Architectural Projects

1812 – Former "Royal Exchange Assurance Building"
75-77 Pitt Street, Sydney, NSW 2000
Conservation Management Plan

March 2023

Architectural Projects

architectural projects pty ltd abn 78 003 526 823 www.architecturalprojects.net.au
tel +61 (0)2 8303 1700 fax +61 (0)2 9319 1128 architects@architecturalprojects.net.au
the foundry studio 1-181 lawson street darlington nsw australia 2008

1812 – FORMER "ROYAL EXCHANGE ASSURANCE BUILDING", 75-77 PITT STREET, SYDNEY – CONSERVATION MANAGEMENT PLAN

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1. EXECUTIVE SUMMARY

1.1. BACKGROUND

Architectural Projects were commissioned by Wilshire International to prepare this stand-alone Conservation Management Plan which has informed a Heritage Impact Statement in August 2019 in association with a Development Application for alterations and additions. This report has been updated in 2022, and amended in 2023 following the completion of upgrade works to meet Council requirements for the award of Heritage Floor Space. A Schedule of Essential & Desirable Conservation Works was prepared by Architectural Projects in 2019 to ensure the adequate conservation of the building, and was also expanded in 2022 following the completion of the conservation works to the building.

1.2. HISTORY

1937 May 31	Building officially opened by Premier Mr Stevens
1953	Plans for refacing the building and replacement of windows prepared by Kenneth McConnel
1965	Alterations to lower façade and interiors by Michael Powerey Smith
1973	Major upgrade of interior and new awning
1979, 1982	Internal alterations
1986	Thai Airways purchased the building
1990	Modification to lower façade and interior
2020-21	Alterations and additions to the entry awning, retail, interiors, rooftop, upgrade and façade restoration work.

1.3. PHYSICAL EVIDENCE

The facade of the building, originally fully clad in vitrolite panels, has been rendered and the three storey base incorporating the double height assurance chamber originally lined with a concrete screen and glass blocks, has been replaced by new glazing and ceramic tiles. The facade presents its minimalist arrangement of horizontal spandrels in contrast to the verticality of the southern office windows which are topped by a tower incorporating the caretakers flat with a flagpole above. The glass is flush with the spandrel panel and provides a glazed corner detail to the office space on the upper levels. The original windows to the facade above the third level were replaced in 1953 with bronze glazing of a similar design. These remain in place. Internally the office space has been refitted although the original finishes to the stairs and remnants of floor finishes in the basement remain.

Ceramic tiles and the setback to the glazing to the façade are intrusive. The roof level former caretakers flat retains the curved glass to the southern facade of the tower element.

1.4. STATEMENT OF SIGNIFICANCE

Former Royal Exchange Assurance Building, is a twelve storey building of Inter War Functionalist style. This building is historically significant as probably the first Modernist style high-rise building to be built in Sydney. It is an important building in the professional work of the noted Melbourne-based modernist architectural partnership of Seabrook and Fildes and the only surviving commercial example in Sydney of the work of the pioneer Melbourne based firm. The building is aesthetically significant as a rare and outstanding example of a 1930's modernist commercial exterior of high quality design. It was the tallest glass facade at the time of its construction. The building is significant for its contribution to an

understanding of the importance of the finance industry as an investor in "modernist office accommodation. The building is scientifically significant as the tallest known building at the time, in Sydney, to be faced with glass 'Vitrolite'. It is significant as an early use of innovative spanning necessitated by the tank stream. It is of architectural significance as possibly the first international style high-rise office building in Sydney.

2. INTRODUCTION

2.1. BACKGROUND

Architectural Projects were commissioned by Wilshire International to prepare this stand-alone Conservation Management Plan which has informed a Heritage Impact Statement in August 2019 in association with a Development Application for alterations and additions. This report has been updated in 2022, and amended in 2023 following the completion of upgrade works to meet Council requirements for the award of Heritage Floor Space. A Schedule of Essential & Desirable Conservation Works was prepared by Architectural Projects in 2019 to ensure the adequate conservation of the building, and was also expanded in 2022 following the completion of the conservation works to the building.

2.2. OUTLINE OF TASKS REQUIRED TO BE UNDERTAKEN IN THE BRIEF

The property is currently the subject of a Conservation Management Plan (CMP) in accordance with the Office of Environment and Heritage (NSW) (OEH) guidelines.

