

**JOHN OULTRAM HERITAGE & DESIGN**

Level 2, 386 New South Head Road

DOUBLE BAY NSW 2028

(Access from Knox Lane)

PO Box 1441

DOUBLE BAY NSW 2028

Telephone: (02) 9327 2748

Email: [heritagedesign@bigpond.com](mailto:heritagedesign@bigpond.com)

ABN 23 581 172 790

---

2<sup>nd</sup> July 2015

Harbord Beach Hotel,  
29 Moore Road,  
Freshwater,  
**NSW 2096**

Attention: Sean King - General Manager

Dear Sirs,

**Re: Harbord Beach Hotel, Freshwater – Proposed Terrace Screening DA2015/0061**

Further to your recent correspondence, we are writing to comment on the heritage aspects of the proposal to provide glazed screens to the lower, outdoor terrace to the front of the Hotel and Council's response to the proposal.

**1.0 Background**

A Heritage Impact Statement (HIS) was prepared by our office in 2001 in support of alterations to the Hotel. The HIS contained a detailed history of the site.

The Hotel was constructed for Ernest Hope Caten, a journalist from Manly, who had commissioned the architect P. Gordon Craig to prepare designs for a hotel in 1926. The Hotel was opened in 1928.

The Hotel was purchased by brewer Tooth & Co. Limited in 1935 and the main bar altered in the contemporary fashion. The Hotel has since been altered and extended with a terrace added to the front, new and larger bars and a car park. The date of construction of the front terrace is not known.

The Hotel was built with a large, ground floor verandah facing Moore Road elevated from the street. There was a large balcony at the first floor to the Hotel bedrooms (Figure A1). The lower verandah has now been partly enclosed but the Hotel retains the large balcony at the first floor.

**2.0 Proposed Works**

The current proposal is to replace the lattice screen to the lower terrace with glazed panels. The proposal was discussed with our office and we recommended that the glazing be partly etched (in a detail reflective of the main balustrade) to limit views. A sketch of the proposal was submitted to Council's heritage advisor by email dated 27<sup>th</sup> November 2014 (Figure A2).

### 3.0 Heritage Controls

The local authority for the area is the Waringah Municipal Council. The property is listed as a heritage item in Schedule 5 Part 1 of the *Waringah Local Environmental Plan 2011* (as amended) (LEP).

REF	ADDRESS	ITEM	RANKING
174	29 Moore Road	Harbord Beach Hotel	Local

### 4.0 Impact of the Proposed Works

The Hotel is a very good example of its type and is partly intact to its main elevations. The proposed works are at the street level and will replace the current, ungainly lattice with a more elegant and permanent screen. The works do not involve any alteration of original fabric as the lower terrace is a later alteration and the works will have a very limited impact on the presentation of the Hotel as the main elevations are set above the street terrace.

The use of clear glass would have allowed views from the street to the lower floor and views from the terrace for patrons.

In response to residents' concerns, the owner is willing to consider partly etching the glass to restrict views outwards (in the manner suggested by our office).

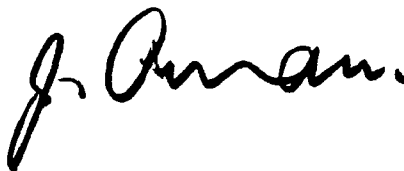
The issues of noise and visual privacy are not heritage matters but we would make the following points.

- The Hotel has always enjoyed views from its original verandah and balcony
- Much of the development around the Hotel post-dates its construction
- The Hotel is separated from houses to the southwest by Moore Road
- Views from the hotel are to front gardens and the primary, private open spaces are to the rear
- Solid glazing will give a better acoustic control than the current lattice

Hotels, particularly near waterside locations, rely heavily on the provision of external areas to provide amenity for patrons and our office has recently been involved in works that open roof spaces to City hotels to allow for this.

The current terrace is here to stay and the provision of a solid barrier to the terrace will impact detrimentally on the presentation of the Hotel to the street by providing a high, solid base that is not sympathetic to its original detail. We would strongly support the use of glazed screens in the manner shown in the attached sketch as this draws a balance between visual impact on the Hotel and residents' privacy concerns.

