

Project no. 11-53

STATEMENT OF HERITAGE IMPACT



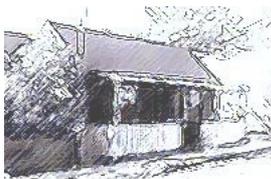
**Proposed
Change of Use and Tenancy Fitout
former Bellevue Hotel,
738 Hunter Street,
NEWCASTLE**

for

**Mr Brad Bobako
FAT INK TATTOO**

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1. INTRODUCTION — BASIS OF ASSESSMENT

Carste Studio has been engaged by Mr Brad Bobako, to prepare a Statement of Heritage Impact to accompany a Development Application (DA) for a tenancy fitout to the former Bellevue Hotel, Newcastle. The tenancy is a Tattoo Studio, the current business being located across the road from the Bellevue Hotel.

This report adopts the methodology outlined in the *Heritage Assessments and Statements of Heritage Impact* (prepared by the Heritage Office and the Department of Urban Affairs and Planning, 1996.) It has been undertaken in accordance with the principles of the *Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, 1999.

The subject building is a heritage listed item in the Newcastle City Council LEP 2003 known as the Bellevue Hotel and is located within the Newcastle West precinct. The impact on the streetscape through signage, and the impact internally of the fitout are the threshold issues associated with this development.

The Statement of Heritage Impact was prepared by Stephen Booker, Conservation Architect and Heritage Consultant of carste STUDIO.

The site was inspected on the 13 October 2011.

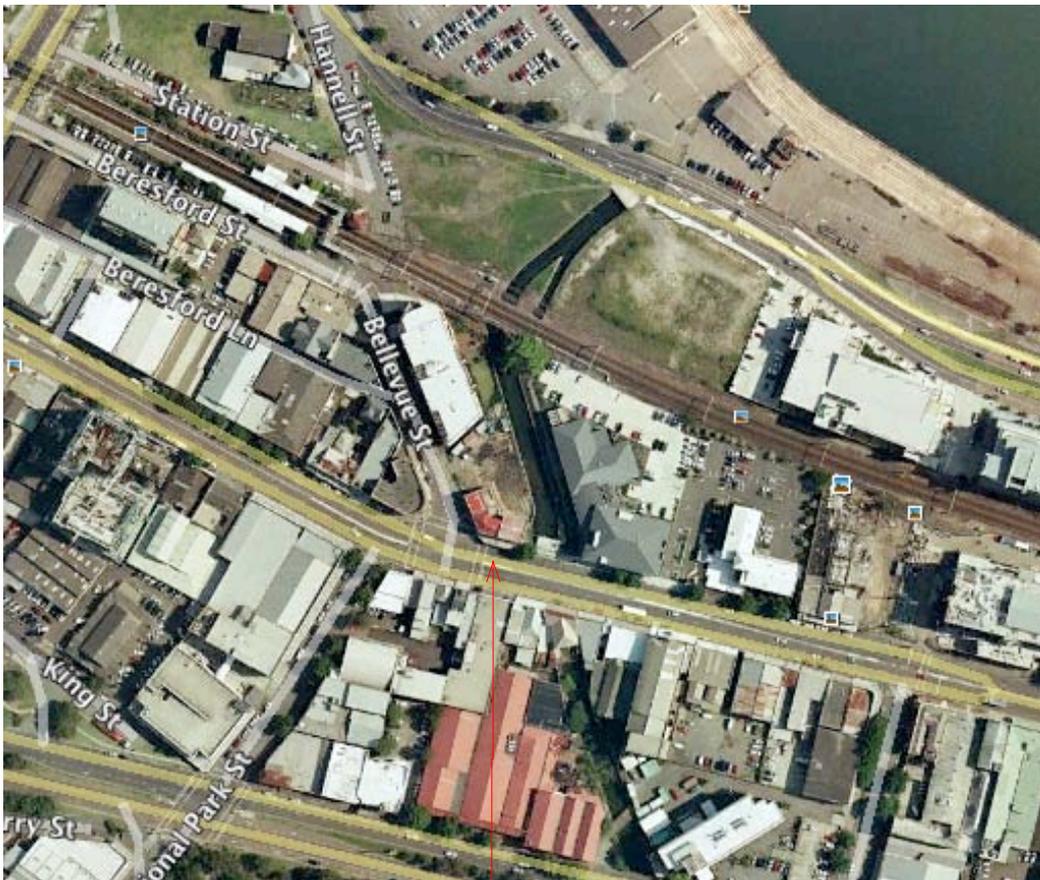


Figure 1 Location of subject site.
source: Google Maps

2. HISTORICAL BACKGROUND

From the Register of the National Estate listing.

