

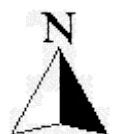


104 Marine Parade  
Cottesloe Beach Hotel  
DA 3409

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Scale 1:1475

14/09/2016





104 Marine Parade – Cottlesloe Beach Hotel – Existing Foyer – September 2016



















- 4 JUL 2016

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**ARTEM** ARCHITECTURE

Job No. 1520  
24th June 2016

The manager Development Services  
Town of Cottesloe  
Town Offices  
109 Broome St  
Cottesloe  
WA 6011

Attention Mr Andrew Jackson

Dear Andrew

**COTTESLOE BEACH HOTEL, MARINE PARADE COTTESLOE - REPLACEMENT OF GLASS BLOCKS AT MARINE PARADE AND REPAIRS TO FOYER.**

On behalf of our clients, the management of the Cottesloe Beach Hotel, we forward application for the Development Approval for demolition of the existing glass block work at the Marine Parade entry to the hotel, with replacement of them in double glazed aluminium framed windows. The proposal includes demolition of the existing planters internally, discovery of the existing terrazzo floor on which the planters are located, repair to the terrazzo floor finish and replacement of the existing ceramic tiles at the entry to the foyer and on the steps to the foyer internal level.

We thank you for your advice by email 19/05/2016 regarding requirements for submission of the application for approval of the work.

We have reviewed the previously submitted proposals for work on the building including the proposal to replace the glass blocks with aluminium framed louvers most recently submitted approx 2011. We have discussed that and our current proposal with officers from the Heritage Council of WA and expect that the current proposal should receive support from HCWA

**DESIGN PROPOSAL**

The glass blocks in the facade at the foyer entrance are breaking up as a consequence of incorrect construction detailing at installation combines with weather exposure. The annealed glass they are made from is breaking into a dangerous surface and sharp fragments are becoming unsafe, requiring urgent removal. The repair of any parts of the Heritage listed building requires Development Approval under the local TPS, leading to this application.

At different dates there have been various formats for the plan of the entry - refer attached photographs of the hotel c 1982 which indicates the arrangement of the Facade prior to 1986 renovations and shows the general design of the entry that dates from the significant heritage fabric that resulted from the 1937 renovations. Since 1982, the canopy and window treatments to the foyer have been extensively modified. The major renovations in 1986 resulted in removing a significant amount of the original 1905 and 1937 fabric.

Rather than attempting to create a pastiche of the former architecture that further confuses the significance of the place, it is our present intention to provide a minimal intervention that provides a clear distinction between existing fabric and the new work. So we propose a simple glass insertion in the openings that minimises the installation of new fabric or architectural image into the existing facade.

As a response to the foyer's significant wind, rain and sun exposure we propose selection of a glazing assembly comprising double glazing assembly and high performance glass that can reduce heat loading. The selected system, Viridian Smart Glass 6SMRT-ARGON-CLRT is a double glazed assembly that has a neutral grey tint that will appear transparent at night and dark during the day to showcase a transparent view into the renovated foyer and its significant perimeter fabric. The glass assembly will be carried in powder coated aluminium frame coloured charcoal to match existing glazing adjacent, allowing the new assembly to recede visually into the masonry facade fabric.

The masonry material will be inspected by engineers during the demolition process to provide a program for its ongoing maintenance, refer attached letter from Engenuity Pty Ltd.



It should be noted that the previously approved proposal for replacement of the glass blocks with aluminium framed glass louver windows has been considered and rejected in our assessment that such an installation would provide a poor long term performance in the marine environment it would be exposed to. Further, we observe that such fabric is a domestic scale material inappropriate to the scale and detail of the building's commercial function and significance.

#### ACCOMPANYING MATERIAL

Attached is:

DA application signed by the property owners

Drawing P.01 describing the extent of the proposed works

cheque for DA fee together with Town of Cottesloe advice regarding appropriate fee

Appendix to existing heritage reports and referring to those, describing the proposal and its relationship to significant heritage fabric of the place

Letter from engineers considering proposal for their assessment of structural issues that apply to the proposed works

As noted above, the existing glass blocks require urgent attention, and our clients would therefore appreciate the opportunity to undertake demolition of that material as soon as practical. So we would appreciate any assistance to progress the approval process to that end.

Please advise us should you have further requirements to progress the approval

Yours Sincerely

Alan Ross ARAIA

for

Artem Architecture Pty Ltd



Job No. 1512  
30/08/2016

The Manager of Development Services  
Town of Cottesloe  
108 Broome St  
Cottesloe  
WA 6009

Attention Mr A Jackson

Dear Andrew

## COTTESLOE BEACH HOTEL - REPLACEMENT OF GLASS BLOCKS AT MARINE PARADE AND REPAIRS TO FOYER

Thank you for advice received regarding progress of our Development Approval application for the Cottesloe Beach Hotel.

We understand that the question has been raised re provision under the proposed works of Universal Access into the hotel, which may be required under the conditions for a development approval.

Further to our email 11/08/2016, we advise reasoning as to why the proposed works should not demand additional provision of access provisions to the building.

### 1 REQUIREMENT TO PROVIDE UNIVERSAL ACCESS

The requirements for provision of access to buildings arise from the Disability (Access to Premises - Buildings) Standards 2010, standards released under subsection 31 (1) of the *Disability Discrimination Act 1992*. (The Standards)

The objects of those standards are:

- (a) to ensure that dignified, equitable, cost effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided for people with a disability; and
- (b) to give certainty to building certifiers, building developers and building managers that, if access to buildings is provided in accordance with these standards, the provision of that access, to the extent covered by these standards, will not be unlawful under the Act.

Part 2 of the Standards applies the Standards to:

- 2.1.(1) (a) (iii) a class 3,5,6,7,8,9 or 10 building.

The Hotel is in part class 3, part class 6 and part class 9.

Access is required to a new part or an affected part of the building

2.1.(1) (b) a new part or any affected part, of a building, to the extent that the part of the building is:

- (iii) a class 3,5,6,7,8,9 or 10 building.

