

HERITAGE IMPACT STATEMENT



Development Application

Harbord Hotel, No. 29 Moore Road, Freshwater

August 2021 | J4146

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Phillips**
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and Planning

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1.0 INTRODUCTION

1.1 Preamble

This Heritage Impact Statement (HIS) has been prepared in conjunction with a Development Application for alteration and addition to the first floor and attic space of the Harbord Hotel located at No. 29 Moore Road, Freshwater, New South Wales.

The refurbishment will include conversion of the first floor level to accommodate additional bar and lounge, plus associated amenities. The attic level would be converted to low level performance space and a cultural studio.

The site is located within the Northern Beaches Council Local Government Area (formerly Manly, Warringah and Pittwater Councils). The principal planning control for the site is the *Warringah Local Environmental Plan 2011 (LEP 2011)*. The site is listed as a heritage item by Schedule 5 Part 1 of the *LEP 2011*. Under Part 5.10 of the *LEP 2011*:

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or
 - (b) on land that is within a heritage conservation area, or
 - (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),
- require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

The appropriate heritage management document in this instance is a Heritage Impact Statement (HIS).

This statement has been prepared at the request of the owners of the site and accompanies plans prepared by Alexander & Co.

1.2 Authorship

This statement has been prepared by Louise Doherty, B.Sc.(Hons), Bldg Cons., and James Phillips, B.Sc.(Arch), B.Arch, M.Herit.Cons.(Hons), of Weir Phillips Heritage.

1.3 Limitations

A detailed history of the site and a full assessment of significance to Heritage NSW standards were not provided for. The history contained in this statement has been prepared from the readily available resources listed under Section 1.6 below.

An Aboriginal history and assessment was not provided for. No historical archaeology was carried out on the site.

The description of the interior of the building is limited to the areas proposed to be altered as part of this application.

The attic space was not accessible during the site visit and has not been photographed or described within this document.

1.4 Methodology

This HIS has been prepared with reference to the Heritage NSW publication *Statements of Heritage Impact* (2002 update) and with reference to the Council planning documents listed under Section 1.5 below.

1.5 Physical Evidence

An inspection of the property and the surrounding streetscape took place in January 2021. The photographs contained within this statement were taken at this time.

1.6 Documentary and online Evidence

1.6.1 General References

- 'Advertising', *Daily Advertiser (Wagga Wagga, NSW: 1911 - 1954)*, 2 December, 1936 p. 7. <http://nla.gov.au/nla.news-article144614135>
- John Sands Ltd, *John Sands Sydney and Suburban Directories*, NSW, John Sands Ltd, various years
- Northern Beaches Local studies Library information cards:
 - Harbord Beach Hotel
 - Freshwater History of name
 - Freshwater Harbord History
- Noel Butlin Archives Centre, Australian National University: Tooth and Company yellow cards, various records.

1.6.2 Historic Maps, Plans, Photographs

- *(Aerial Photograph over Freshwater)* 1943. NSW Lands Department.

1.6.3 Council Planning Documents

- *Warringah Development Control Plan 2011.*
- *Warringah Local Environmental Plan 2011.*

1.6.4 Heritage Inventory Listing Sheets

- *Harbord Beach Hotel*, 29 Moore Road, Freshwater. Heritage Act, SHI Database No. 2610063.
- *'Freshwater' Restaurant*, 80 Undercliff Road, Freshwater. Heritage Act, SHI Database No. 2610064.

1.6.5 Other

- NSW Heritage Office and DUAP, *Statements of Heritage Impact*, NSW, Heritage Office and DUAP, 2002 (update).

1.7 Site Location

No. 29 Moore Road, Freshwater is located on the southern side of Moore Road. The western boundary of the site addresses Charles Street and Undercliff Road is located to the south. The site is identified as Lots 1-5 Section 1 of D.P. 7022.

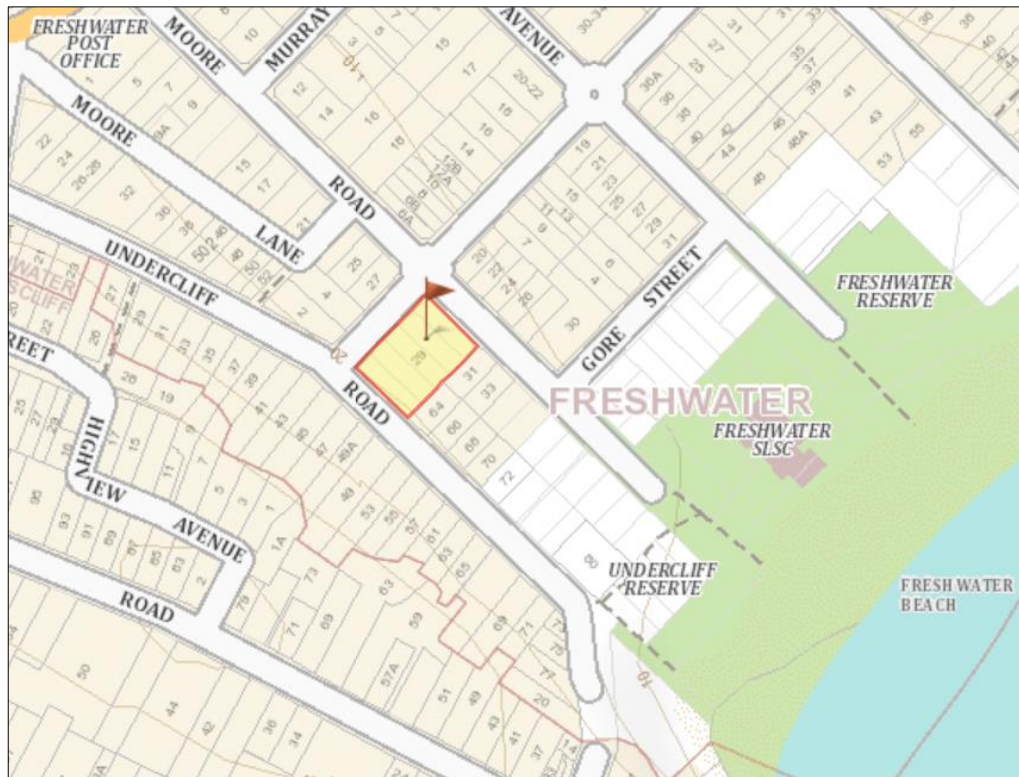


Figure 1: The location of the subject site.

SIX Maps.

2.0 HISTORICAL DEVELOPMENT

2.1 Aboriginal Occupation

Although, Aboriginal Heritage was not provided for the traditional owners who lived, fished and gathered food right across the Northern Beaches for thousands of years are acknowledged as traditional custodians of the land.

2.2 European development of the area

The first European exploration of the Northern Beaches area was led by Governor Arthur Phillip. The expedition is said to have travelled followed Manly Creek towards Manly Dam then towards Frenches Forest terminating at Middle Harbour where a waiting boat took them back to Sydney Cove.

Phillip determined that the land was unsuitable for farm pasture and turned his attention to other areas which may be more suited to providing food security to the fledgling colony.

