

Old Clare Hotel

1 Kensington Street, Chippendale

New hotel rooms to Levels 1 & 2 &
alterations to CUB suite, Level 2

Heritage Impact Statement

October 2018



prepared by Paul Davies Pty Ltd
for Sonrac Developments Pty Ltd

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1.0 INTRODUCTION/BACKGROUND

1.1. THE BRIEF

This heritage impact statement (HIS) has been prepared on behalf of Sonrac Developments Pty Ltd to accompany a development application to City of Sydney Council for approval of new hotel rooms to replace the restaurant to the top level of the hotel.

1.2. APPROACH AND METHODOLOGY

This HIS assesses the heritage impact of the proposal, makes recommendations as to the level of heritage impact and provides recommendations to mitigate any heritage impacts.

The methodology used in this report is in accordance with the principles and definitions set out in the Australia ICOMOS Burra Charter 2013 and its Practice Notes, the guidelines of the NSW Heritage Manual and in accordance with the latest version of The NSW Heritage Division, Office of Environment & Heritage (OEH) Statements of Heritage Impact guidelines.

1.3. LIMITATIONS

The site was visited by Chery Kemp, Heritage Specialist of Paul Davies Pty Ltd on 6 September 2018. The subject site was inspected and photographed. The inspection was undertaken as a visual inspection only. There was no demolition, opening up or clearing.

1.4. AUTHOR IDENTIFICATION

This report was prepared by Paul Davies Pty Ltd, Architects and Heritage Consultants, 180 Darling St Balmain NSW 2041.

This report was authored by Chery Kemp, Heritage Specialist.

1.5. DEFINITIONS

For the purposes of this report

Local	Refers to City of Sydney Council
State	refers to New South Wales

The following definitions used in this report and are from *Article 1: Definitions* of The Burra Charter 2013, the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance.

Place	means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
Cultural significance	<p>means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.</p> <p>Cultural significance is embodied in the <i>place</i> itself, its <i>fabric</i>, <i>setting</i>, <i>use</i>, <i>associations</i>, <i>meanings</i>, records, <i>related places</i> and <i>related objects</i>.</p> <p>Places may have a range of values for different individuals or groups.</p>
Fabric	means all the physical material of the <i>place</i> including elements, fixtures, contents and objects.
Conservation	means all the processes of looking after a <i>place</i> so as to retain its <i>cultural significance</i> .

Maintenance	means the continuous protective care of a <i>place</i> , and its <i>setting</i> . Maintenance is to be distinguished from repair which involves <i>restoration</i> or <i>reconstruction</i> .
Preservation	means maintaining a <i>place</i> in its existing state and retarding deterioration.
Restoration	means returning a <i>place</i> to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
Reconstruction	means returning a <i>place</i> to a known earlier state and is distinguished from <i>restoration</i> by the introduction of new material.
Adaptation	means changing a <i>place</i> to suit the existing <i>use</i> or a proposed use.
Use	means the functions of a <i>place</i> , including the activities and traditional and customary practices that may occur at the place or are dependent on the place.
Compatible use	means a <i>use</i> which respects the <i>cultural significance</i> of a <i>place</i> . Such a use involves no, or minimal, impact on cultural significance.
Setting	means the immediate and extended environment of a <i>place</i> that is part of or contributes to its <i>cultural significance</i> and distinctive character.
Related Place	means a <i>place</i> that contributes to the <i>cultural significance</i> of another place.
Related object	means an object that contributes to the <i>cultural significance</i> of a <i>place</i> but is not at the place.
Associations	mean the connections that exist between people and a place.
Meanings	denote what a place signifies, indicates, evokes or expresses to people.
Interpretation	means all the ways of presenting the cultural significance of a place.

1.6. SITE LOCATION

The subject property, the Old Clare Hotel, was formerly part of the Carlton United Brewery (CUB) site largely redeveloped in the period 2010-2015 as the Central Park redevelopment, and is part of the Kensington Street precinct, a precinct which contains many buildings of recognised heritage significance.

The Old Clare Hotel is located at 1 Kensington Street, Chippendale, and consists of two linked buildings, being the former Clare Hotel (corner Broadway) and the former Tooth's Administration building, with a glazed link between. The Old Clare Hotel, a boutique hotel development, opened in September 2015.

Street address	Real property description
1 Kensington Street, Chippendale	Lot , DP



Figure 1: Location of the Old Clare Hotel buildings at 1 Kensington Street Chippendale (outlined in red, shaded yellow). The Old Clare Hotel includes the former Country Clare or Clare Hotel (corner Broadway) and the former Tooth's Administration building to the south of that, the two buildings being connected with a glazed 3-storey linking structure built in 2015. Source: NSW Land & Property Information Six Maps



Figure 2: Recent satellite image of the Old Clare Hotel buildings at 1 Kensington Street Chippendale (outlined in red, shaded yellow) Source: NSW Land & Property Information Six Maps

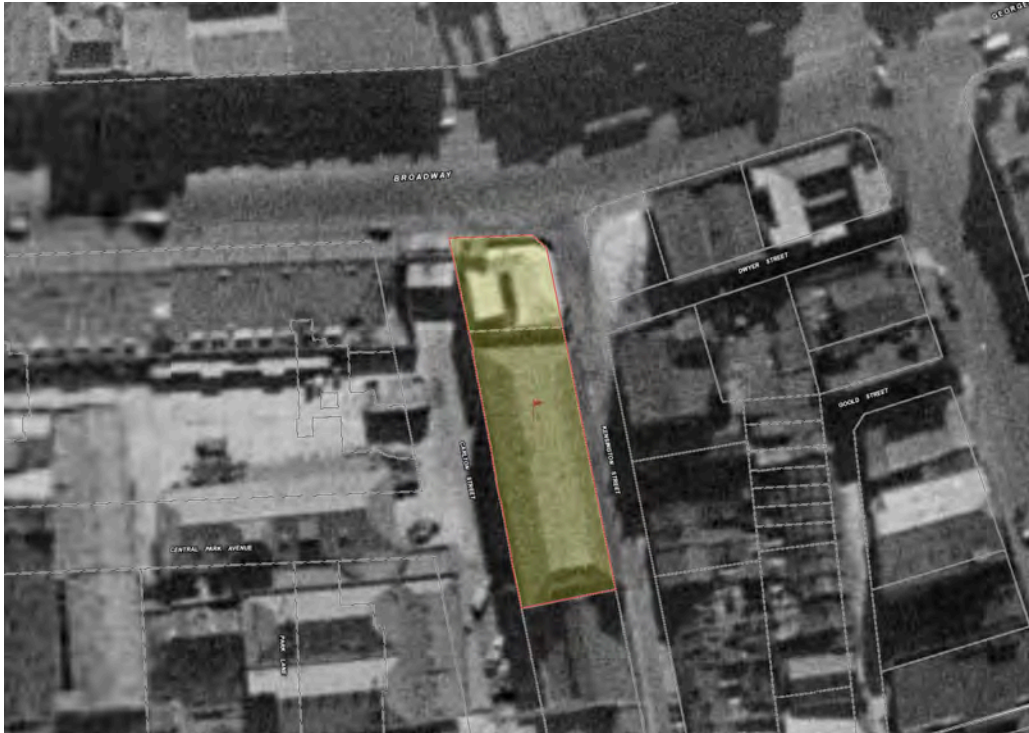


Figure 3: 1943 aerial image of the Old Clare Hotel buildings (outlined in red, shaded yellow) Source: NSW Land & Property Information Six Maps

1.7. PREVIOUS REPORTS

Reference has been made in this report to the following previous heritage reports:

- Noel Bell Ridley Smith & Partners Pty Ltd *Former Carlton and United Brewery Site 26 Broadway, Broadway NSW 2007: Conservation Management Plan*, May 2005 (referred to in this report as the 2005 CMP).
- Paul Davies Pty Ltd *Specific Element Conservation Management Plan for the Former Carlton United Brewery Administration Building and County Clare Hotel* prepared for Frasers Broadway Pty Ltd, November 2012 (referred to in this report as the Paul Davies Pty Ltd 2012 CMP).
- Paul Davies Pty Ltd *Heritage Impact Statement Former Carlton United Brewery Administration Building and County Clare Hotel, Central Park, Broadway* prepared for Frasers Broadway Pty Ltd, November 2012

2.0 HISTORICAL BACKGROUND

A full history of the site is contained in the Paul Davies Pty Ltd 2012 CMP. The following information is summarised from the historical information in the 2012 CMP.