2.1 (4) defines a **new part** of the building if it is an extension to the building or a modified part of the building about which:

- (a) an application for approval for the building work is submitted, on or after 1 May 2011, to the competent authority in the State or Territory where the building is located....

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2.1 (5) defines An affected part is:

- (a) the principal pedestrian entrance of a building that contains a new part; and
- (b) any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.

No **new part** is proposed in the current building works. Proposed works are repairs of existing fabric, without extending the existing building. No new structural work is proposed, only maintenance of existing structure. The work proposed will be in the nature of repairs to the existing extent of the building.

The installation of framed windows replaces the existing glass block glazing which is not fit for its current purpose ; it's necessary bed reinforcement is vulnerable to corrosion in the marine climate, and it has no control jointing at panel edges. It will be replaced with a suitable material to exactly the same extent of the existing window with a sheet glass assembly.

It would be nonsense to argue that access is required between the entrance and the windows by defining those as new parts.

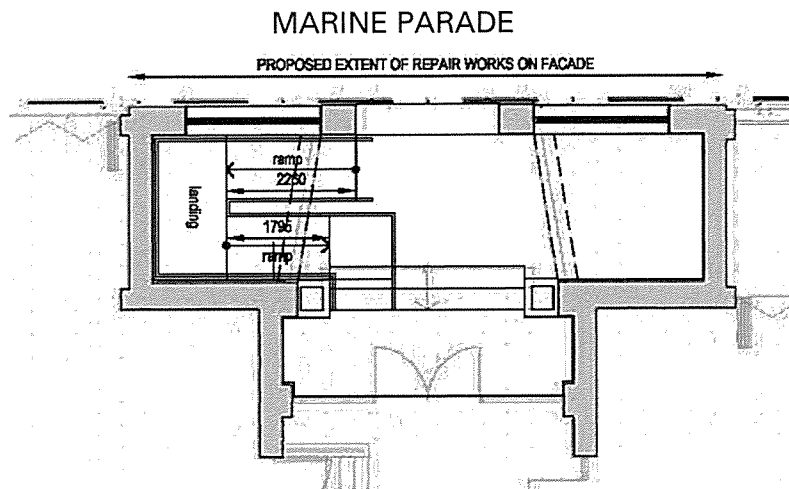
## 2 CONSIDERATION OF ACCESS FROM THE STREET ENTRANCE

Notwithstanding the fact that there is therefore no requirement under The Standards to provide access to the building from the foyer area covered by the DA, we have nonetheless explored the implications of providing access under AS1428 and The Standard to the hotel.

The Lower foyer addressing marine parade is set with a weathering height that is between 60 and 100mm above the adjacent footpath. this could be made compliant with the requirements of AS1428 10.6.1 if the Town of Cottesloe were willing to adjust the level of the footpath by re-laying the brick unit pavers by an increased level across a nominal width of 1000mm to set the weathering access into the lower foyer no greater than 20mm

Measurements on site determined that the foyer is connected to the internal level at which the Verandah bar is located via three steps with a total rise of 435mm. Patrons arrive at that level where further steps access the Cott & Co restaurant and the upper levels of the hotel and residential areas as well as the hotel's check in desk. This level serves the bar area to its north, the Verandah Bar. That bar has a nominal area of 242m<sup>2</sup> . The foyer area at that level is nominally 30m<sup>2</sup>. The dimensions of the lower foyer are nominally 2.48m x 3.1m in the planter area each side of the steps that rise to the Verandah bar foyer.

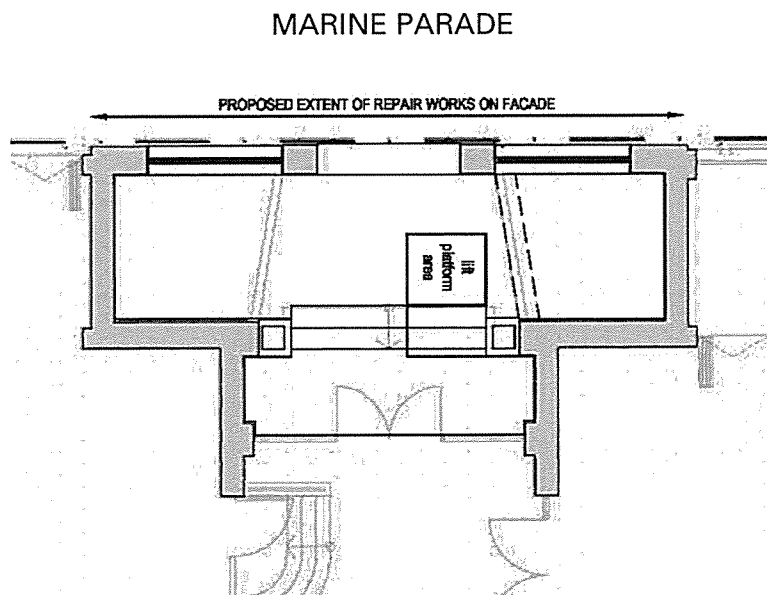
A ramp set in the space currently occupied by planter area has been proposed as an option for access from the lower foyer to the verandah foyer. An exploration of such a ramp was considered against a schematic plan as follows:



VERANDAH BAR FOYER

AS1428 requires the landings to be a minimum of 1200 length and the total run of the ramp will therefore be nominally 4045mm. This is insufficient to provide a compliant grade of ramp at 1:14 to serve the stair rise of 435mm, for which a ramp of slope length 6090 plus landings is required. Planning for a compliant ramp would impact severely on the presentation of the heritage fabric of the foyer space.

