



# Architectural Projects<sup>1</sup>

1854 –HOTEL STEYNE, MANLY  
HERITAGE IMPACT STATEMENT .2  
MODIFICATIONS  
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# Architectural Projects \*

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## Document

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### Document Control

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## **1. STATEMENT OF HERITAGE IMPACT**

### **1.1. THE PROPOSAL**

The Statement is to accompany a development application to Northern Beaches Council for alterations and additions to the first-floor accommodation level of the Hotel Steyne, 75 The Corso Manly.

The proposed development which has been designed by Luchetti Krelle Architects, includes the upgrade of existing hotel accommodation rooms, which are similar to a previous Development Application submitted and approved in 2017.

The proposal involves some internal modifications to create rooms incorporating ensuite. The interiors will retain the original character and corridor. The internal changes at first floor have no impact on the external façade. Two doors are proposed in the ground floor façade along with changes to the exterior awning along The Corso, Whistler Street and Henrietta Lane which is to be replaced and detailed to replicate historical awning

The proposal includes the following changes to the previous Development Application:

#### Exterior

- New signage as per drawing DA3 00 and DA 303
- Proposed signage locations are shown on DA 300 – DA 303
- New blade signage. Location and overall dimensions to match previous signage shown in historical photo
- New hotel signage
- Retain existing steel frame with new signage panel
- Signage to direct towards accessible access
- New hand painted signage to face of awning

#### Ground Floor

- Layout changes to the existing gaming area to reduce size and improve circulation in the existing courtyard.
- Exterior Awnings along The Corso, Whistler Street and Henrietta Lane to be replaced and detailed to replicate historical awning.
- 3 x 500L stacked copper beer tanks to be connected by copper pipe to the beach bar.
- New joinery and finishes throughout café
- Infill openings to separate café from pub for privacy and security
- New ramp in front of existing games room to provide accessible access from North Steyne through the café and hotel reception.
- New electric push button operated door to separate café and pub for privacy and security.
- New double doors to North Steyne 1941 façade, detailing to match existing entry doors along The Corso Façade.
- Refurbish non original ramp to comply as accessible step ramp
- Commensurate Ground Floor Heritage Exemption works Ref: 2019/565789 approved by Northern Beaches Council on October 8, 2019, will be completed under a Complying Development Certificate
- Commensurate Ground Floor Façade Remediation works Ref: LGA2019/0032 described under the Proposal submitted to Northern Beaches Council on October 17, 2019 in response to , will be completed under a corresponding Order from Northern Beaches Council

- Commensurate Ground Floor Fire Safety compliance works Ref: EPA2019/0104 described under the November 30, 2019 submission to Northern Beaches Council will be completed under a corresponding Order from Northern Beaches Council
- Commensurate Ground Floor Food Standards Compliance works (Ref: 2019/578498) will be completed under this Development Application
- New sign at hotel entrance

#### First Floor

- Upgrade of all hotel accommodation rooms to the east, south and west and central wings including new bathrooms to every room
- Airconditioning to all hotel accommodation rooms
- Alterations and additions to the northern wing which include three hotel suites 1, 2 and 3 and the relocation of the existing administration offices
- 1/no additional hotel accommodation room
- Conversion of existing office and services area to the guest lounge and hotel room 41
- Conversion of existing bathrooms to bedrooms in the east wing
- First Floor modification extension over gaming for new administration office
- Building Signage to replace former building signs
- Level 1 internal courtyard wall glazing system for improved acoustic and visual privacy to courtyard guestrooms
- New platform lifts opposite lift 1 for accessible access to guest lounge and non-accessible guestroom doors
- New maids' room
- Extension of existing courtyard terrace to provide access from the new guest lounge

#### Accommodation Room Schedule

Accommodation Capacity	Room quantity	Capacity
Existing	25 rooms	58 people
Previously approved DA	41 rooms	82 people
Proposed DA	42 rooms	84 people

