

A visual examination of the significant changes to the architectural form of the Firth House.

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Royal College of Art. Master's Degree Industrial Design. 1981 - 1984.

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April 2023



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NEW: illustrates the architectural spaces, forms, elements and colour palette that are new and are not as originally designed and built by Firth.



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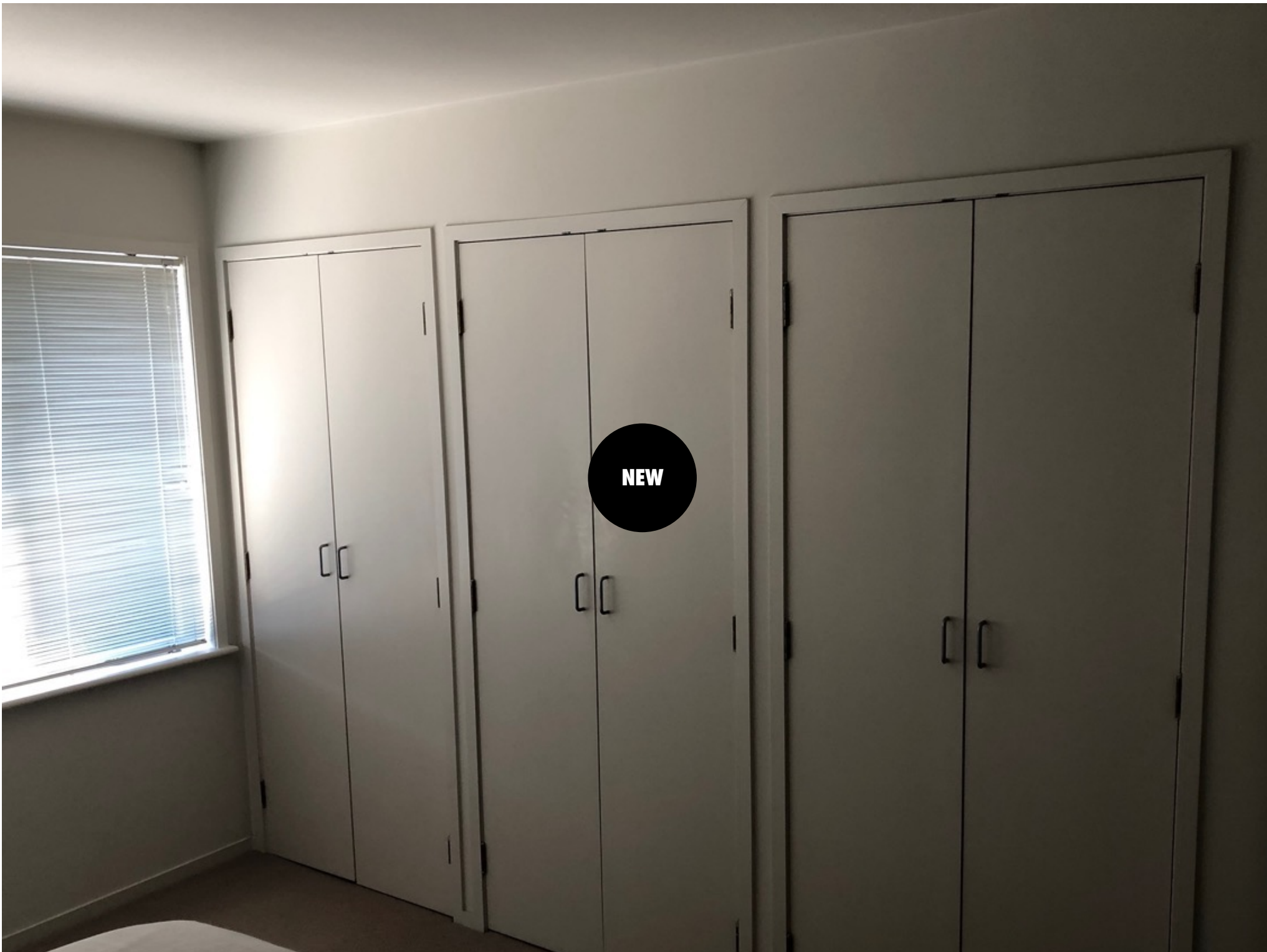
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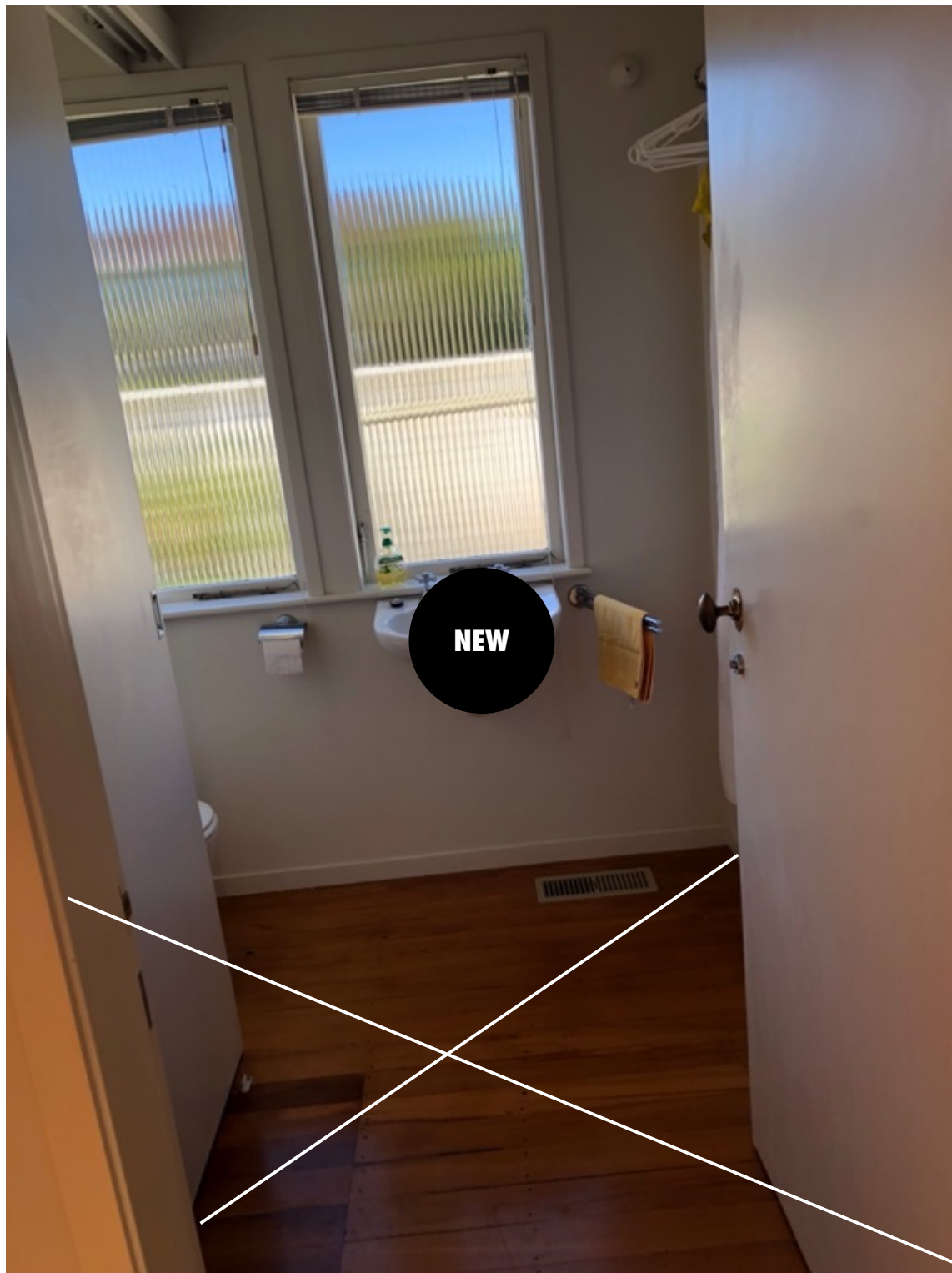
