

## PROPOSED ALTERATIONS

TO

## THE ROBIN HOOD HOTEL 203 BRONTE ROAD, WAVERLEY, NSW

### HERITAGE IMPACT STATEMENT



Prepared by:

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Prepared for:

Rayda Investments Pty Limited

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## 1.0 INTRODUCTION

### 1.1 THE BRIEF

The following report has been prepared to accompany a development application for alterations to the Robin Hood Hotel at 203 Bronte Road, Waverley, NSW. The report has been prepared on behalf of Rayda Investments Pty Limited, the owners of the Hotel.

### 1.2 BACKGROUND

The Hotel has been the subject of several DAs that were accompanied by Heritage Impact Statements prepared by this office. The deferred consent under DA-6/2012 required the preparation of a Conservation Management Plan for the Hotel that was completed in August 2014<sup>1</sup>:

John Oultram Heritage & Design, *Robin Hood Hotel, 203 Bronte Road, Waverley, Conservation Management Plan*, dated August 2014 (CMP)

The CMP contained a detailed history of the place, a physical survey, an assessment and statement of significance, rankings of significance and conservation guidelines for the treatment of the place.

### 1.3 THE STUDY AREA

The study area is the Robin Hood Hotel, 203 Bronte Road, Waverley, NSW being Lot 1 in DP 105665, Lot 1 in DP 59526 and Lot 1 in DP 655918 (Figure 1.1).



Figure 1.1 The study area shaded

Source: Six Maps

<sup>1</sup> The CMP was prepared after the DA for substantial changes was approved

#### 1.4 LIMITATIONS AND TERMS

The report only addresses the European significance of the place. The terms *fabric, conservation, maintenance, preservation, restoration, reconstruction, adaptation, compatible use and cultural significance* used in this report are as defined in the Australia ICOMOS Burra Charter.

#### 1.5 METHODOLOGY

This impact statement has been prepared in accordance with the *NSW Heritage Manual* 'Statements of Heritage Impacts' and 'Assessing Heritage Significance' and the Waverley Council guidelines for the preparation of heritage impact statements. The philosophy adopted is that guided by the Australia ICOMOS Burra Charter 2013.

#### 1.6 AUTHORS AND ACKNOWLEDGMENTS

This report was prepared by John Oultram John Oultram Heritage & Design, unless otherwise noted. Historical research for the CMP was prepared by Nicholas Jackson. John Oultram Heritage & Design was established in 1998 and is on the NSW Heritage Office list heritage consultants.

## 2.0 HISTORICAL SUMMARY

The following summary is taken from the CMP.

### 2.1 THE ROBIN HOOD HOTEL

#### 2.1.1 Site Ownership and Occupants

The Robin Hood Hotel is sited within the area of the crown grant of nearly five acres (1.942 hectares) purchased by Lewis Gordon in October 1846 for 24 pounds (deed issued in June 1848).

Lewis' five acres at Charing Cross was subdivided into five allotments by 1850<sup>2</sup> (see Figure 2.1) but the site of the Hotel was not sold by Gordon until 1855. In that sale the purchaser was the cabinetmaker Thomas Holland who acquired the allotment for 23 pounds<sup>3</sup>.

The existing site, or a close approximation of it, of the Robin Hood Hotel was formed in 1875. Over the following decades the site was owned by Evans (1875-1893), hotelkeeper Richard Stephen Gillis (1893-1919), and hotelkeeper John Reay Palmer (1919-1929)<sup>4</sup>. Between 1929 and 1980 the site was owned by the brewing company Tooth's

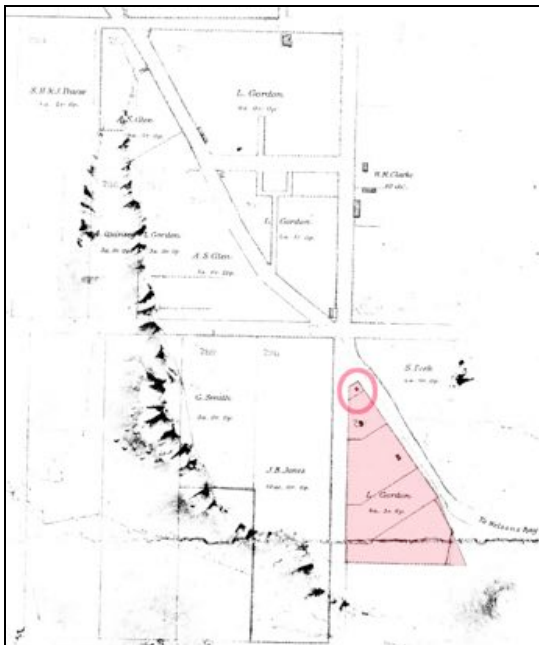


Figure 2.1 Detail of the survey of the Lachlan Swamps water reserve (now Centennial Park) and surrounding suburbs dated November 1850

The boundary of Lewis' grant and the approximate present day location of the Robin Hood Hotel are highlighted

Source: State Records NSW (MAP 5689)

<sup>2</sup> State Records Map 5689

<sup>3</sup> Old System Deed Book 37 No. 483

<sup>4</sup> Torrens Title Primary Application 32435

### 2.1.2 The Robin Hood Hotel at Charing Cross

Since the beginning of settlement at Charing Cross there has been a Robin Hood Hotel, although evidently not on the same site. The first Robin Hood Hotel dated from the late 1850s when licensed by Patrick Walsh.<sup>5</sup>

In 1874 the license of the Robin Hood Hotel was transferred from Mary Power to Michael Halligan.<sup>6</sup> In 1877 Mrs Mary Hannigan was granted permission to rescind the license for the hotel,<sup>7</sup> which she seems to have transferred subsequently to a new premises trading as the 'New Robin Hood Hotel' by 1880.<sup>8</sup> This hotel was located on the allotment formed in 1875 by William Evans.