- Commensurate First Floor Heritage Exemption works Ref: 2019/565789 approved by Northern Beaches Council on October 8, 2019, will be completed under a Complying Development Certificate
- Commensurate First floor façade remediation works Ref: LGA2019/0032 described under the Proposal submitted to Northern Beaches Council on October 17, 2019 in response to, will be completed under a corresponding Order from Northern Beaches Council
- Commensurate First Floor Fire Safety compliance works Ref: EPA2019/0104 described under the November 30, 2019 submission to Northern Beaches Council will be completed under a corresponding Order from Northern Beaches Council
- Commensurate First Floor Facade Lighting improvement works are proposed to be undertaken under Heritage Exemption Application to Northern Beaches Council submitted on October 14, 2019

#### Second Floor

- Removal of redundant condensers to central wing and installation of new air-conditioning condenser units for the hotel accommodations
- Commensurate Second Floor Facade Lighting improvement works are proposed to be undertaken under Heritage Exemption Application to Northern Beaches Council submitted on October 14, 2019
- Building Signage to replace former building signs
- New accessible guestroom adjacent to lift a, new walls, floor plate infill and service connections as required
- New doors to control circulation and improve security adjacent to courtyard stairs, stair 1 and lift 3.
- Commensurate Ground Floor Food Standards Compliance works Ref: 2019/578498) will be completed under this Development Application

#### Roof Area

- Installation of air-conditioning condenser units for hotel accommodation rooms on the existing roofs in existing plant and equipment areas. (not visible from the public domain)

#### 1.2. SIGNIFICANCE (STATEMENT OF SIGNIFICANCE)

The building has historical significance for its association with the development of the hotel industry in the Interwar period and the site has historical significance because of the continuity of use as a hotel since 1858 and the site of Henry Gilbert Smith's Steyne Hotel is significant as one of the most important stone buildings to have ever been constructed in Manly's history. The building has historical associative significance because of its association with Copeman, Lemont and Keesing. The building has aesthetic significance as an outstanding example of an Interwar Art Deco hotel for its landmark qualities and for its contribution to the streetscape. The building has social significance for its associations with the Manly community.

#### 1.3. ASSESSMENT OF HERITAGE IMPACT

Proposed works are considered in relation to policies developed in this Assessment to determine their impact upon heritage significance.

##### 1.3.1. Policy - Fabric Conservation

- No significant fabric identified in this plan should be despoiled and/or removed from the building prior to understanding the significance of the item and its contribution to the significance of the place.

#### Response

No significant fabric has been removed.

##### 1.3.2. Policy - Minimise Impact of Intervention

It is desirable that where intervention in significant fabric is unavoidable, the loss of cultural significance should be minimised. Such intervention should occur in areas of lower rather than higher significance.

#### Response

No Intervention in significant fabric is proposed.

##### 1.3.3. Policy – Removal of Inappropriate Services

The provision of new services should consider the removal of inappropriate services.

Response

The provision of new services considers the removal of inappropriate services.

1.3.4. Policy - Installation of Services

The extension or alteration of existing services in the building is acceptable in the context of re-use, but should not have a detrimental impact on the significance of the building components as a whole.

Response

Upgrading of services is carefully planned.

1.3.5. Policy – Interior Elements

Generally, the retention of the following elements and finishes described in Section 5.10 is desirable.

Response

No elements and finishes described in Section 5.10 are removed.

1.3.6. Policy – Interior Spaces

The spatial qualities of the building contribute to its significance and interpretation and therefore should be conserved, as part of the on-going use, on-going management and any future development strategy.

Response

The spatial qualities of the building are retained particularly the corridor relationship.

1.3.7. Policy – Impact on Façade

Internal work should not compromise the significant facades of the buildings.

Response

The internal works does not compromise the significant facades of the buildings.

1.4. ALTERNATE ASSESSMENT OF HERITAGE IMPACT USING THE HERITAGE OFFICE GUIDELINES

1.4.1. How is the impact of the new development on the heritage significance of the item or area to be minimised?

**The impact of the new development on the heritage significance is minimal due to the retention of the corridor of original character**

1.4.2. Can the additional area be located within an existing structure? If not, why not?

**There is only minor additional area**

1.4.3. Will the additions visually dominate the heritage item?

**There is only minor additional area**

1.4.4. Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?

