

7-27 Circular Quay West, The Rocks - SoHI

19 December 2018

Mr Nick Marston
Director
Altus Group
Level 12, 1 Market Street
SYDNEY NSW 2000

Dear Nick,



STATEMENT OF HERITAGE IMPACT
S4.55(1A) MODIFICATION TO CAMPBELL'S STORES
SSD5076 - BAYS 2 AND 3 - OPENINGS
7-27 CIRCULAR QUAY WEST, THE ROCKS

This Statement of Heritage Impact (SoHI) has been prepared to accompany a modification of consent application for the re-opening of two doorways on the ground floor, between Bays 2 and 3 of the above property.

HERITAGE MANAGEMENT FRAMEWORK

7-27 Circular Quay West is listed as a heritage item under the *NSW Heritage Act 1977*:

- *Campbell's Stores*, State Heritage Register of New South Wales (Item 01536).
- *Campbell's Stores*, Section 170 of the SHFA Heritage Register as an agency of the NSW Government.

The subject property has received development consent for the adaptive reuse, and basebuild, of Campbell's Stores as a restaurant venue. It was originally intended that there would be 13 tenancies, however as the works have progressed it has become evident that the single bays of 3 and 9 are too small for restaurant use, given their reduced area taken up by a common lift. Hence the need for Bay 3 to be combined with another bay.

DETAILS OF THE PROPOSAL

The tenant (T02) for a Seafood restaurant has leased the ground floor spaces of Bays 1, 2 and 3:

- Bay 1 main dining, and staff BOH;
- Bay 2 dining, oyster bar, cooking and preparation;
- Bay 3 dining, bar, stores and washing;
- Alfresco dining to the forecourt area in front of Bays 1- 3.

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Before the current works, there were two doorway openings between Bays 1 and 2, and between Bays 2 and 3. With the current basebuild works the doorways between Bays 2 and 3 have been closed in, as it was expected that Bay 3 was intended to be a separate tenancy.

As the T02 tenant is leased to use all three bays, it is problematic that there are no access doorways between Bays 2 and 3. We refer to the document 'Re-opening of former doorways between Bay 2 and 3' prepared by Tallawoladah and note:

- As it currently stands, there is no direct access between the Kitchen in Bay 2, and the Bar/storage/wash areas in Bay 3.
- There is no direct circulation space between the dining areas of Bays 2 and 3.

The consequence of this lack of openings between the two areas of the restaurant would be a considerable constraint on the reasonable functioning of a restaurant. It is therefore proposed with this modification, that the two former openings are carefully reinstated to the same dimensions before the current works blocked them up.