From 1900 the hotel was tied to the Sydney brewers Resch's Ltd and it seems the building was altered and extended in the early part of this term (1900) based on photographic evidence and a floor plan of the hotel dated 1908 by the architects Robertson and Marks.<sup>9</sup> Further alterations were undertaken in 1920 documented by architect Sidney Warden.<sup>10</sup>

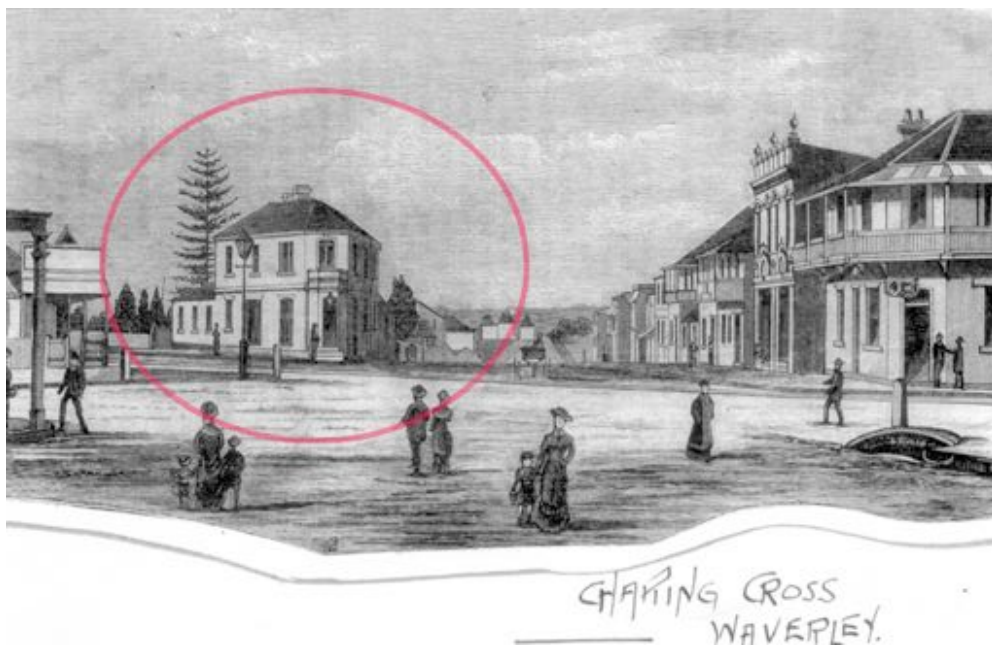


Figure 2.2 Lithographic picture titled 'Charing Cross, Waverley' depicting the first hotel on the site

Source: Mitchell Library - SPF

<sup>5</sup> 'Annual Licensing Meeting', *Sydney Morning Herald*, 19/4/1859, p.3

<sup>6</sup> 'Licensing Business', *Sydney Morning Herald*, 11/3/1874, p.8

<sup>7</sup> 'Licensing Business', *Sydney Morning Herald*, 4/4/1877, p.6

<sup>8</sup> 'Advertising', *Sydney Morning Herald*, 16/11/1880, p.11

<sup>9</sup> State Records NSW PLAN 63545

<sup>10</sup> State Records NSW PLAN 63545

### 2.1.3 The Robin Hood Hotel

The Robin Hood Hotel today was completed in July 1938 for Tooth and Co. Ltd. at a cost of 14,890 pounds. This company had purchased the freehold of the site in December 1929 for 16,500 pounds,<sup>11</sup> at the time it bought out Resch's Ltd. The first licensee of the new premises was EJ Wales whose license was carried over from the old premises entered into in December 1935. Wales only had been in the publican trade for eight years.<sup>12</sup>

The architects' design for the new Robin Hood Hotel was completed in February 1937 and approved by the Metropolitan Licensing Court in March 1937<sup>13</sup> and by Waverley Council in the same month.<sup>14</sup> The new hotel provided a marked contrast to its predecessor with its well-lit interior, sweeping public bar, modern dining room and lavatories, and contemporary styling of the elevations. The trade journal *ULVA Review* reported to its readers:

*The utmost use has been made by the architect of the corner position, and the building has a most imposing appearance. The light colour of the bricks above the awning, and the light tiles from the footpath to the roof of the awning gives the building a brightness by day that is at once attractive. At night, floodlighting makes the hotel a picture.*<sup>15</sup>

A number of alterations were completed over the 1950s and 1960s to suit changing patron expectations and upgrade the pre-war technology. The first occurred in 1957 when the drive-in bottle shop on Carrington Road was constructed at a cost of 18,600 pounds. In 1960 an electric service between the cellar and bottle department was installed. The public bar was remodelled and redecorated in 1961 inclusive of fitting suspended acoustic ceiling tiles.<sup>16</sup> In 1962 the refrigeration system was upgraded for the first time.



Figure 2.3 The completed Hotel 1938

Source: *The U.L.V.A. Review*, 15 September 1938

<sup>11</sup> Old System Deed Book 1590 No. 101

<sup>12</sup> *The U.L.V.A. Review*, 15 September 1938, p.20

<sup>13</sup> State Records NSW PLANS 73298-73301

<sup>14</sup> 'Re-Building Waverley hotel', *Sydney Morning Herald*, 23/3/1937, p.3

<sup>15</sup> *The U.L.V.A. Review*, 15 September 1938, p.19

<sup>16</sup> Tooth and Co Yellow Card held by Noel Butlin Business Archives, ANU Canberra

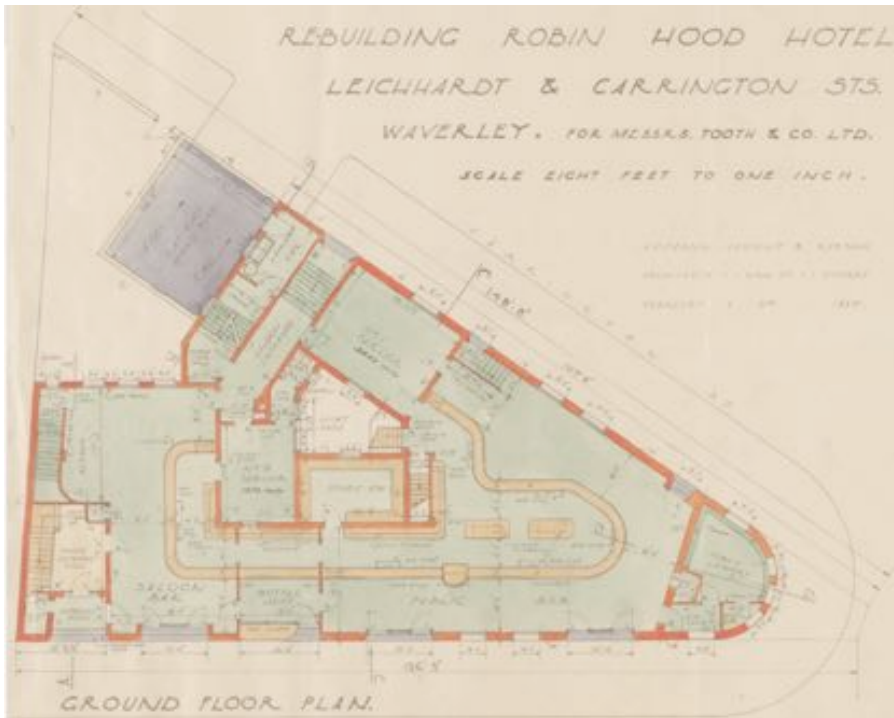


Figure 2.4 Re-Building Robin Hood Hotel, first floor plan as designed

Copeman Lemont & Keesing, drawing dated February 1937

Source: State Records NSW (SRPLAN 73298)