**The development is not on any known potentially significant archaeological deposits**

1.4.5. Are the additions sympathetic to the heritage item?

**There are only minor additions**

1.4.6. Why is the new development required to be adjacent to a heritage item?

**There is no new development**

- 1.4.7. How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?

**The curtilage of the heritage item is the site and its 3 frontages contributing to the retention of its heritage significance**

- 1.4.8. How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?

**There is no effect on views to and from the heritage item**

- 1.4.9. Will the public and users still be able to view and appreciate its significance?

**The public and users will still be able to view and appreciate its significance**

1.5. CONCLUSION

Given the heritage significance of the building and its condition, options for retention and adaptive reuse of the building are most appropriate. The proposal retains of the original character of the corridor and therefore enhances the significance. The modification of the rooms to provide ensuites is commensurate to current standards and allows the viability of the hotel to continue. The modification of the rooms provides an opportunity to improve the appearance of the interior and provide better amenity to the accommodation rooms. This has been executed in a style that is compatible with the original character of the hotel.



## 7. LIST OF ILLUSTRATIONS

FIGURE NO.	DATE	DESCRIPTION	SOURCE
Figure 1	2018	Hotel Steyne, south elevation (to The Corso)	Architectural Projects
Figure 2	2018	Hotel Steyne, south elevation (To Whistler Street)	Architectural Projects
Figure 3	2018	Hotel Steyne, west elevation (To Henrietta Lane)	Architectural Projects
Figure 4	2018	Hotel Steyne, east elevation (to North Steyne)	Architectural Projects
Figure 5	2018	Existing Beer Garden south, view of exterior to Saloon Bar	Architectural Projects
Figure 6	2018	Existing Courtyard stair and west elevation to centre wing	Architectural Projects
Figure 7	2018	Existing Sports Bar in area of new Stair 4 - view to north	Architectural Projects
Figure 8	2018	Existing Beer Garden (north) and courtyard from second floor - view to south	Architectural Projects
Figure 9	2018	Existing Beer Garden (north) and bar - view to south	Architectural Projects
Figure 10	2018	Beer Garden (north) view to north. Former 41 North Steyne in background	Architectural Projects
Figure 11	2018	Existing bridge walkway and Stair 4 above courtyard at first floor level - view to east	Architectural Projects
Figure 12	2018	Existing Courtyard (north) at first floor level - view to north	Architectural Projects
Figure 13	2018	Existing north terrace to centre wing at first floor level	Architectural Projects
Figure 14	2018	View of existing lift No.2 from exterior of Saloon Bar	Architectural Projects
Figure 15	2018	Existing external courtyard and stair - view to north	Architectural Projects
Figure 16	2018	Existing Hotel Room 01	Architectural Projects
Figure 17	2018	Existing Hotel Room 05	Architectural Projects
Figure 18	2018	Hotel accommodation corridor to east wing at first floor level	Architectural Projects
Figure 19	2018	Existing hotel accommodation corridor to centre wing at first floor level	Architectural Projects

FIGURE NO.	DATE	DESCRIPTION	SOURCE
Figure 20	2018	Existing Hotel Room 12A	Architectural Projects
Figure 21	2018	Existing Hotel Room 13	Architectural Projects
Figure 22	2018	Existing Hotel Room 14	Architectural Projects
Figure 23	2018	Bath to existing Hotel Room 14	Architectural Projects
Figure 24	2018	Existing Hotel Room 17	Architectural Projects
Figure 25	2018	Existing Hotel Room 23	Architectural Projects
Figure 26	2018	Existing hotel room used as office - centre wing	Architectural Projects
Figure 27	2018	Existing verandah to administration offices at first floor level	Architectural Projects
Figure 28	2018	Existing administration offices at first floor	Architectural Projects
Figure 29	2018	Existing hotel room used as workshop - centre wing	Architectural Projects
Figure 30	2018	Existing hotel accommodation reception - first floor	Architectural Projects
Figure 31	2018	Existing Blacket's Bar, second floor	Architectural Projects
Figure 32	2018	Existing Blacket's Bar, second floor	Architectural Projects

Figure 1                      2018                      Hotel Steyne, south elevation (to The Corso)