The coast line from Manly to Palm Beach was surveyed in 1815 by Government Surveyor James Meehan. The first land grant in the area comprising 50 acres was made to Thomas Bruin to the immediate north of Freshwater Beach near to the current day location of the Harbord Diggers RSL Club. Bruin sold his grant to D'Arcy Wentworth in 1818. The surrounding area along Freshwater Beach was designated as Crown Land.

Transport to the area did not develop until the late 1870s when Harbord Road was constructed and the steps over Queenscliff headland built in the following decade.¹

The present-day suburb of Freshwater was surveyed in 1886 by W.M. Gordon and prepared for subdivision. The Harbord Estate was named in honour of the governor of NSW Sister in Law Judith Harbord. Harbord was accompanying the Governor-General and his wife Lady Carrington around NSW and was earning publicity at the time in the social pages.²

However, the Crown land surrounding Freshwater Beach was remained un-subdivided until the late 1890s when it was offered for sale by the Minister of Lands as detailed in Figure 2.

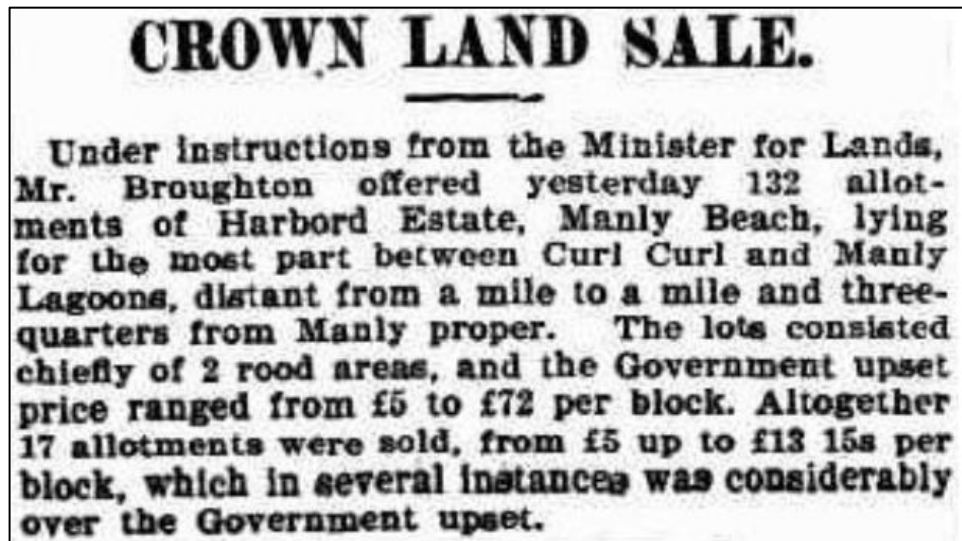


Figure 2: Newspaper article advertising the 1899 sale of land at Freshwater
'CROWN LAND SALE.', Evening News (Sydney, NSW: 1869 - 1931), 20 October, 1899 p. 3., viewed 21 Apr 2020, <http://nla.gov.au/nla.news-article113690428>

The earliest European name for the suburb was Freshwater, this is believed to have derived from the fresh water stream that ran to the beach.

Freshwater's popularity grew as a holiday destination for workers from the inner western suburbs of Sydney grew after the legalisation of sea bathing in 1903. Early camps were established with tents and weatherboard huts providing weekend holiday accommodation. The 'Camps' were for men only; women were permitted to visit on Sunday.

¹ Northern Beaches Local Studies Library, Freshwater Harbord History information sheet.

² Northern Beaches Local Studies Library, Freshwater History of name. information sheet.



Figure 3: Jolly Boys Camp Freshwater.
Source Northern Beaches Council Library



Figure 4: Dollar Princess Camp Freshwater.
Source Northern Beaches Council Library

Other businesses were established to support the camps including stores and eventually a tearoom.



Figure 5: Randells Store c.1910
Source Northern Beaches Council Library

Further services emerged in 1908 with the establishment of the Freshwater Surf Life Saving club and the Freshwater Restaurant (now Pilu Restaurant). In its early days the building was known as 'The Kiosk' was used as a venue for afternoon tea parties, meetings and dances as well as providing accommodation

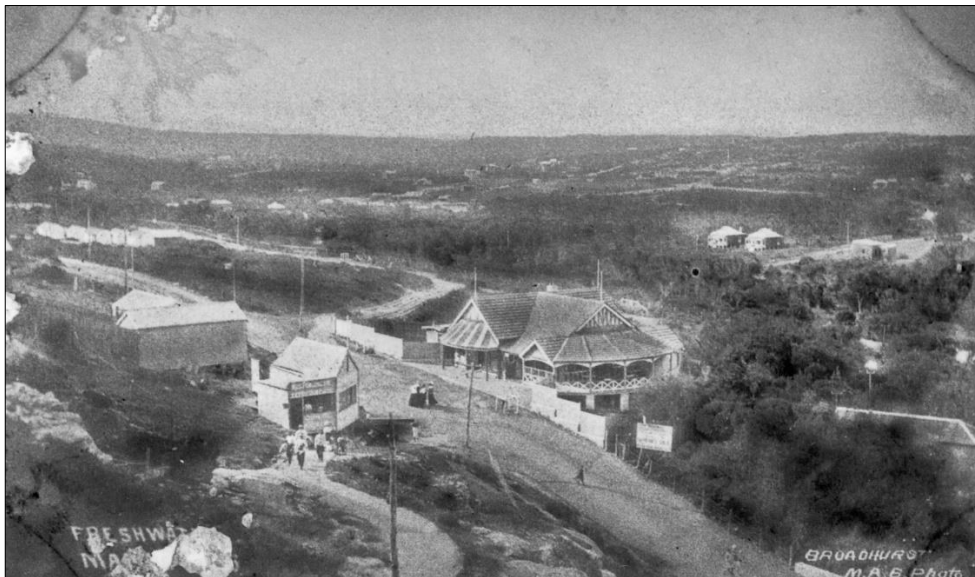


Figure 6: The kiosk is shown to the centre of the image. A camp site can be seen to left of the image and small houses or huts in the distance.
Source Northern Beaches Council Library

Other early services including St Marks Anglican Church which opened in 1911, and Freshwater Public School which opened the following year. The school was later renamed Harbord Public School.

In the early 20th century many of the estates were subdivided and prepared for residential development. A significant event for Freshwater and Australia's surf culture occurred in 1914 when Hawaiian Duke Kahanamolu stayed at Boomerang Camp and

demonstrated Hawaiian style surfing at Freshwater Beach on a board made from local timber.



Figure 7: Duke Kahanamolu
Source: SurferToday

From 1925-1939 a tramline operated from Pittwater Road terminating at Moore Street to the immediate north of the 'Freshwater Restaurant'.