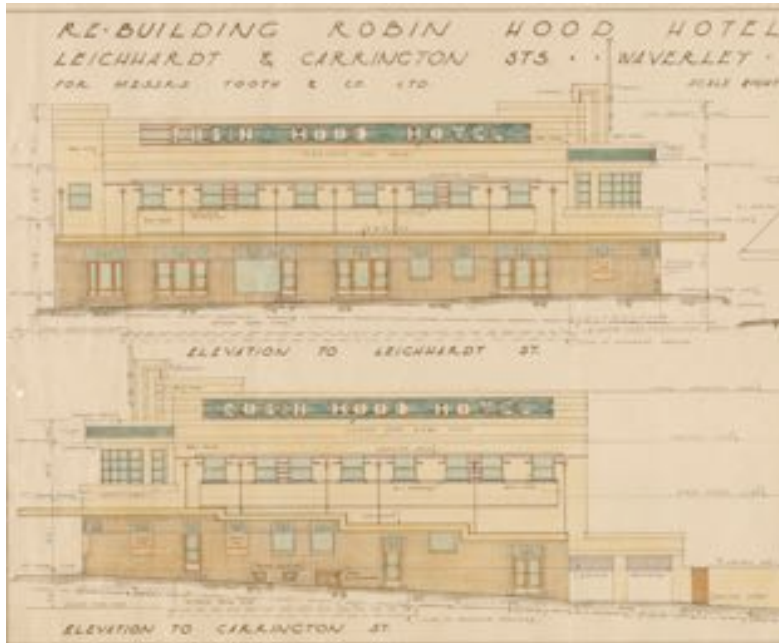


Figure 2.5 *Re-Building Robin Hood Hotel, elevations as designed.*

Copeman Lemont & Keesing, drawing dated February 1937

Source: State Records NSW (SRPLAN 73300)

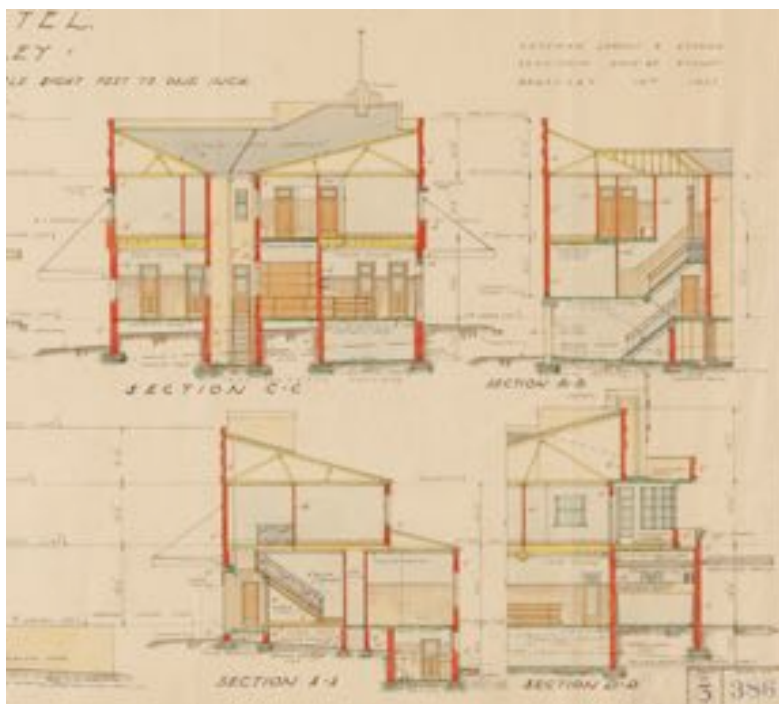


Figure 2.6 *Re-Building Robin Hood Hotel, Cross sections of the hotel as designed.*

Copeman Lemont & Keesing, drawing dated February 1937

Source: State Records NSW (SRPLAN 73300)



### 3.0 PHYSICAL DESCRIPTION

An inspection of the property was carried out by John Oultram in March and November 2019. The as existing plans of the Hotel are shown in Figures 3.1 to 3.3

#### 3.1 EXTERNAL

The Robin Hood Hotel is a two storey building set on a triangular site at the corner of Bronte Road and Carrington Road. The Hotel is reasonably intact but has been heavily altered at the ground level with modern bars and gaming areas and a raised terrace at the rear.

The building is blonde, face brick and has a curved tower at the apex and the windows are set between brick spandrels. The building has a parapet to the street with inset tiling with the hotel name. The façade is articulated with brick bands and there are entrances to Bronte Road and Carrington Road. There is a wrap around awning at the first floor. The lower walls are lined with yellow and green tiles. The doors are inset from the façade with highlights over. There are windows to both elevations with highlights over. The external levels slope to the east and there are steps up from the street in Carrington Road.

#### 3.2 INTERNAL

Internally the building has been altered at the ground level though the upper floor is reasonably intact. The cellar was not inspected.

##### 3.2.1 Ground Floor

The ground floor has a main bar to the west with modern fittings and lavatories off. There is an original lavatory to the apex but the interior is modern. The bar and other areas wrap around a central lightwell. At the rear of the Hotel, there are smaller bars, service rooms and a modern terrace and a gaming area to the rear of the hotel with a partly open roof set over the former rear yard.

There is a hall off Bronte Road with a concrete stair with a solid balustrade and curved, bottom section.

##### 3.2.2 First Floor

The main stair opens to a large hall at the first floor with a single door to the former bedrooms. These are accessed by a corridor wrapping around the lightwell with rooms off facing the street. The upper floor is divided into a series of cellular rooms with service areas along the lightwell and to the rear. At the apex of the building is a large, lounge with a fireplace and a door to a curved terrace with timber glazing (a second door has been blocked).

