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22 August 2019

The General Manager,
Northern Beaches Council
1 Belgrave St,
Manly NSW 2065

Re: Manly Sliders Café fitout works relating to Manly Cove Pavilion – Heritage Impact Statement.

Dear Sir,

With regard to the Development Application for the Manly sliders Café dated August 2019 (Issue A) which is associated with lots 7340 DP 1144101 and PT2 1019352.

The heritage item in question is the Manly Cove Pavilion, located on West Esplanade (Pt, DP 1019352) and listed as state significant classification, ref I249. As the proposal crosses two separate lots, only a small portion of the café is located within the confines of the heritage item (refer to fig. A, B and C demonstrating the lot boundaries).

Manly Cove Pavilion was constructed during the interwar period as a dressing pavilion embodying a Mediterranean style of rendered brickwork, arched colonnades and adorned with ornate maritime styled column capitals and decorative ceramic tile insets.

Since the former use of a dressing pavilion, Manly Cove Pavilion has changed uses to be predominately restaurants and cafes and as such has undergone internal modifications to suit. The external heritage integrity is largely intact and is considered to be the significant focus of the listing, specifically the colonnade to ground floor.

The proposal for Manly Sliderz café is considered of minimal impact and pertaining predominately to the internal fit-out works with minor improvements to the (non-original) existing condition. The proposal acts to retain the character of the existing structure and seeks approval for the following;

- **Modification to existing Aluminum Window** - Bricking up of existing aluminum window facing the servicing vestibule to the south of the café. The existing aluminum window in question is not original and was the result of a previous renovation. It is considered that this window is not in keeping with the external heritage character of the pavilion and is proposed to be replaced by rendered brickwork, painted to suit the adjacent surfaces. *(refer to fig. D for photograph of existing condition)*
- **Signage to glazing** – The existing glazing film to be replaced with new *(refer to fig. E and G for photograph of existing condition)*

- **Replacement of Existing Bifold Doors** – Within the non heritage listed portion of the proposed tenancy, the existing South facing timber bifold doors have significantly deteriorated due to lack of care and proximity to the harbor (*refer to Fig F and G for photograph of existing condition*). The proposal seeks approval for the replacement of the timber doors with white powdercoated aluminum framed glazed bifold doors of a similar design. Whilst this element is not considered relevant to the discussion of heritage, it should be noted that the proposed doors have been designed and are in keeping with previously approved aluminum framed fenestration to the adjacent Manly Cove Pavilion
- **Internal fit out works** – Fit out works as demonstrated in Architectural documentation by RCA dated August 2019. Internal works are considered minor and for the general operation of a café tenancy. The interiors of the lower floor (Level 1) have been rated of moderate significance and have previously been substantially modified from the original configuration and in this regard the proposed fit-out in this application will have no additional heritage impact on the identified significance of the place.

I consider that the proposed works are acceptable in retaining the characteristics and continuity of the significant spaces and will have minimal adverse impact on the identified heritage features in accordance with the policies of the Conservation Plan and State Heritage Register. In my opinion the proposal presents itself as a positive design precedent with a favourable consideration to the heritage value through minor impact.