The site of the Clare Hotel, on the corner of Broadway and Kensington Street, Chippendale, was occupied by a succession of commercial/retail buildings from 1848.

The early plans of the area, including the detailed 1865 Trigonometric Survey of Sydney, show three separate buildings between Kensington Street and the main entrance to the Brewery. These were developed and have evolved in separate ownership and occupation to the brewery

until recent years, when the County Clare Hotel (which occupies the whole of the aggregated site) was purchased by Tooth & Co. and is now incorporated within the Central Park development.

2.1. WESTERN END OF THE HOTEL CLARE SITE

In 1848 the western end of what later became the Hotel Clare site was occupied by a one-roomed timber shop. By 1882 the building on the site is described as a 2-storey, eight-roomed brick shop with an iron roof, which went through a succession of uses, including use as a café in 1925, by which time the site had been purchased by Tooth's brewery.

In 1939, the building on the site was demolished as part of the Sydney City Council's widening of Parramatta Road to create Broadway and the land was then incorporated into the site redeveloped as the County Clare Hotel, owned by Tooth's.

2.2. THE CORNER HOTEL SITE

The north-eastern corner of the Central Park site has been used as a hotel since soon after the land was first offered for sale in 1842 as part of the "Kensington Estate". By 1848 Council's Rate Assessment Books record it as a substantial, two storey, 8 roomed public house owned and operated by John M Henley.

By 1885 the hotel had expanded to include the adjoining property at 22 Parramatta Road and it is likely from the evidence of photographs of the building prior to its demolition that the earlier Inn was demolished and replaced by the Victorian hotel shown in the photos at this time. The hotel was known as Ryan's Hotel from 1875-1905 as a succession of Ryan's were the licensees of the hotel in this period.

Along with the shop to the west, the hotel building was demolished in 1939 as a result of road widening to create Broadway, making way for construction of the new Hotel Clare building for Tooth's.

2.3. THE SITE FROM 1983 ONWARDS

The Tooth and Co. company was taken over by the Adelaide Steamship Company, who then sold it to Carlton and United Breweries in 1983. By the end of the 20th Century, Carlton and United Breweries decided to close the brewery and dispose of the site. Closure and decommissioning commenced in 2004 and the Brewery finally ceased production of beer in January 2005. The first Conservation Management Plan for the overall former CUB/Central Park site was produced in 2005.

The site was sold and plans for its redevelopment as a major commercial, residential and retail hub were approved in 2006, with a series of modifications for certain elements including the former Tooth's Administration Building and County Clare Hotel, which now form, with a glazed link between the two buildings, the Old Clare boutique hotel.

The alterations and additions to the buildings were completed by September 2015.

In the alteration works approved by the Minister for Planning and implemented prior to September 2015, undertaken to adapt both the former Administration and Clare Hotel buildings for use as the boutique hotel now operating as The Old Clare Hotel:

- Level 1 of the Clare Hotel building underwent alterations, including insertion of new walls and a WC, to create offices (within the space now proposed to be altered to additional hotel rooms).

- Level 2 of the Clare Hotel building was fitted out as a restaurant, with previous internal walls largely removed (within the area now proposed to be altered to additional hotel rooms). See Figure 4 below

Note that both levels 1 and 2 of the Clare Hotel were formerly simple hotel accommodation rooms.

The main staircase and the secondary staircase within the hotel both remain in good condition.

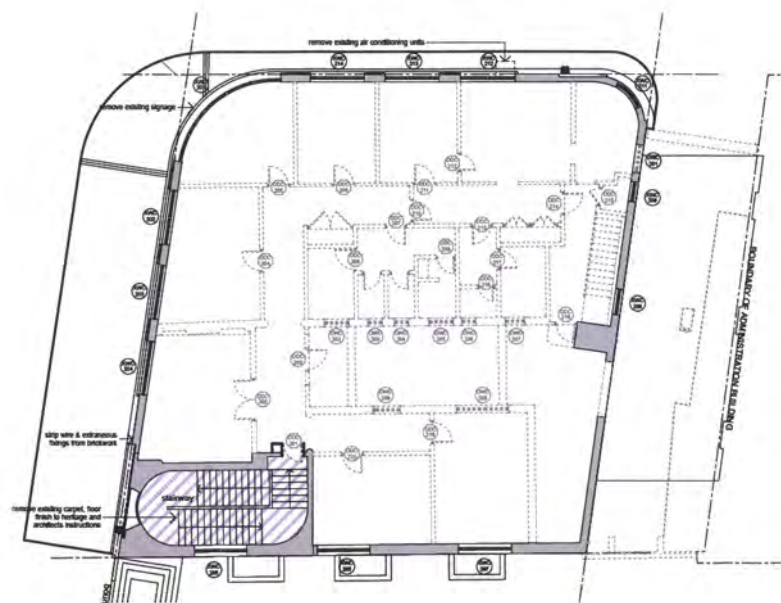


Figure 4: The dotted lines on this plan of Level 2, prepared in 2015, represent walls of the former hotel rooms and bathrooms which were removed at this time. Note that both the main staircase shown at lower left and the secondary staircase shown at right have been retained in the existing layout. The corner window seat, which will be retained in the proposed new layout, is also a 2015 addition. Source: layout plan of Level 2 of the Clare Hotel, Paul Davies Pty Ltd, 2015.

3.0 PHYSICAL DESCRIPTION

The 2005 CMP described the 3-storey Clare Hotel building, an Inter-war Functionalist style corner hotel of brown brick with cream and green faience external tiling and a wrap-around awning, as follows:

The three-storey brick building presents a curvilinear face brick facade to the corner, enhanced by horizontal bands of double hung timber windows and infill panels of rich terracotta tiles defined by projecting sills, boards and architraves. The windows feature horizontal glazing bars.

The parapet is capped with a reinforced concrete band set on short columns. The cantilevered awning provides another strong horizontal element. This horizontal emphasis is contrasted with prominent vertical elements at the western and southeastern corners. A stylised waterfall motive in glazed faience is featured on the stair tower adjacent to the Brewery Gate. At the ground level piers of glazed timber doors with transom lights and decorative ventilation grilles survive. The shopfront

comprises curved glazing.... Despite the reconstruction of the public and saloon bars and reconfiguration of the bottle shop, the interior remains substantially intact, and retains many features of the period including Art Deco decorative ceilings and cornices, decorative ventilators, curved timber lined stair with glass block panel and original timber joinery.

The current proposal affects the interior of Levels 1 and 2 of the former Clare Hotel, and the Level 2 former Tooth's boardroom (now known as the CUB suite) within the former Tooth's Administration building. The images below (Figures 5-19 below) illustrate the current appearance of the Old Clare Hotel and the affected interior spaces.



Figure 5: (Left) the Broadway (north) elevation of Levels 1 & 2 of the Old Clare Hotel. The exterior will not be affected by the proposal.



Figure 6: (Left) The Kensington Street (east) elevation of Levels 1 & 2 of the Old Clare Hotel. The exterior will not be affected by the proposal.



Figure 7: (Left) Doorway, Level 1, proposed to be altered, with the door architraves (which are original) left intact. Note that the door and infill paneling within the doorway which are to be altered date from the 2015 works to the building.



Figure 8: (Left) Toilet, Level 1. The safety rail and toilet shown, which impact on the retained fireplace, will be removed as part of the new fitout of this area as a hotel bathroom



Figure 9: (Left) office space, Level 1, proposed to be reinstated as a hotel room



Figure 10: (Left) Detail of joinery to office space to be reinstated to a hotel room. This joinery will be retained in the proposed alterations.



Figure 11 : (Left) The main staircase. This and the secondary staircase are not altered in the proposal.



Figure 12: (Left) Restaurant space on Level 2. This space, resulting from removal of internal walls in 2015, is proposed to be altered via insertion of new walls to create new hotel rooms and bathrooms. Note that the ceiling dates from 2015, as does the timber parquet floor. The parquet floor, though recent, is proposed to be retained in the new fitout.



Figure 13: (Left) Another view of the restaurant space on Level 2. Note pelmets over windows date from 2015. These will be retained and made good where there is a need to cut back the pelmets to insert new internal walls.