Floors are in polished timber (partly removed for service installation) and tile. Walls are in plastered masonry with timber skirtings. Ceilings are in fibrous plaster with a stepped plaster cornice. Doors are flush timber (modern replacements) with fanlights over. There are some original, single panel doors and fittings to the kitchen and service areas. Windows are two pane, double hung, timber sashes. Some of the bathrooms retain original tiling. The rear stair has been removed.

Figures 3.4 - 3.14

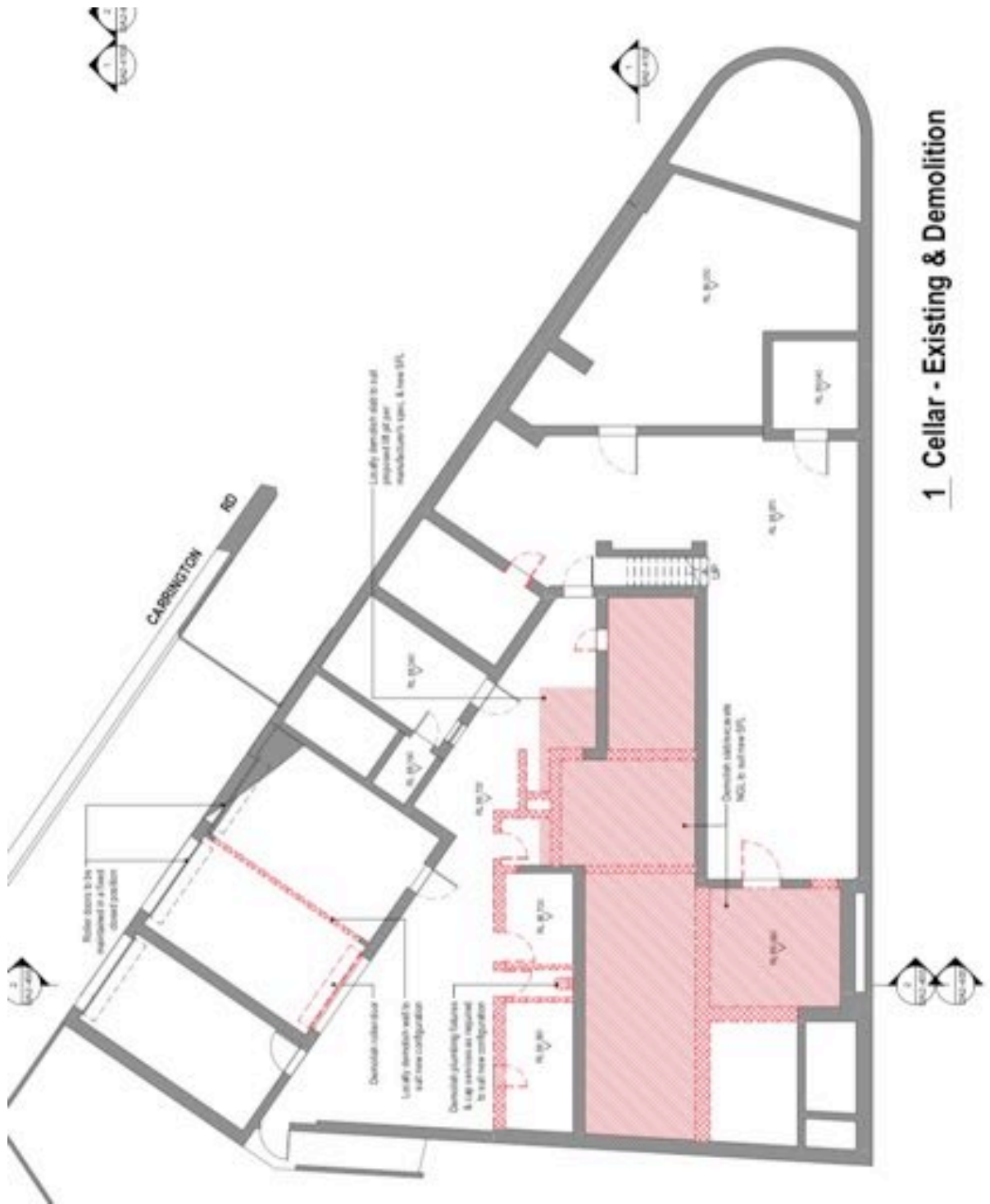


Figure 3.1 Cellar Plan as Existing

Source: Architect



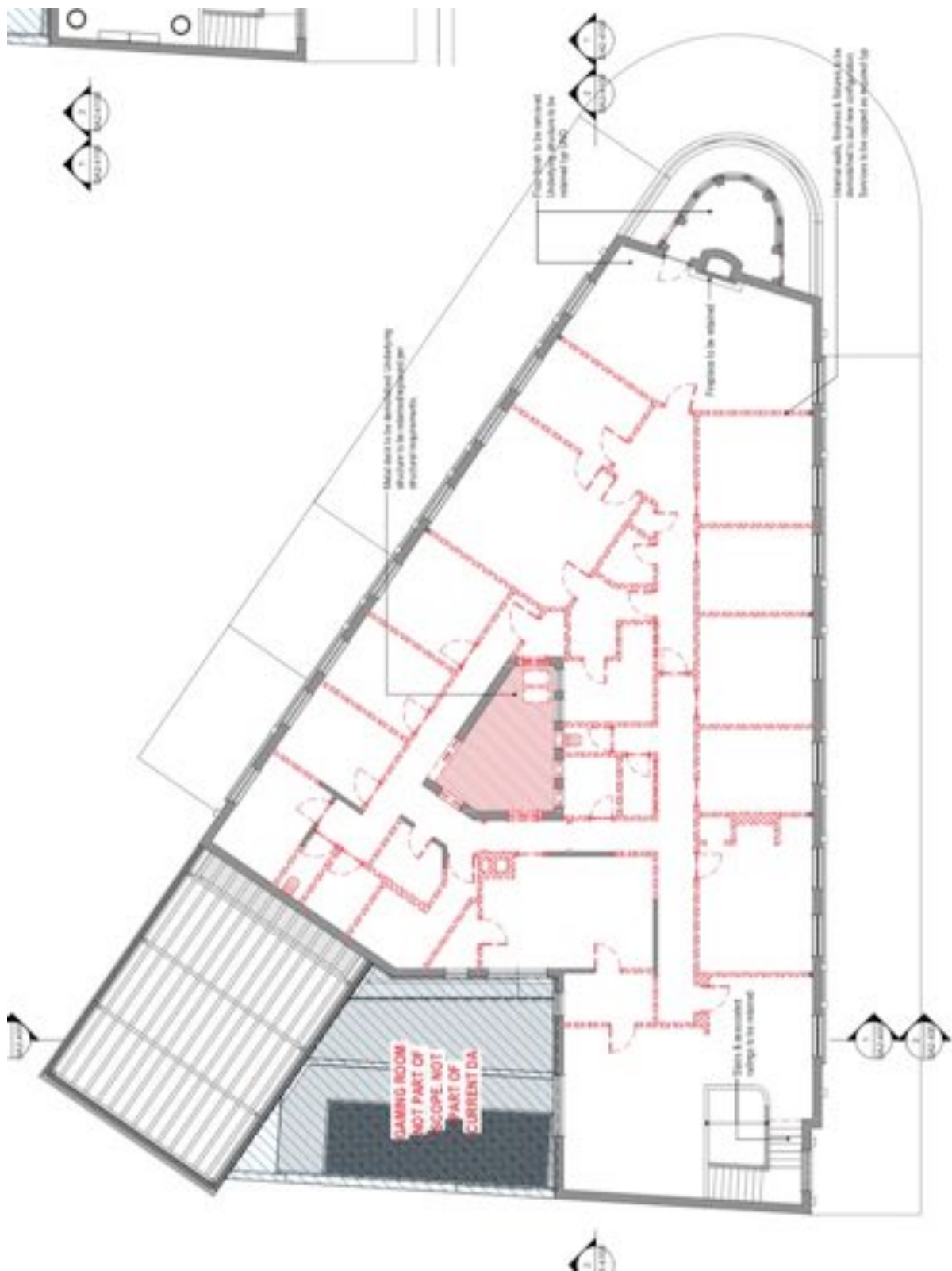


Figure 3.3 First Floor Plan as Existing

Source: Architect



Figure 3.4 Robin Hood Hotel, Waverley  
Elevation to Bronte Road



Figure 3.5 Robin Hood Hotel, Waverley  
Elevation to Carrington Road

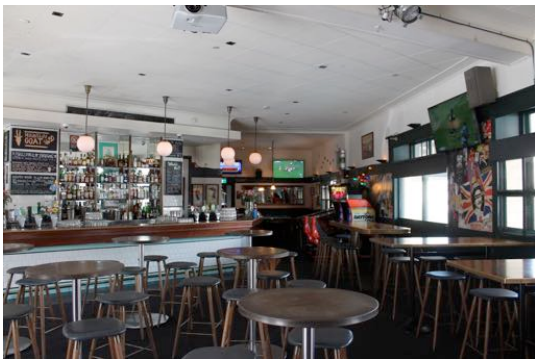


Figure 3.6 Robin Hood Hotel, Waverley  
Main bar

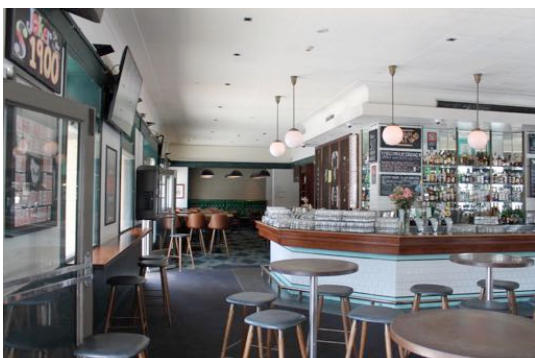


Figure 3.7 Robin Hood Hotel, Waverley  
Main bar



Figure 3.8 Robin Hood Hotel, Waverley  
Rear bar and dining area



Figure 3.9 Robin Hood Hotel, Waverley  
Main stair

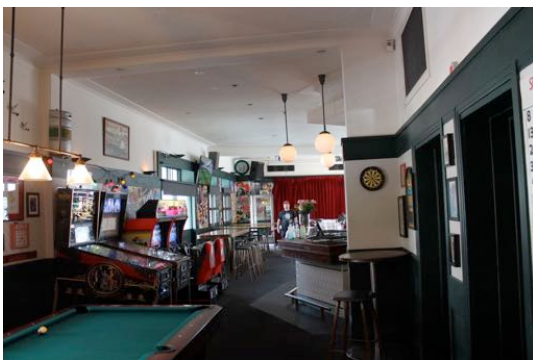


Figure 3.10 Robin Hood Hotel, Waverley  
Main bar (west)



Figure 3.11 Robin Hood Hotel, Waverley  
First floor dining area



Figure 3.12 Robin Hood Hotel, Waverley  
First floor hall



Figure 3.13 Robin Hood Hotel, Waverley  
First floor lounge



Figure 3.14 Robin Hood Hotel, Waverley  
First floor lounge

## 4.0 HERITAGE CONTROLS

### 4.1 NATIONAL TRUST

The property is not classified on the Register of the National Trust (NSW).