Provision of a lift access was considered. advice was received that a stair platform type lift would cost over \$30,000 and occupy a space of nominally 1380 x 1250 of the foyer space, and require support stanchions and telephone connection with a nominal plan illustrated as below:



VERANDAH BAR FOYER

The verandah bar located off the foyer at the top of the stairs has a nominal patron occupied floor area of 242 including the verandah area. The foyer itself has an area of nominally 30m<sup>2</sup> which is also included in the licensed area for use by patrons. The Health Public Building regulations part 2 7 (1) set an occupancy rate of Licensed Premises at 0.85m<sup>2</sup> per patron, the BCA Table D1.13 nominates a rate per patron of 0.5m<sup>2</sup> for bars standing or 1.0m<sup>2</sup> for Bar other.



A stairway access lift servicing the stair from the entry foyer to the verandah bar foyer level is excluded by the Standards from servicing a space accommodating more than 100 persons. Hence use of a stairway platform type lift would not comply with the Standards.

The Standards allow for provision of access by lift with no limitation on the provision of AS1735.1, AS1735.2, AS1735.3 lifts ( enclosed lifts) and AS1735.2, ( Inclined lift) AS1735.8, Low rise Platform Lift. They would occupy a space in excess of the stairway platform lift. At a cost in excess of \$40,000, each of those lift solutions would still only service the Verandah Bar foyer level without providing service to other parts of the building.

### 3 CONSIDERATION OF EXEMPTION FROM COMPLIANCE WITH THE STANDARD

A demand for provision of access facilities to the building from the entrance reasonably meets the requirements discussed in The Standards Part 4 Exemptions & Concessions, 4.1 (3) (I) . This provides for exemption from the requirements for unjustifiable hardship, and considers the case where a heritage building is involved.

The original submission for the DA establishes that the Hotel is a Heritage Place, which is confirmed with its listing on the Municipal Register.

Several questions arise:

- 3.1 What is the significance of the Heritage Fabric affected?
- 3.2 Under section (4) (a) and (b)- What additional factors will provide substantially equal access?

Our observations are as follows:

- 3.1 The significance of the fabric affected is that the remaining stair form at the east of the foyer and its associated adjacent timber framed window elevation are part of the 1937 planning by Hobbs et al. and fabric that forms that constitutes the very core of the presentation of the place. Provision of ramps and associated balustrade or lift installations would impact significantly on the visual presentation of those elements and on the experience of the space provided by the foyer. Therefore impact on that fabric would have a significant detriment on the value of the place.

The dimensions of the lower foyer are in plan nominally 9500 x 2500mm, but a lift which provides an adequate platform for wheel chair use will need to provide structure surrounding a platform that would be a minimum of 1200 x 850. Each of the compliant lift formats would provide a substantial intrusion into that space. Furthermore, the lift would be located nearly centrally in the space to access the stair exaggerating the lift's bulk against the presentation of the heritage fabric. If a lift were located to a side of the foyer space, it would be necessary either to penetrate the heritage fabric to access the upper level from the lift, or to intrude into the area in front of the stair with a raised floor element that would access the landing at the top of the stair, altering the form of the heritage stair element.

- 2 The Verandah Bar, which is the only level that would be accessed by such a facility, is already served by the ramp to its north. Although the ramp is non compliant with AS1428, being at a grade steeper than the required 1:14 it none the less provides ramped access to the heritage building from the footpath level. As that bar addresses both the north elevation of the building as well as the inner foyer east of the subject entrance, that ramped entry is quite as significant as one accessed by the stairs from the lower foyer under consideration, and the choice of access solutions becomes one of two non compliant solutions.

The venue as a whole has a number of sub venues such as the Beach Club bars and the John Street facilities which are provided with separate ramped access, so the Verandah Bar is not an isolated case.

The operation of the licensed venue is one where management provides an active engagement to supervise and assist in the enjoyment by patrons of their experience there; it is perfectly reasonable that wheelchair using, or even ambulant patrons who rely on mobility aids, would be assisted by other patrons and staff to negotiate the small rise of the stairs from the lower foyer. The limited rise of the three steps are accessible by many people whose mobility is assisted using walking frames and other aids such as crutches. The limitation on access is for self operated wheelchair users.

Thus there is a range of alternative means of access to the bar that are available to patrons who are challenged by the 3 steps east of the foyer and the intention of Section 4 of the code is met.

We therefore submit that, until a substantial renovation of the building is proposed and construction affecting the variety of additional levels that it offers meets the definition of new parts or affected parts, requiring access from the Marine Parade entry to those affected parts, provision of additional universal access from the street level to the Verandah Bar level is not demanded under the standard.

Provision of access from the Marine Parade entrance will provide an unreasonable hardship relating to preservation of the significant heritage fabric of the place and is not warranted under the present DA application.

Please contact me for further details on the matter should you require them

Yours sincerely

✓ Alan Ross ARAIA  
for  
ARTEM ARCHITECTURE Pty Ltd



- 4 JUL 2016

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## COTTESLOE BEACH HOTEL

- ADDENDUM TO THE 2003 HERITAGE ASSESSMENT REPORT
- WORKS AFFECTING THE MARINE PARADE FACADE SINCE 2003
  - SIGNIFICANCE OF FABRIC AFFECTED BY PROPOSED WORKS TO REPAIR FOYER AREA 2016



PREPARED BY ARTEM ARCHITECTURE  
for The Cottesloe Beach Hotel  
JUNE 2016

## PURPOSE OF THE REPORT

The glass blockwork installed in the front facade at the Marine parade entrance to the hotel in the substantial renovations made to the hotel in 1986 (Hocking Planning & Architecture 2003) is badly weathered and breaking up. It is proposed to submit application for Development Approval to replace the blockwork and maintain the fabric that they are mounted into, as well as reveal existing terrazzo flooring material in the foyer.

The building is listed on the Municipal Inventory of the Town of Cottesloe as a category 1 place of higher-order cultural heritage significance, and has a Permanent Heritage Classification on the State Register of Heritage Places (Town of Cottesloe Local Planning Scheme No. 3 August 2014)

Advice has been provided by the Town of Cottesloe in an email from Mr. Jackson 19 May 2016 noting that Development application would be required for proposed works , with the Application " ....to include a heritage assessment of the existing elements and the proposed changes, in the context of the heritage classifications, historical information and Conservation Plan."