The camps at Freshwater had a rough and rowdy reputation. Many of the local residents were concerned that this reputation was negatively impacting the impression of their suburb and they successfully petitioned for the name to be changed to Harbord in recognition of one of the earliest subdivisions in the area. Not everybody agreed with the name change and the Freshwater SLSC refused to change their name resulting in the Beach and the Surf Life Saving Club bearing different names until 1980s when the Geographical Names Board was successfully petitioned by the community, Manly Warringah and Pittwater Historical Society and Warringah Council to change the name of the beach back to Freshwater. The suburb of Harbord was officially re-named Freshwater on 12 January 2008. ³

During the late 1920s – 1930s two important social venues were established in the suburb: The Harbord Beach Hotel, refer to Section 2.3, and the The Harbord Legion of Ex-Diggers (known as Harbord Diggers). The Diggers opened in 5 June 1930 as a social club for returned servicemen. The first building was a hut near Freshwater Beach. The club raised money for members in distress and their families by serving billy teas to holiday makers. When the hut was washed away during a storm in 1933, it was moved to the first of several temporary sites until finally relocating to its current headland location in the late 1950s.

From the 1960s the population of Harbord increased greatly as strata title legislation was introduced resulting in smaller residential dwellings being demolished and replaced with residential flat buildings. This continued until 1973 when a resident action group petitioned Council to restrict home unit development. Planning Controls were introduced after this time to curb the development. ⁴

³ Northern Beaches Local Studies Library, Freshwater History of name information sheet.

⁴ Northern Beaches Local Studies Library, Freshwater Harbord History information sheet.

2.3 Development history of the subject site

Harbord Beach Hotel opened on 24th December 1928. The owner and first publican, Mr Hope-Catlin is said to have modelled the building on a design he brought back from South Africa.⁵

The 1928 image of the Hotel, (Figure 8), shows the original form of the building. The two storey rendered building was set beneath a wide hipped roof with a large street facing half hipped gable and smaller complete gable addressing Moore Street.

A two storey concrete verandah wrapped around the eastern end of the building. The solid concrete base of the verandah topped with a decorative band of concrete blocks, this detail is seen to both the ground and first floor balustrades. The verandah is separated into a series of bays by evenly spaced wide concrete posts. The ground floor openings are topped by arches set between the posts. The posts extend above the top of the first-floor balustrade.

The centre of the principal elevation was defined by a concrete porch supported by wide concrete posts. The building was accessed via a central set of steps within the porch.

The land to the front of the building, now enclosed courtyards, was open and elevated above the road height.

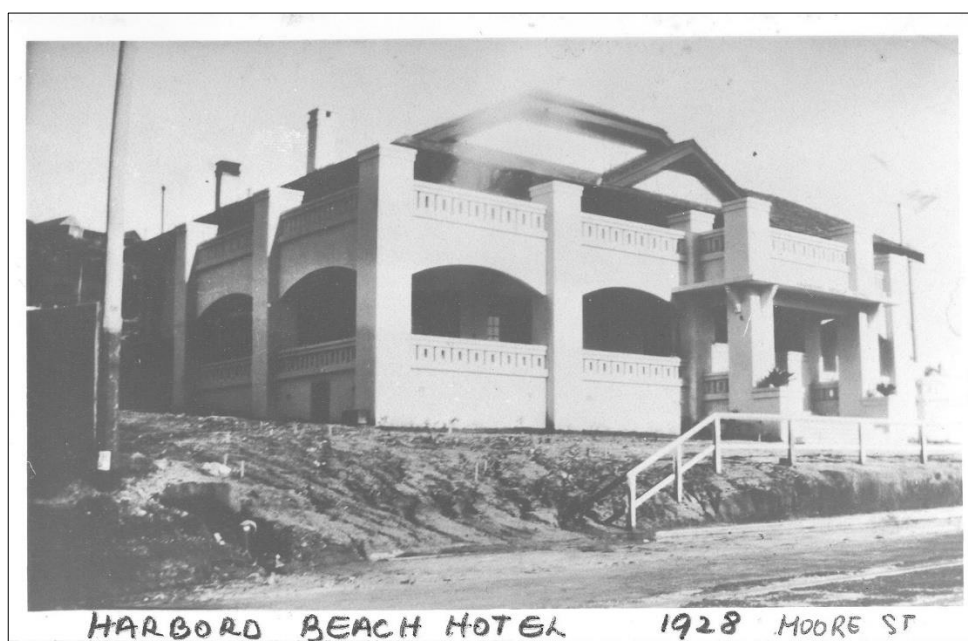


Figure 8: Harbord Beach Hotel soon after completion in 1928. Source: Northern Beaches Council Library

Figure 9, dating from 1930, depicts the building as viewed from the west. The two-storey verandah did not extend to the full extent of the principal elevation instead terminating one bay past the front porch. A set of steps is shown leading from Charles Street to the front entry. The entry to the steps is flanked by a pair of rectangular posts which have a hole in the top where a plant can be placed.

The Charles Street elevation is set beneath a half-hipped gable. The upper level contains three metal framed casement windows. This style of window can also be seen to the first floor of the Moore Street elevation. The ground floor contains a large metal framed

⁵ Gordon G, 2000, *Harbord Queenscliff and South Curl Curl 1788-2000*, p24

window to the north and a pair of entry doors to the south set beneath a cantilevered awning.



Figure 9: The western elevation of the Harbord Beach Hotel in August 1930
Source: Noel Butlin Archives

The hotel was purchased by Tooth and Co. in February 1935. The records kept by the brewery indicate that £906 was spend on constructing new garages and alterations to the public and salon bars in the following year. There were 15 bedrooms (7 single, 6 double and 2 triple) a saloon bar, a public bar, lounges and a bottle store.⁶

As shown in Figure 10, a 1936 advertisement for the Harbord Beach Hotel run in several regional newspapers boast details the hotel as having Tennis Courts, Garages and Good Tables.



Figure 10: 1936 Advertisement for the Harbord Beach Hotel

'Advertising', *Daily Advertiser (Wagga Wagga, NSW: 1911-1954)*, 2 December, 1936 p. 7.
<http://nla.gov.au/nla.news-article144614135>

⁶ Noel Butlin Archives Harbord Beach Hotel, Card 3 side 2

Figure 11 provides an aerial photograph over the site and the immediate surrounding area in 1943. The roof form does not appear to have changed since this image was taken. In addition to the main hotel there are structures to the south and east of the building. It is not clear where the tennis courts mentioned in figure 10 are located or if they had been removed by this time. The character of the area is noted as being sparsely developed. Note also the verandahs to either side of the front porch have not yet been built.



Figure 11: Aerial photograph over the site and surrounding area in 1943. The subject site is indicated by the red arrow.

SIX Maps

By 1949, (Figure 12), The building appears to have undergone little external change particularly when viewed from the west. The photo does show the lintels above the windows matching those on the Porte Cochere. Painted signage was added to the Porte Cochere and a large freestanding Tooth's sign was installed at the street edge. Also noted is the addition of blinds to the ground floor verandah area. These were externally mounted and gave the appearance of rectangular opening where they had previously been arched.