Kind regards,

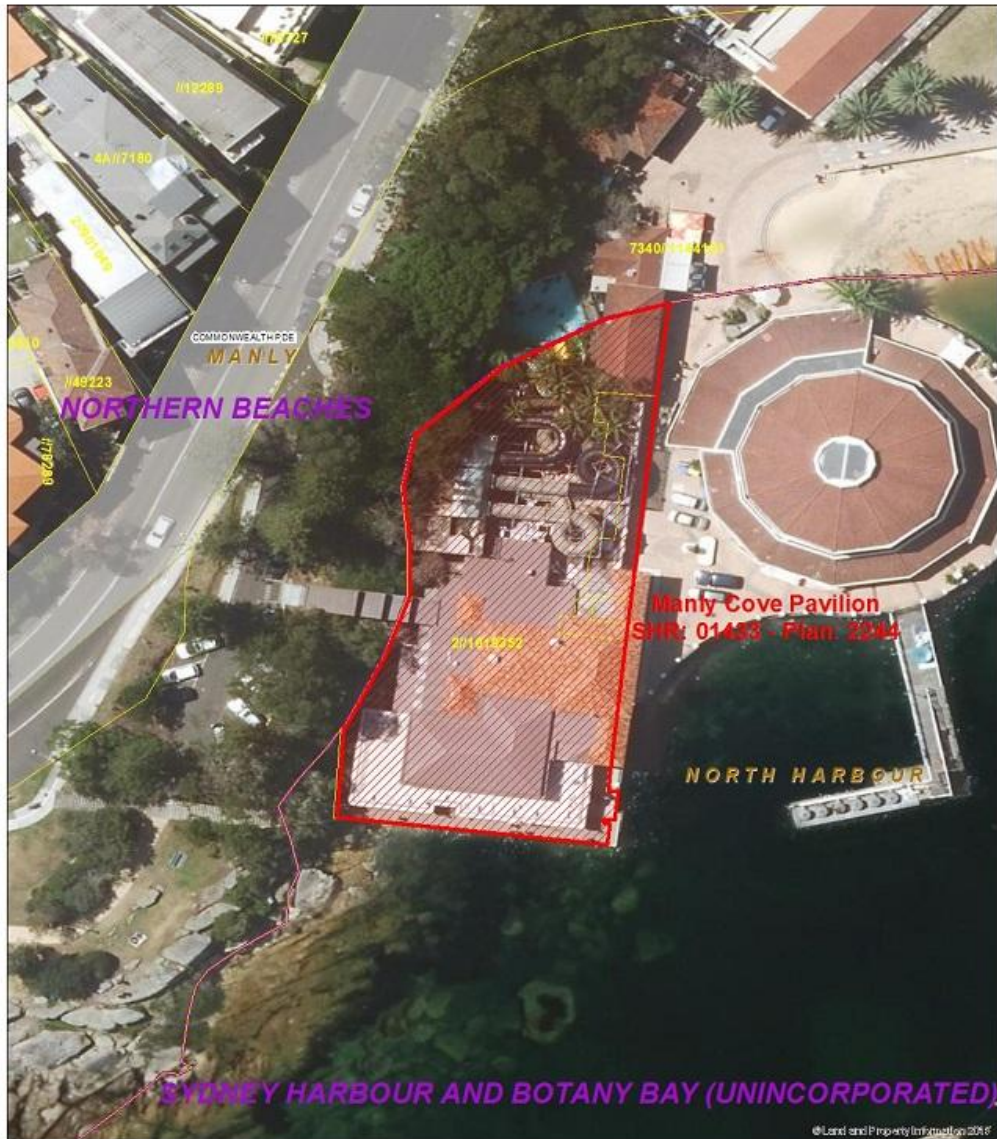


Richard Carr
Director / Architect
NSW Reg. 9697

Appendix A - Referenced Figures



Figure A – State Heritage Register Plan – Manly Cove Pavilion – Ref NSW State Heritage Register



State Heritage Register - SHR 01433 Plan 2244
 Manly Cove Pavilion
 West Esplanade, Manly
 Gazetted Date: 18 April 2000
 Scale: 1:500 @A3
 Datum/Projection: GCS GDA 1994

Legend

- SHR Curtilage
- Land Parcels
- Railways
- Roads
- LGAs
- Suburbs

Figure B – State Heritage Register Plan/Imagery – Manly Cove Pavilion – Ref NSW State Heritage Register

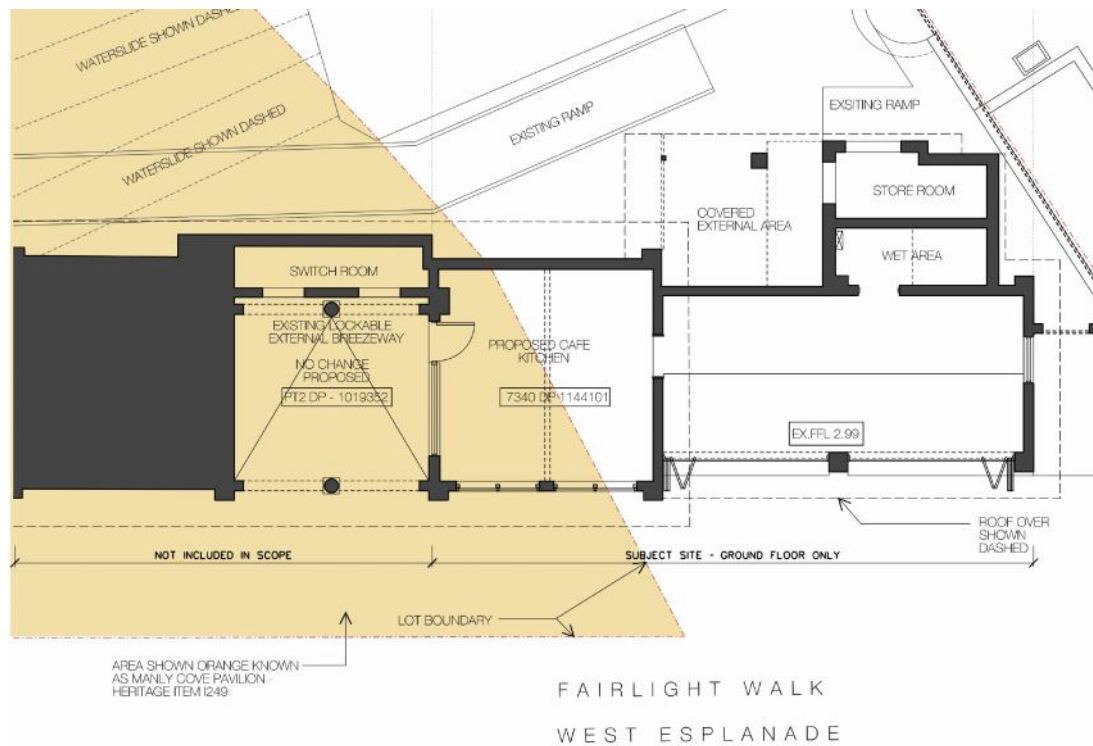


Figure C – Manly Cove Pavilion existing plan – N.T.S – Prepared by Rich Carr Architects



Figure D – Manly Cove Pavilion breezeway aluminum window– Photo by Rich Carr Architects



Figure E – Manly Cove Pavilion– Photo by Rich Carr Architects



Figure F – Existing timber bifold doors– Photo by Rich Carr Architects



Figure G – Manly Cove Pavilion and Manly Sliderz Cafe– Photo by Rich Carr Architects



Figure H – Manly Pavilion proposed east elevation– Prepared by Rich Carr Architects