The significance of the Cottesloe Beach Hotel has previously been established in reports by Hocking Planning and Architecture - *Cottesloe Beach Hotel Heritage Assessment 2003*, and *Cottesloe Beach Hotel Conservation Plan 2004 - Draft*. Although the Conservation Plan 2004 was not adopted by the Heritage Council at the time, conservation recommendations were developed for the place based on the significance and informed by Heritage Council advice.

This report provides an appendix to that material noting:

- work that has been undertaken at the place since the date of those reports that has affected the fabric of the place
- the extent of the proposed repairs to the facade and the foyer space
- assessment in the context of the existing adjacent and affected fabric elements.

## STATEMENT OF SIGNIFICANCE

Hocking Planning and Architecture 2004 established the significance of the place as follows:

*"Cottesloe Beach Hotel (formerly Hotel Cottesloe) is a two storey rendered brick and terracotta tile structure, in Art Deco/Style Moderne, with a frontage which occupies the whole of the streetblock between John Street and Warnham Street on the eastern side of Marine Parade, Cottesloe, within the Cottesloe node. Cottesloe Beach Hotel was expanded from a 1905 structure to its present size and basic configuration in 1937 and is particularly notable for its robustly designed two storey verandahs which wrap the principal street facades and give coherence, style and integration to the major phases of its development.*

*The Cottesloe Beach Hotel has cultural heritage significance because:*

*the place is notable for the aesthetic characteristics of its major facades, entry lobby and restaurant spaces as a conspicuous example of the Art Deco/Style Moderne from its 1937 extension and refurbishment phase;*

*the façade of the place is a fine example of innovative design, which integrates the 1905 and the 1937 phases of the hotel's development into a coherent and stylish landmark;*

*the façade of the place has landmark qualities with its prominent location at the centre of the Cottesloe beachfront node, opposite a very popular ocean beach;*

*the place has contributed to the townscape qualities for a period of more than 60 years and is one of the longest surviving landmarks in the Cottesloe node;*

*the place demonstrates the development of hotels within the Perth metropolitan region and the Cottesloe district, at the time of the Gold Boom period and following the Great Depression in the late 1930s;*

*the development of the place in 1905 was the first major service facility along the Cottesloe foreshore and marked the beginning of Cottesloe beach's popularity;*

*the place was closely associated with T G Molloy, Alice McSwan, CLE Harrison, J. J. Talbot Hobbs and the Swan Brewery;*



*the place's 1937 expansion and refurbishment was a work of considerable design innovation in the production of an Art Deco/Style Moderne landmark;*

*the place has been highly valued by the Cottesloe community for social and aesthetic associations;*

*the place contributes to the community's sense of the Cottesloe beachfront node;*

*the place is a comparatively rare Art Deco/Style Moderne hotel which survives, which is still used as a hotel, and which retains a considerable level of integrity;*

*the place exhibits the principal characteristics of the wide frontage Art Deco/Style Moderne hotel, which evolved in the InterWar period;*

*the general condition of the place's 'front of house' facilities is sound to good, despite the high levels of marine exposure associated with this foreshore site;*

*the place has long term viability and sustainability of the identified heritage fabric whilst the hotel use remains feasible;*

*the place has zones and elements with a high degree of authenticity which are essential to the identity and presentation of the hotel operation."*

## **CONSERVATION PLAN 2004**

Hocking Planning & Architecture 2004 established principles for Conservation Recommendations as follows:

The purpose of the conservation policy is to manage change in a way supportive of cultural significance. The intentions of the conservation policy are:

- To retain and reveal significance,
- To identify feasible and compatible uses,
- To meet statutory requirements,
- To work within procurable resources; and,
- To anticipate threats and opportunities.

The 2004 report was issued in draft form only, but is held on record by the Heritage Council of WA, representing the most comprehensive record of the existing fabric at that time that was undertaken.

## **THE SITE**

The Cottesloe Beach Hotel is situated at 104 Marine Parade, corner John Street, Cottesloe. The land comprises Lot 39 on Diagram 27736 being the whole of the land comprised in Certificate of Title Volume 1792 Folio 556.

## **OWNERSHIP AND USE**

The Hotel is owned by Garret Hotels 2010 Pty Ltd.

The hotel trades as a range of hospitality offerings including Public Bar (The Verandah Bar) Licenced Cafe (Cott and Co.), located on the lower level of the building facing Marine parade, rear alfresco and semi enclosed bars and function space to the east of the main building at ground level (Including The Beach Club occupying the eastern part of the site), function areas addressing John street at ground level, an upper level Function area and balcony bar space addressing Marine Pde./ John St. There is short term hotel accommodation on the upper level addressing Marine Pde and Warnham Rd, with associated administrative and back of house and service areas located on both levels

## **CONSTRUCTION WORKS UNDERTAKEN SINCE 2004**

Following the termination of extensive negotiations to redevelop the eastern portion of the site as a multi story residential project on behalf of previous owners Multiplex developments (WA) Pty Ltd. - which generated the 2004 Hocking Architecture & Planning Conservation Plan - the hotel was purchased around 2010 by Garrett Hotels Pty Ltd and Richmond Management Ltd.