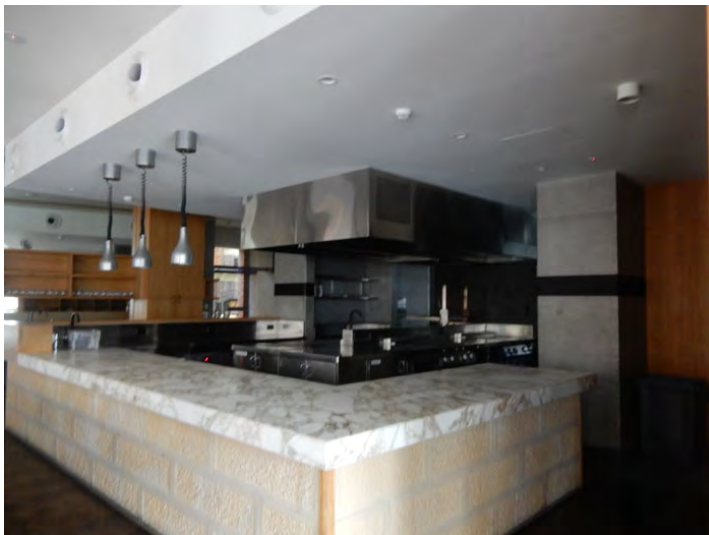


Figure 14: (Left) The Level 2 restaurant counter, installed in 2015. This will be removed as part of the proposed works.



Figure 15: (Left) The Level 2 restaurant kitchen, installed in 2015. This will be removed as part of the proposed works.



Figure 16: The CUB suite (former Level 2 boardroom). The freestanding room divider structure built in 2015, shown behind the bed is proposed to be removed in the current proposal. Source: Old Clare Hotel website



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Figure 18: Part of the current bathroom fitout of the CUB suite, which will be unaffected by the current proposal. Source: Old Clare Hotel website



Figure 19: Part of the current bathroom fitout of the CUB suite, which will be unaffected by the current proposal. Source: Old Clare Hotel website

4.0 SUMMARY STATEMENT OF HERITAGE SIGNIFICANCE

The 2005 CMP for the Old Clare Hotel and the former Tooth's Administration building set out the following Statement of Significance for the former Clare Hotel building, which remains valid:

The Kegroom Tavern, originally named the Hotel Clare, is significant as a largely intact and operational hotel which has a direct relationship to the main entrance of the Carlton (Tooth's) Brewery site. The building is one of five hotels constructed in this style in the city between 1838 and 1942; the others are the Australian (Broadway), Sutherlands, the Hollywood, and the Civic Hotel. The Kegroom Tavern has significance as the finest example of a well-maintained corner hotel in the Inter-War Functionalist style in the CBD. The interior of the hotel is significant for the quality of the timber paneling and plaster Art Deco ceilings which have been retained largely intact, and which are fine examples of the interior decor in hotels of this period. The exterior of the building has aesthetic significance as an important element in the streetscape and as a fine example of the decorative style of the period. The building has social significance as part of the network of corner hotels that provided a social/recreational venue for the local community, and as one of the group of five brick hotels in similar style, located in close proximity to the Carlton (Tooth's) Brewery. This site has a lengthy association with the hotel trade as an earlier hotel existed on it.

4.1. SIGNIFICANCE OF LEVELS 1 AND 2 OF THE CLARE HOTEL

In the Paul Davies 2012 CMP for the Clare Hotel & Tooth's Administration building (Table 2, page 62 of the CMP):

- The residential rooms and bathrooms to Levels 1 and 2 of the Clare Hotel were rated as of "Little" significance
- the Level 2 bar fitout of the former Clare Hotel (now part of the Old Clare Hotel) was rated as being an element of "Moderate" significance
- The main stair (which remains in good condition) was rated as "High" significance
- The secondary stairs (which remains in good condition) were rated as "moderate" significance.

As noted above, the Level 2 residential rooms and bathrooms were largely removed as part of approved works completed in September 2015. To Level 1, in the affected area of the current proposal, room configurations were altered and a new bathroom fitout installed to a new office area.

5.0 PROPOSAL

The proposal is shown on drawings prepared by John Chesterman of Huppauf Chesterman Architects Pty Ltd (included in this report for reference as **Attachment 1**).

The proposed new hotel rooms to Level 1 of the Old Clare Hotel are located within spaces currently used as offices, which include an accessible toilet area.

The proposed new hotel rooms to Level 2 of the Old Clare Hotel are located in the area currently used as a restaurant/bar area. This area was created through the approved removal of former hotel rooms, and removal of most internal walls within this level of the hotel.

To Level 1 the proposal:

- removes a toilet unsympathetically installed in the 2015 works, in the vicinity of a former fireplace. The fireplace is retained and the new configuration of the proposed hotel bathroom within this space will enable better appreciation of the former fireplace.
- Removes walls installed in 2015 within a current office area to reinstate a hotel room in this area.
- Alters a door and infill panelling within an existing opening, retaining original door architraves, and makes a new opening to an internal wall.

To Level 2 the proposal is to:

- create new hotel rooms on this level, involving installation of new walls, noting that internal walls were largely removed from this level in the 2015 works. The new internal walls to Level 2 avoid windows. Window pelmets (which date from 2015 but are sympathetic to the style of the hotel) are largely not affected, but where affected will be made good to match existing. The window seat in the curved corner of Level 2 (part of the 2015 works) will be retained as part of the new hotel room fitout. Bathrooms will be open plan, consistent with bathroom fitouts throughout the hotel. The design of the interior hotel room fitouts will be sympathetic to the existing style of the hotel fitout.
- Change the existing CUB suite (former Tooths boardroom) on this level within the former Tooths Administration building, to a Guest Room/Lounge/Occasional function room. The changes to the room are more reflective of the original use of the space as the Tooths boardroom. The alterations to the space involve:
 - New carpet in existing location
 - 2015 Free standing room divider, bed head and minibar to be removed
 - New Minibar with sink
 - New suspended brass curtain track and LED lighting at level of existing pendants
 - Existing pendant light relocated to original position
 - Door added to existing 2015 steel jamb from heritage bathroom to bathroom
 - Additional toilet and glass screen installed added (in non-heritage bathroom).
- Installation of acoustic and thermal internal glazing to all windows of affected areas to Levels 1 and 2 to existing heritage approved details. Windows will otherwise remain unaltered.

6.0 HERITAGE ASSESSMENT OF PROPOSAL

6.1. APPLICABLE HERITAGE CONTROLS

The Central Park redevelopment area was excised from the City of Sydney planning controls by the NSW state government in July 2006, though the NSW Minister for Planning declaring the

area as “State significant”, making the Minister for Planning the consent authority for Central Park.

The Clare Hotel is therefore not heritage listed either at state level or within the Sydney Local Environmental Plan 2012 (though it was an identified heritage item in the Sydney LEP 2005, prior to the Minister’s decision to excise the site from City of Sydney Council planning control).

The Kensington Street precinct of Central Park Chippendale was identified as a significant precinct by the NSW National Trust, however this is not statutory, but indicates community recognition of the heritage significance of the precinct.

The Minister for Planning approved a Concept Plan in 2007 for the redevelopment of Central Park subject to a range of conditions including compliance with a range of earlier reports and the need to enter into formal Statements of Commitments to ensure the conservation of significant historic elements of the site, including the Administration Building and the County Clare Hotel.

The proposed development for the Clare Hotel site was subsequently modified, including the adaptive re-use of the Administration Building and County Clare Hotel as a boutique hotel, the two buildings to be linked with associated restaurants and leisure facilities. The amended proposal was resubmitted to the Minister in 2008 and a revised Concept Plan Approval was issued in 2009 (MP 06_0171 MOD 2).

The earlier approvals were granted under Part 3A of the Environmental Planning and Assessment Act 1979; which was repealed in 2011. The replacement policy, State Environmental Planning Policy (State and Regional Development) 2011, confirmed the State importance of the Central Park area, meaning that any future applications or amendments will be determined under the provisions of this SEPP

The Minister required developers within the precinct to commission CMP and HIS reports in relation to buildings within the precinct identified as being of heritage significance in the original 2005 CMP. These CMPs set out conservation policies for each of the heritage significant buildings to guide future development, and in the case of the Clare Hotel, the Paul Davies 2012 CMP set out conservation policies which have guided the 2015 alterations and additions to the building.

The heritage impact of the current proposal is therefore assessed in the table below against the relevant Paul Davies 2005 & 2015 CMP policies relating to the Clare Hotel interior of Levels 1 and 2. Note that the 2015 CMP analysed the remaining relevance of the 2005 CMP policies.

As the proposed works affect only the interior of the hotel building, the proposal is assessed against the conservation policies of the CMP which relate to the interior.