Tooth's records for the building note that the ground floor public bar and saloon bar were tiled. Bedrooms were shown as being for staff and public with additional private quarters containing three twin rooms. The district was described by Toth's as:

*'Residential. Large holiday trade and weekday and weekend surfers'*⁷

⁷ Noel Butlin Archives Harbord Beach Hotel card 4 side 2



Figure 12: The Harbord Beach Hotel in 1949

Noel Butlin Archives Harbord Beach Hotel card 4 side 2

A significant phase of alteration, both internally and externally occurred in the late 1950s the changes included:

- Enclosing verandah forming new servery.
- Construct shelters, beer garden and paving to the front of the Hotel.
- Construct new bottle dept.
- the conversion of the lounge bar to act as an extension of the saloon bar.
- Enlarging the saloon bar lavatories and women's toilet block.
- Forming a lounge bar by provision of a folding screen in the dining room and other minor alterations.
- Provision of an acoustic ceiling to the lounge bar.
- Clearing of land at the rear of hotel, form ramp, construct gutter crossing and cover area with hard ashes for car parking area.⁸

The image of the building dating from 1960, refer Figure 13, clearly demonstrates the extent of the above external alterations. The area to the front of the hotel had been extended to the road and enclosed to create the beer garden, pergola structures were provided for shade, a small rectangular flat roofed building, accessed from Charles Street, acted as a bottle shop. The enclosure of the ground floor verandah area is also evident. Other changes include illuminated external 'saloon bar' sign, the tudor-esque painting of the gable infil and an external blind to the Charles Street window.

⁸ Noel Butlin Archives Harbord Beach Hotel card 5 side 2



Figure 13: Harbord Beach Hotel 1960.

Noel Butlin Archives Harbord Beach Hotel card 5 side 2

By 1982, only cosmetic changes had been made to the exterior of the property, refer to Figure 14. The changes included the external painting, external awnings were mounted above the windows, additional signage installed to the Moore Street elevation and signwriting to the Charles Street awning. Also noted are the doors addressing Charles Street which are still shown in place.

In 1982, the current bottle shop was constructed to the immediate east of the property addressing Charles Street, refer to Figure 15.



Figure 14: Harbord Beach Hotel, 1982

Northern Beaches Local Studies ref: 40\WAR40550



Figure 15: Construction of the bottleshop, 1982
Northern Beaches Local Studies ref: 40\WAR40544

By 2020, several significant alterations had been undertaken to the exterior of the building these included:

- Removal of the Charles Street bottleshop.
- Conversion of the Charles Street door to windows
- Replacement of the first-floor metal casement windows with sliding aluminium framed windows
- Extension of the former saloon bar to the line of the ground floor verandah,
- Removal of Charles Street steps,
- Extension of the second-floor verandah to the full width of the Moore Street elevation.
- Addition of a glazed extension to the top of the perimeter walls.



Figure 16: Current external appearance of the building January 2021.

The recent external alterations to the building undertaken in 2021 included:

- Addition of an entry door to the Charles Street elevation.
- Upgrade to the metal framed doors to the principal elevation with sliding doors.

- Aesthetic upgrade of the boundary wall and external appearance of the property

2.4 Internal alterations – First Floor

In 1978, the hotel was purchased by John Thorpe and Trish King. Personal communication with their son Sean King in April 2020 revealed that when the family purchased it, it was in a poor state and had a demolition order. The family extensively renovated the building during their 42 years of ownership. In a letter provided to Weir Phillips, refer to Appendix A, Sean King recollects that the first floor was in an extremely poor condition.

The family undertook works to the interior including the creation of their own living accommodation to the eastern side of the first floor. In order to create a habitable living space for the family, Sean recollects that the work included “wall modifications, re-configuration, complete gutting and refurbishment of internal finishes and relocation of the kitchen and bathrooms.”

Sean also identified that work to the western side of the first floor included the remodelling of the bathrooms, and replacement of water damaged ceilings.

3.0 PHYSICAL ANALYSIS

3.1 The Site

For the following, refer to Figure 17, an aerial photograph over the site, and to the survey that accompanies this application. To match the accompanying plans Moore Road is referred to as being to the north, Charles Street to the west and Undercliffe Road to the south.



Figure 17: An aerial photograph showing the subject site highlighted in yellow and bound in red and its surrounds.
SIX Maps.

The site is located on the southern corner of the intersection of Moore Road and Charles Street. The site is approximately 63m in length and 39m in width. The eastern and western boundaries, addressing King Street and the rear laneway respectively, are approximately 9m wide. The overall site area comprises approximately 4500 sq. metres. The building is located to the northern portion of the site and the southern section is used as a hard stand car park.

3.2 The Building

3.2.1 Exterior

The principal elevation, addressing Moore Road, is typical of an extensively modified and extended two storey, Inter-War Style Hotel. The building presents a side elevation to Charles Street. The Hotel is accessed via a central front porch bearing signage reading 'Harbord Hotel'.

The painted concrete rendered building is set beneath a wide half hipped gable roof clad with terracotta tiles. There is a street facing gable located over the centre of the principal elevation. The gables have timber batten infills. An open concrete verandah runs across the full width of the first floor. The first-floor balustrade is separated into a series of bay with masonry posts which extend above the balustrade.

The first floor of the principal elevation, set behind the masonry balustrade, has a full width verandah the floor of which is covered with a grey membrane. The elevation has a projecting tiled hipped verandah roof with exposed timber rafters to the centre and eastern section of the first floor. The hipped verandah roof is supported by timber struts which are tied to the elevation. Above the hipped verandah roof are the main roof forms comprising a gable, hipped gable and main hipped roof form.

The first-floor windows have been replaced with modern aluminium framed sliding windows. There is a set of glazed timber doors to the verandah.

Figure 18 - Figure 22 demonstrate the external appearance of building.



Figure 18:
The front
(southern) elevation
of No. 29 Moore
Road, Freshwater.



Figure 19:
The hipped roof to the centre and eastern section of the elevation.



Figure 20:
Detail of tiled verandah roof and sliding aluminium framed windows.



Figure 21:
The timber and glass door leading to the verandah.



Figure 22:
The rear of the
masonry
balustrade.

The eastern elevation of the building includes the return of the first floor verandah which is similar in appearance to that of the principal elevation described above. This section of the building contains a set of timber and glass French doors and a sliding aluminium framed door.

To the southern section of this façade is consistent in appearance with a secondary elevation. The plainly decorated elevation is set beneath a terracotta tiled hipped roof exposed timber rafters. The roof has two masonry chimneys, the northern of which is decorated with a square cap and four square vent holes to its top. The southern chimney is uncapped and less decorative in appearance. The southern portion of this elevation contains irregularly spaced aluminium framed windows and is intersected by numerous service pipes.

Refer to Figure 23- Figure 25.



Figure 23
Eastern Elevation.



Figure 24
Aluminium
framed sliding
doors.



Figure 25
Timber framed
doors to the
eastern elevation.

The southern elevation addresses the Hotels Car Park it is comprised of two sections referred to below as east and west.

The current proposal seeks to alter the eastern section of the southern elevation. This being the eastern two storey hipped gable end of the eastern wing of the building. This elevation is simply decorated and finished with painted rendered masonry. There is a simply detailed timber infill to the gable end and irregularly spaced aluminium framed windows. Refer to Figure 26.



Figure 26:
Southern
elevation.

The western portion of the southern elevation will not be altered by the current proposal. This section of the building contains the single storey rear entry to the building, the smoking area and stairs to the staff entry, refer to Figure 27.



Figure 27:
Southern
elevation.