A range of internal and external refitting works were undertaken following that purchase including:

- Prior to 2011 The canopy over the foyer entrance, evident from 1986 renovation works in photographs 2004, had been removed from the facade over the central entry opening created 1986 by providing glass block infill to previous entrance openings and replacing central glazing element with access way
- 2012 repainting of the hotel facade to present colour scheme
- 2012 repainting and refurnishing of the Verandah Bar and Level 1 accommodation
- 2011-12 extensive works to the eastern side of the site included refitting of existing kitchen equipment, toilet areas, reconstruction and addition of new external bars and dining areas with revised patron access from Warnham and service access from John Street, installation of acoustic treatments to Warnham Rd boundary to design by McDonald Jones Architects
- 2013 internal refit of the existing south-west Public Bar to present as Cott. & Co restaurant on the southern end of the Marine Pde./ John St corner of the building to design of ICS shop fitters
- 2014 repairs to Marine Parade Facade above ground floor windows southern side of Marine Parade entrance foyer.  
Investigations noted at the time that the facade structure is typically formed reinforced concrete lintels spanning between load bearing masonry vertical elements, supporting a timber framed balcony structure that was finished in a range of surface finishes such as tile on screed, timber decking on battens during 2001 renovations to the upper level spaces Weather exposed lintels had extensive corrosion of reinforcement that was concealed by lightweight cladding material installed in previous ( 1986?) renovations, rectified with replacement of steel and anodic protection.

## PROPOSED WORKS 2016

Works are proposed to be informed by the principles of the Australian ICOMOS charter for the conservation of places of cultural significance (the Burra Charter, with reference to *The Illustrated Burra Charter* Peter Marquis-Kyle & Meredith Walker ICOMOS Inc 1992

Works are proposed for:

- 1 **Demolition** of glass block facade fabric surrounding the current entrance to the entry foyer of the building, removing damaged fabric dating from the renovations to foyer area dating from c. 1986. (Glass blocks are breaking up as a consequence of incorrect installation of blocks without thermal expansion control, ingress of salt laden moisture to bed reinforcements and corrosion/ expansion of steel bed course reinforcing material in blockwork installation
- 2 **Demolition** of low level masonry planter retaining walls inside the foyer space, removal of planting medium and plants on south and north sides of entrance foyer that were constructed in 1986 renovations with reconfiguration of entry plan. extent and condition of green patterned terrazzo floor finish understood to date from 1937 renovations will reveal the condition of that fabric and its potential for repair by refinishing.
- 3 **Maintenance and Preservation** of masonry building fabric adjacent to glass block work fabric, including investigation of the cause of cracking in external render material. Extent of and cause of cracking will be considered with preparation of structural engineer's report for methodology for restoration of rendered finish, including treatment or monitoring of corrosion of reinforcement of lintel elements above existing glass block openings. Refer attached proposal from Enginuity P/L Engineers

It is apparent that, although corrosion of reinforcement is not as extensive as problems rectified 2014 on facade adjacent, exploratory works will be undertaken during the demolition works to inform report by Enginuity Pty Ltd Engineers for specification methodology for rectification of damaged fabric.



Existing painted render shall be restored over repair works. Note, as with previous works in 2014, moulded facade elements above the openings are not affected by proposed works; Those are limited to the plain fabric above the tabula rasa and below the Art Deco low relief frieze on the spandrel between ground floor ceiling and first floor. They are only located on the elements of the facade that are located either side of the central foyer's mass.

**4 Adaptation** of the openings previously finished in glass block by re-glazing in double glazed contemporary glazing system consisting of clear toughened/ argon fill/ grey tint assembly set in charcoal grey powder coated aluminium frame to Interpon 15 year warranted finish. Intention is to clearly distinguish new fabric from previous and existing fabric so that clear interpretation of the phased of renovation are apparent. Transparent finish will provide effective control of weather and solar loading to the foyer space while providing a contemporary presentation of the original 1937 glazing fabric remaining on the east side of the foyer and allowing night lighting to enhance presentation of the space to the street.

**5 Maintenance and Preservation** of existing terrazzo flooring to foyer space that dates from 1937 renovation, extending under the 1986 planter wall. Initial investigations indicate extent of floor is continuous under planters to south and north foyer walls, but it is not clear what extent of damage to the terrazzo was made in 1986. Condition of terrazzo to be reviewed with advice from Heritage Council officers following demolition works to consider if alternative approach to maintenance & preservation is appropriate, or if reconstruction or adaptation is preferable to provide optimal presentation of the space.

## SIGNIFICANCE OF AFFECTED FABRIC

Hocking Planning & Architecture 2004 described the facade as follows:

### ***"2001 Principal Façade Elements***

*The principal façade elements to Marine Parade and Warnham Street are as follows:*

- a tabula rasa between footpath level and ground floor level to both facades, which provides a plinth for the upper façade;*
- two storeyed arcading to both facades;*
- continuous Art Deco low relief frieze centrally placed on the spandrel between the ground floor ceiling and the first floor slab;*
- the frieze is broken at each column with rectangular badges with draped high relief decorations;*
- the arcade columns are plain and unadorned through both levels apart from two bands of coloured incised relief below stub square capitals at the head of the first floor columns;*
- a central entry pavilion two storeys in height with tri-partite arcade openings at both levels, the canopied central doorway at ground level is flanked by glass block enclosed openings, the verandah openings on the upper level have simple steel balustrades, the hipped terra cotta roof is supported on sets of paired brackets, a vertical neon sign is mounted asymmetrically at first floor level;*
- the central entry pavilion is flanked on both sides by three bays of double height arcades, as an open verandah on both levels to the northern end, as an enclosed arcade with bifold doors to the ground floor restaurant and open verandah above, hipped tile roofs sit directly onto the column capitals;*
- at both corners are curved two bay double height arcades surmounted by a stepped Art Deco pediment, terminating in a double column and projecting bay facing the side streets, Warnham and John Streets;*
- Warnham Street façade is continued in an open ended format with four bays of double height arcading with verandahs behind;"*

In 2004, existing fabric was described as follows:

"

- the rear walls of the arcading to Marine Parade and Warnham Street remain with openings substantially as constructed, although aluminium windows and doors replace the original joinery;*
- the rear walls to the arcading at the upper level of the southern end of the Marine Parade façade have been converted to a window wall in aluminium framing;*
- the rear wall treatments have minimal impact on the visual presentation of the facades due to the robust design of the outer face of the building;*
- the current colour scheme dates from the 1985-86 adaptations and is in the character of the Art Deco style, rather than reconstruction of the original colour scheme. "*

Note that the colour scheme was revised again in 2012

## PROPOSED WORKS

### MASONRY REPAIRS

Note that the rendered facade fabric adjacent to the glass blocks clearly dates from the 1986 renovation when fabric significant to the 1937 design was altered to accommodate changed planning of the entry. That replan provided a central entry in place of the central window treatment flanked by two side entrances evident in earlier pictures.