Yours faithfully,



JOHN OULTRAM

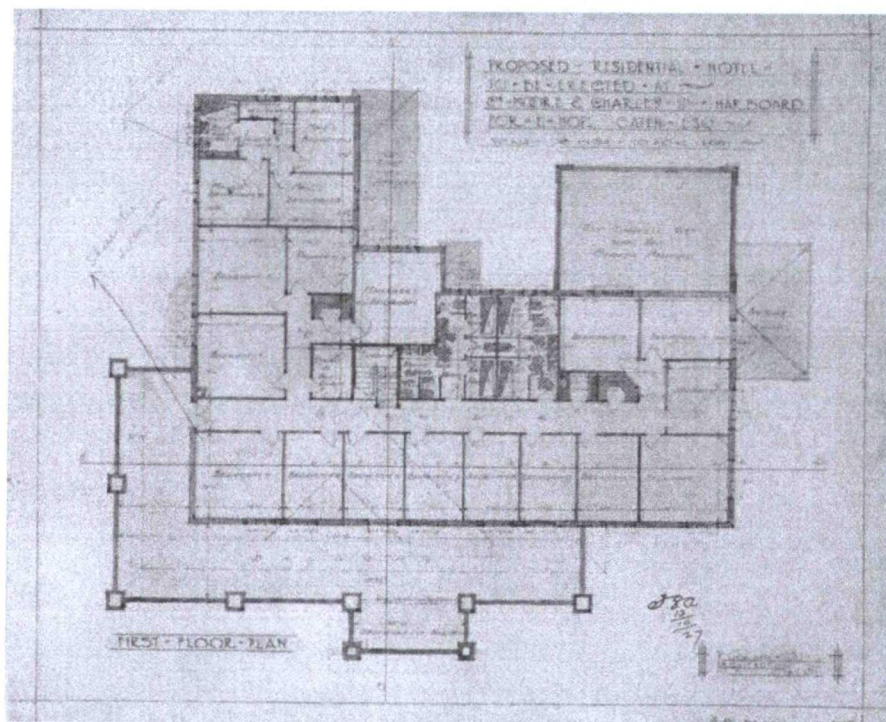
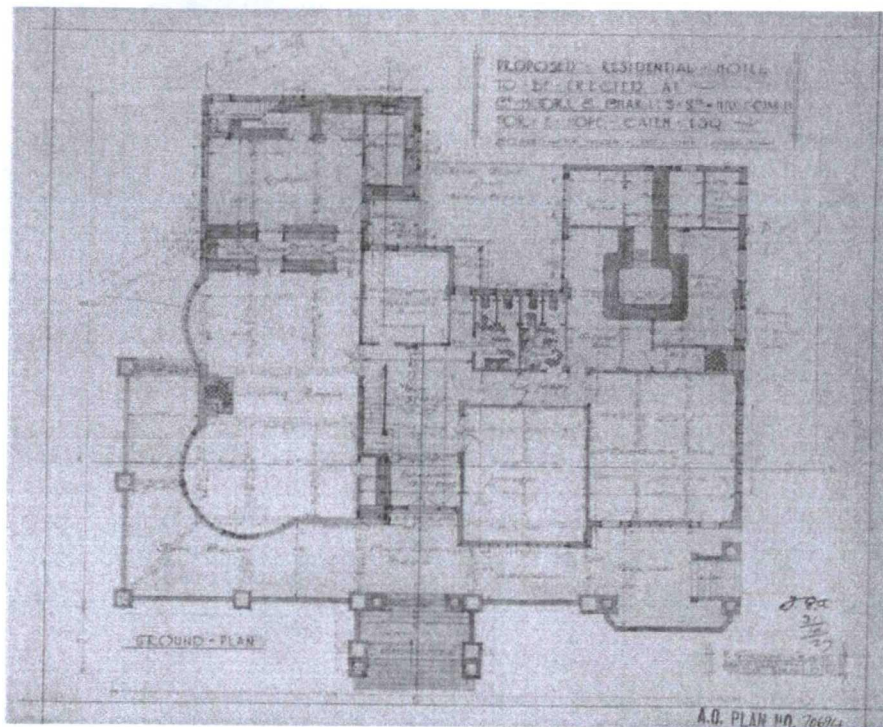


Figure A1 Ground and First Floor Plan of Hotel dated 31 October 1927

Source: NSW State Archives AO Plans 70694 70695

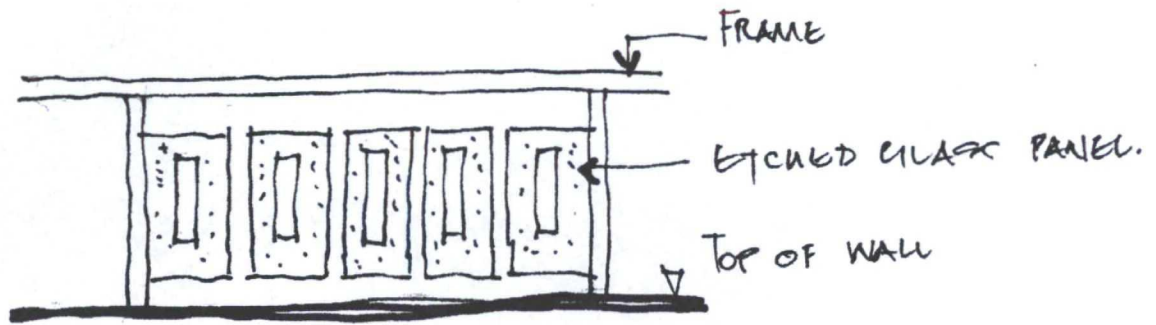


Figure A2 Suggested treatment to glazed panels