The Charles Street elevation is constructed of painted concrete set beneath a hipped gable end. The first-floor windows have been replaced with modern sliding aluminium framed windows, refer to Figure 28.



Figure 28:
Charles Street
elevation.

3.2.2 Interior – First Floor

The proposed area of alteration is confined to the first floor and attic space. The attic space is not accessible and as such is not been photographed or described within this report. The first floor, which is accessed via the main stairs, is comprised of a self-contained apartment, the hotel offices and former hotel rooms now used for storage.



Figure 29 Figure 29 has been provided to clarify the layout of the first floor. This plan demonstrates that there are two sections to the first floor.:

- The eastern section containing the existing apartment created by Sean Kings Family during their occupancy (shown in blue); and
- The western section comprising the former hotel accommodation and facilities accessed off the central East – west orientated corridor (shown in purple).



Figure 29: First floor plan, annotated by Weir Phillips to demonstrate the former family apartment to the east (blue) and the guest accommodation to the west (purple)

Alexander & Co annotated by Weir Phillips

The apartment, highlighted blue in Figure 29, is located to the eastern end of the first floor. As detailed in Section 2.4 of this report, the apartment was created by the previous owners. The apartment contains a combined kitchen/living area, three bedrooms and several storage areas linked by a corridor running in a north-south direction. Alterations to this section of the building included the insertion of a door to the central corridor, reconfiguration of the floor plan, insertion of arched openings, introduction of modern kitchen and bathroom facilities.

The interior of the apartment contains little original detailing. The plainly finished timber skirting boards, timber doors and plaster coved cornices are readily available.

Figure 30 - Figure 32 demonstrate the appearance and detailing of the first floor apartment



Figure 30:
Detail of the
apartment.



Figure 31:
View to the kitchen
note the plain
appearance of the
finishes.



Figure 32:
Detail of timber
doors and
doorframes located
within the first-floor
apartment.

As shown in purple in Figure 29, the former hotel accommodation is located to the central section of the first floor. Three former hotel rooms can be seen in their original layout to the northern side of the corridor and the former bathroom facilities are located to the southern portion of the corridor. The former rooms accessed from the hallway are relatively small with a single window. They have standard coved cornice detailing, simple timber skirting boards and carpeted flooring. The hotel no longer provides holiday accommodation resulting in the former bedrooms rooms and one of the bathrooms being used as storage rooms.

The former bedrooms to the western end of the first floor have been modified with the removal of walls to create office space, staff change rooms and storage areas. No distinctive decorative detailing was noted to this area.

The central corridor was also noted as having little decorative detailing. The floors have been replaced, the skirting boards, picture rail and coved cornices are of a standard detail.

Refer to Figure 33 - Figure 40.

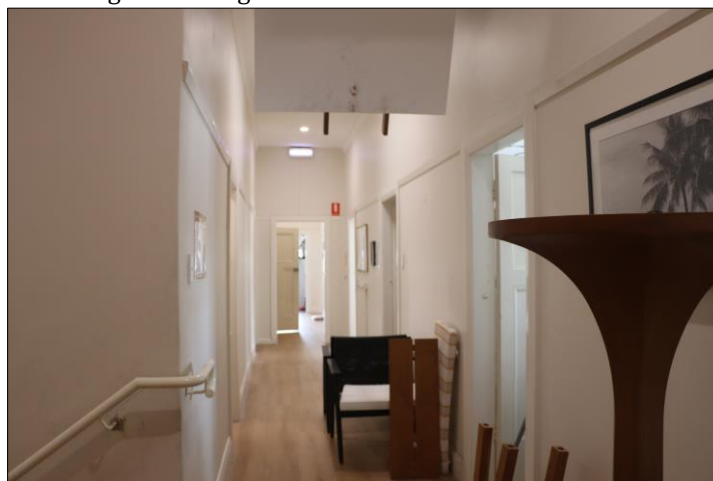


Figure 33:
Detail of the hallway.
View to west



Figure 34:
Detail of the hallway.
View to east.



Figure 35:
Typical room on first
floor.



Figure 36:
Office area.



Figure 37:
Timber doors to
hallway.



Figure 38:
Typical coved
cornice detail and
picture rail.



Figure 39:
Former Bathrooms now disused.



Figure 40:
Timber door in bathroom.

3.3 The Surrounding Area

For the following, refer to Figure 41 an aerial photograph over the site and the surrounding area.

3.3.1 The General Area

The subject building is located on the southern corner of the junction of Moore Road and Charles Street within an established residential precinct. Alfred Street to the west is the commercial hub of Freshwater Village. To the east is Freshwater Beach.



Figure 41: Aerial photograph over the site and the surrounding area. The site is highlighted in yellow.
SIX Maps.

3.3.2 Moore Street

Moore Street runs from Albert Street in the northwest and to the southernmost Freshwater Beach car park in the south east. The built form is predominantly residential and comprises of a mix of three and four storey residential flat buildings and detached two storey dwellings. The building date from the inter-war era to the present day.

As noted above, the subject building is located on the southern corner of the junction of Moore Road and Charles Street. The building to the east is the single storey bottle shop attached to the hotel. Further east the buildings are three storey residential flat buildings. Directly opposite the subject building, on the northern side of Moore Road, is a group of detached two storey dwellings all of which date from the modern era.

Figure 42-Figure 44 illustrate the general character of the street in the vicinity of the site.



Figure 42:
General character of
Moore Street to the
east of the hotel.



Figure 43:
Typical built form of
Moore Road.



Figure 44:
Residential buildings
Directly opposite the
Hotel.

3.3.3 Charles Street

The subject property is located to the eastern side of Charles Street. Directly opposite on the western side of the street are two single storey brick cottages and the side elevation of the residential flat building known as No. 27 Moore Street, Freshwater.

Figure 45 illustrates the general character of Charles Street in the vicinity of the site.



Figure 45:
General character of
Charles Street.

3.3.4 Undercliff Road

The subject property is located to the northern side of Undercliff Road. Several free-standing residential dwellings are located to the southern side of the street directly opposite the site. The residential buildings are constructed of a range of materials and are orientated towards the ocean views to the east.

Figure 46 illustrates the general character of Undercliff Road Street in the vicinity of the site.



Figure 46:
General
character of
Undercliff Road.

3.4 Integrity

The current building on site has been substantially altered since its c.1928 construction. The notable external changes include: the internalisation of the ground floor verandah, the extension of the first floor verandah, the construction of the perimeter walls to create internal courtyards, the removal of the original windows, the conversion of the Charles Street entry to windows and the rear single storey additions. The building has also undergone internal change.

The integrity of the building has also been affected by the changing nature of the building. In its original form the building would have provided hotel accommodation for holiday makers, this practise has fallen out of favour with holiday makers preferring not to stay above busy hotels. This has resulted in the first-floor accommodation becoming redundant or altered to provide alternative use. It is also noted that the former practice of hoteliers and their families living above the hotel and restaurants is no longer typical and as such first-floor accommodation is no longer a standard requirement.

Section 3.2.2 has determined that the first floor of the building is simply detailed and no longer used for its original purpose. The detailing noted to the first floor is not rare or unusual in a building of this era. There are many examples of coved cornices, picture rails, timber skirting and timber door within the municipality and the details of these features were noted as being readily available within modern hardware stores.