“The present hotel comprises an 1878 building with extensions dating from c 1880-90 and 1935. The 1878 building was constructed by Job Butler Hudson on a site acquired from A A Dangar. On 28 December 1878, an advertisement in the Newcastle Morning Herald referred to the building as Hudson’s Bellevue Hotel, suggesting that it was purpose built as a hotel. In 1880, the licensee was William Norman, and from 1885-90 the licensee was Edward Scott who also ran a number of cabs and buggies from the premises.

Early site plans indicate that the hotel was situated along a major tramway route and was close to the wharf areas of Newcastle Harbour.

The original building was possibly an example of the Victorian Regency style. The c1890 extension was an example of the Victorian Filigree style. The exterior of the original building was extensively remodelled when the 1935 extensions were constructed, the hipped roof was replaced with a skillion roof, a Victorian parapet added, the first floor verandah removed, and an extension to the north west was built. The two storey verandah, including cast iron columns and lace, of the c1880 addition was removed. The ground floor window and door arrangement of both buildings was altered. The whole of the 1935 works combined the building parts to give the appearance of one building. The 1935 alterations and additions were designed by W M D Jeater, Newcastle architect for Messrs Tooheys Ltd.

Although a portion of new suspended awning to the north-west extension in Hannell Street was added in 1935, it appears that the remainder of the present suspended awning was built before 1935.

The ground floor window and door arrangement has been altered since 1935, and the wall tiles to the ground floor external walls have been removed.

In 1994 the building ceased operation as a hotel and was purchased by the Honeysuckle Development Corporation as part of the land consolidation in the Honeysuckle Precinct bounded by Hunter Street, Hannell Street, Wharf Road, and Merewether Street. “



Figure 2: Bellevue Hotel c1905 , showing that the building appeared as two adjoining buildings.
Hunter Photobank No. 163 001425

3. PHYSICAL DESCRIPTION

The two storey building is a modest example of the Victorian Italianate style. External wall construction comprises rendered brick, painted. The building features a full height chamfered corner addressing the prominent street intersection of Hunter and Bellevue Street. Windows to the first floor are timber framed, double hung sashes. The parapet is punctuated by non structural piers adorned with ball finials. A continuous dentil cornice is located on the upper facade. From each of the piers is fixed a cable stay projects supporting the suspended awning.

Above the level of the awning, the external wall of the building retains much of the c1880-90 fabric and integrity and that of 1935.



Figure 3: The Bellevue Hotel in 1959.
Hunter Photobank No. 46000023

The other heritage significant building in the vicinity is the former Bank of NSW (Bank Corner) to the west at 744 Hunter Street, an item of Local significance.

Extensive modifications have been carried out to the building as a mixed use development with the addition of apartments and drastic internal modifications to the hotel, including the construction of Toilets, removal of ceilings, construction of a new concrete floor and in part a particleboard floor, stripping of internal plasters to the greater majority of the interior of the building and the incorporation of a Fire Exit to the north of the interior space.

The exterior paint of the building has been stripped and repainted, with the areas below the cantilevered awning remaining substantially intact. This is a significant change from the days when the building was painted in the blue and red of the Newcastle Knights Rugby League team.



Figure 4: The Bellevue Hotel in October 2011
Photo by Stephen Booker

4. THE PROPOSAL

The proposal is to carry on a Tattooing Studio and retail outlet in the previously renovated former Bellevue Hotel ground floor area.

The fitout entails construction of a 900mm high partition to the central design area, a full height separation wall between the Kitchen, Staff Room, Toilets and the Ink Studio.

The existing walls are proposed to be set with a lime plaster to a smooth glass like finish. An aluminium dado sheet is to be affixed to the walls to a height of 900mm to protect the wall finish and provide a resilient and hygienic finish. Floors are to be sheet vinyl over the existing concrete and particle board floor, with all salient angles and skirtings covered and welded.

Where the fireplace is located on the Design Studio side (west) of the stack, it shall not be plastered over, but left as is and the aluminium dado sheet fixed over it.