2.3. DEFINITION OF THE STUDY AREA

The Assessment relates to a study area defined by Lot 1 DP186488 with specific focus on the building at 75-77 Pitt Street, Sydney. The site is located on the west side of Pitt Street as indicated in the aerial photograph.

Refer Figure 2.1 location plan and Figure 2.2 aerial photo.

2.4. METHODOLOGY

The Assessment has been prepared in accordance with the methodology outlined in, The Conservation Management Plan by Dr James Semple Kerr (7th Edition 2013). The report complies with the principles of the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter) and its Guidelines. The methodology used in the evaluation of the place is that recommended by the Heritage Branch of the Office of Environment and Heritage.

It seeks to identify from documentary and physical evidence any historic aesthetic social and technological values of each component building and to determine their level of representatives or rarity by comparison with other identified examples. The analysis also looks at the overall character of the adjoining area to determine if the buildings and the site development pattern contribute to a characteristic grouping or cohesive streetscape that is unique or of sufficient importance to require protection.

2.5. LIMITATIONS

A time frame of eight weeks was established for the preparation of the Report. Access was given to the site and Council records held by the applicant and Council. No physical intervention was undertaken to prepare this report. No historical archaeological work was commissioned for the report.

2.6. IDENTIFICATION OF AUTHORS

The report has been prepared by a team consisting of the following key members:

Jennifer Hill – Architectural Projects Pty Ltd – Heritage Architect

Elizabeth Gibson – Architectural Projects Pty Ltd – Heritage Architect

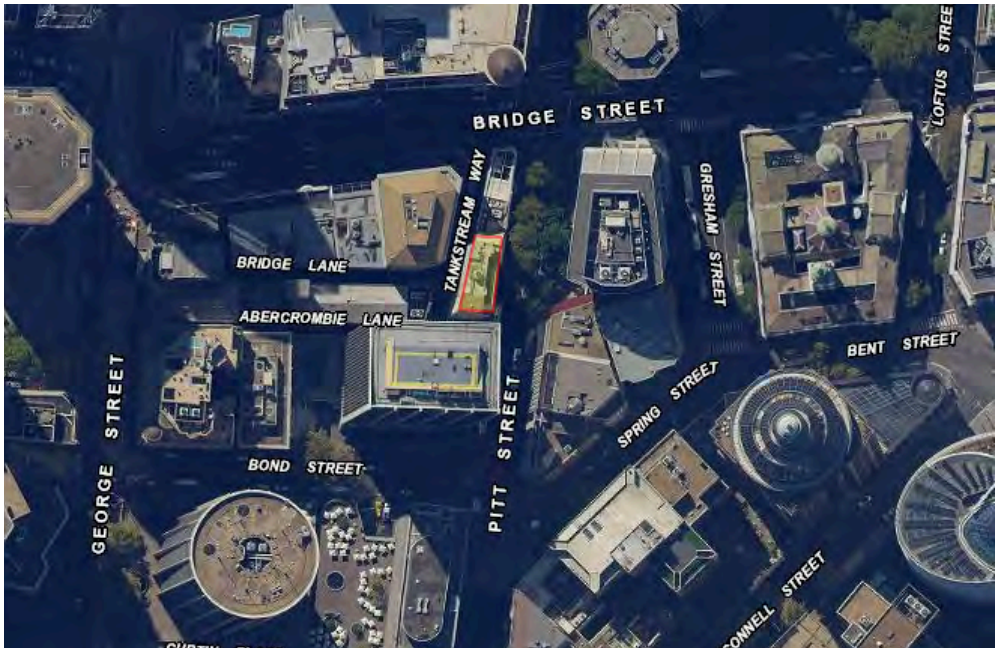
2.7. ACKNOWLEDGMENTS

City of Sydney Council – Michelle Cramsie, Matt Devine and David Fitzpatrick
City of Sydney Archives – Susan Kennedy
National Trust of Australia (NSW) – Leica Wigzell
Australian Institute of Architects – Sascha Garner

Information searches have occurred with the following organisations:
The State Library of NSW
NSW Land Registry Services (NSW LRS): Historic Land Records View (HLRV)
The National Library of Australia: TROVE
Sydney Water Archives
City of Sydney Archives
Australian Heritage Council
National Trust of Australia (NSW)
Heritage Council of NSW
NSW State Heritage Inventory
Australian Institute of Architects (AIA) Twentieth Century Heritage Inventory
Art Deco Society of NSW Heritage Inventory

Fig 2.1 2018 Location Plan SIX Maps

Fig 2.2 2018 Aerial Photo SIX Maps



3. HISTORICAL DOCUMENTARY ANALYSIS

3.1. HISTORICAL CONTEXT OF THE AREA

The Inventory Sheet for the Item notes:

Aboriginal History of the area

The following information is sourced from Anita Heiss, "Aboriginal People and Place":
The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora. There is no written record of the name of the language spoken and currently there are debates as whether the coastal peoples spoke a separate language "Eora" or whether this was actually a dialect of the Dharug language. Remnant bushland in places like Blackwattle Bay retain elements of traditional plant, bird and animal life, including fish and rock oysters.

