹ NZHPT 1990, "Glossary of Architects, Engineers and Designers", NZHPT, Wellington and NZ Biographies Index 1981 Vol.6 p.13, Alexander Turnbull Library

¹⁰ Wellington City Council Heritage Building Inventory 2001 Feat 2

¹¹ Original plans and specification WCC Archives ref 00056_184_B16146

2.3 Setting

Featherston Street is a busy one way traffic route that runs parallel to Wellington's prime retail and commercial precinct of Lambton Quay; parallel to the waterfront; and to the major arterial transport route of Customhouse / Jervois Quays. Featherston Street is comprised of multi-storey office buildings with retail or restaurants on the ground floor.

The significant heritage buildings on Featherston Street include the fine Gothic-style Seabridge House at 110-114 Featherston Street (1918-20), the former NZI Building at 131-133 Featherston Street (1937), Wool House at 139-141 Featherston Street (1955), Riddiford House at 150-152 Featherston Street (1931) and National Chambers 15 Johnston Street (on the corner of Featherston and Johnston Street) (1907).

The former NZI building is set on a prominent corner site at the intersection of Featherston and Johnston Streets. The building faces National Chambers (1907) a four storey painted brick building designed by Penty and Blake and set on the south east corner of the Featherston and Johnston Street intersection. National Chambers is notable for the carefully detailed, deep-set and rhythmic pattern of windows on both the Johnston and Featherston Street facades. The building to the north of the former NZI building is a pleasant mid twentieth century five storey commercial office building with a distinctive wave-form central verandah, and with a distinctive waveform pattern on the spandrel panels between the second and third floor windows.

3.0 References

"Cyclopedia of New Zealand, Vol.1 1897", Cyclopedia of New Zealand Co., Wellington

Kelly, Michael. "Agriculture House, 131-133 Featherston Street: Heritage Assessment for Wellington City Council" unpublished 'Sunset Clause' report prepared in circa 1996.

NZHPT 1990, "Glossary of Architects, Engineers and Designers", NZHPT, Wellington and NZ Biographies Index 1981 Vol.6 p.13, Alexander Turnbull Library

Plans and specifications for New Zealand Insurance Building, 131-133 Featherston St,

WCC archives

Wellington City Council Heritage Building Inventory 2001 Feat 2

Wellington City Council Heritage Building Inventory 2001 Feat 3

Wises Post Office Directory 1942

Criteria for assessing cultural heritage significance

Cultural heritage values

Aesthetic Value:

Architectural: *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

131-133 Featherston Street was designed by Gummer and Ford, an influential practice of New Zealand architects. It is notable for the arrangement of the windows in horizontal bands, the original fenestration, and the careful composition of the chamfered corner to Featherston and Johnston Streets.

Townscape: *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

The building has townscape value for the way it responds to its prominent corner site.

Group: *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

It is one of a group of early to mid 20th century heritage commercial office buildings that line Featherston Street and Johnston Streets.

Historic Value:

Association: *Is the item associated with an important person, group, or organisation?*

The building has historic value for its long association with the New Zealand Insurance Company. NZI was established in 1861 and continues to operate as one of New Zealand's most successful insurance companies.

Association: *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

Scientific Value:

Archaeological: *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

Central City NZAA R27/270 & pre 1900 reclamation

Educational: *Does the item have educational value for what it can demonstrate about aspects of the past?*

Technological: *Does the item have technological value for its innovative or important construction methods or use of materials?*

The building has some technological value for the original engineering scheme designed to provide earthquake resistance.

Social Value:

Public esteem: *Is the item held in high public esteem?*

Symbolic, commemorative, traditional, spiritual: Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?

Identity/Sense of place/Continuity:

Is the item a focus of community, regional, or national identity?

Does the item contribute to sense of place or continuity?

The building has had few intrusive modern alterations or additions (with the notable exception of the verandah) over the past 70+ years and contributes to the continuity and sense of place of Featherston Street

Sentiment/Connection: *Is the item a focus of community sentiment and connection?*

Level of cultural heritage significance

Rare: *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

Representative: *Is the item a good example of the class it represents?*

The building is a good representative example of a mid twentieth century commercial office building.

Authentic: *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

The building exterior is generally in authentic condition and retains most of the original building fabric, except for the intrusive modern verandah, and the circa 1984 alterations to the building's main entrance. The interior is notable for the original stair.

Local/Regional/National/International

Is the item important for any of the above characteristics at a local, regional, national, or international level?

The building has local significance.