For security and the purpose of protecting the doors from damage and graffiti, the external doors where shown in the Ink Studio and the Design areas are to be locked shut and the whole of the opening sheeted with a black painted/ powdercoated aluminium panel, screw fixed into the door reveals on the outside. This will enable security to be maintained and the door details to still be appreciated from the inside. The outside form and position of openings will remain legible.

The proposed new development is shown in drawings by Just Drafting Design and Planning Services. The following drawings have been used in this assessment:

3447/ 1of 1	Floor Plan Awning Sign and Details	Issue 0	Undated
No reference	Statement of Environmental Effects	Issue 0	Undated

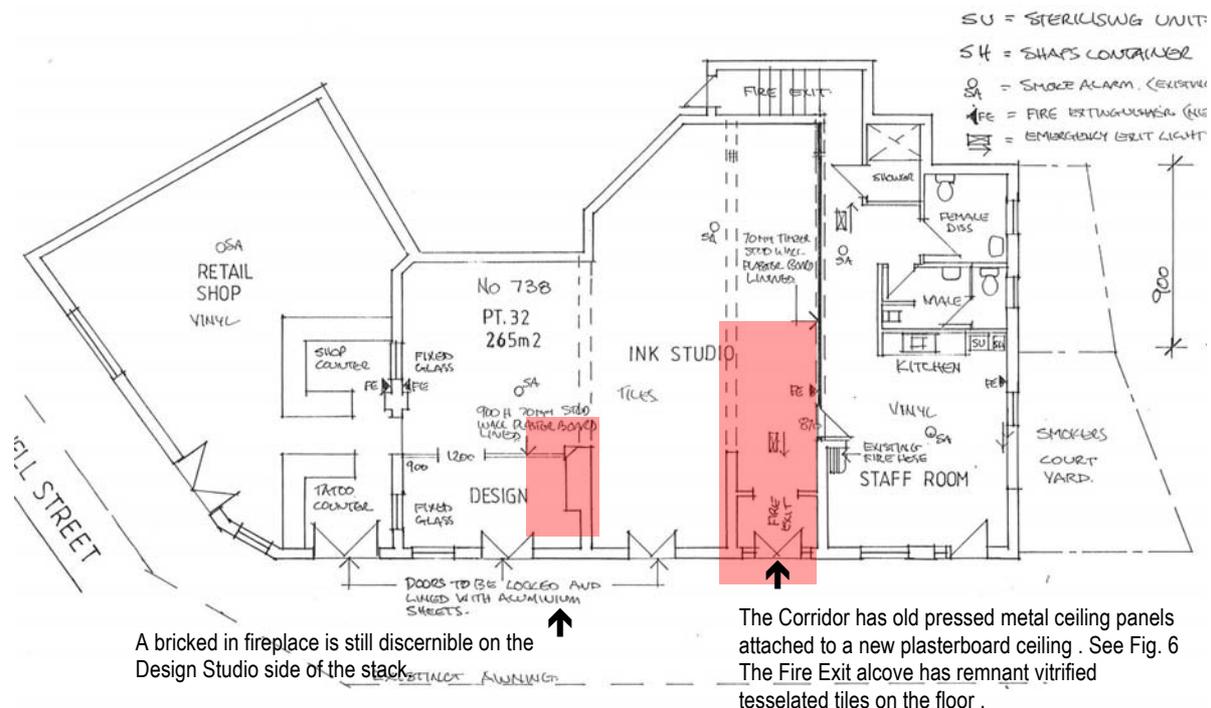


Figure 5: Floor Plan by Just Drafting

There are some interpretation elements left within the building that provide a challenge for the new tenancy, from a clinical hygiene perspective. They include:

- the remnant pressed metal ceiling lining in the Exit corridor, which is rudely affixed directly under the new plasterboard ceiling (refer to Figure 6),

- the raw state in which the internal walls have been left, including peeling paint in the Exit area (Figure 7) and
- the tessellated floor tiles left in the same area (Figure 8).



Figure 6. Sections of pressed metal ceiling and battens affixed to the new plasterboard ceiling.



Figure 7. The raw state in which the walls have been left.



Figure 8. Tessellated vitrified tiles remaining in the Exit alcove.

These issues aren't addressed on the drawings prepared by Just Drafting, however they were discussed on site with the business proprietor Mr Brad Bobako.