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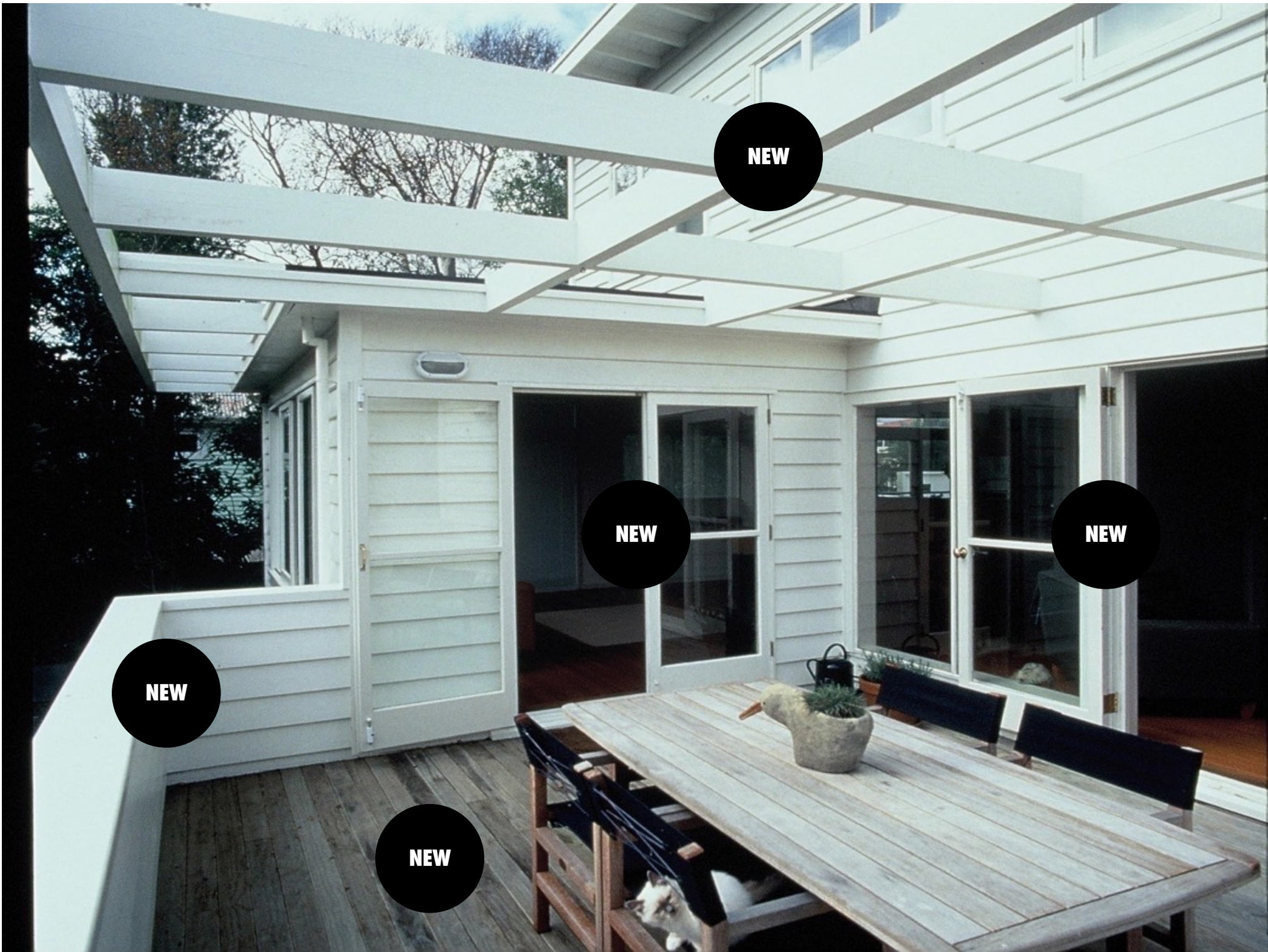
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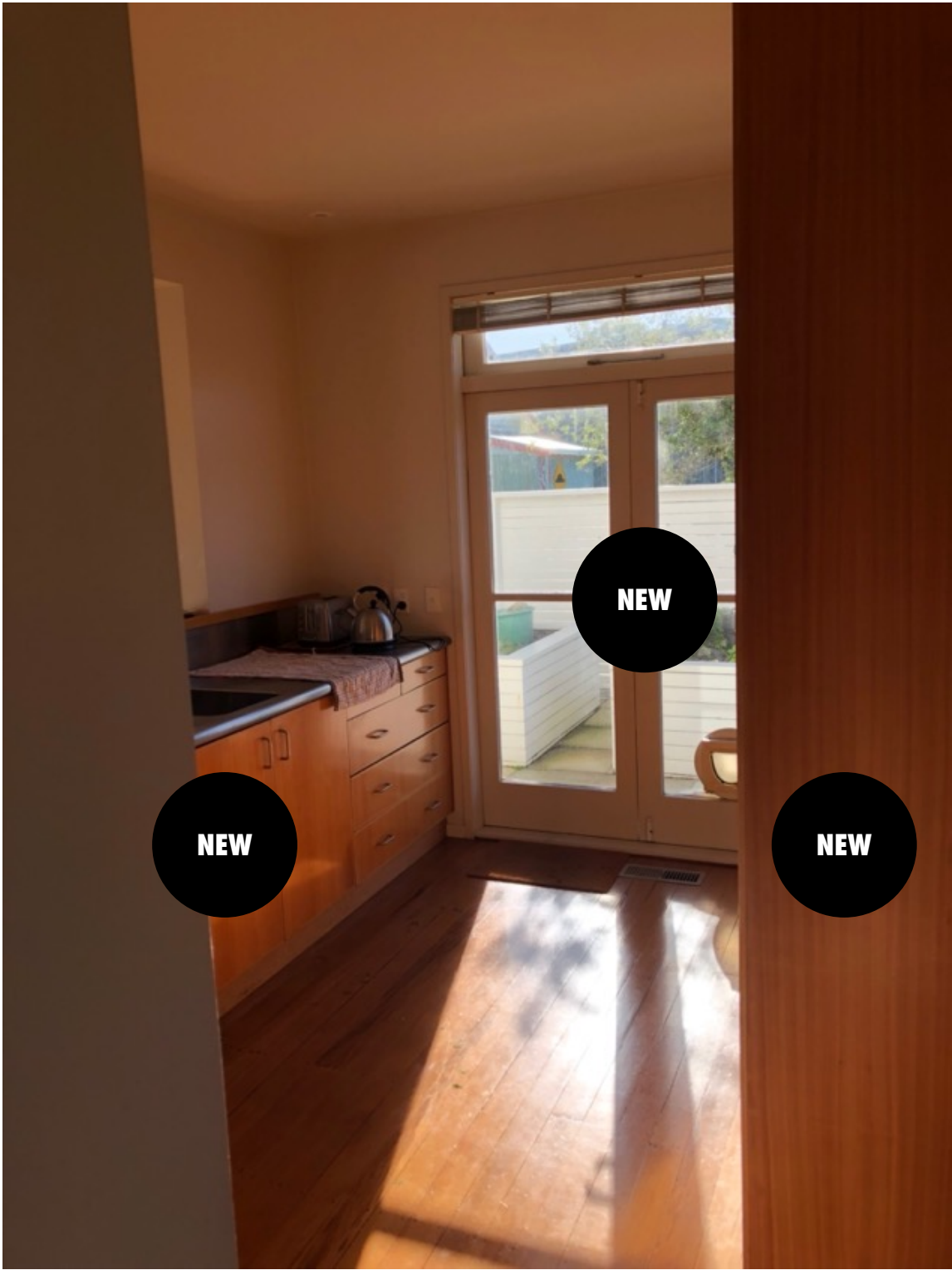
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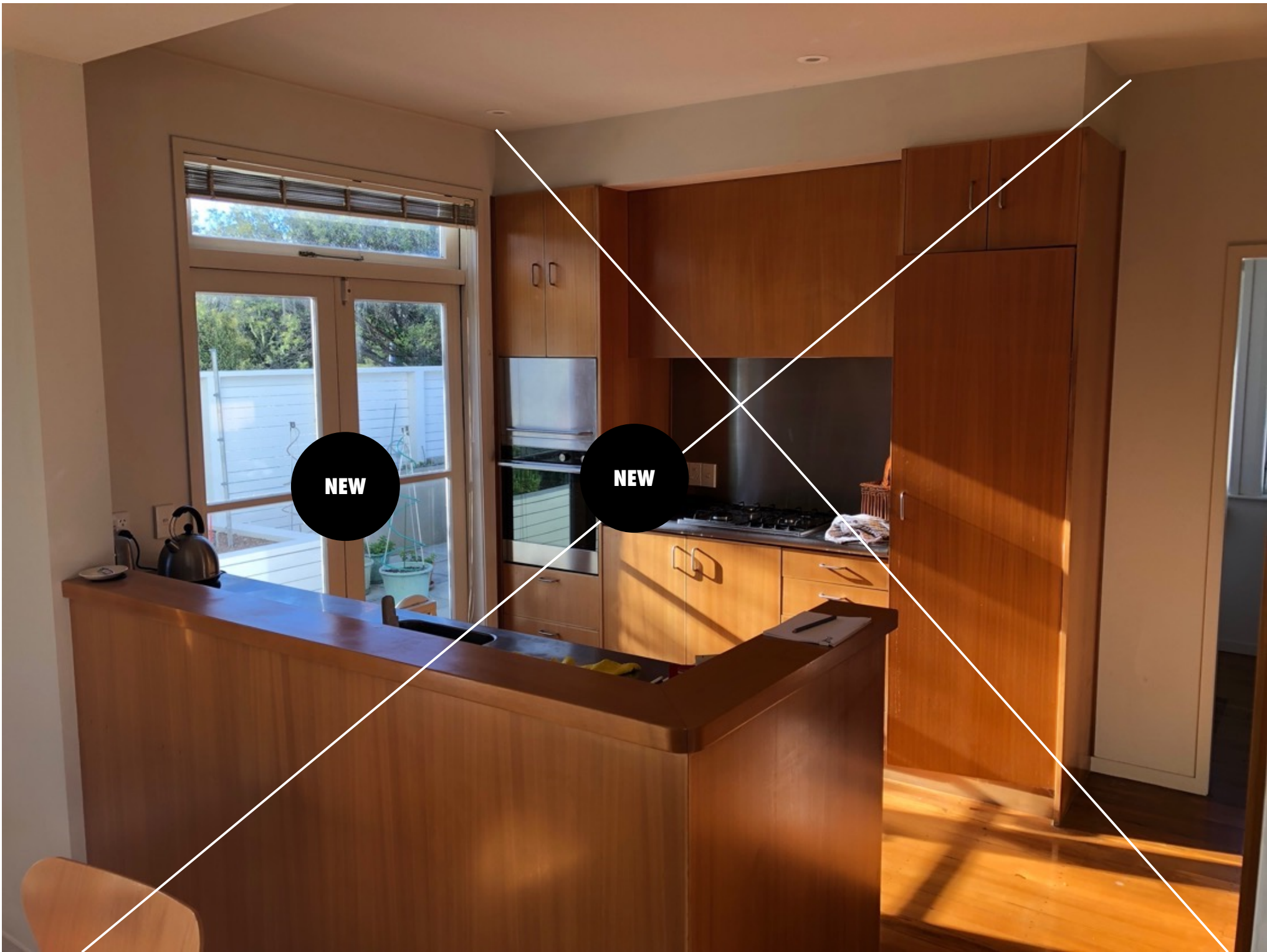
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"I also agree with the HHE report, to the extent that the exterior of the building - that was designed, built for, and altered by Cedric Firth - is substantially intact from the time when the house was sold in the mid-1990s." Moira Smith, Statement of Evidence, 5 April, 2023. I don't agree.