4.0 Appendix

Research checklist (desktop)

Source	Y/N	Comments
1995 Heritage Inventory	Y	
2001 Non-Residential heritage Inventory	Y	
WCC Records – building file		
WCC Records – grant files (earthquake strengthening, enhancement of heritage values)		
Research notes from 2001 Non-Residential heritage Inventory		
Plan change?	y	See sunset clause info
Heritage Area Report		none
Heritage Area Spreadsheet		none
Heritage items folder (electronic)	y	
HPT website		None
HPT files		None
Conservation Plan		None
Searched Heritage Library (CAB 2)	y	

Background research

Insert any relevant background information into this section. This may include:

- *Additional plans, such as those for alterations*
- *Chunks of text from other sources such as Cyclopaedia of NZ, Papers Past*
- *Additional images*

WCC permits and consents

00056:184:B16146	131-133 Featherston Street, building	Owner: NZ Insurance Co. Builder: Fletcher Construction Co. Legal description: Lot 170 Provincial Government Reclamation [Lot 2 Deeds Plan 516].	02 Mar 1937
00056:506:B37904	131-133 Featherston Street, building alterations, ground floor	Owner: New Zealand Insurance Co. Builder: D J Gregg. Legal description: Lot 170 Provincial Government Reclamation [Lot 2 Deeds Plan 516]. Application value: £200.	13 May 1955
00056:529:B39226	131-133 Featherston Street, office alterations - 1st and 2nd floors	Legal description: Lot 1170 DP 516. Owner: NZ Insurance Co. Builder: GE	13 Feb 1956

		Maycroft Limited. Application value: £2400	
00058:324:C13991	131-133 Featherston Street, building alterations, 6th floor	Legal Description: Lot 170 DP 516. Owner: Price Forbes (NZ) Limited. Builder: Hall and Kiel Limited. Application value: £760	04 Feb 1964
00058:352:C15126	131-133 Featherston Street, building alterations, ground and 1st floor	Owner: NZ Insurance Co. Builder: G E Maycroft Limited. Legal Description: Lot 170 Provincial Government Reclamation [Lot 2 Deeds Plan 516]. Application value: £8,165.	22 Jul 1964
00058:439:C18798	131-133 Featherston Street, building alterations - 3rd and 4th floor	Legal Description: Lot 170 DP 516. Owner: Harrison Crosfield (ANZ) Limited. Builder: Upton and Shearer. Application value: £1130	03 Feb 1966
00058:471:C20239	131-133 Featherston Street, building alterations - 2nd floor	Legal Description: Lot 170 DP 516. Owner: NZ Insurance Co. Builder: GE Maycroft Limited. Application value: £4700	02 Sep 1966
00058:476:C20474	131-133 Featherston Street, alterations to fire egress, levels 2-7	Owner: NZ Insurance Co. Builder: G E Maycroft Limited. Legal Description: Lot 170 DP 516. Application value: \$3,240.	05 Oct 1966
00058:512:C22102	131-133 Featherston Street, office alterations, 5th floor	Legal Description: Lot 170 DP 516. Owner: Alliance Finance Corp. Builder: LT McGuinness Limited. Application value: £3270	27 Jun 1967
00058:648:C29951	131-133 Featherston Street, building alterations - basement etc	Owner: NZ Insurance Company Limited. Builder: G E Maycroft Limited. Legal description: Lot 170 Deeds Plan 516. Application value: \$44,406.	29 Oct 1969
00058:939:C41344	131-133 Featherston Street, building alterations - partitions	Legal Description: Lot 170 DP 516. Owner: NZ Insurance Co. Builder: GE Maycroft Limited. Application value: \$16900	13 Sep 1974
00058:953:C41841	129-133 Featherston Street, building alterations - partitions - 6th floor	Legal Description: Lot 2 DP 516, Lot 173. Owner: NZI Building - Joint Shipping Management Limited.	26 Nov 1974

		Builder: Cemac Modular Industries Limited. Application value: \$19990. Note: Agriculture house	
00058:1191:C51162	129-133 Featherston Street, office alterations - 5th floor	Legal Description: Lot 2 DP 516, Lot 173. Owner: NZ Insurance Co. Builder: Maycroft Construction Limited. Application value: \$18700. Note: Agriculture house	21 Feb 1979
00058:1197:C51402	129-133 Featherston Street, alter list lobby on the ground floor, entrance and penthouse	Owner: NZ Insurance Co. Builder: Maycroft Construction Limited. Legal Description: Lot 2 Deeds Plan 516. Application value: \$24,770. Note: Agriculture House.	29 Mar 1979
00058:1390:C62998	129-133 Featherston Street, alterations to building, ground, 1st, 3rd, 4th, 6th and 7th floors	Owner: The Federated Farmers of NZ Limited. Builder: E R Glass Limited. Legal Description: Lot 2 Deeds Plan 516. Application value: \$442,000. Note: Known as Agriculture house, NZI House.	1983
00058:0:C63624	129-133 Featherston Street, floor partitioning, 6th and 7th floor	Legal Description: Lot 2 DP 516, Lot 173. Owner: The Federated Farmers of NZ Limited. Builder: ER Glass Construction Limited. Application value: \$77524. Note: Agriculture house.	14 Nov 1983
00058:0:C63949	129-133 Featherston Street, alterations -3re, 4th and 5th floor	Legal Description: Lot 2 DP 516, Lot 173. Owner: The Federated Farmers of NZ Limited. Builder: ER Glass Construction Limited. Application value: \$93550. Note: Agriculture house.	16 Dec 1983
00058:0:C64902	129-133 Featherston Street, alterations, 3rd floor	Legal Description: Lot 2 DP 516, Lot 173. Owner: The Federated Farmers of NZ Limited. Builder: ER Glass Construction Limited. Application value: \$22500. Note: Agriculture house.	16 Apr 1984
00058:0:C64908	129-133 Featherston	Legal Description: Lot 2 DP	16 Apr