6.2. ASSESSMENT OF HERITAGE IMPACT AGAINST THE PAUL DAVIES 2012 CMP POLICIES

Table 1: Assessment of heritage impact of proposed works against relevant 2005 & 2015 CMP policies

2005 & 2012 CMP Policy	Response
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2005 & 2012 CMP Policy	Response
<p>The fabric analysis undertaken as part of the 2015 CMP suggests that there is scope for the reconfiguration of the spaces of the upper levels, including the removal of the central bathroom blocks in order to create a more usable space consistent with the current approvals</p>	<p>Previous approvals have resulted in removal of the majority of the internal layout to Level 2 and some alterations to the layout of Level 1 in the affected areas. The current proposal is to reinstate internal walls to a largely open space on Level 2 and return the use of the level from restaurant to hotel rooms (the original use of Level 2), and to modify already altered office spaces on Level 1 to reinstate a hotel room within the affected spaces (hotel rooms being the original use of Level 1).</p>
<p>As the internal timber joinery to ground and first floor is intact and in good condition, it should be retained.</p>	<p>The proposed works will retain all remaining internal timber joinery in the affected areas of Levels 1 and 2</p>
<p>The building should be retained and conserved.</p>	<p>The proposal is for interior changes to Levels 1 and 2 which will facilitate the ongoing successful use of the building as a boutique hotel, assisting the ongoing conservation of the building.</p>
<p>A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken.</p>	<p>This Heritage Impact Statement has been prepared to satisfy this policy.</p>
<p>The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved.</p> <p>This policy to be applied on the basis of the relevant level of significance of each element.</p>	<p>The internal layouts of both Levels 1 and 2 of the hotel building have been altered, and, in the case of Level 2 most internal walls removed in accordance with previous development consents. However significant elements such as joinery, staircases and fireplaces have been retained.</p> <p>The currently proposed work will not have any adverse impact on the retained significant elements within Levels 1 and 2. The alterations proposed to Level 1 will remove recent walls and will enhance the presentation of a retained fireplace, by removing a 2015 toilet and safety rail which impact adversely on the fireplace; also the change of use of the former boardroom to a guest room/lounge does not impact on heritage fabric and will improve the ability to appreciate the space.</p>

2005 & 2012 CMP Policy	Response
<p>3.0 Infill development or intervention for the purpose of adaptive re-use of either building should respect and protect the underlying heritage values of the original buildings with regard to how this significance can be interpreted and understood by future users of the precinct.</p> <p>3.1 The detailed design of any alteration or addition to fabric should be guided by the significance and interpretation categories identified in Section 4.3 of this CMP.</p> <p>3.2 Changes that would obstruct or distort the identified heritage values should not be implemented.</p> <p>3.3 Alternative engineering solutions should be sought if standard compliance with the building regulations will be likely to have an unacceptable impact on identified significant fabric.</p>	<p>The 2015 alterations protected the internal elements of significance within the hotel, enabling interpretation of the building's history. The design of the current alteration proposal has been guided by consideration of the significance of internal elements to Levels 1 and 2 and will have no adverse impact on significant elements. The removal of a toilet and safety rail from the proximity of a fireplace to Level 1 will improve the ability to appreciate the retained fireplace. No BCA requirements for the proposed alterations will have adverse impacts on the significant fabric of the building.</p>
<p>4.0 Develop integrated interpretation strategies to allow the fabric and meaning of the Administration Building and the County Clare Hotel to 'speak for themselves' and not rely on contrived interpretative devices.</p> <p>4.1 New work should be clearly able to be read as such.</p> <p>4.2 Original fabric should be retained wherever possible and if no longer required for operational reasons, be made safe and integrated into the new work.</p> <p>4.3 If significant elements need to be removed for any reason the fabric should be re-used on site in a contextually appropriate manner.</p>	<p>The proposal has been designed to ensure new work is recognizable as new work, while retaining significant original fabric. No significant internal elements are proposed to be removed as part of the proposed works.</p>

7.0 CONCLUSION

The proposed internal alterations to Levels 1 and 2 of the hotel will have no adverse impacts on significant internal fabric within the hotel, will enhance the setting of a retained fireplace to Level 1, and will result in returning Level 2 and part of Level 1 to hotel accommodation rooms (the original uses of these levels of the hotel) and altering the use of the former Tooth's boardroom to level 2 to a use closer to the original use (allowing use of the room as a function room or guest lounge as well as a hotel guest room).

The proposal will have no adverse heritage impacts on the hotel, while also enhancing the continued successful operation of the building as a boutique hotel and supporting the ongoing conservation of the buildings.

8.0 ATTACHMENTS

ATTACHMENT 1:

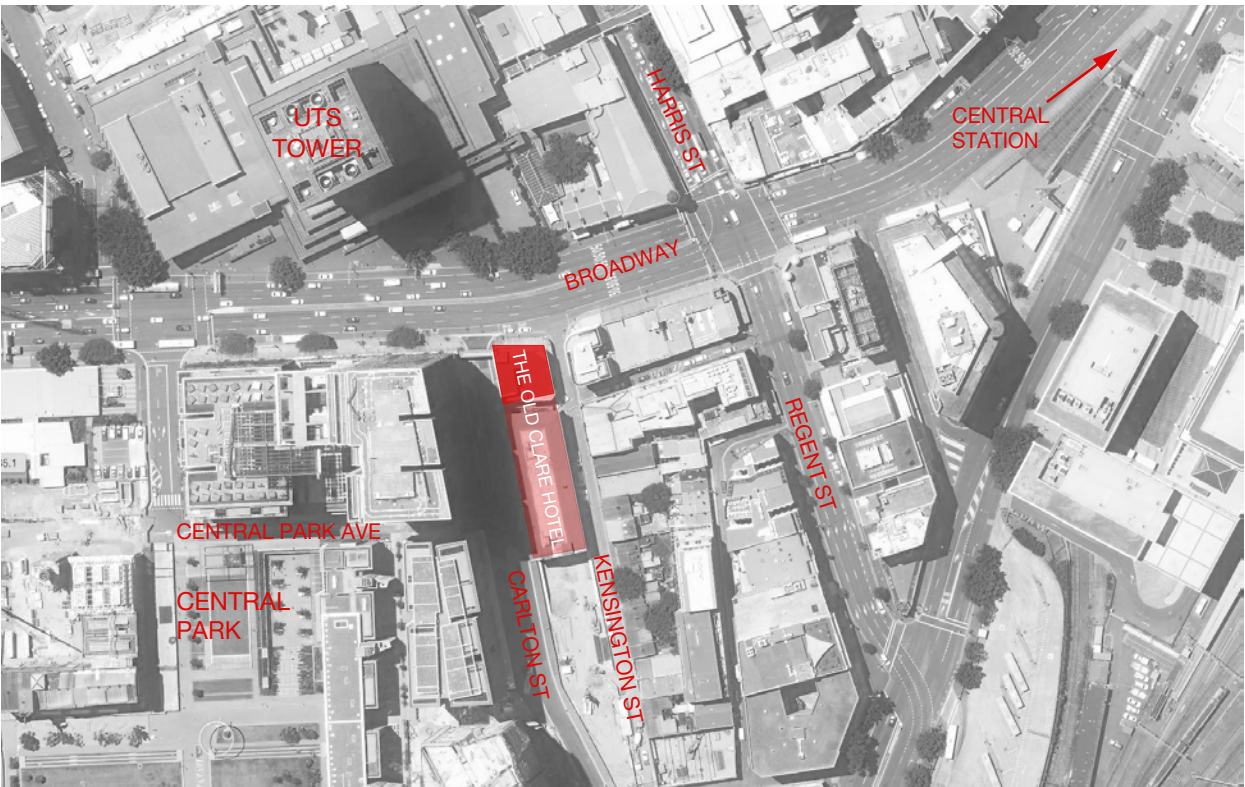
PROPOSAL PLANS
PREPARED BY
JOHN CHESTERMAN,
HUPPAUF CHESTERMAN ARCHITECTS PTY LTD