Although the rendered masonry fabric affected by the currently proposed repairs is significant to the presentation and operation of the place since its alteration in 1986, it is proposed by this report that its significance is not sufficient to justify more than its maintenance and preservation in its current form.

### GLASS BLOCK REPLACEMENT

Although the glass blocks installed in 1986 are also significant to the presentation and operation of the place since that date, it is proposed by this report that their significance is not sufficient to justify their repair or replacement with like materials, and that a transparent and contemporary treatment of their replacement with a tinted double glazed assembly in lieu of the 1986 fabric is acceptable. The advantage of the proposed glazing is that, while providing an energy performance that shelters the open foyer behind from weather, the new fabric will allow presentation of the horizontal detailing of existing fabric behind, especially when lit at night. material in glazing is noted on attached DA drawing submission Viridian 6SMRT-ARGON-CLT or equal.

### TERRAZZO FLOORING REPAIRS

Although neither of the Hocking Architects and Planners' reports mention the flooring in the foyer space, it is probable that the green terrazzo design there dates from the 1937 renovation. The central section between the street entrance and ceramic tile finished stairs up to the internal foyer is generally intact though worn. The ceramic tile finishes at the street entrance and stairs evidently date from the 1986 renovation. Flanking areas of the original terrazzo floor were covered by low rendered masonry walls and planting medium possible laid straight over original terrazzo from the previous side entries. It is probable that areas there were more worn than the central finish remaining, as stairs up to the internal level clearly required replacement at the time of the later renovation.

Since the terrazzo material that is evident in the centre of the remaining foyer is suitable for preservation for ongoing use of the place and is fabric significant to the presentation of the 1937 works, this proposal is for refinishing of that central area by polishing the existing terrazzo to reveal its original design and finish.

The extent of the terrazzo design that continues under the masonry planter walls and planting medium either side of the existing terrazzo floor is not completely certain. Preliminary excavation of the planter and examination of border patterning suggests that the terrazzo floor continues under the planters. This proposal therefore is for:

- removal of planting medium to expose extent of remaining terrazzo under
- removal, if appropriate, of the low masonry planter retaining walls. Those date from the 1986 works, are on a raking plan form that is not sympathetic to the 1937 design, and intrude on expression of the terrazzo border. Consideration of their value will be made in consultation with officers from the heritage Council of WA (HCWA) during the demolition process prior to proceeding with further works for repair of the terrazzo
- In the event that the terrazzo under the planters is repairable, retaining walls will be removed and repairs will be undertaken.
- In the event that original fabric is not repairable, an alternative treatment of the floors below the planters will be agreed with advice from officers from HCWA.

### CERAMIC TILE REPLACEMENT

During the review of the condition of the terrazzo under the planters with HCWA, samples for proposed replacement of ceramic tiles on steps between terrazzo foyer finish and street as well as upper terrazzo floor finish will be reviewed with officers from HCWA, with a view to replacing that 1986 fabric with material more sympathetic to the finish of the terrazzo floor tiles. The terracotta coloured ceramic tiles are hard wearing but not fabric that is significant for the 1937 design, and their nosing manifestation treatment does not meet current access colour contrast standards. It is noted that although ramp accessibility to the premises is provided on



the north side of the building, and ramp access at the Marine parade entrance would not be sympathetic with the heritage presentation of the Marine Parade entrance, nonetheless, manifestation of the nosing edges of the steps in their present location that dates to the 1937 design and in accordance with current Accessibility standards would be prudent. This would imply the use of applied tactile indicators and colour contrast finish of the step surface. it is proposed that the finish for the steps would be in a terrazzo tile material sympathetic to the original terrazzo finish but distinguishable from original fabric as an Adaptation to current standards

## REFERENCES

P Marquis-Kyle & Meredith Walker 1992, *The Illustrated Burra Charter*, Australia ICOMOS Inc, Sydney.

Hocking Planning & Architecture 2003, *Cottesloe Beach Hotel Heritage Assessment For Meat Exports Pty Ltd* HERITAGE COUNCIL OF WA LIBRARY 6404001

Hocking Planning & Architecture 2004, *Cottesloe Beach Hotel Conservation Plan Draft September 2004 for Multiplex Developments Pty Ltd* (Copy Held by Heritage Council WA)





26 July 2016

YOUR REF	5/2016.3409
OUR REF	P597/41815
ENQUIRIES	Moss Wilsor

Liz Yates  
Development Services Administration Officer  
Town of Cottesloe  
PO Box 606  
COTTESLOE WA 6011

TOWN OF COTTESLOE

01 AUG 2016

RECEIVED

Dear Liz

**P597 COTTESLOE BEACH HOTEL**  
**Town of Cottesloe Application No. 5/2016.3409**

Under the provisions of Section 11 of the *Heritage of Western Australia Act 1990*, the proposed development as described below has been referred to the Heritage Council for its advice.

