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TOGA
c/- David Springford
by email: dspringford@toga.com.au

24 November 2022

Job number 056/020

Adina Apartment Hotel Sydney Central, 2 Lee St, Haymarket

Response to Submissions

Dear David,

We have reviewed the Submissions received by Toga and offer the following responses to the comments and recommendations received from City of Sydney regarding the external conservation works:

General Comment by City of Sydney:

'Given the scale of the proposal, the proposed conservation of the building must be to the highest quality. This includes all the actions of conservation as defined by the Australian ICOMOS Burra Charter.'

Specific Recommendations:

1. *'The proposal should take full advantage of the opportunity to conserve the building to the highest level of excellence. All significant building elements, spaces and fabric, both internally and externally should be retained and conserved in accordance with the CMP, including Policy 13.'*

See comments to item 2 below.

2. *'The Schedule of Conservation Works should be expanded to ensure the inclusion of all defective exterior fabric including all sandstone, brick, steel framed windows, timber and bronze work.'*

Our schedule generally details all required repairs to deteriorated façade elements. In general, we have taken the approach of conserving as much of the original heritage fabric as possible in the process of restoring deteriorated features. In our view, we have included all areas requiring repair that fall into the above categories. We would be pleased to review any specific concerns about items that are believed to have been missed.

At the time of submission, no decision had yet been made regarding the treatment to the upper parapet of the building, which has previously been coated with a non-sympathetic acrylic waterproof coating. In light of comments made by CofS, we propose that this area be treated by replacing/indenting the decorative faces of the parapet stones (because it is not possible to remove the acrylic coating without significant damage to the already deteriorated underlying stone), and to then cap the entire parapet wall with a lead flashing.

3. *'A comprehensive programme of salt analysis of the masonry should be undertaken to identify areas that require desalination, and the Schedule of proposed conservation works expanded accordingly. The recommended processes of desalination should be specified.'*

We have undertaken a comprehensive visual inspection of the building facades and there is little evidence to suggest that widespread deterioration has occurred as a result of salt ingress, such as efflorescence or leaching. The areas most likely to be at risk of salt ingress are those directly below unprotected horizontal ledges, where some minor staining is present.

As a result, our specification includes a requirement for salt analysis across the building facades, concentrating on areas below horizontal features that are likely to trap salts, and subsequent desalination.

Our specification includes the use of the Westox 'Cocoon' desalination process. This requires collection of masonry dust samples at varying depths which are then analysed for salt anions. Areas where excess salt concentrations are found (generally considered to be in excess of 0.2% anions) will then be treated by application of the Westox 'Cocoon' process which involves two applications of the poultice that is left in place for 14 days on each application.

4. *'The Schedule of Conservation Works should be expanded to conserve early post office signage on the principal western and northern facades.'*

This has been included in our Specification Drawings.

5. *'The Schedule of Conservation Works should be expanded to include the reversal of unsympathetic alterations to the facades. Reconstructive works advised by the CMP including the interpretive reinstatement of traditional bronze swing doors, side lights and transom to western entry based on the original drawings and reconstructive works to northern and southern shopfronts should be included.'*

The Heritage Impact Statement notes the opportunity to reinterpret the original western entry and notes that the original shopfronts would be retained and missing original elements reconstructed. The western entry will be reinstated and the significant original fabric of the shopfronts of the south facade such as stallboard lights, toplights and steel framing will be retained and conserved. Where the shopfronts are no longer required, the stallboard lights will be reinstated to original detail as per CMP Policy 38. The eastern most bay of the southern façade will be retained and appear as an entrance.

Detailed drawings can be prepared as a Condition of Consent which will ensure the ground floor fenestration matches the original in terms of proportions, profile and materiality. Drawings of the entries and shopfronts will be prepared in line with documentary evidence. Apex, Urbis, Bates Smart and the manufactures, will collaborate prior to the issue of a Construction Certificate to faithfully detail these elements. Shop drawings for reconstructed elements can be available to the consent authorities if requested for comment prior to manufacture.

6. *'The schedule should be accompanied by a Specification of Works to ensure all fabric is carefully conserved in accordance with best practise.'*

Our specification has been provided for review.

7. *'The schedule should be accompanied by detailed architectural drawings to clearly identify the scope and location of work, and that to ensure that details such as sandstone and brickwork detailing, and bronze and steel window framing, where reconstructed, are accurately replicated.'*

The Schedule currently sets out the location of all required work on the building facades by way of marking up the existing elevation drawings. This is our normal approach to setting out the locations of required work, and was used, for example, at the recent refurbishment of the Former Treasury Building at the Intercontinental Hotel, and the ongoing work at the Brewery Yard Building at Central.

In our view there is sufficient existing fabric remaining to allow templates for replacement components to be produced. Our usual approach is that the Contractor will produce shop drawings and templates for our review prior to fabrication of new features and indents etc.

8. *A programme of costed heritage asset cyclic maintenance works should be developed alongside the Schedule to capture works that may not be necessary now but will be in the future.*

Preparation of a costed CMP requires close coordination between several consultants and the client/operator. We therefore propose that this be prepared as a Condition of Consent.

Please contact the undersigned at your convenience if we can be of further assistance.

Yours sincerely,



Tim Womack
Director