THE OLD CLARE HOTEL

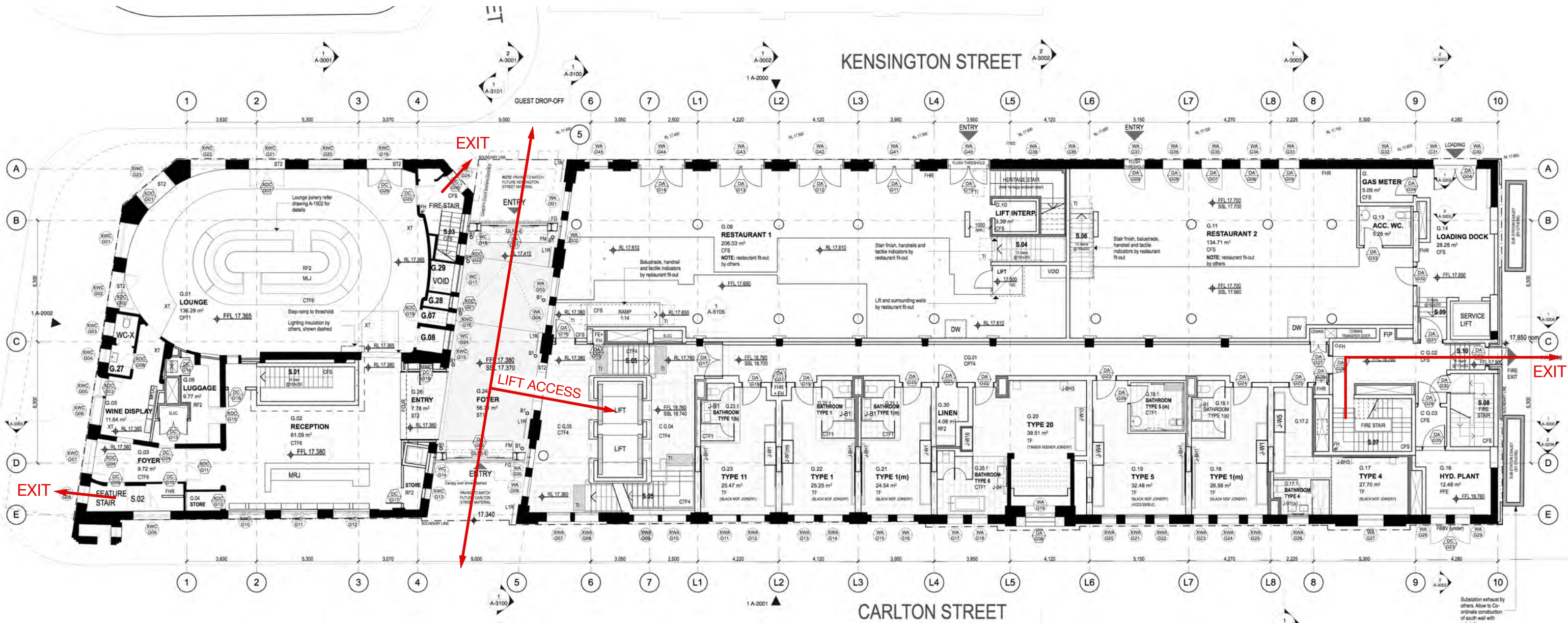
S4.55 Modification for Change of Use of Existing Spaces.

DRAWING SCHEDULE

No.	DRAWING NAME	SCALE @ A3	No.	DRAWING NAME	SCALE @ A3
A-000	DRAWING SCHEDULE, LOCATION PLAN	NTS	A-100	LEVEL 1 FLOOR PLAN	1:100
A-010	GROUND FLOOR PLAN	1:200	A-101	LEVEL 2 FLOOR PLAN - NORTH	1:100
A-011	LEVEL 1 EXISTING FLOOR PLAN	1:100	A-102	LEVEL 2 FLOOR PLAN - SOUTH	1:100
A-012	LEVEL 2 EXISTING FLOOR PLAN	1:200	A-150	ROOM 1.07 HERITAGE WORKS DETAIL	1:50
A-013	LEVEL 2 EXISTING PART PLAN - NORTH	1:100	A-200	LONG SECTION	1:200
A-014	LEVEL 2 EXISTING PART PLAN - SOUTH	1:100			



LOCATION PLAN (NTS)



REV DATE AMENDMENTS

LEGEND

→ Access/Egress route from proposed fit-out.

CONSULTANTS

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PROJECT

THE OLD CLARE HOTEL
CHANGES OF USE APPLICATION

CLIENT

Sonrac Developments Pty. Ltd.
1 Kensington St Chippendale, NSW 2008
Email : timo.bures@theoldclarehotel.com.au

HÜPPAUF CHESTERMAN

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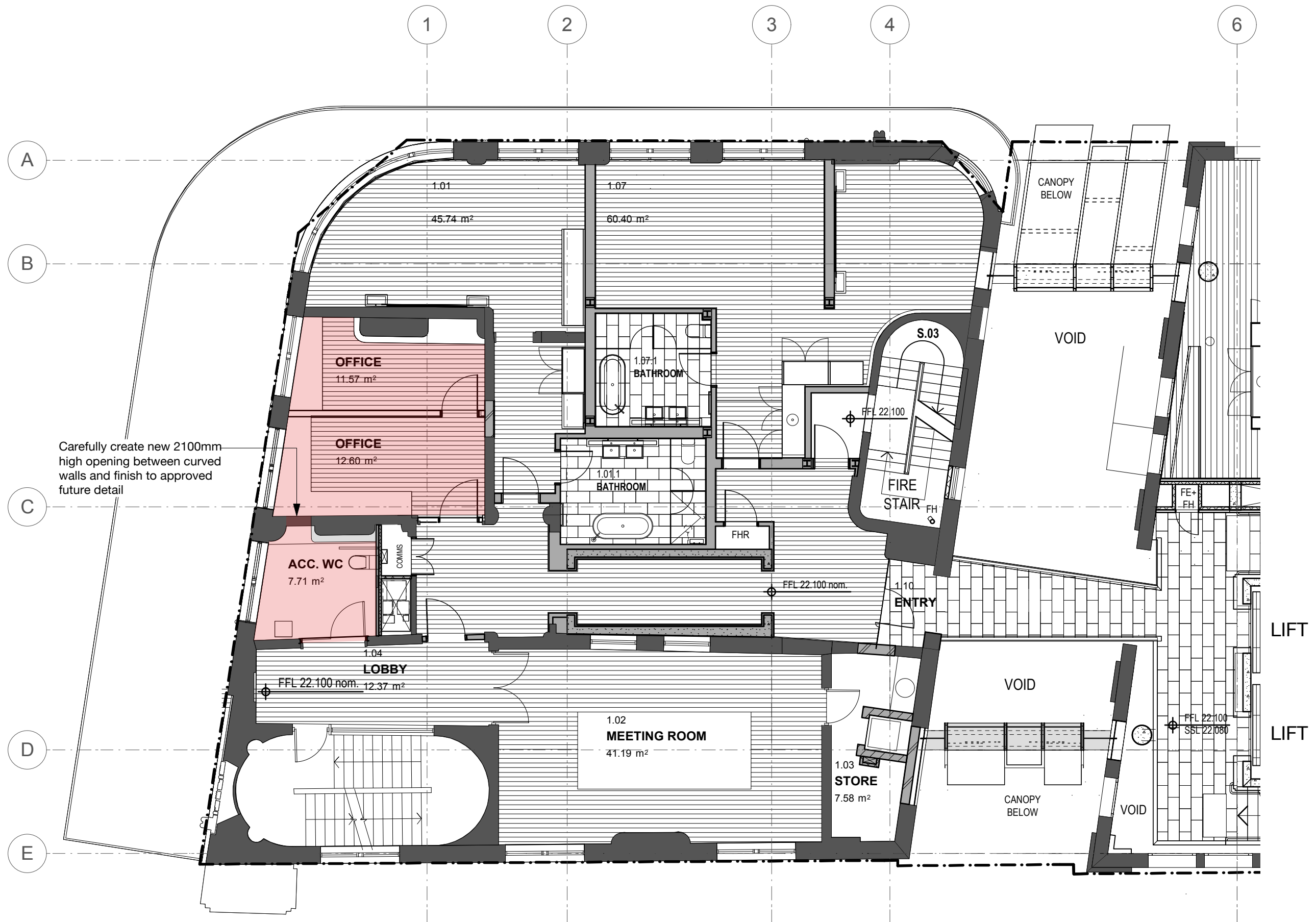
DRAWING

GROUND FLOOR PLAN
ACCESS/ EGRESS

DATE SCALE DWG NUMBER
SEPT 2018 1:200 @ A3 A-010

ISSUE

S 4.55 MOD
REVISION DATE
19.09.18
REVISION



REV	DATE	AMENDMENTS
-	-	-

LEGEND

Area of proposed fit-out works/change of use.