Pressed metal ceiling panels

The purpose of these is undoubtedly, to represent the early ceiling materials present in the Ground floor of the Hotel. Removal of the original ceiling must have been reasonably careless, as the panels are damaged and have jagged edges and are not evenly secured to the battens underlying. It is recommended that the panel be secured where the loose edges appear and the whole either sheeted over with clear perspex or framed and the open edges sealed so that dust can't be dislodged from above the panel. The former will present difficulties through deflection of the perspex sheet and issues with providing sufficient fixing without penetrating the ceiling panels.

Wall finishes.

It was explained that the remnant wallpaper and paint on the walls, even though it is peeling off, is historical evidence of early internal finishes in the hotel. It is worthy of retention, because it is *in situ*, and not simply a record prior to demolition. Unfortunately again, it presents a hygiene issue and for the tenancy to *vaibly* proceed, the wall surfaces will need to be consolidated or secured in some way so that smooth impermeable finishes can be achieved. The most reasonable manner of achieving this is to batten the walls so affected and sheet with moisture resistant plasterboard. The underlying finishes will at least be preserved in this instance.

Other areas of the interior can be lime plastered without detriment to the remnant fabric.

The fireplace hearth is to be protected by the application of an aluminium sheet dado panel as detailed on the fitout drawings.



Figure 8 Fireplace hearth is still discernible. This area is to become the Design Studio.

Internal wall painting

Painting to the internal wall surfaces should be carried out using a moisture permeable coating system such as Mineral Silicate flat finish as produced by Murobond Paints. The finish is vapour transmissive, water repellent, is resistant to peeling and cracking and would provide the durability required for the application proposed.

Other manufacturer's produce similar products. Mineral silicate paints are the optimum solution for maintaining a hard and durable finish to the interior walls whilst allowing the wall to "breathe".

Floor tiles

The tessellated floor tiles shown in Figure 8 are dislodging at the edges, and need to be protected and preserved. As part of the fitout works, the floor needs to be secured in this area, by refixing loose tiles and filling the floor adjacent to the north and terminating between the door jambs, with a mortar infill. New tiling in the Ink Studio can then be laid from that point northwards. We do not recommend the matching of the floor tiles and integrating the old with new tessellated tiles. This would confuse the interpretation of the site, even though it would make for an homogenous floor finish.

The Western Wall of the Ink Studio

This wall would appear to be a remnant internal wall from the earliest phase of the hotel construction. The fireplace wall is also part of this construction.

There are three openings in this wall. Refer to Figure 9. The central opening is to be retained and the two flanking openings are to be infilled with glass as vision panels to enable supervision of the Retail area.



Figure 9. The central wall in the older section of the building.

External Works

Apart from signage affixed to the existing cantilevered awning fascia, there are no exterior changes proposed.



Figure 10: The proposed awning mounted signage

Locking the doors and fixing black powdercoated panels to the exterior will not obscure legibility of the size and proportion of doorways nor glazing allowing full appreciation of the Hotel's form as it stands, whilst protecting the glass and door panels from damage.



Figure 11: Typical doorway.

5. ASSESSMENT OF SIGNIFICANCE STATEMENT OF SIGNIFICANCE

The following is an extract from the Register of the National Estate, Place ID 100930 and Place File No. 1/09/063/0085

"The Bellevue Hotel, 738 Hunter Street corner Hannell Street, Newcastle West has historic and social significance as a hotel operating on this site since c 1880 until

1994. The original 1878 building has been incorporated with the c 1880-90 and 1935 alterations and additions. The continued expansion of the hotel illustrated the popularity of this facility as a drinking and accommodation facility, reflecting the growth of Newcastle as a major population centre. The development of the hotel capitalised on its close proximity to the major tramway route and the wharf areas of Newcastle Harbour. “

6. PLANNING AND HERITAGE CONTEXT

Newcastle Local Environmental Plan 2003 (LEP 2003)

The following items of European Heritage are listed in Schedule 6 of the LEP 2003:

Newcastle West. Former Bank of NSW (Bank Corner), corner of Hannell (Bellevue) Street and Hunter Street.