Architectural  
Projects



Figure 2                      2018                      Hotel Steyne, south elevation (To Whistler Street)

Architectural  
Projects



Figure 3                      2018                      Hotel Steyne, west elevation (To Henrietta Lane)

Architectural  
Projects



Figure 4                      2018                      Hotel Steyne, east elevation (to North Steyne)

Architectural  
Projects





Figure 5                      2018                      Existing Beer Garden south, view of exterior to Saloon Bar                      Architectural Projects



Figure 6                      2018                      Existing Courtyard stair and west elevation to centre wing                      Architectural Projects



Figure 7                      2018                      Existing Sports Bar in area of new Stair 4 - view to north                      Architectural Projects



Figure 8                      2018                      Existing Beer Garden (north) and courtyard from second floor - view to south                      Architectural Projects





Figure 9                      2018                      Existing Beer Garden (north) and bar - view to south                      Architectural Projects



Figure 10                      2018                      Beer Garden (north) view to north. Former 41 North Steyne in background                      Architectural Projects



Figure 11                      2018                      Existing bridge walkway and Stair 4 above courtyard at first floor level - view to east                      Architectural Projects



Figure 12                      2018                      Existing Courtyard (north) at first floor level - view to north                      Architectural Projects





Figure 13                      2018                      Existing north terrace to centre wing at first floor level                      Architectural Projects



Figure 14                      2018                      View of existing lift No.2 from exterior of Saloon Bar                      Architectural Projects



Figure 15      2018      Existing external courtyard and stair - view to north

Architectural  
Projects



Figure 16      2018      Existing Hotel Room 01

Architectural  
Projects



Figure 17                      2018                      Existing Hotel Room 05

Architectural  
Projects



Figure 18                      2018                      Hotel accommodation corridor to east wing at first floor level

Architectural  
Projects



Figure 19                      2018                      Existing hotel accommodation corridor to centre wing  
at first floor level                      Architectural  
Projects



Figure 20                      2018                      Existing Hotel Room 12A                      Architectural  
Projects