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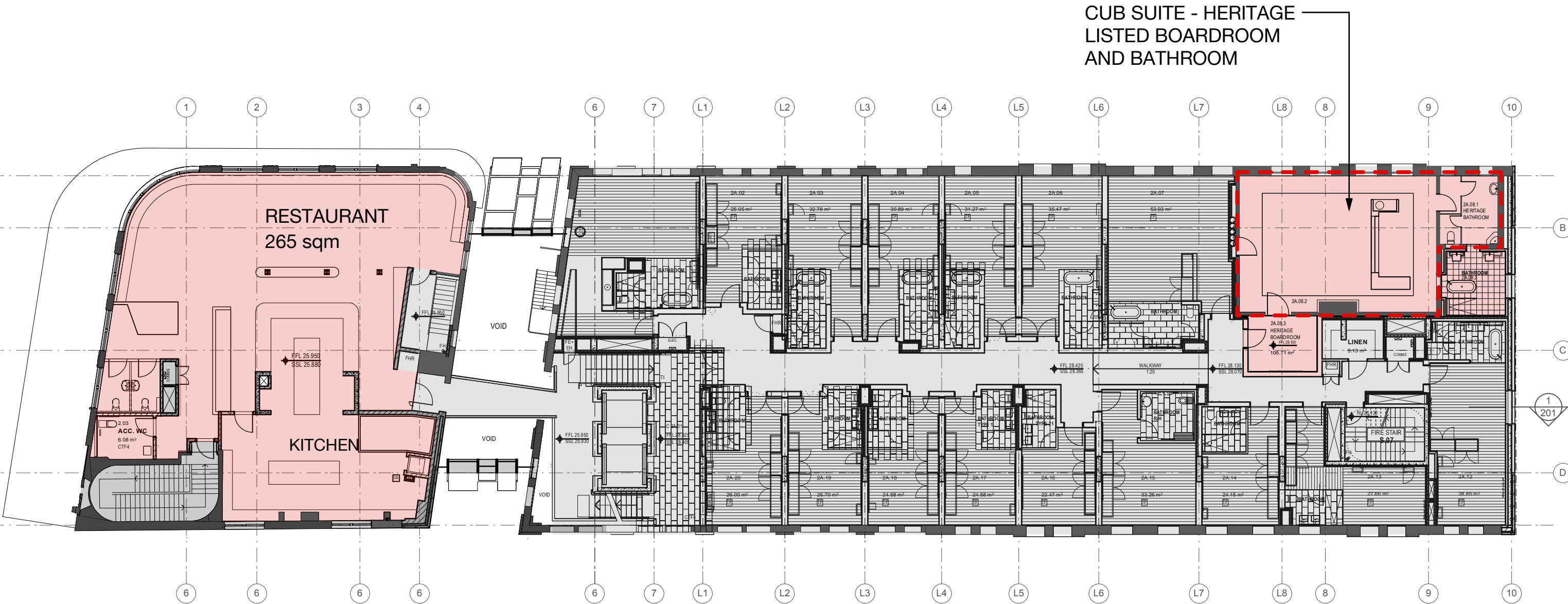
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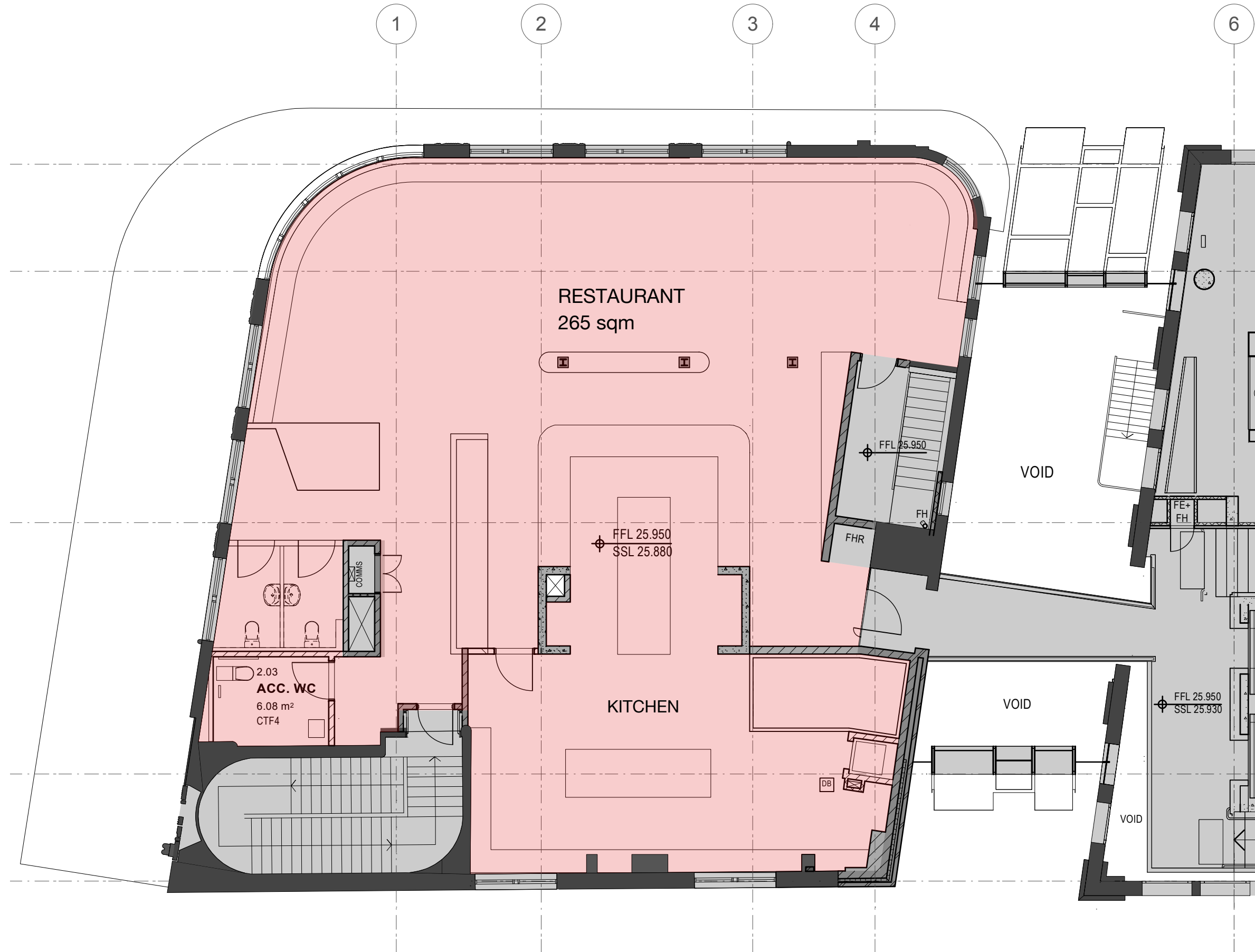
DRAWING
LEVEL 1
EXISTING FLOOR PLAN

DATE SEPT 2018
SCALE 1:100 @ A3
DWG NUMBER A-011

ISSUE
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REVISION DATE
19.09.18
REVISION
-



LEVEL 2 FLOOR AREA 1,119.0 sqm
PROPOSED FUNCTION AREA 105.7 sqm



REV	DATE	AMENDMENTS
-	-	-

DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS. ALL DIMENSIONS TO BE CHECKED ON SITE.

LEGEND
 Area of proposed fit-out works/change of use.