Place Number	P597
Place Name	Cottesloe Beach Hotel
Street Address	104 Marine Parade, Cottesloe
Referral date	5 July 2016
Development Description	Repairs to front foyer and glazing replacement

We received the following drawings prepared by Artem Architecture dated June 2016:

P1.0 Cottesloe Beach Hotel Repairs to Parade Entry DA Issue for Approval

The referral for the proposed development has been considered in the context of the identified cultural significance of *Cottesloe Beach Hotel* and the following advice is given:

**Findings**

- *Cottesloe Beach Hotel* comprises a two storey brick and tile building in the Art Deco style. The place is significant as a landmark Art Deco Hotel and as a significant social venue characteristic of the Australian beachside lifestyle.
- It is proposed to perform alterations to the front foyer of the hotel, facing Marine Parade. The alterations include:
  - a. Removal of the glass blocks in the openings flanking the main entrance to the foyer followed by repairs to the rendered masonry and installation of aluminium-framed Viridian Smartglass windows.
  - b. Repair terrazzo tiled steps in street entry and by main doors.

stateheritage.wa.gov.au  
info@stateheritage.wa.gov.au

- c. Remove cement planter boxes in sides of foyer and reinstate terrazzo tiled floor.
- The Conservation Plan for the place (Hocking Planning & Architecture 2004) identifies the Marine Parade Foyer as being of exceptional significance, but further identifies the glass blocks and planter boxes as being post 1985 alterations to the place. The conservation recommendations for the place are to remove the planter boxes (recommendation 45) and the glass blocks (recommendation 46).
- The proposed works are in keeping with the Conservation Plan and represent a positive heritage outcome for the place.

**Advice**

The proposed development, in accordance with the plans submitted, is supported.

We would appreciate a copy of your Council's determination for our records.

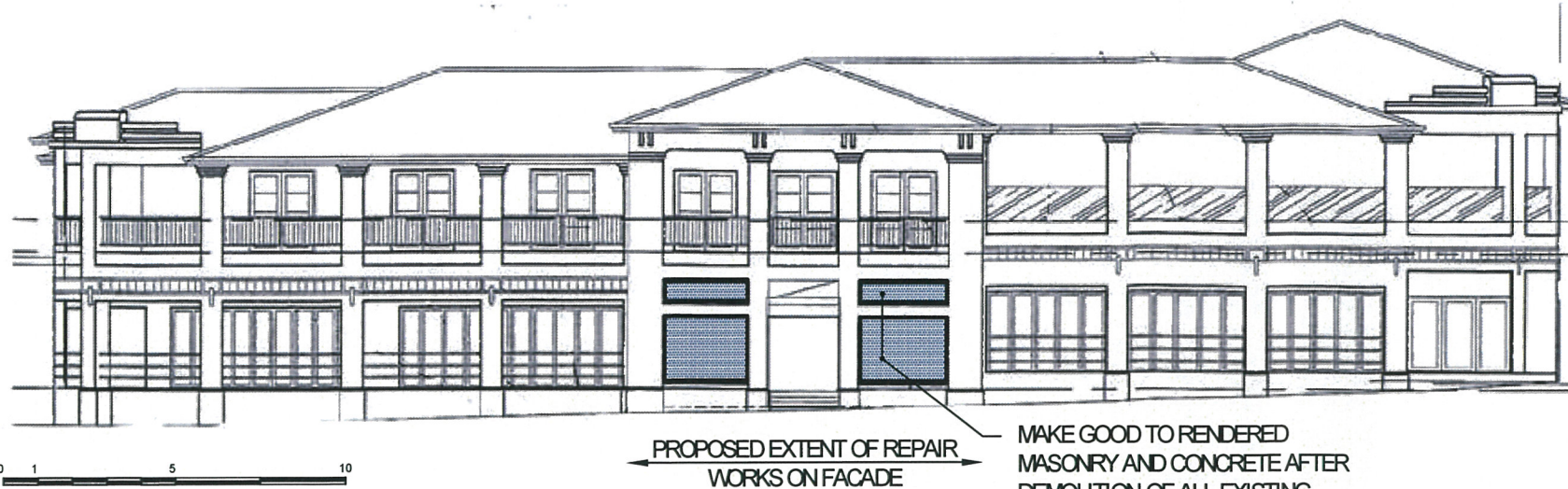
Should you have any queries regarding this advice please contact Moss Wilson at

Yours sincerely

Harriet Wyatt ✓

**A/DIRECTOR DEVELOPMENT & INCENTIVES**





COTTESLOE BEACH HOTEL WESTERN ELEVATION 1:200 @A3 / 1:100 @A1

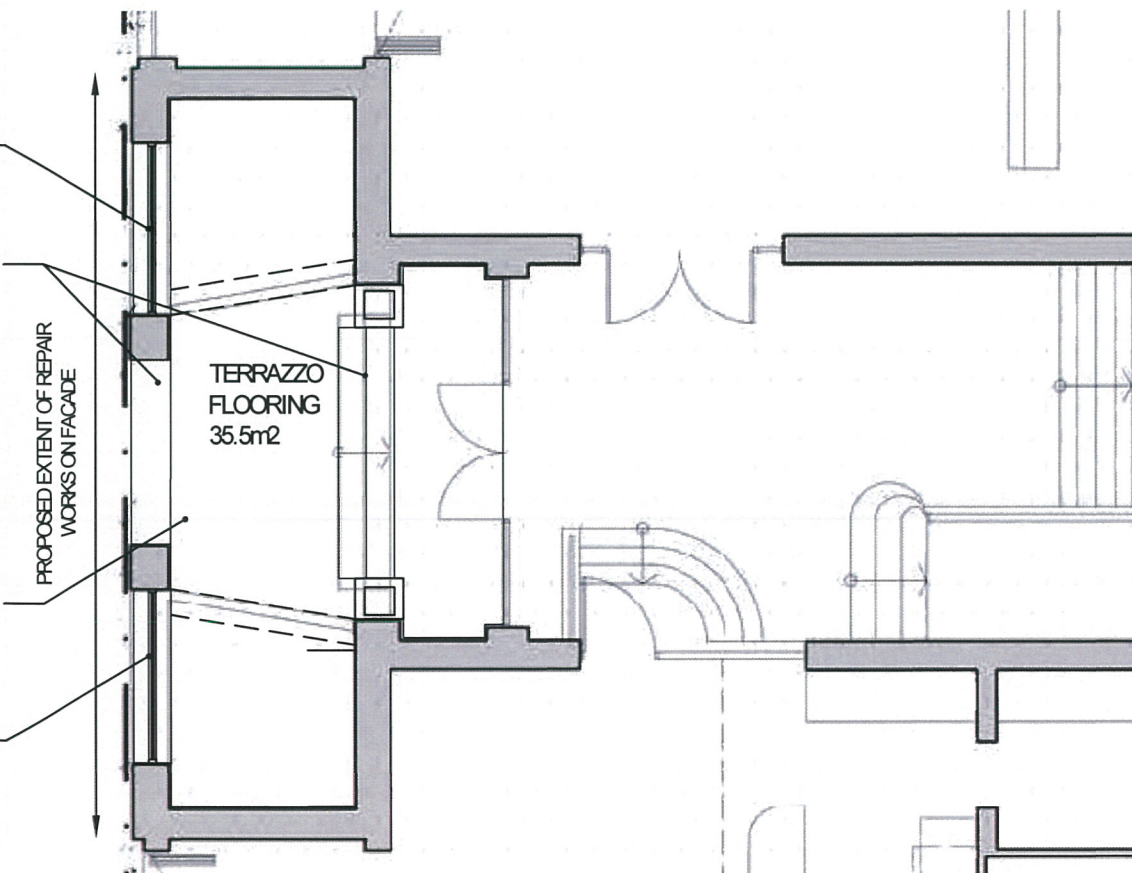
MAKE GOOD TO RENDERED MASONRY AND CONCRETE AFTER DEMOLITION OF ALL EXISTING GLASS BLOCKS, INSTALL NEW GLAZING, POWDER COATED FRAME IN INTERPON ULTRIVA D2015 WARRANTED POWDERCOAT FINISH CHARCOAL YL238A GLAZED IN VIRIDIAN 6SMRTG-ARGON-CLRT ON BOTH SIDES OF ENTRANCE OPENING