I contend that the Firth House in April 2023 no longer demonstrates with fidelity Firth's original Modernist design.

The arrangement of the key living spaces has been substantially altered. The living spaces and deck have been extended.

The accurate architectural heritage of the Firth House exists in extensive and publicly available archives and multiple publications.

That 'heritage' is not faithfully presented in what is now presented onsite in 2023.

The substantial changes made in 1965, 1995 and later would not have been permitted under the District Plan. But nonetheless those changes were made rendering the house unoriginal and not as built in 1941.

My professional design question is what is sought to be 'preserved' by heritage listing in the District Plan where the house is no longer 'original and authentic' and the 'ideas expressed in Firth's writing' and 'put into practice' are no longer rendered accurately or with relevance.

In my opinion the exterior of the house is NOT 'relatively unchanged' (Moira Smith, Statement of Evidence 5 April 2023).

There are in fact major changes and variations to exterior entrance doors and window joinery; to the orientation of spaces and their functions; and the built environs.

To claim otherwise is a distortion and misleading.

The house can no longer be regarded as an 'original and authentic' example of an 'architecturally designed modernist dwelling' from 1941.

This is because, while some of the original footprint and external fabric remain, the downstairs exterior is significantly altered and little of the interior spaces and their functions, which once represented the essence of Firth's design philosophy remain.

Inclusion in the District Plan will constrain and limit future changes and development. This is a manifest contradiction with Council appearing to accept that changes were made almost thirty years ago, and that the Firth House is not original and authentic, but will now be 'locked up' and preserved in its 1995 form.

ENDS