### 4.2 HERITAGE DIVISION OF THE NSW DEPARTMENT OF PREMIER AND CABINET

#### 4.2.1 State Heritage Register

Under the Heritage Act 1977 (as amended) the NSW Heritage Council, administered by the Heritage Division of the NSW Department of Premier and Cabinet, maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. The subject property is not listed on the Register.

#### 4.2.2 State Heritage Inventory

The Heritage Division also compiles the State Heritage Inventory (SHI), a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. The property is listed on the Database (No. 2620078). The listing sheet is attached as Appendix A.

Listing on the database has no statutory implications for development at the site but reflects the listing of the property on the local LEP.

### 4.3 LOCAL AUTHORITY

The local authority for the area is the Waverley Council. The property is listed as a heritage item in Schedule 2 of the *Waverley Local Environment Plan 2012* (as amended) (WLEP).

REF	ADDRESS	ITEM	RANKING
I453	203-209 Bronte Road	1940s style commercial building, Robin Hood Hotel	Local

The property is within the Charing Cross Conservation Area and is in the vicinity of heritage items at:

REF	ADDRESS	ITEM	RANKING
I412	81-85 Carrington Road	Inter-war, Art Deco style hotel, Charing Cross Hotel	Local
I413	105 Carrington Road	Victorian terrace style house	Local
I454	234 Bronte Road	Inter-war Free Classical public building	Local
I455	245-277 Bronte Road	Late nineteenth century commercial terraces	Local
I456	254 Bronte Road	Victorian style commercial terrace houses	Local
I411	189-199 Bronte Road	Late Victorian commercial/residential buildings	Local

The conditions of WLEP relating to development of a heritage item, in a conservation area and in the vicinity of a heritage item would apply.