	Street, office fittings, 2nd floor	516, Lot 173. Owner: The Federated Farmers of NZ Limited. Builder: Calder, Fowler, Styles and Turner. Application value: \$94000. Note: Agriculture house.	1984
00058:0:C65625	131-133 Featherston Street, alter ground floor basement	Legal Description: Lot 2 DP 516. Owner: Featherston Tavern Limited and Co. Builder: ER Glass Co Limited. Application value: \$168,500. Floor area: 328 square metres. Note: Agriculture House.	10 Jul 1984
00059:113:D6884	131-133 Featherston Street, office parititons, level 6		1987
00059:258:D11670	131 Featherston Street, office refurbishment, level 1		1989
00059:505:E24011	131 Featherston Street, business additions and alterations - partitions		1991
00061:159:15088	131 Featherston Street, office partitions		27 Nov 1995
00078:1739:77785	131-133 Featherston Street, bar renovations.	PIM	2001
00078:1101:102051	131 Featherston Street, alterations, levels 6, 7 and 8	Owner: Clement and Patricia Griffiths. Applicant: Paul Lee Architects. Legal description: Lot 2 Deeds Plan 516. Application value: \$15,800. Note: Agriculture House. Levels 6 and 7 - internal fit-out for office, level 8 - interior decoration.	2003
00078:1331:118754	131 Featherston Street, replacement of grease trap with grease trap convertor	Owner: Featherston Taverns Ltd. Applicant: Tetrad Design Group. Legal Description: Lot 2 Deeds plan 516. Application value: \$5,000.	2004
00078:2735:172647	131-133 Featherston Street, refurbish bar, kitchen and bathrooms, removal of walls and new gas fireplace, ground floor	Legal description: Lot 2 Deeds 516. Owner: Featherston Ltd. Applicant: The Featherston Tavern Ltd. Designer: Hunt Davies Tennent Ltd. Project value: \$250,000. Note: Agriculture House.	2007

00078:2767:175581	131-133 Featherston Street, VSA House, remove partitioning, level 4	Legal description: Lot 2 DEEDS 516. Owner: Featherston Ltd. Applicant: Featherston Ltd. Project value: \$3,000.	2009
00078:3531:213440	131-135 Featherston Street, 131-135 Featherson St, Agriculture House. Internal office fit out including new offices, alterations to male toilets to include new shower. Level 4.	Legal description: Lot 2 DEEDS 516. Owner: Featherston Ltd. Applicant: Primeproperty Construction Ltd. Designer: Primeproperty Construction Ltd. Project value: \$20,000.	2010

SR Code	SR Type	SRI Description	SRI Status	Current Updated
9200598	Property Featur	BUILDING HERITAGE ITEM (DISTRICT PLAN): Details migrated from RHS #598, (Restrictions and Hazards System - RHS System 1991-2006) on 28-06-2006	To be verified	24/01/1995
102051	Bldg Cons<500K	Internal fitout for offices to Levels 6 & 7, interior decoration to Level 8 Agriculture House	Completed	1/10/2003
118754	Bldg Cons<500K	Replacement of the existing grease trap with a new grease convertor - Ground Floor Featherston Taverns.	Completed	24/11/2004
173025	RC - a Res.Con	1.5 Land Use Consent for alterations to the facade of a heritage building		30/04/2008
179449	RC-ChangeCondns	1. Land Use Consent for a Change Of Condition for alterations to a heritage building.	Issued	16/06/2008
182267	RC - a Res.Con	1. Land Use Consent for a telecommunications site.		23/09/2008
\172647	aBLDG CONSENT	2.2 Commercial - Agriculture House - Ground Floor - Refurbishment of the bar, kitchen and bathrooms. Removal of walls and new gas fireplace. AKA 131-133 Featherston Street - with amendments	Completed	3/02/2009
175581	aBLDG CONSENT	1.1 Commercial - VSA House - Strip out 4th floor non structural walls and carpet - Leave open, strip out existing non working sprinkler system.	Completed	26/03/2009
205076	Complaints	Window fallen from 8th floor.	Item Created	10/12/2009
161016	Bdg StrengthInv	BECA.	RFI Reminder	27/07/2012

			Sent [P]	
213440	aBLDG CONSENT	3.1 Commercial - Level 4, Agriculture House, internal office fit out including new offices, alterations to male toilets to include new shower - AKA 131-135 Featherson St.	Completed	9/12/2010
250082	Complaints	Alleged that glazing to verandah is failing	Passed to CM/E	17/02/2012
223227	aBLDG CONSENT	3.1 Commercial - Office fit-out creating additional tenancy. Level 5 Agriculture House.	Completed	21/06/2012