The exterior of the building retains some key aspects of its original decorative characteristics which are predominantly exhibited through the remnant detailing to the first floor, roof scape and Charles Street elevation. Despite the diminished integrity, the building is well maintained.

The building demonstrates a moderate degree of architectural integrity.

3.5 View Corridors

Views to the building are uninhibited. The principal view corridors are obtained are from Moore Road and Charles Street in front of the site. Secondary views to the rear of the building are obtained from Undercliff Street.

The building is a visual landmark in close proximity to Freshwater Beach.

Refer to Figure 47- Figure 50



Figure 47:
View of the
subject site
from Moore
Road.



Figure 48
View of the
building
from the
west.



Figure 49
View of the
building
from the
Charles
Street.



Figure 50
View of the
building
from the
Undercliff
Road.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Existing Citations and Listings for the Site

4.1.2 Summary of Statutory Heritage Listings

No. 29 Moore Road, Freshwater:

- Is is listed as an item of local heritage significance by Schedule 5 Part 1 of *Warringah LEP 2011*.
- Is not located within a Conservation Area as defined by Schedule 5 Part 2 of the *Warringah LEP 2011*.
- Is not listed as a heritage item on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.

The State Heritage Inventory Listing Sheet provides the following statement of significance for the subject property known as Harbord Beach Hotel, 29 Moore Street, Freshwater:

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.⁹

This statement is adopted for the purposes of this report.

4.2 Heritage Items in the Vicinity of the Site

For the following 'in the vicinity' is determined by the distance between the site and heritage items, the nature of the proposed works, the character of the area and existing and potential view corridors. In Figure 51, a detail from the *Warringah LEP 2011* heritage plan, heritage items are coloured brown and numbered. Conservation Areas are hatched in red. The site is indicated by the blue arrow.

⁹ *Harbord Beach Hotel*, 29 Moore Road, Freshwater. Heritage Act, SHI Database No. 2610063

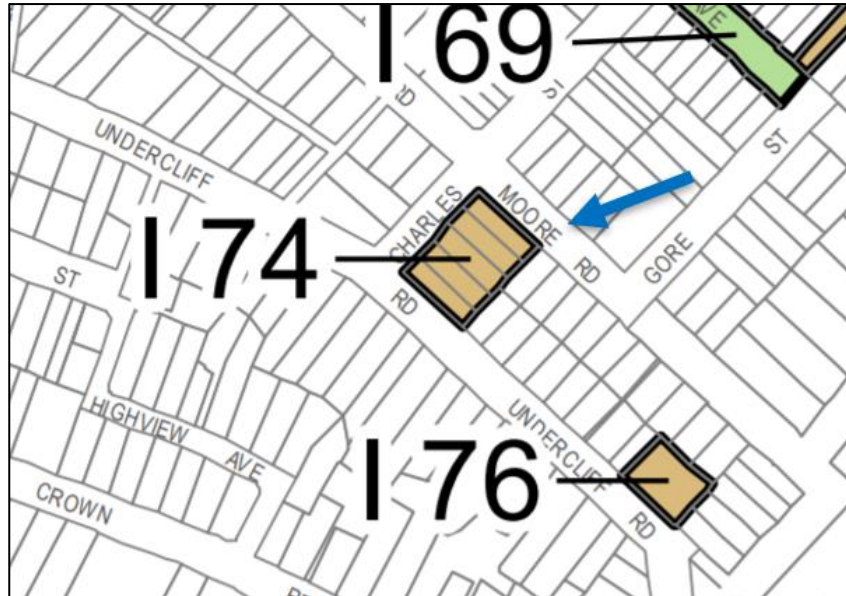


Figure 51 Detail from the Heritage Plan, Warringah Local Environmental Plan 2011
Heritage Map - Sheet HER_010.

The subject site is located within the vicinity of the locally listed 'Freshwater' Restaurant, 80 Undercliff Road, Freshwater (I76).

4.2.1 'Freshwater' Restaurant, 80 Undercliff Road, Freshwater (I76).

'Freshwater' Restaurant is located to the east of the subject property on the neighbouring Undercliff Road. The Restaurant addresses Freshwater Beach and is located to the eastern end of the Freshwater Beach car park, formerly the Moore Street tram terminal. The restaurant is not visible from the subject property nor does it share any significant view corridors with the subject property.

The State Heritage Inventory Listing Sheet provides the following statement of significance for this item:

A building with great social & historical significance as an early meeting place & recreation venue for the first settlers in Freshwater. Representative of the federation style, with high integrity. Prominent local landmark located above Freshwater Beach.¹⁰

¹⁰ 'Freshwater' Restaurant, 80 Undercliff Road, Freshwater. Heritage Act, SHI Database No. 2610064.



Figure 52:
No. 80 Undercliff
Road, Freshwater.



Figure 53:
The Harbord beach
Hotel is not visible
from No. 80
Undercliff Road,
Freshwater

Figure 54, provided below, demonstrates the location of the No. 80 Undercliff Road, indicated by the yellow arrow, and the location of the subject property, indicated by the blue arrow. This figure clearly demonstrates that there are no visual links between the neighbouring heritage item and the subject property due to their location and the intervening neighbouring properties.

No historical links between the neighbouring restaurant and the subject property have been determined during the preparation of this report.



Figure 54: There are no visual links between No. 80 Undercliff Road, indicated by the yellow arrow, and the subject property, indicated by the blue arrow.

Six Viewer Annotated by Weir Phillips Heritage and Planning

5.0 SCOPE OF WORKS

The following should be read in conjunction with the plans prepared by Alexander & Co that accompanies this Application.

The refurbishment will include conversion of the first floor level to accommodate additional bar and lounge, plus associated amenities. The attic level would be converted to low level performance space and a cultural studio. The work involved will include:

Proposed attic addition

- Roof addition to the southern wing of the building to include a recording studio, lounge and bar area within the attic of the building.
- External alteration of the southern wing roof form to raise the roof height and incorporate a dormer window to the western side.

Proposed first floor alterations:

- Remove first-floor interior walls and ceiling.
- Insertion of 300mm sound insulation between the ceiling of the first floor and the sound studio within the attic space.
- Introduction of a modified first floor plan to include bar, kitchen, office, sanitary facilities.
- Replacement of aluminium windows with timber framed windows detailed to match original windows.
- Introduction of a reflected ceiling plan to interpret former layout of hotel accommodation.
- Termination of existing stairs.
- Reconfirmation and upgrade of the stairs and lift area to the rear to the south east corner of the building.
- Addition of acoustic panels to first floor balcony balustrade.

Proposed ground floor alterations:

- Replacement of glazed panels to top of external wall with glazed acoustic panels.

6.0 METHOD OF ASSESSMENT

The following considers heritage related issues only. It does not consider compliance or otherwise with numerical controls unless non-compliance will result in an adverse heritage impact. Refer to the Statement of Environmental Effects (SEE) that accompanies this application.

The proposal is assessed with a full understanding of the requirements for Heritage Impact Statements provided by the Heritage NSW's publication *Statements of Heritage Impact* (2002 update).