Council may also take into consideration the provisions of the *Waverley Development Control Plan 2012* (WDPC) that contains detailed guidelines for development of heritage items and within conservation areas.





Figure 4.1 Waverley Local Environment Plan 2012 - Heritage Map HER\_001

## 5.0 ASSESSMENT OF SIGNIFICANCE

### 5.1 ASSESSMENT OF SIGNIFICANCE

The CMP contained a detailed assessment and statement of significance.

Criterion (a)	<i>An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	The Robin Hood Hotel is an example of a two storey, Inter War Hotel built in 1938 for the brewer Tooth & Co.
	Local Significance
Criterion (b)	<i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	The property has limited historical associations with the early land grant to Lewis Gordon in 1846 that was subdivided for sale in the 1850s
	The Hotel also some historical associations with the brewers Resch's Ltd who previously owned the site and the former hotel there, also called the Robin Hood Hotel
	Local Significance
Criterion (c)	<i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>
	The Hotel is an excellent example of the Inter War Ocean Liner/International style and has very good facades in face brick with tile decorations
	The Hotel was designed by the well known firm of Copeman Lemont and Keesing who designed many Hotels for Tooth's
	The Hotel is one of the finest buildings at Charing Cross and is prominent locally due to its corner position and style
	High Local Significance
Criterion (d)	<i>The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons</i>
	The place has no special associations
	Does not meet the criterion
Criterion (e)	<i>An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	The archaeological potential of the site is low
	Does not meet the criterion
Criterion (f)	<i>An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	There are many such hotels in Sydney and the Hotel is not rare
	Not Rare. Does not meet the criterion
Criterion (g)	<i>An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments</i>
	The property is an example of a two storey, Inter War Hotel
	Does not meet the criterion at a state level
	(or a class of the local area's: Cultural or natural places; or Cultural or natural environments)
	The property is an example of a two storey, Inter War Hotel
	Representative Historically Locally Representative Aesthetically Locally

CMP p. 43

## 5.2 STATEMENT OF SIGNIFICANCE

*The Robin Hood Hotel is an excellent example of a two storey, Inter War Hotel in the Ocean Liner/International style built in 1938 for the brewer Tooth & Co. The property has limited historical associations with the early land grant to Lewis Gordon in 1846 that was subdivided for sale in the 1850s and also with the brewer Resch's Ltd who previously owned the site and the former hotel there, also called the Robin Hood Hotel.*

*The Hotel is a very good example of the Inter War, Ocean Liner/International style and has very good facades in face brick with tile decoration. The Hotel is an example of the work of architects Copeman Lemont and Keesing who designed many hotels for Tooth's. It is one of the finest buildings at Charing Cross and is prominent locally due to its corner position and style.*

*The building is relatively intact externally but has been heavily altered internally.*

CMP p. 44

## 6.0 RANKINGS OF SIGNIFICANCE

The CMP also contained gradings of significance:

### 6.1 GRADINGS OF SIGNIFICANCE

Different components of the place may make a different relative contribution to its heritage value. The NSW Heritage Manual has identified gradings of significance that can be applied to the place that have been amended as follows:

H	High	High degree of original fabric
		Demonstrates a key element of the of the items significance
		Alterations do not detract from significance
M	Moderate	Altered or modified elements
		Elements with heritage value and which contribute to the overall significance of the item
L	Little	Altered or modified elements with little heritage value
		Alterations detract from significance
		Difficult to interpret
I	Intrusive	Damaging to the items heritage significance

The gradings for the elements are identified below. It should be noted that the rankings are related to the overall significance of the place i.e. a ranking of High in place of Exceptional Significance would be higher than a ranking of High in a place of Moderate Significance.