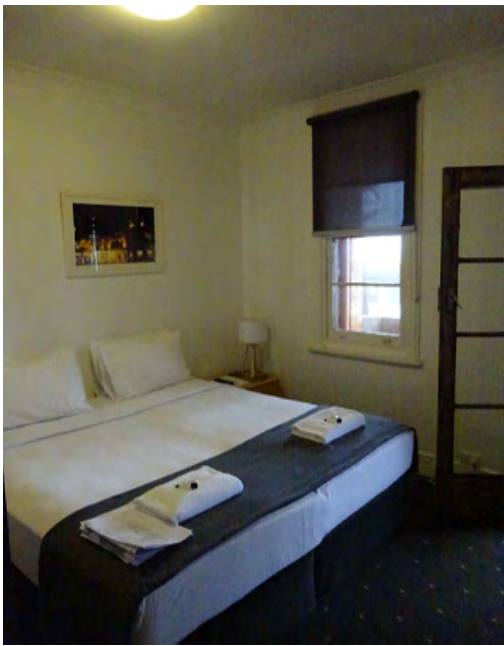




Figure 21            2018            Existing Hotel Room 13

Architectural  
Projects



Figure 22            2018            Existing Hotel Room 14

Architectural  
Projects



Figure 23      2018      Bath to existing Hotel Room 14

Architectural  
Projects



Figure 24      2018      Existing Hotel Room 17

Architectural  
Projects

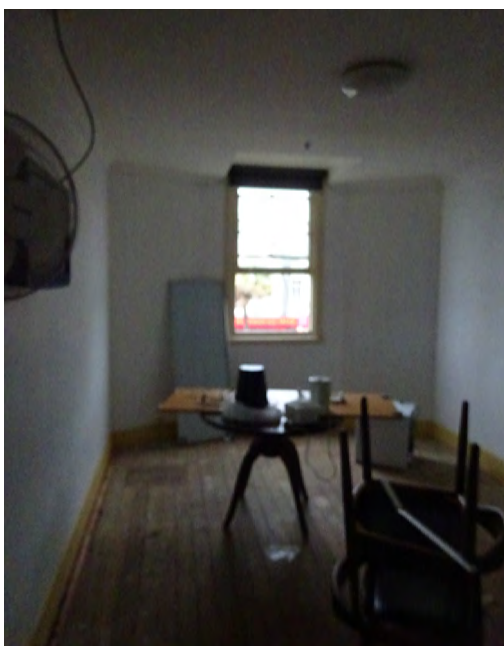


Figure 25      2018      Existing Hotel Room 23

Architectural  
Projects



Figure 26      2018      Existing hotel room used as office - centre wing

Architectural  
Projects

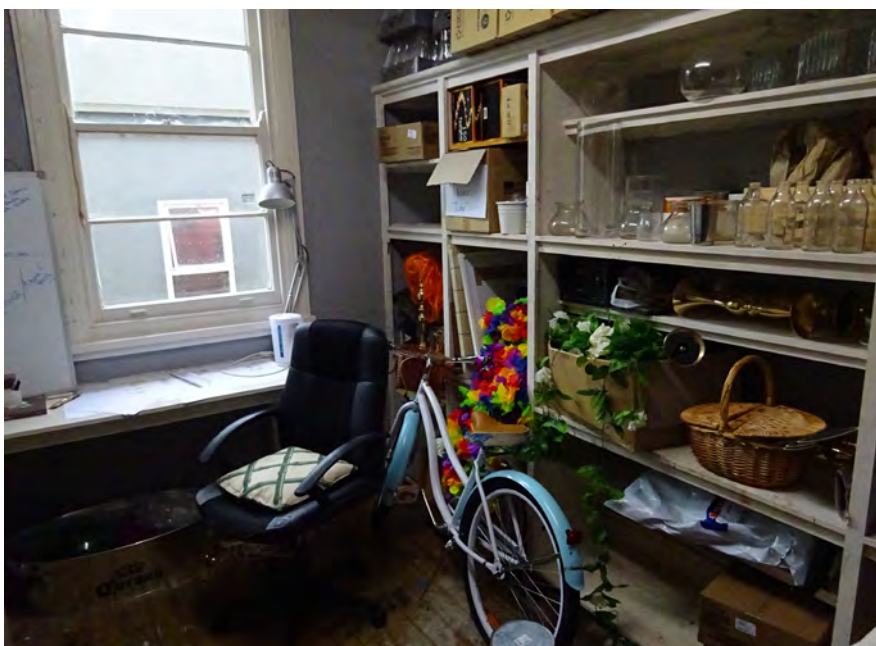


Figure 27      2018      Existing verandah to administration offices at first floor level      Architectural Projects



Figure 28      2018      Existing administration offices at first floor      Architectural Projects





Figure 29      2018      Existing hotel room used as workshop - centre wing

Architectural  
Projects

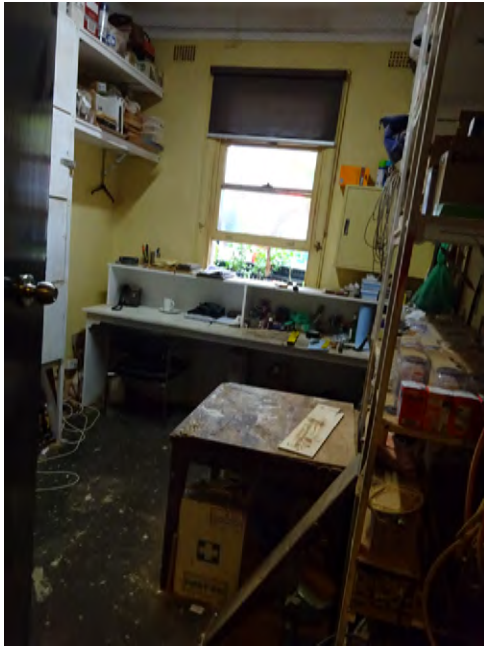


Figure 30      2018      Existing hotel accommodation reception - first floor

Architectural  
Projects



Figure 31      2018      Existing Blacket's Bar, second floor

Architectural  
Projects



Figure 32      2018      Existing Blacket's Bar, second floor

Architectural  
Projects

