

Heritage Referral Response

Application Number:	DA2021/1620
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Date:	04/11/2021
To:	Adam Croft
Land to be developed (Address):	Lot 13 DP 7022 , 31 Moore Road FRESHWATER NSW 2096 Lot 1 DP 7022 , 29 Moore Road FRESHWATER NSW 2096 Lot 2 DP 7022 , 29 Moore Road FRESHWATER NSW 2096 Lot 3 DP 7022 , 29 Moore Road FRESHWATER NSW 2096 Lot 4 DP 7022 , 29 Moore Road FRESHWATER NSW 2096 Lot 5 DP 7022 , 29 Moore Road FRESHWATER NSW 2096

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This application has been referred as relates to a listed heritage item, being Item 174 - Harbord Beach Hotel, 29 Moore Street, Freshwater, which is listed in Schedule 5 of Warringah Local Environmental Plan 2011.</p>		
Details of heritage items affected		
<p>Details of this heritage item, as contained within the Warringah Heritage Inventory, are: Item 174 - Harbord Beach Hotel, 29 Moore Street, Freshwater</p> <p><u>Statement of Significance</u> A rare example of an inter-war hotel building which shows influences of the californian bungalow style. Historically provides evidence of the early development of social & recreational facilities to serve the growing population. Local landmark.</p> <p><u>Physical Description</u> Two storey building with rendered masonry walls. Tiled hipped, jerkin headed & gabled roof. Terrace on first floor supported by arcaded verandah. A number of modifications include surrounding wall, beergarden, bottle shop extension & window modifications.</p>		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	Comment if applicable
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century Buildings of Significance	No	
Other	No	
Consideration of Application		
<p>This application is for alterations and additions to the heritage item, being the Harbord Hotel. A change of use is also proposed. The proposed works include:</p>		

- Internal demolition and re-build of level 1 for use as a bar/kitchen/office and amenities.
- New paving on 1st floor balcony and the introduction of an acoustic glass barrier, behind the existing 1st floor open balcony (1700mm and 2000mm high);
- Replacement of aluminium windows on Moore Road (eastern facade) with timber windows (acoustic glass) matching original window detailing;
- New doors onto 1st floor balcony facing north and east;
- Fit out and creation of usable space in the existing roof, including raising of the roof of southern wing and addition of a dormer on the western side (to accommodate a lift overrun and stair);
- Addition of acoustic glass on perimeter wall on Moore Road cnr of Charles Street (200mm higher than existing).

The application was accompanied by a Heritage Impact Statement by *Weir Phillips Heritage and Planning* (dated August 2021), which has been reviewed along with the submitted plans.

Heritage raises no objection to the interior changes to the 1st floor and to the balcony. It is agreed that the interiors have been modified over the years and remaining fabric is not exceptional. The reflected ceiling proposal will go some way to ensuring the original hotel room layout is not forgotten, along with the wall nibs shown to be retained on the submitted plans. Replacement of aluminium framed windows on the 1st floor with timber framed acoustic windows, to match original detail, is also supported.

Changes to the original roof of the southern wing, to accommodate access to the new attic space is not an ideal outcome for the heritage item. However, an attempt has been made to ensure that the impact on the heritage significance of the building is minimised. It is agreed that keeping the roof pitch the same, retaining the chimney and tiling to match the original roof, all assist in integrating the raised roof with the heritage building and minimising the visual impact of this change. The introduction of a dormer on the western side of this raised roof (to provide height for lift overrun and access) is not ideal, but is a better solution than raising the roof even higher to accommodate these needs. While this introduces an additional, non-original element into the roofscape, it will not be visible as part of the view of the principal elevation of the hotel from Moore Road. The dormer will be visible from Charles Street and from the non-primary public viewpoints (part of the rear view, along with services and plant). Given its location as part of the rear service elevation of the hotel, it is considered that this introduced element into the roofscape will have an acceptable minor impact upon the heritage significance of the building.

Another proposed change is the introduction of an acoustic glass barrier on the inside of the 1st floor balcony and also along the length of the perimeter fence on Moore Road and turning the corner to Charles Street. The barrier on the 1st floor balcony is a new addition, however is considered acceptable from a heritage viewpoint as it will be non-reflective, will not obscure the view of the architectural features of the building and is something which can be removed in the future without any damage to original fabric. The acoustic frameless glass barrier on the perimeter fence is replacing an existing, framed barrier, but 200mm taller. From a heritage point of view, a frameless glass barrier would be preferable to the existing framed barrier, as it allows greater visibility of the architecture of the building, when viewed from the public domain. Therefore, heritage has no objections to the acoustic glass barriers proposed for the 1st floor balcony or the perimeter fence, on the basis that they are non-reflective and removable in the future without damaging original building fabric.

No objections are raised to the change in use of the 1st floor from hotel accommodation/hotelier residence. It is agreed that these uses are redundant in current times and the most important historical use of this building is its continued use as a hotel, as it has been used since originally built

in 1928. The introduction of new, but ancillary uses to the hotel offering, should ensure that the upkeep and maintenance of this heritage item, and its continued use as a hotel can continue into the future. It is considered that an Interpretation Plan should be prepared for this space and implemented to indicate previous uses.

The submitted Material Palette has been reviewed and is considered acceptable.

In conclusion, no heritage objections are raised to this application, subject to a number of conditions (Photographic Archival Recording and Interpretation Strategy and Plan for 1st floor)

Consider against the provisions of CL5.10 of WLEP 2011:

Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? No

Is a Heritage Impact Statement required? Yes Has a Heritage Impact Statement been provided?

Yes

Further Comments

COMPLETED BY: Janine Formica, Heritage Planner

DATE: 4 November 2021

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Photographic Archival Record

A photographic archival record is to be made of all components of the building affected by the proposed works (including interiors and exteriors and their setting), generally in accordance with the guidelines issued by the Heritage NSW. This should include all areas of the 1st floor (internal and external) and the external appearance and setting of the building when viewed from Moore Road and Charles Street.

This record must be submitted to Council's Heritage Advisor for approval prior to commencement of any demolition or works on-site.

The photographic record should be made using digital technology, and should include:

- Location of property, date of survey and author of survey;
- A site plan at a scale of 1:200 showing all structures and major landscape elements;
- Floor plans of any buildings at a scale of 1:100;
- Photographs which document the site, cross-referenced in accordance with recognised archival recording practice to catalogue sheets. The extent of documentation will depend on the nature of the item.

Reason: To provide an archival photographic record of the site, including any buildings and landscape

elements, prior to any works.

Interpretation Strategy and Plan

An Interpretation Strategy and Plan for the 1st floor of the hotel, is to be prepared by a suitably qualified heritage professional. The Plan should outline how this interpretation will be incorporated into the adaptive re-use of the 1st floor. This must be submitted to Council's Heritage Advisor for approval, prior to the commencement of any works on-site and implemented prior to completion of works.

Reason: To ensure that the historical use of the 1st floor of the hotel is interpreted as part of its adaptive re-use.