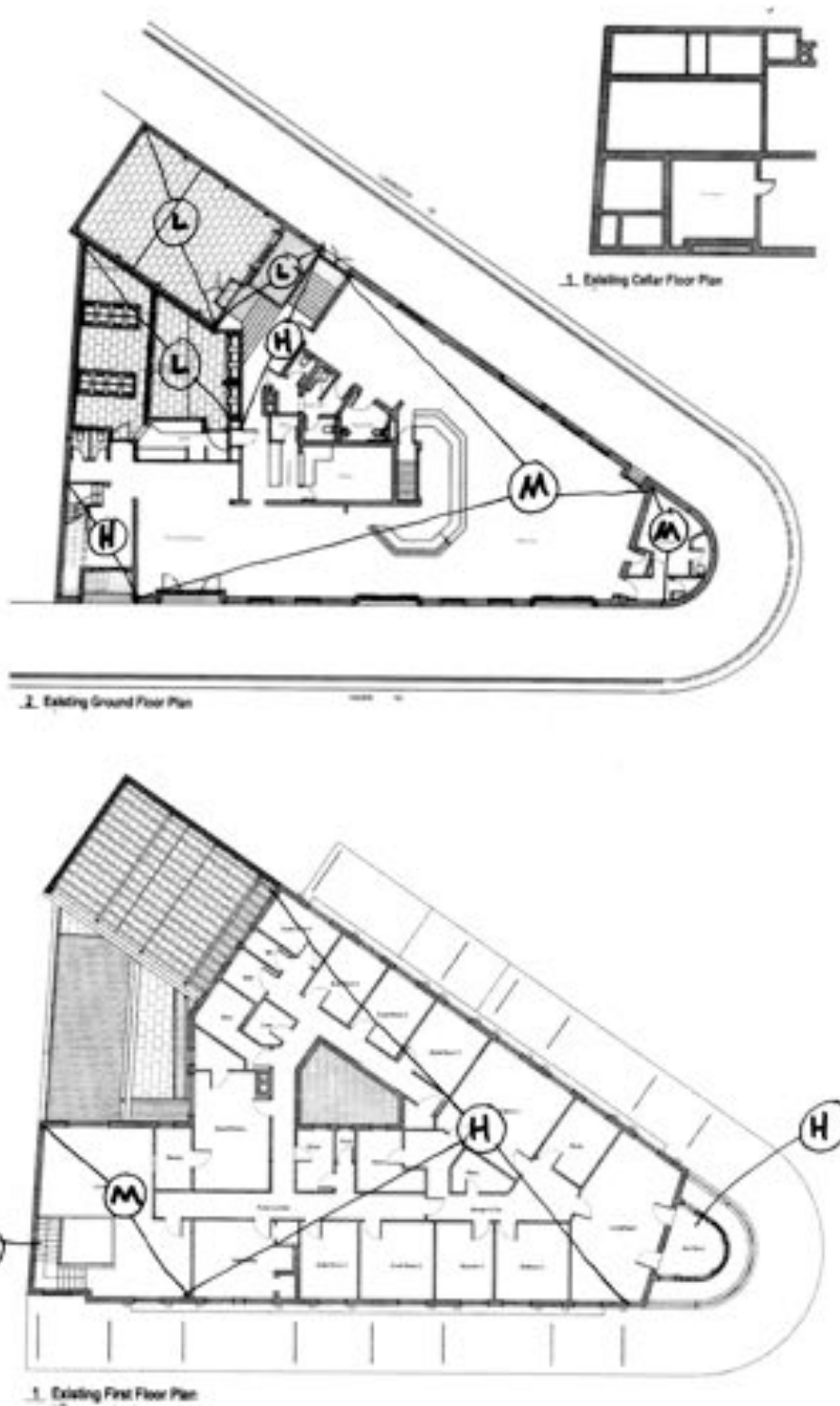


Figure 6.1 Rankings of Significance – Ground and First Floor Plans

## 7.0 CURRENT PROPOSALS

### 7.1 PROPOSED ALTERATIONS

The owners of the Hotel want to alter the Hotel at each level area to provide additional service areas, bars and lounges,

The proposals are shown on Drawings Nos. 2422 DA2 0000, 0500, 1000, 1001, 1100, 1101, 3100, 3101, 4001 and 4100 (all revision 03) dated October 2019 and prepared by H & E architects

The proposals include:

#### 7.1.1 Cellar

- Part excavation for head heights
- Demolition of walls and fittings
- Reconfiguration to provide stores, lavatories and kitchen prep rooms
- New stair
- New lift

The lift and stair are set in the centre of the cellar to align with the lightwell above.

#### 7.1.2 Ground Floor

- Part demolition of the bar and lavatories and infill of openings
- Minor alteration to the opening to the rear lobby
- Demolition of the lavatories to the north corner
- New lift, stairs and dumb waiter
- Extension of the bar

#### 7.1.3 First Floor

- Demolition of existing walls
- Demolition of plant structure to central lightwell
- New floor structure to the lightwell
- Infill of windows to the central lightwell
- Reconfiguration
- New kitchen and lavatories
- New bar
- New lift, stairs and dumb waiter
- New skylight over the bar area
- New operable roof over the new lounge

The lavatories will remain close their existing location and the floor will be largely open plan with lounges to the Bronte Road side formed with lightweight screens and sliding doors. The works are internal will not generate changes to the elevations that will remain as they are. Most of the current internal fabric will be removed or replace including ceilings







## 8.2 CELLAR

The cellar will be converted to service accommodation and lavatories. Part of the floor will be excavated for headroom but the place has no archaeological potential and the excavation will have no impact.

The cellar is large and can easily accommodate the change that takes pressure of spaces above. The cellar is a low quality space and the changes will not impact on the primary elevations or form of the hotel. The works include the provision of a lift and stair that will rise into the bar area above that has been altered. The lift is sensibly placed in the lightwell that provides for an existing shaft through the building.

## 8.3 GROUND FLOOR

The changes to the ground floor are not extensive and are largely in areas that have been previously altered or that were approved to be altered.

The current bar is not original and the new stair is to be located at the back of this along the wall to the central lightwell. The lightwell has been infilled at this level with new toilets and the window at the rear of the bar removed.

There is a new lift in the lightwell that is occupied at the ground floor by a disabled toilet. The toilets here are later infill to the lightwell. The placement of the lift is a sensible location that avoids penetrating the floor and is central to the main areas of the Hotel. The air conditioning units in the lightwell will be relocated. The lightwell is quite utilitarian and the alteration is quite discrete.

The changes are in line with the approved changes and are neutral in heritage terms.

It is proposed to remove the lavatories in the crook of the corner and enlarge the bar areas. The lavatories will be replaced by new lavatories in the cellar. The lavatory location is original though the interior has been refitted. The lavatories were very oddly placed in what is the most prominent outlook position of the Hotel. No changes are proposed to the elevations. The change is a sensible one that will considerably improve the bar area and allow an internal appreciation of the curved form of the building.

## 8.4 FIRST FLOOR

The changes to the first floor are extensive but are largely in line with the approved plans (see Figures 7.1 and 7.2 above). The changes to the approved plans include:

- No retention of nib walls
- Reduction in the roof openings over the new lounges fronting Bronte Road
- Removal of the internal walls to resident's lounge
- New skylight
- Relocation of the lift in the lightwell
- New dumb waiter
- Infill of windows to the former lavatories

The pattern of cellular rooms to the upper floor is commonly seen in Hotels of this period but, as in many other Hotels, the rooms are now defunct and it is very unlikely that the rooms will ever resort to guest bedrooms as there is little demand for such accommodation in modern, inner city hotels.

Changing patterns in use by patrons has led to the installation of restaurants and upper floor bars in many Hotels and the proposed use will considerably improve the viability of the Hotel and increase the amenity of the hotel for patrons. Simply connecting rooms to form larger spaces will not meet the Owners requirements and, considering the original detail to the ground floor bar and the proposed change of use to the upper floor, we consider that the opening up of the space is an appropriate response in heritage terms.

There are few features of note to the upper floor and the most significant spaces are the resident's lounge and sunroom to the north. The sunroom will be retained but the resident's lounge will be removed though the fireplace will be retained as a focus for the space. This will be amplified by a new skylight over the central section.

The original layout will no longer be signalled in the works and no existing door openings will be retained. The proposal has a cellular arrangement in parts and the service areas will be located close to the existing.

Most of the fabric on the upper floor is original but is of limited heritage significance being standard materials and joinery of the period. Original doors have been largely removed and the ceilings and cornices are not of particular note. The bathrooms and service areas lack amenity though the tiling and some of the joinery appear original. The kitchen was not designed for commercial use and has not been used for some time. Consideration should be given to salvaging original doors to the service areas and reusing them in the new bathrooms.

The changes do not require any alteration to the external facades and will not be visible from the street. The sunroom, which is in poor condition, will be refurbished and the original stair to the southeast corner will be retained.