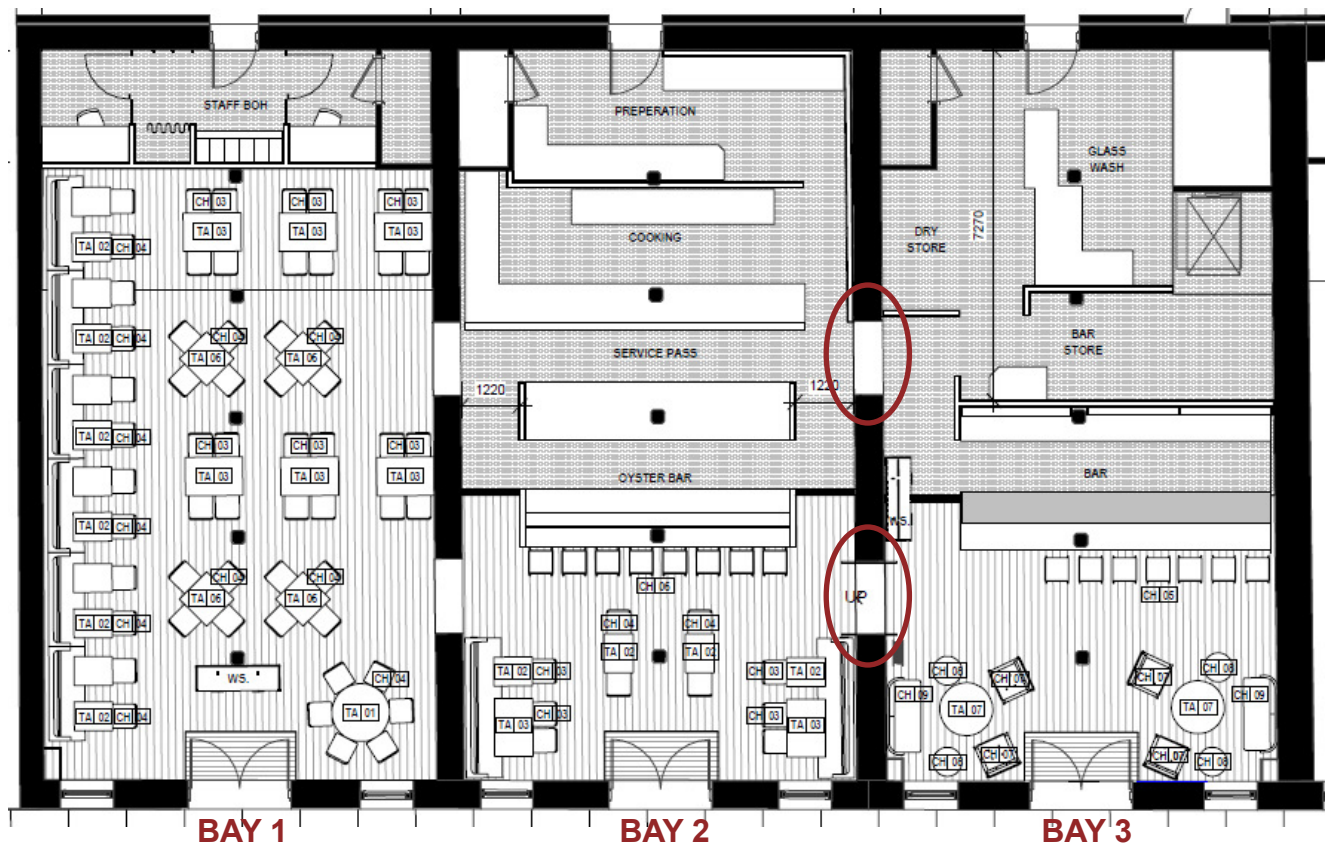


Figure 1
Part plan of proposed tenancy fitout for T02 at Campbell's Stores that indicates the location of the proposed re-openings, marked in red
Source: 'Re-openings of former doorways between Bay 2 and 3' Tallawoladah

ASSESSMENT OF HERITAGE IMPACT

In reference to the 2014 CMP by GML, the proposed development is generally consistent with the Conservation Policies that relate to the development of the Campbell's Stores:

Policy 1

The future use of Campbell's Stores should be consistent with its outstanding cultural significance, should not impact on significant fabric and spaces, and should provide for public access to the building.

Comment

The proposal enables the current intended use, and allows for reasonable functioning of its acceptable restaurant use and public access. It would be expected that patrons are able to move from the bar area through to the dining areas without having to do so externally. Similarly, the proposal allows for the reasonable functioning of the back-of-house kitchen and stores.

The CMP has identified the two former openings as being of *Little* significance, and which has been noted as having a neutral impact on the significance of the item. Therefore their reinstatement as openings, will revert back to the original configuration, albeit of *Little* significance.

As a part of CMP conservation policy, there has been considerable closing-in of wall openings generally, with the current works. However even with the proposed re-opening of two doorways, there will still be a net gain in the closure area of former openings.

CONCLUSION

Although not the preferred outcome, the proposed re-opening of the former doorways is acceptable relative to the necessary functioning of the tenancy, and therefore the building in its current use. In the overall context of the current closer of former openings in the eleven bay building, the proposal would have an acceptable heritage impact.

RECOMMENDATIONS

- The sandstone blockwork removed to re-open the former doorways should be carefully salvaged and stored on site.
- The consent authority should have no hesitation, from a heritage perspective, in approving this modification application to re-open the two former doorways.

Yours faithfully,
GBA Heritage Pty Ltd



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