DEMOLISH EXISTING DAMAGED GLASS BLOCK INSTALLATION COMPLETE AND MAKE GOOD TO ADJACENT RENDERED MASONRY AND CONCRETE STRUCTURE ON BOTH SIDES OF ENTRANCE OPENING

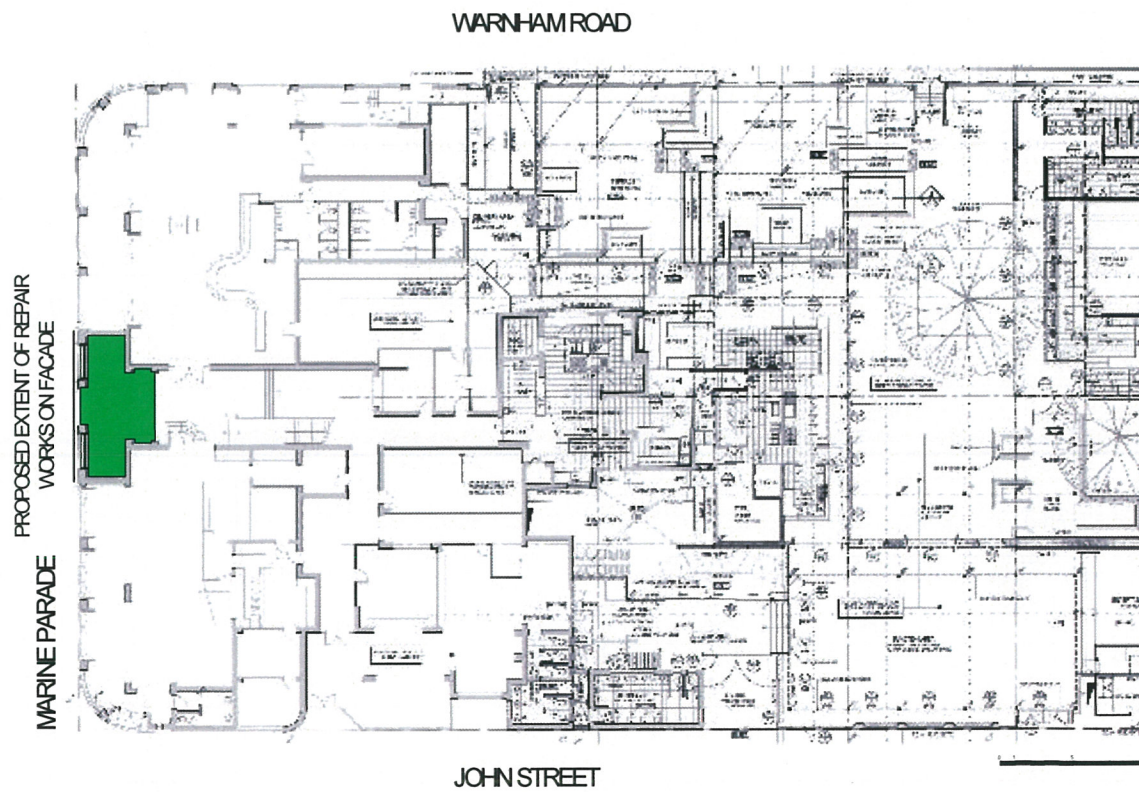
RETILE STEPS AND TREET ENTRY THRESHOLD IN APPROVED TERRAZZO TILES

DEMOLISH EXISTING PLANTERS AND RETAINING WALLS, INSPECT AND CONFIRM FLOOR FINISH IS REPAIRABLE, REPAIR EXISTING TERRAZZO FLOOR FINISH TO MATCH ORIGINAL FINISHES

INSTALL NEW GLAZING, POWDER COATED FRAME IN INTERPON ULTRIVA D2015 WARRANTED POWDERCOAT FINISH CHARCOAL YL238A GLAZED IN VIRIDIAN 6SMRTG-ARGON-CLRT ON BOTH SIDES OF ENTRANCE OPENING



COTTESLOE BEACH HOTEL FRONT ENTRY FOYER 1:100 @A3 / 1:50 @A1



COTTESLOE BEACH HOTEL SITE PLAN 1:500 @A3 / 1:250 @A1