The original layout can be signalled by interpretive devices, such as plaques and images of the early plans to allow patrons to appreciate the change. It is not considered necessary to signal the changes with floor markings or downstand beams. The roof is a lightweight structure and does not require extensive support.

## 8.5 ROOF

Openings to the roof were approved in the development application and this has been reduced to one dining area.

There is a new glazed, skylight over the northern portion of the roof. The change will enliven the internal spaces by providing light into the room below and will not result in any visible change to the facades.

## 8.6 CONSERVATION MANAGEMENT PLAN

### 8.6.1 Preamble

The CMP was written after the development approval for significant changes to the ground and first floors and was somewhat redundant at time of writing as significant spaces and fabric had already approved to be altered. The CMP was based on the condition and layout of the building at the time of writing and did not reflect the approved changes.

### 8.6.2 Cellar

The cellar was not assessed in the CMP but this is a low quality space with no spaces or fabric of significance and the changes here are largely neutral.

### 8.6.3 Ground Floor

The proposed works to the ground floor are largely in line with the approved changes apart from the removal of the lavatories to the northern corner. The lavatories are original and were noted as of Moderate Significance. The changes are discussed above.

### 8.6.4 First Floor

The changes to the first floor are partly as per the approved design but there is greater loss of original fabric in areas that were noted as of High Significance partly due to their intactness. The additional changes are discussed above.

## 8.7 WAVERLEY LOCAL ENVIRONMENTAL PLAN 2012 (WLEP)

### 8.7.1 Impact on heritage items in the vicinity

There are a number of heritage items in the vicinity of the Hotel but the proposed works are internal and will have no impact on the overall form and detail of the Hotel. We consider that the works are not at a scale that would impact on the setting or significance of the items.

### 8.7.2 Impact on the Conservation Area

The Robin Hood Hotel is in the heart of the Charing Cross Conservation Area. The WDCP contains a history and description of the area and contains aims, objectives and guidelines for the maintenance of the significance of the area. It does not contain guidelines for internal changes.

No external changes are proposed and we consider that the proposed works will have no impact on the conservation area.

## 8.8 WAVERLEY DEVELOPMENT CONTROL PLAN 2012 (WDCP)

The guidelines for development of commercial properties in conservation areas are shown in Section B9.19 of the WDCP but there are no particular controls relating to internal alterations.

### 8.8.1 Charing Cross Conservation Area

Guidelines for development in the Charing Cross Conservation Area are contained in Section E3 Local Village Centres but there are no specific controls related to the proposed works.

We consider that the proposal meets the aims and objectives of the WDCP.

## 9.0 SUMMARY & RECOMMENDATIONS

### 9.1 SUMMARY

We consider that the proposed changes will largely not impact detrimentally on the significance of the Hotel and will considerably improve its amenity. The proposals are largely in accordance with the approved changes to the Hotel though there some additional works that may have some impact at the first floor.

The proposals will have no impact on heritage items in the vicinity of the Hotel and will have no impact on the conservation area and are in line with the heritage provisions of the Waverley DCP.

### 9.2 RECOMMENDATIONS

#### 9.2.1 Archival record

The Hotel has already been archivally recorded for the previous development application.

#### 9.2.2 Interpretation

The works should include some interpretation of the history and development of the place using detailing that is reflective of the original design and introduced devices (such as plaques or signage) that includes the historical information contained in this report and particularly the original plans.



JOHN OULTRAM

## 10.0 APPENDIX A – LISTING SHEET

Heritage Division of the NSW Department of Premier and Cabinet

State Heritage Inventory Listing Sheet for the Robin Hood Hotel (SHI 2620078)

# Robin Hood Hotel

## Item details

Name of item:	Robin Hood Hotel
Type of item:	Built
Group/Collection:	Commercial
Category:	Hotel
Primary address:	Bronte Road, Waverley, NSW 2024
Parish:	Alexandria
County:	Cumberland
Local govt. area:	Waverley

## All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
Bronte Road	Waverley	Waverley	Alexandria	Cumberland	Primary Address
Camington Road	Waverley	Waverley			Alternate Address

## Statement of significance:

Excellent example of a modern commercial building in an Ocean Liner/International style, also featuring Art Deco motifs and detailing. Essentially intact and beautifully maintained. Characteristic streamlining makes a powerful streetscape contribution on this prominent corner. Complements "Charing Cross Hotel" on adjoining corner, which has much in common stylistically. Local significance.

**Date significance updated:** 24 Oct 99

*Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the [DEH copyright and disclaimer](#).*

## Description

Construction years:	1915-1945
Physical description:	Outstanding, all brick, 1940's style commercial building. Wedge shaped site with building rounded on corner. Ocean Liner/Art Deco styling. Light face brick. Characteristic horizontal lines, with vertical feature element on corner. Horizontal lines emphasised by use of darker brick and rendered bands. Two storeys with awning and parapet. Original tiles below awning. Original Art Deco lettering on façade of special note. Immaculately maintained and virtually intact.

**Further information:** Reasons for listing: Historical, social, architectural, aesthetic, group value, streetscape.

**Current use:** Hotel

**Former use:** Hotel

## History

**Historical notes:** First Robin Hood Hotel established close by in Carrington Road in 1850. A second building was built on the present site c. 1880, replacing an old shop. It continued to trade as the Oxford Hotel until its licence was transferred to the Duke of Gloucester Hotel, in North Randwick, in the 1930's. Then became the new Robin Hood Hotel. Underwent a major rebuilding following the Second World War. (Dowd, pp. 278-279).

## Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
8. Culture-Developing cultural institutions and ways of life	Leisure-Activities associated with recreation and relaxation	(none)-

## Assessment of significance

**SHR Criteria a) (Historical significance)** Excellent example of a modern commercial building in an Ocean Liner/International style, also featuring Art Deco motifs and detailing. Essentially intact and beautifully maintained. Characteristic streamlining makes a powerful streetscape contribution on this prominent corner. Complements "Charing Cross Hotel" on adjoining corner, which has much in common stylistically. Local significance.

**Integrity/intactness:** Substantially intact.

**Assessment criteria:** Items are assessed against the  State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.

## Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan			06 Dec 96		
Local Environmental Plan			26 Oct 12		
Heritage study	Waverley Heritage Study	1990			

## Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Waverley Heritage Study	1990		Perumal Murphy Pty Limited		No

## References, internet links & images

None

Note: internet links may be to web pages, documents or images.



(Click on thumbnail for full size image and image details)

## Data source

The information for this entry comes from the following source:

**Name:** Local Government

**Database number:** 2620078