Relevant Clauses of the LEP 2003:

Part 4 Environmental heritage conservation

27 Heritage assessment

- (1) *In assessing a development application to carry out work, including demolition work, on a heritage item or within a heritage conservation area, the consent authority shall have regard to the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or the heritage conservation area.*
- (2) *Where the consent authority is satisfied that the carrying out of the proposed development is likely to, or may, affect the heritage significance of the heritage item or the heritage conservation area, the assessment shall include consideration of a heritage impact statement that addresses at least the following issues (but is not to be limited to the assessment of these issues if the heritage significance of the particular item or area involves other issues):*
 - (a) *for development that involves a heritage item:*
 - (i) *the heritage significance of the item as part of the environmental heritage of the City of Newcastle, and*
 - (ii) *The impact the proposed development will have on the heritage significance of the item and its setting, including any landscape or horticultural features, and*
 - (iii) *The measures proposed to conserve the heritage significance of the item and its setting,*
 - b) *For development that is proposed to be carried out within a heritage conservation area:*
 - (i) *the heritage significance of the heritage conservation area and the contribution which any building, work, relic, tree or place affected by the proposed development makes to the heritage significance of the area, and*
 - (ii) *The impact the proposed development would have on the heritage significance of the heritage conservation area, and*
 - (iii) *The compatibility of any proposed development with nearby original buildings and the character of the heritage conservation area, taking into account the scale, form, orientation, setbacks, materials and detailing of the proposed development, and*
 - (iv) *The measures proposed to protect the significance of the heritage conservation area and its setting, and*
 - (v) *Whether any landscape or horticultural features which contribute to the heritage significance of the area would be affected by the proposed development.*

Newcastle City Centre Local Environmental Plan 2008:

The development is within a B4 land use zone of the city, and as such the proposal complies with the Mixed Use definition.

Clause 46 Relates to heritage Conservation and the relevant sub clauses are as follows:

(1) Objectives

The objectives of this clause are:

- (a) *To conserve the environmental heritage of Newcastle city centre, and*
- (b) *To conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, settings and views...*

(2) Requirement for consent

Development consent is required for any of the following:

- (a) Demolishing or moving a heritage item or a building, work, relic or tree within a heritage conservation area,*
- (b) Altering a heritage item or a building, work, relic, tree or place within a heritage conservation area, including (in the case of a building) making changes to the detail, fabric, finish or appearance of its exterior,*
- (c) altering a heritage item that is a building by making structural changes to its interior...*

The proposal will occupy a refurbished and adaptively re-functioned building interior, the exterior of which has been retained albeit partially subsumed in a multi-storey apartment building. In this instance it is conserving the heritage item and its significance as well as revitalizing the place, whilst retaining the remnant finishes that have been left after the former interventions have been completed.

The interior of the building is being changed, but the changes are reversible. There are no structural changes being undertaken as a result of this development.

Externally, there is new signage proposed to be mounted on the cantilevered awning.

7. ASSESSMENT OF IMPACT

7.1 General Identification of Impacts

The proposal is for the relocation of the **Fat Ink Tattoo Studio** to be relocated from the southern side of Hunter Street, into the refurbished and currently vacant ground floor of the former Bellevue Hotel.

The work proposed includes construction of partitions, fire protection and early warning devices, upgrading of internal linings, protection of interpretative remnants left from the former use, new floor finishes and external signage. Doors are to be locked shut as detailed on the drawings and a black powdercoated aluminium sheet affixed to the door frames on the outside to provide security and privacy. The doors and windows will remain visible on the inside, but protected from damage.

Potential impacts arising from the proposed development include:

- Signage intervention on the exterior awning
- Impact on the existing interior as a result of the fitout works.

7.2 Impact on the Streetscape of Bank Corner

Refer to Figure 10 for the signage and corner icon proposed to be mounted on the cantilevered awning fascia. The lettering style of "FAT INK TATTOO" in Times New Roman extended suits the proportioning of the fascia of the awning and combined with the corner icon, constructed in laser cut metal, will be a balanced and low key signage intervention. There are no illuminated signs proposed.

The Bank Corner streetscape will not be negatively impacted by this understated signage.

7.3 Impact on the Internal Elements of the Building

The building interior has been left in a state suitable for the incorporation of a fitout to suit the retail/ service component of the overall mixed use development.

As such, applied finishes to the floors, walls, and in the form of joinery and fitments are to be expected.

The extent of changes required for the Tattoo Studio relate to the hygiene and clinical / sanitary conditions that this business requires.

The status of the interior and the recommendations made for the remediation and addressing of the specific issues of wall finishes, metal ceiling panel containment and the stabilisation and protection of remnant floor tiles and the provision of security to the perimeter doors have been detailed in Section 4 of this report.

The carrying out of this recommended work will not only meet the requirements for the internal environment required for the Studio, but will also assist in the interpretation and stabilisation and ongoing conservation of the significant building fabric.