The potential impact of the proposed works to the identified heritage values of the subject property and neighbouring heritage item is assessed against the relevant clauses of the *Warringah Development Control Plan 2011* (WDCP2011), refer to section 7.0 of this report.

7.0 EFFECT OF WORK

The *WDCP 2011* supplements the provisions and controls of the *LEP 2011*. The *WDCP 2011* **does not** contain any objectives and controls for the development and conservation of buildings within Heritage Conservation Areas and Heritage Items.

7.1 Assessment of heritage Impact

In the absence of any local controls, the proposed development is assessed in accordance with guidance provided in the Heritage NSW publication *Statements of Heritage Impact* (2002 update). The following questions relate to 'Major Partial demolition (including internal elements)', 'Minor Addition' and 'New development adjacent to a heritage item (including additional buildings and dual occupancies)':

Major partial demolition (including internal elements)

- *Is the demolition essential for the heritage item to function?*

The first-floor former hotel accommodation has not been used for its original purpose for some time and is currently underutilised. The redundancy of this use of the space is due to changes in the travel industry and the decline in desirability of working public houses as holiday accommodation.

In the past, the first-floor accommodation would also have been used as a family residence of the publican. However, this is also now a defunct use of the space. Accordingly, the first floor has been used for a range of secondary purposes such as storage, offices and staff change rooms for some time.

The proposal seeks to demolish the existing internal floor plan and ceiling of the first floor space. This work will allow for the adaptive reuse of the first-floor plan as a bar and live music venue. The proposed works will facilitate the establishment of the recording studio to the attic space.

The proposed activation of the underutilised first floor and attic area will provide additional income stream for the building which in turn will provide incentive and financial resources for the ongoing upkeep and maintenance of these spaces.

- *Are particular features of the item affected by the demolition (e.g. fireplaces in buildings)?*

As detailed in Sections 2.4 and 3.3.2 of this report, no notable remnant features are located to the first floor interior.

The internal inspection of the first floor area noted that the building fabric was plainly detailed commonly available inexpensive materials.

Information provided by the former owner has indicated that the first floor interior has previously been modified.

- *Is the detailing of the partial demolition sympathetic to the heritage significance of the item (e.g. creating large square openings in internal walls rather than removing the wall altogether)?*

The change of use proposes to utilise the space as a live music venue and bar. This style of venue is not suited to small spaces and the creation of large square openings will result in a series of walls and columns which would impede the purposed change of use. As an alternative to the traditional retention of nibs, the proposal seeks to construct a reflected floor plan within the ceiling. This will demonstrate the location of the central hall and accommodation and is considered to be both a sympathetic and practical solution.

-
- *If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?*

The proposed demolition is not a result of the condition of the fabric.

Major additions (see also major partial demolition)

- *How is the impact of the addition on the heritage significance of the item to be minimised?*

The proposed roof top addition is to be located above the eastern wing of the building this proposed location is sympathetic to the heritage values of the place as it is located behind the principal roof form and will not impact views from Moore Road to the principal roof form or the northern (Moore Road) elevation.

The roof addition has been designed to reflect the appearance, shape and form of the existing roof and will not over shadow or detract from the Inter-war characteristics of the building. The addition has been carefully planned to will match the pitch, form and material finish of the existing roof in order to minimise its appearance and ensure that it does not detract from the heritage values of the place.

The proposed sound studio and lounge area is located to the existing attic area of the hotel. This will be accessed via a roof addition to the existing eastern wing of the building. The addition will contain a lift, extension to the fire stair and lobby.

The acoustic panels located to the first floor balcony will be situated behind the existing balustrade to ensure that they can be repaired or removed at a later date without impacting the balustrade or remnant heritage fabric.

The height of the acoustic panel has also been limited to the minimum required for it to perform its function in order to minimise any potential impact to views to the heritage item. The lowest level of reflective glass will also be used for the same reason.

- *Can the additional area be located within an existing structure? If not, why not?*

The proposed sound studio addition is largely located within the existing roof space of the building.

The lift well, lift overrun and extended fire stair have been located to the rear of the building elevation in an area which contains few original decorative details. The roof addition has also been designed to respect and be subservient to the original roof form of the building. This will be achieved by means of the sympathetic design which has been developed in consultation with Councils Heritage Advisor. The proposed roof addition matches the pitch, form and material finish of the existing roof. This will minimise its appearance and ensure that it does not detract from the heritage values of the place. The appearance of the roof top addition will be in keeping with the character of the building.

It is noted that the principal elevation address Moore Street and the principal roof form will not be impacted by the proposed works.

The acoustic panels are provided for the neighbours amenity and cannot be located internally.

-
- *Will the additions tend to visually dominate the heritage item?*

As noted previously, the alterations to the existing roof form have been carefully developed in consultation with Councils Heritage Advisor to ensure the preservation of the Moore Street elevation and principal roof form. The roof addition has been designed to respect the form and material composition of the existing hipped gable roof and is in keeping with the character of the building.

As noted above the acoustic panel have been designed to be of the lowest operable height and of minimal reflectivity both of these design features have been selected in order to minimise any potential impact to views to the heritage item. This will also protect views from the building.

Accordingly, the addition will not visually dominate the heritage item.

- *Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*

The LEP has not identified the site as having archaeological potential.

- *Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?*

The proposed addition has been designed in consultation with Councils Heritage Advisor.

The addition is considered to be sympathetic to the character of the building for the following reasons:

- The form, scale and material composition of the addition will be based on the roof of the existing wing to ensure that it is sympathetic to the existing character of the building.
- The original roof line to continue to be read and understood.
- The height of the addition has been minimised to ensure that respects the principal roof form.
- The proposed dormer addition is located to the western side of the roof in an area away from the publicly viewable component of the building.
- The height and material of the acoustic panels are sympathetic to the heritage values of the place.

Accordingly, the addition is sympathetic to the heritage values to the Harbord Hotel.

Change of use

- *Has the advice of a heritage consultant or structural engineer been sought? Has the consultant's advice been implemented? If not, why not?*

Weir Phillips have been engaged to provide heritage advice. As noted above, advice has also been sought from Councils Heritage Advisor to ensure that the proposed design is sympathetic to the heritage values of the place and to work towards a solution which is in keeping with Councils desired future outcome for the place.

- *Does the existing use contribute to the significance of the heritage item?*

The existing use of the first floor of the hotel as staff rooms, office space, storage and an apartment do not contribute to the heritage significance of the heritage item.

- *Why does the use need to be changed?*

The use of the first floor of the hotel to provide hotel accommodation has not been required for some time. This is due to the changing nature of both holiday accommodation and the hotel industry.

At present, the first floor space does not is underutilised and does not contribute to the financial viability of the place. The proposed change of use allows for the reinvigoration of the first floor and attic space which will provide additional income streams to assist with the ongoing maintenance of the place.

- *What changes to the fabric are required as a result of the change of use?*

The proposed change of use will require the removal of the majority of the internal walls and replacement of the ceiling with sound insulation. The attic space will be modified to create a recording studio. The roof level of the rear wing will be raised and a dormer window to the western side. The attic will be reused to accommodate the recording studio, fire stair and lift overrun.