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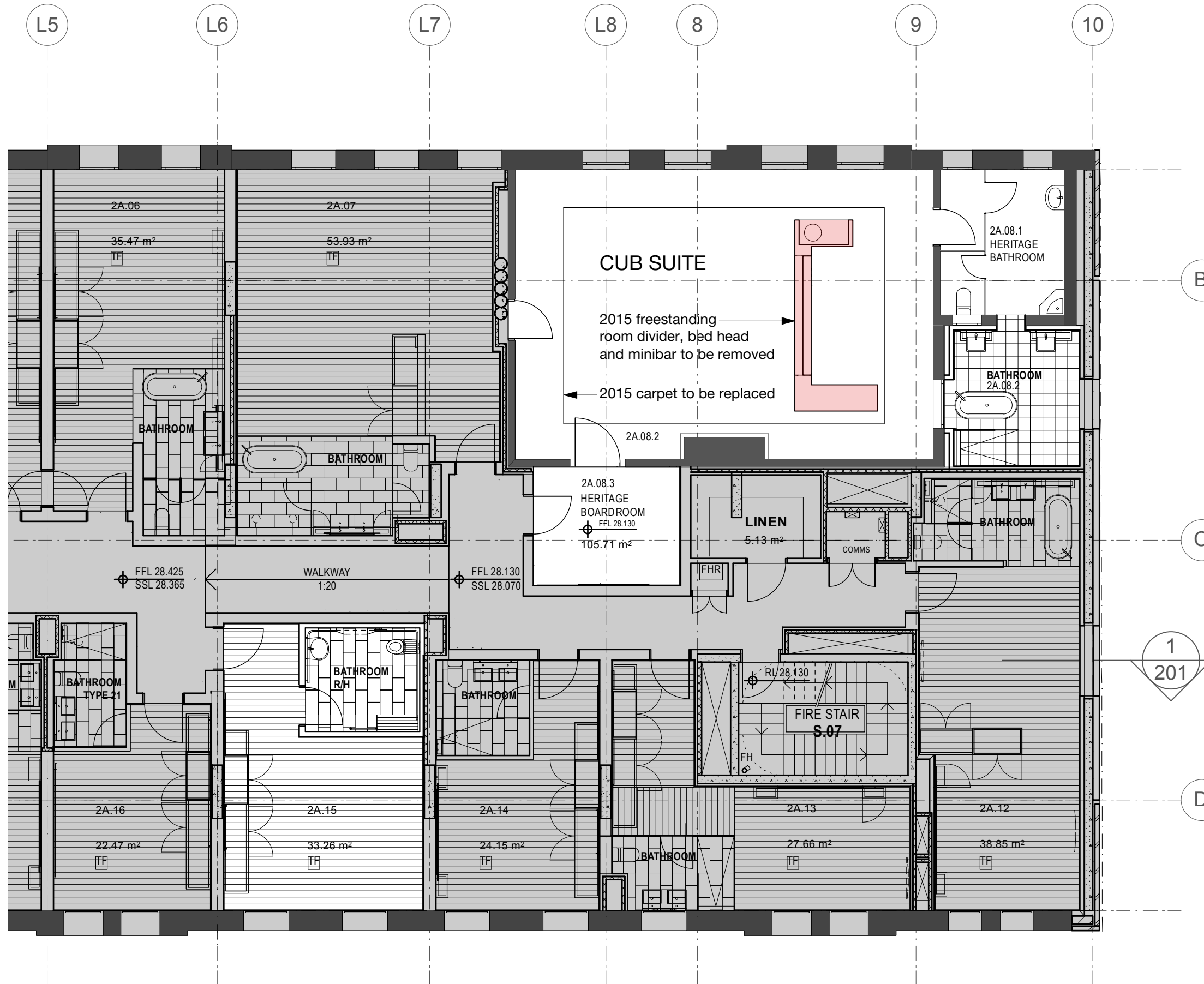
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DRAWING
LEVEL 2 EXISTING PART
FLOOR PLAN - NORTH
DATE SEPT 2018
SCALE 1:100 @ A3
DWG NUMBER A-013



ISSUE
S 4.55 MOD
REVISION DATE
19.09.18
REVISION
-



VIEW FROM ENTRY TO ROOM

REV	DATE	AMENDMENTS
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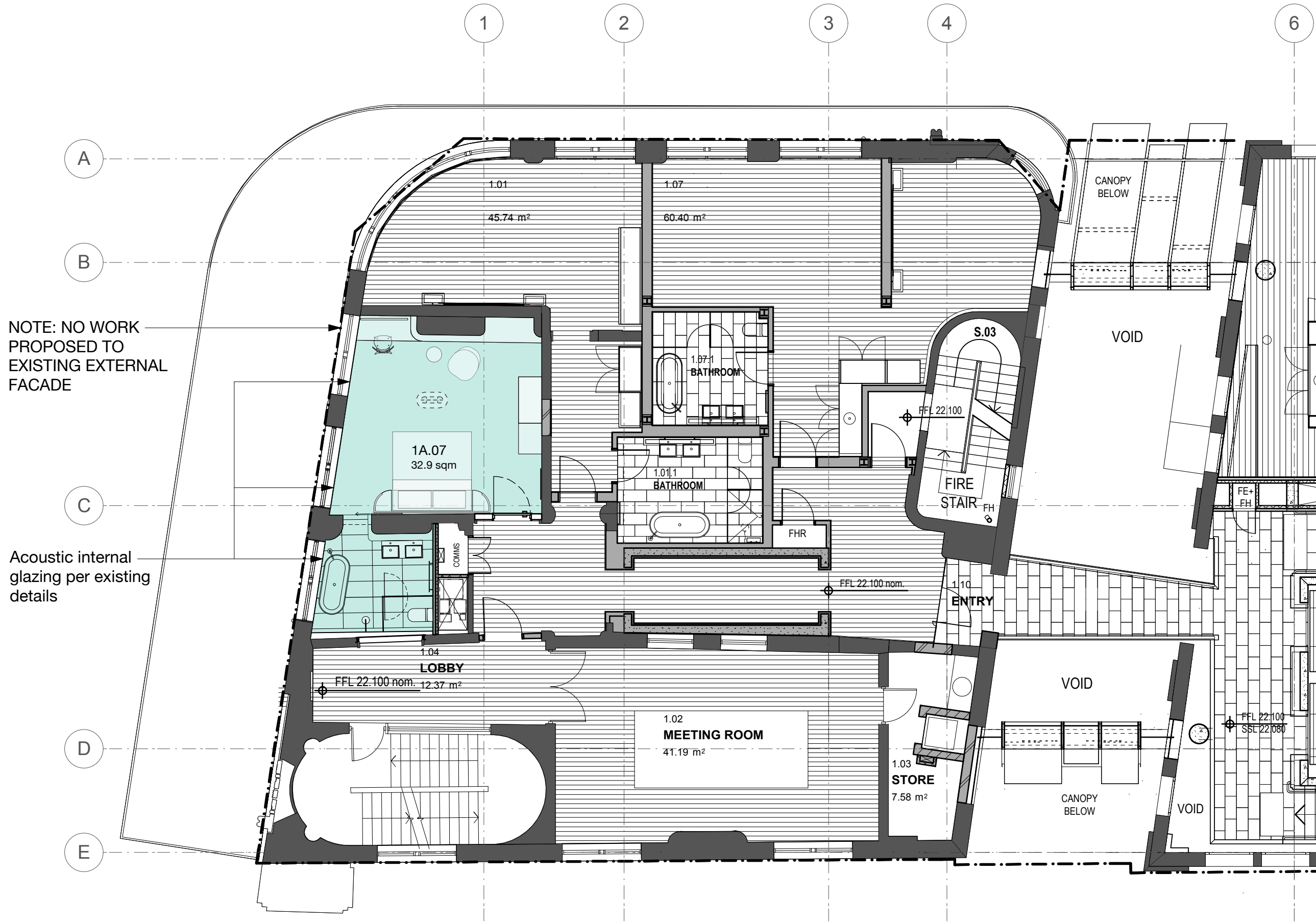
LEGEND
 Demolished room divider Heritage fabric to be retained.

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DRAWING	ISSUE
LEVEL 2 EXISTING PART	S 4.55 MOD
FLOOR PLAN - SOUTH	REVISION DATE
	19.09.18
DATE	REVISION
SEPT 2018	-
SCALE	
1:100 @ A3	
DWG NUMBER	
A-014	