Pitt Street, originally known as Pitt's Row, was one of the earliest named streets in Sydney. It originally started at Hunter Street and continued south. The section between Hunter Street and the Quay was partially privately owned, and fences prevented access to the water which was gained via Spring Street. A view of Sydney Cove from the end of Pitt's Row shows the site and surrounds in 1797. (Fig 3.1)

With the invasion of the Sydney region, the Cadigal and Wangal people were decimated but there are descendants still living in Sydney today. All cities include many immigrants in their population. Aboriginal people from across the state have been attracted to suburbs such as Pyrmont, Balmain, Rozelle, Glebe and Redfern since the 1930s. Changes in government legislation in the 1960s provided freedom of movement enabling more Aboriginal people to choose to live in Sydney.[1]

3.2. SITE AND BUILDING TIMELINE

YEAR	DESCRIPTION
1860	Tank Stream covered over
1865	First structures built between Hamilton and Pitt Streets. Three storey building "National Mutual Life Assurance and Sayers Coal Agent, and Chatfields Stock Broker Co." on site
1910c.	British Dominion co Central and Commonwealth Bank Co. occupy the site
1936 April	Working drawings for Royal Exchange Assurance Office Building prepared by Seabrook and Fildes, Architects
1936 July	Contract awarded to John Grant and Sons, Builders
1937	Amended Plans approved by Council
1937 May 31	Building officially opened by Premier Mr Stevens
1953	Plans for refacing the building and replacement of windows prepared by Kenneth McConnel
1965	Alterations to lower façade and interiors by Michael Powerey Smith

[1] .[1] Anita Heiss, "Aboriginal People and Place", Barani: Indigenous History of Sydney City http://www.cityofsydney.nsw.gov.au/barani

1973	Major upgrade of interior and new awning
1979, 1982	Internal alterations
1986	Thai Airways purchased the building
1990	Modification to lower façade and interior
2020-21	Alterations and additions to the entry awning, retail, interiors, rooftop, upgrade and façade restoration work

3.3. HISTORY OF THE SITE AND BUILDING

Colonial development of the site

The 1833 City of Sydney Survey Plan shows the site undeveloped, Pitt St unformed between Spring St and Bridge St, and the 'Stream of the Tanks" within an irregular un-subdivided parcel of land, forming the boundary of St James and St Philip parishes. (Fig 3.3.1) Shields 1845 Map of Sydney, also shows the site undeveloped, as part of the Tank Stream. (Fig 3.3.2)

In 1853, the Colonial Secretary called tenders for the construction of a temporary bridge over the Tank Stream, in the line of continuation of Pitt Street.[2] The 1854 Woolcott and Clarke Map of the city of Sydney, shows the area between the Tank stream and Pitt Street undeveloped. (Fig 3.3.3) Similarly, Smith and Gardiners 1855 Map of Sydney also shows Pitt St formed, but no development on the block. (Fig 3.3.4)

Tenders for covering in the Tank Stream between Bridge and Hunter Streets were called in February 1860[3] .

The 1855-65 Trigonometrical Survey of the City of Sydney shows a number of structures built over the newly covered Tank Stream between Hamilton St and Pitt St. (Fig 3.3.5) Doves 1880 Plan of Sydney identifies the building on the site then numbered No. 69 and 71 noted as a three storey building 'National Mutual Life Assurance and Sayers Coal Agent, and Chatfields Stock-Broker Co.' To the north there is the Exchange Hotel on the corner of Bridge St and to the south of the site was a series of Insurance offices; - Pacific Insurance at the corner of Bond St, Victoria Insurance, New Zealand Insurance and the Insurance Office of AI Park adjoining the site. (Fig 3.3.6) Other than the hotel which was two storey, the block comprised three storey buildings.