- *What changes to the site are required as a result of the change of use?*

No changes to the site are required as a result of the change of use. However as previously noted there are changes proposed to the building.

New development adjacent to a heritage item (including additional buildings and dual occupancies)

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

The proposed works will not be visible from the neighbouring heritage item. There is no impact to the heritage significance of the neighbouring heritage item arising from the proposed development.

- *Why is the new development required to be adjacent to a heritage item?*

The proposed works are located to a neighbouring separately owned property. The proposed works seek to adaptively re-use the first floor and attic space of the Harbord Hotel.

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

There are no proposed changes to the curtilage of the neighbouring heritage item as part of this proposal.

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

The proposed development to the interior and southern elevation of the hotel will not be visible from the neighbouring heritage item and will not impact any views to or from the neighbouring item.

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

The LEP has not identified the site as having archaeological potential.

-
- *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*
The proposed work will not be visible from the neighbouring heritage listed restaurant and will not impact the identified heritage significance of 'Freshwater' restaurant.
 - *Will the additions visually dominate the heritage item? How has this been minimised?*
For the reasons identified above, the addition will not visually dominate the neighbouring heritage items.
 - *Will the public, and users of the item, still be able to view and appreciate its significance?*
The public and users of the 'Freshwater' Restaurant will continue to be able to view and appreciate the identified significance of the place.

Fire upgrading

- *How has the impact of the upgrading on the heritage significance of the item been minimised?*
The proposed use of the first floor as a low level performance space has necessitated the need for fire upgrading. The impact of the fire upgrading has been minimised by means of the design of the fire stair and lift overrun proposed to the rear of the building. This will ensure that the building is safe and complies with the relevant fire safety codes without compromising the appearance or character of the inter-war hotel.
- *Are any of the existing services of heritage significance? In what way? Are they affected by the new work?*
The existing services are not of heritage significance.
- *Has the advice of a conservation consultant (e.g. architect) been sought? Has their advice been implemented?*
Weir Philips Heritage and Planning have been engaged to provide heritage advice which has been incorporated into the design. As noted above, advice has also been sought from Councils Heritage Advisor to ensure that the proposed design is sympathetic to the heritage values of the place and to work towards a solution which is in keeping with Councils desired future outcome for the place.
- *Are any known or potential archaeological deposits (underground or under floor) affected by the proposed new services?*
The LEP has not identified the site as having archaeological potential.
- *Has the advice of a fire consultant been sought to look for options that would have less impact on the heritage item? Will this advice be implemented? How?*
Weir Philips Heritage and Planning have liaised with the fire consultant on the project to reduce the impact on the significant heritage fabric of the building.

7.2 Effect of work on the subject property

In addition to the above questions, the guidelines also require consideration of the following aspects of the proposed works:

- *Aspects of the proposal which respect or enhance heritage significance*

The proposal respects the heritage significance by means of the retention of the appearance of the building from Moore Road. This will ensure that the building will continue to be read as an Inter-war era building.

The proposed addition is sympathetic to the character of the building for the following reasons:

- The height of the addition has been minimised to ensure that it sits below the ridge height of the principal roof form and will be in keeping with the character of the building.
- The roof addition has been designed to reflect the appearance, shape and form of the existing roof and will not over shadow or detract from the Inter-war characteristics of the building. Furthermore, the addition will match the pitch, form and material finish of the existing roof in order to minimise its appearance and ensure that it does not detract from the heritage values of the place.
- The location of the addition to the southern (rear) elevation in an area away from the publicly viewable component of the building will maintain the presentation of the building to Moore Road.
- The lift well, lift overrun and extended fire stair have been located to the rear of the building elevation in an area which contains few original decorative details.
- The external appearance of the Moore Street elevation will be enhanced through the removal of the intrusive aluminium framed window which will be replaced with sound proof alternatives detailed to match that of the first floor windows seen in Figure 9 of this report.

The proposed alterations to the interior of the building respect the heritage significance of the building by:

- providing an ongoing use of a currently underutilised space. The building no longer provides holiday due to changes in the travel industry. Accordingly, the first floor has been used for a range of secondary purposes such as storage, offices and staff change rooms. The proposed works and will facilitate the activation of the underutilised spaces which will provide additional income stream for the building which can be used to assist with the ongoing upkeep and maintenance of the place.
- Interpreting the former floor plan this will enable the space to be adaptively reused whilst providing a means of demonstrating the former layout. Accordingly, the proposed reflected first floor ceiling plan is sympathetic to the heritage values of the place.
- enabling the continuation of the use of the item as a place of entertainment which is its original and best use. Accordingly, the social significance of the place will be maintained and enhanced.

Based on the above it is considered that the proposed works will have a minimal and acceptable impact on the significance of the Harbord Beach Hotel. The proposed works will have no impact on the historic, aesthetic, social significance of the building and its landmark qualities

-
- *Aspects of the proposal which could have detrimental impact on heritage significance*

As noted in section 4 of this report the heritage significance of the building has been defined by the Northern Beaches Council as:

"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"

These values will not be impacted by the proposed changes to the first floor, attic and rear wing of the building.

- *Sympathetic alternative solutions which have been considered and discounted*

No alternative sympathetic solutions have been considered and discounted.

7.3 Effect of Work on Heritage Items Within the Vicinity

The proposed works will have a minimal and acceptable impact on the significance of the 'Freshwater' Restaurant for the following reasons:

- The proposed works will not be visible from the neighbouring heritage item. Accordingly, the proposed works will not impact the ability to view and understand the neighbouring heritage item.
- Views to and from the neighbouring item will not be affected by the proposed works.

8.0 CONCLUSIONS

This Heritage Impact Statement has been prepared in conjunction with a Development Application for alterations and additions to No. 29 Moore Road, Freshwater. The existing building on the subject site is a two storey Inter-War hotel. The building is a locally listed heritage item.

The proposed works to modify the interior of the first floor and addition to the rear of the subject property will have no impact on the significance of the nearby heritage listed Freshwater Restaurant.

The proposed works fulfil the objectives for alterations and additions to a heritage listed item, in the vicinity of heritage items set out by the *Warringah LEP 2011* and the *Warringah DCP 2011*.

Appendix A - Alterations to the first floor

Letter from previous owner, Sean King.

18.03.2021
Weir Phillips Heritage
Level 19, 100 William Street
Sydney NSW 2011 Australia

Dear Louise,

My Family purchased the Harbord Beach Hotel at 29 Moore Road, Freshwater in 1978. At the time of purchase the ground floor was a trading pub and was maintained in reasonable condition, however the 2nd level was in a state of despair.

Throughout our ownership we have made many changes to the entire building this also included the 2nd story.

Our works to the eastern side of 2nd story included wall modifications, re-configurations, complete gutting and refurbishment of internal finishes and the relocation of the kitchen and bathrooms.

For the rest of the 2nd story the modifications were limited to a redesign and refurbishment of the bathrooms and replacement of ceilings due to water damage. We also extended the 2nd floor outdoor balcony which resulted in modification of the external façade.

If you have any questions you can reach me at
seankingconsulting@gmail.com

Best Regards,
Sean King
0416053434