8. SUMMARY HERITAGE IMPACT ASSESSMENT

The following aspects of the proposal could enhance and respect the heritage significance of:

The interior of the building has had incorporated some interpretative devices that have not been so successful in implementation.

As a result, internal finishes and some supplementary wall lining materials and floor tile infilling will be required to ensure the remaining elements are resilient and that the remnant fabric is not lost from view, nor further accessibility.

Plastering the wall surface is essential to provide a hard, smooth and durable finish, which is water resistant. The application of Mineral Silicate paint will ensure the final coatings are moisture permeable allowing the walls to "breathe" and thus reducing the moisture content of the wall, minimising salt take up and enhancing the longevity of applied finishes and the wall plaster.

Securing the tessellated floor tiles is essential to retain early extant fabric, provide definition between new and old, through the defined infill of missing areas of tiles back to a rational position, in this case the door jambs and installing new tiles beyond that point thus retaining and conserving the existing and differentiating new interventions and materials.

The peeling wallpaper and paint is an important remnant element of the building. It is unknown as to why it was left in the state it was, and not consolidated and protected in the new works that were performed. None the less, it is an unequivocal primary record of the finishes used in the building, and needs to be retained and protected.

The best way to protect this material is to cover it with a supplementary wall so that it will remain relatively undisturbed into the future.

The metal ceiling panels are clumsy in the way they have been represented. In the proposed development, this forms a potential source of dust and airborne debris that must be contained. It is for this reason that the two options have been put forward:

1. Remove the panels and reinstate when the business moves out. This is counter productive to the rationale of providing the interpretation panel.
2. The second option is to box or cover in the panels with perspex to enable them to be seen, but prevent them from becoming a dust ledge.

The second option has been canvassed as the most appropriate heritage conscious outcome.

Glazing the previous doorways either side of the central opening in the west wall of the Ink Studio retains the openings but provides the surveillance required from the Studio to the Retail space.

The array of proposed works beyond that stated hereinbefore are the erection of plasterboard partitions and a 900mm high dado panel throughout the building areas to protect the wall surface, and to provide a good ground for coving the skirting edge for hygiene and cleaning purposes.

The lightweight walls are reversible and requires no structural changes to the building.

In essence, the proposal represents a heritage conscious and positively responsive fitout both internally and externally.

The following aspects of the proposal could detrimentally impact on the heritage significance of the Bellevue Hotel and the environs of Bank Corner:

Signage design was seen as a principal source of disturbance to the visual environs. The result produced is seen as being low key, in simple stylised design with a limited materials palette that in form, scale and font style is compatible with the building and non intrusive in the setting.

The initial proposal to block off the doors and windows to provide security to the premises and privacy to the clients had the potential to change the exterior presentation of the building. The possibility of using a graphic representation of the existing doors was considered and discounted in favour of providing the black out on the outside of the building, minimising the visual disturbance to the presentation and not affecting the appreciation by the public of the Hotel façade as the openings are read in silhouette form under the awnings as dark voids in any case, the windows and doors being painted black as it stands now.

The following sympathetic solutions have been considered and discounted for the following reasons:

The proponents of this development consulted carste STUDIO before proceeding to finalise their drawings and layout design for the interior fitout. All facets of the work have been discussed in detail with the proprietors and our recommendation have been adopted in the documentation produced.

We have supplemented the drawings with our description of the proposed finishing of specific areas of concern including:

- Interior walls and finishes, including painted finishes,
- Floor tiling where remaining and the interface of new with old, and
- The method of preserving the remnant wall paper and peeling painting the EXIT alcove, so that insitu material of the original wall finishes can be retained and preserved.

The proposal to fix a powdercoated aluminium panel on the inside of the doors that are not going to be operative, in lieu of placing them outside and making a graphic representation of the doors on the panels, doesn't solve the problem of ongoing vandalism and graffiti, but does maintain the doors as being visible, and provides the security and privacy required for the Ink Studio.

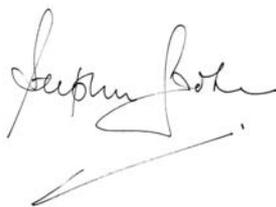
9. RECOMMENDATIONS

The recommendations above should be taken into account in applying Conditions of Consent for the Application.

10. CONCLUSION

The following general recommendation is made based on the Heritage Assessment and Statement of Heritage Impact:

The final assessment is that we find that there are no major impediments to the proposal being approved, based on heritage criteria.



stephen booker
managing director
carste STUDIO pty ltd