REV	DATE	AMENDMENTS
-	-	-

LEGEND
Heritage fabric
2015 modifications
Proposed new walls

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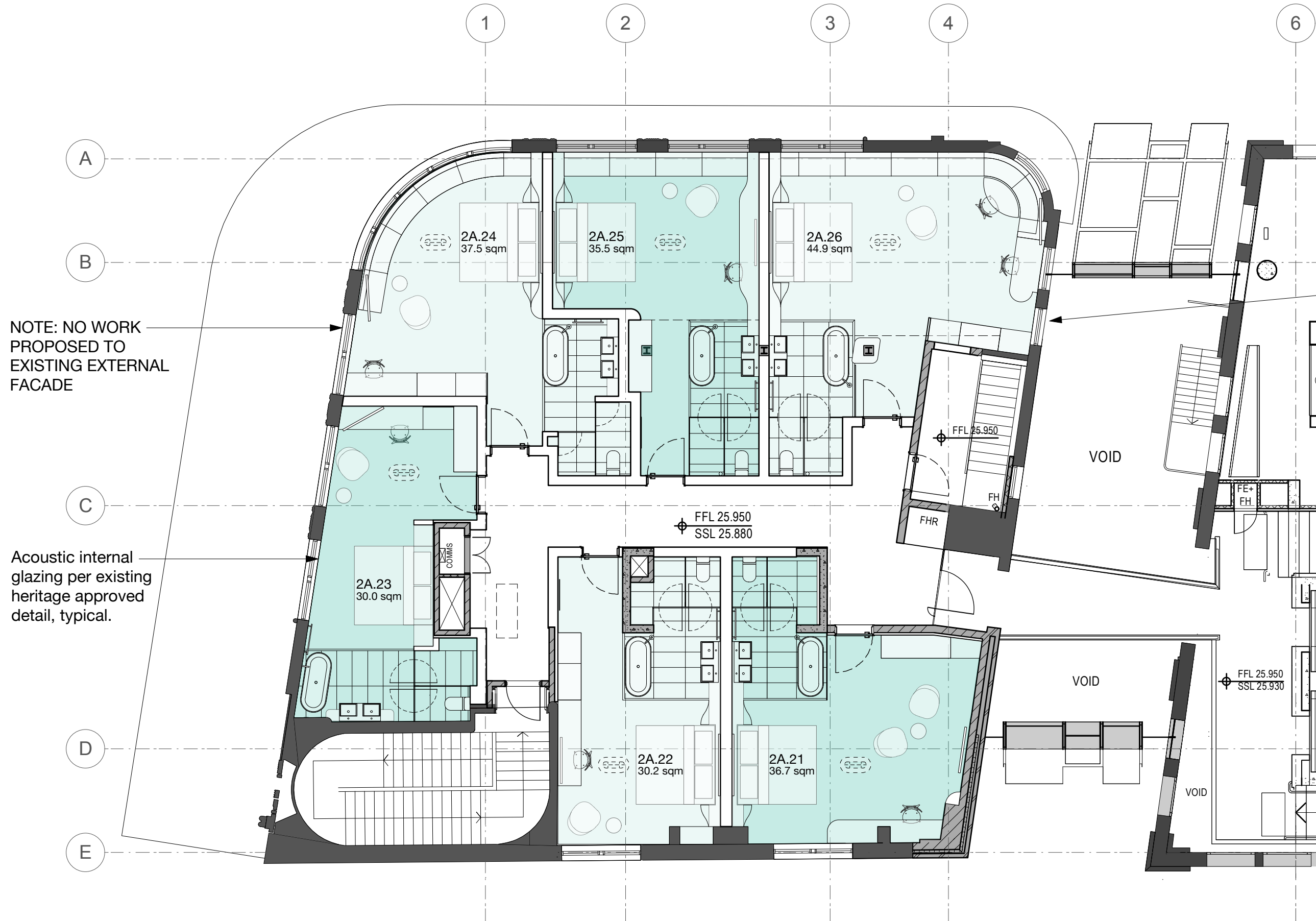
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DRAWING
LEVEL 1
FLOOR PLAN

DATE SEPT 2018
SCALE 1:100 @ A3
DWG NUMBER A-100



ISSUE
S 4.55 MOD
REVISION DATE
19.09.18
REVISION
-



Acoustic and thermal internal glazing to all windows to existing heritage approved details.

REV	DATE	AMENDMENTS
-	-	-

LEGEND

- Heritage fabric
- 2015 modifications
- Proposed new walls

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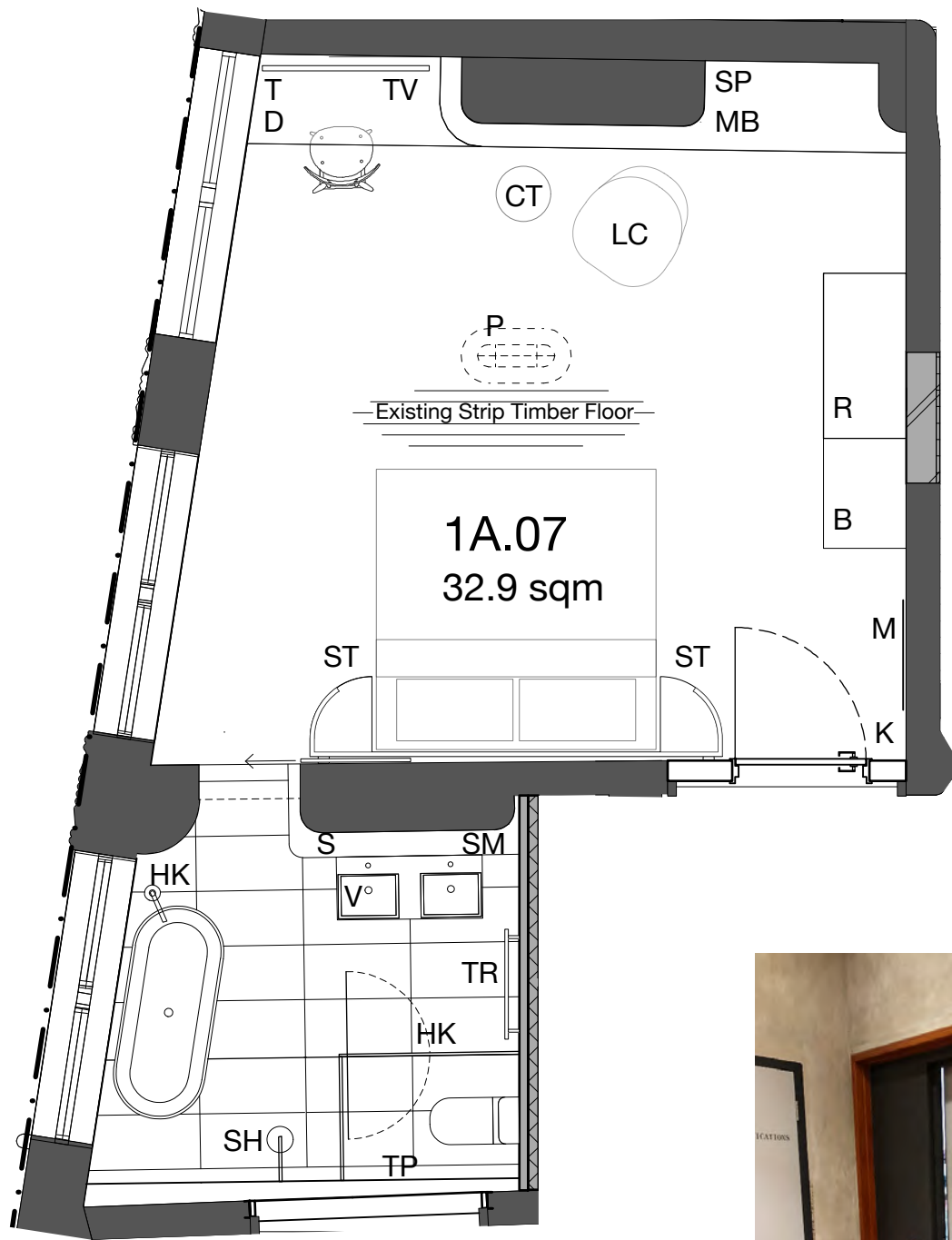
DRAWING

LEVEL 2
FLOOR PLAN - NORTH

DATE SEPT 2018 **SCALE** 1:100 @ A3 **DWG NUMBER** A-101



ISSUE S 4.55 MOD
REVISION DATE 19.09.18
REVISION -



- FF&E LEGEND**
- B Bag rack/shelf
 - CT Coffee Table
 - D Desk
 - HT Herringbone Timber
 - HK Robe Hook
 - K Key Switch
 - LC Lounge Chair
 - M Mirror - full length
 - MB Minibar
 - P Custom Pendant
 - R Robe with Safe
 - S Shelf
 - SH Shower
 - SM Shaving Mirror
 - SP Speaker/radio
 - ST Side Table
 - T Telephone
 - TP Toilet paper
 - TR Towel rails
 - TV Television
 - V Vanity, double basin with cupboard



NEW ENTRY DOOR IN EXISTING JAMB

EXISTING FEATURES RETAINED

LOCATION OF NEW OPENING TO BATHROOM

EXISTING FEATURES RETAINED

REV	DATE	AMENDMENTS
-	-	-

LEGEND

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DRAWING
 LEVEL 1 - ROOM 1A.07
 HERITAGE WORKS

DATE SEPT 2018
SCALE 1:50 @ A3
DWG NUMBER A-150

ISSUE S 4.55 MOD
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REV	DATE	AMENDMENTS
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LEGEND	
<div></div>	Location of proposed fit-out area.
<div></div>	Heritage fabric
<div></div>	2015 modifications

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DRAWING
LONG SECTION SHOWING
PROPOSED FIT-OUT LOCATION
DATE SEPT 2018
SCALE 1:200 @ A3
DWG NUMBER A-200

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19.09.18
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