At the turn of the century, this section of Pitt Street featured ornate sandstone facades of mainly insurance-type businesses, three and five-storey buildings. (Fig 3.3.7) The 1910 plan shows the site occupied by British Dominion Co. Central at 75, and Commonwealth Bank Co. of Sydney at 77. Various other businesses in the block included the New Zealand Insurance Co, the Bombay Marine and Fire Insurance Co, and the Victoria Insurance Co. and the National Mutual Life Assurance Co. at the corner of Bond St. (Fig 3.3.8)

In 1928, excavations near the site in Hamilton St were reported to be unearthing the Tank Stream:

[2] New South Wales Government Gazette (Sydney, NSW : 1832 - 1900) Fri 9 Sep 1853 [Issue No.98] Page 1551 TO BUILDERS AND OTHERS.

[3] New South Wales Government Gazette (Sydney, NSW : 1832 - 1900) Tue 6 Mar 1860 [Issue No.46] Page 452 TO BUILDERS AND OTHERS.

Excavations being carried out in Hamilton-street, near the corner of Bridge-street, have revealed interesting relics of the early days. First, discovery was that of the foundations, and sewer arrangements, perfectly preserved, of an old stone cottage that once was a prominent landmark in the settlement. Less than 20ft. north, in a line parallel to the eastern side of Hamilton-street, diggers came upon the top of the stone coping wall of the bridge that gave Bridge-street its name. In the 'sixties the stream was enclosed in a stone channelway, and this also has come to light.[4]

When the construction of the subject building commenced in 1936, the builders again encountered the Tank Stream and old piles, which was reported in the daily papers.
RELICS of the early settlement in Sydney Cove have been unearthed by excavations for the new 14-story Royal Assurance building on the block bounded by Pitt, Hamilton and Bridge streets. About the site of the original wooden bridge across the Tank Stream — which served the early settlers and was replaced in 1803 by a stone bridge — four wooden piles have been uncovered. Seepage from the old stream began gaining on the workmen this morning, and a fire brigade pump with a capacity of 240 gallons an hour was summoned. Apparently the piles of the bridge had been cut off short, the old stream bed filled in and the recently demolished building erected above it.[5]

Mr. C. H. Bertie, Historian and Sydney Municipal Librarian, disputed the claims that the piles were relics of a bridge, because they were thirty yards away from the place where the wooden bridge had traversed the stream. He also dismissed the idea that they were the foundations of some early cottage, noting *"He had inspected several old pictures of this part of Sydney, and all of them showed very clearly that there were no buildings of any kind between Pitt-street and the Tank Stream, which ran in approximately the same direction as the present Hamilton-street."* [6]

Construction of the Building

Melbourne-based partnership of Seabrook & Fildes, were selected to design the new headquarters for the Australian head office of The Royal Exchange Assurance Company. Seabrook and Fildes established an office in Sydney at 26 O'Connell St, and the working drawings were completed in April 1936. C.S. Steele of Spring Street Sydney was the Consulting Engineer. Plans were submitted to Sydney City Council and were approved on 5th June 1936. (Fig 3.3.9 East Elevation and Fig 3.3.10 Ground Floor) Refer Appendix A

That same month, the magazine Building reported that tenders were then being considered for the erection of the building, the design being of "an ultra-modern character". Building said that the architects, had "set out with the object of giving Sydney something new". The front was to be faced entirely in glass and the effect of the design was to be achieved through the colour scheme and the materials used.[7]

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[4] *The Dubbo Liberal and Macquarie Advocate (NSW : 1894 - 1954) Fri 21 Dec 1928 Page 8 THE TANK STREAM.*

[5] *The Sun (Sydney, NSW : 1910 - 1954) Mon 6 Jul 1936 Page 17 OLD PILES*

[6] *The Sydney Morning Herald (NSW : 1842 - 1954) Tue 7 Jul 1936 Page 11 TANK STREAM DAYS.*

[7] Building, June 1936)

The Sydney Morning Herald reported the impending construction as an indication of a return of business to the north part of Pitt Street.:

Another Indication of the return of business to the northern section of Pitt street, towards Circular Quay, is the decision of the Royal Exchange Assurance Corporation to erect a modern 16-story building at Nos. 75-77, which is adjacent to Bridge-street. This building will have an 80-foot frontage to Pitt-street, with a short depth to Hamilton-street. This will permit of daylight in practically all offices in the upper portion of the building. As will be seen by the perspective below, the utmost advantage will be taken of daylight. About 60 per cent, of the frontage will be clear glass.
There will be a 27-foot high ceiling over the ground floor. The frontage to Pitt-street will be constructed almost entirely of glass of thick units enclosed in a concrete frame to eliminate sound in the main offices of the Royal Exchange Assurance Corporation and the Batavia Sea and Fire Insurance Company Ltd Ten of the upper floors will be available for public letting These will be served by two high-speed elevators which will be panel warmed in the winter months A recent type of mechanical ventilation is being installed to serve the lower floors so that all windows opening on to Pitt-street will be sealed to eliminate noise from passing trams and other vehicles.
The head office of the company will be on the tenth floor, which will have the board room and suite. The walls of the boardroom will be finished in small leather panels, divided horizontally with small wood slips. The ceiling will be treated with acoustical wall boards. The remainder of the suite will be Hush sheeted with squares of white timber Architects for the new building are Seabrook and Fildes 26 O'Connell-street Sydney.[8]

The contract was awarded to established Sydney builders John Grant and Sons, and construction had commenced by July 1936. During construction remnants of building material were uncovered.

The Sydney Morning Herald reported on the excavation in 1937
WHAT WAS THE ORIGIN OF IRONBARK PILES Unearthed on Site of New Royal Assurance Building?
A certain amount of conjecture has arisen as to the origin of the fourteen sturdy ironbark piles unearthed during excavations for the foundations of the new Royal Exchange Assurance Company Building to be erected in Pitt Street near Bridge Street. The fact that the old wooden bridge which spanned the Tank Stream in Sydney's infancy was located at the present intersection of Bridge and Hamilton Streets suggested that the piles were portion of the old structure. This wooden bridge was replaced in 1803 by a stone structure and the stream was eventually filled in to provide more building space for Sydney's rapidly growing population. It was thought that the piles were sunk to act as a kind of ballast for the land which was reclaimed.
Sydney's Municipal Librarian, Mr. C. H. Bertie, considers it is unlikely that the piles were relics of the bridge, for the excavations for the new building are being carried out fully thirty yards away from the site of the old bridge. Several old pictures of this part of Sydney reveal quite clearly that there were no buildings of any kind between Pitt Street and the Tank Stream, which ran in almost the same direction as the present Hamilton Street.

[8] *The Sydney Morning Herald (NSW: 1842 - 1954) Tue 2 Jun 1936 Page 6 ASSURANCE BUILDING.*

The suggestion put forth by Mr. Bertie was that the piles were part of the foundations of the building which was recently demolished, and that they had been sunk as a safeguard against subsidence of the ground and against seepage from the stream. [9]

Amended plans for Level 12, and office layouts were submitted and approved in March 1937. (Fig 3.3.11) Refer Appendix B

When the building was finished twelve months later, Building reported that it was "unique, striking, practical" and explained that the lower section of the building resembled a "gigantic waffle" being "virtually a large concrete trellis with thick sheets of glass inset" using a system of construction known commercially as 'luxcrete'. The upper floors received natural light from horizontal rows of windows glazed with ordinary glass, with the bands between each series of windows faced with 'Vitrolite', an opaque plate glass. Building explained that Vitrolite and similar materials had been used extensively in Sydney in recent years for modern shopfronts and hotels bot that it had never before been used for the treatment of the whole face of a city building.

The building was officially opened on 31 May 1937 by the NSW Premier in the presence of the Company's Australian General Manager and Company representatives from each state. The Premier congratulated the Company on the enterprise it had shown in adding to the architectural interest of Sydney.

The building opened to great interest and architectural acclaim. The SMH reported on 21 May 1937 that:
A new building being erected in Pitt-street for the Royal Exchange Assurance Corporation has features which, it is claimed, are unique in Australia, and are rare in other parts of the world. The whole of the outer wall of the building is of glass. The advantages are the natural lighting of offices in the premises, and cleanliness. The face of the building on the ground floor consists of glass bricks, which in effect are a series of glass lenses set in concrete. The upper face of the building has hundreds of windows, which have been made as large as practicable, surrounded by opaque sheets of glass, which present the appearance of tiling.[10]

GLASS BUILDING- ASSURANCE OFFICE- OPENED BY PREMIER. -
The Premier (Mr. Stevens) opened the new head office building in Pitt-street of the Royal Exchange Assurance yesterday afternoon. The glass-like exterior of the building has caused much comment. Mr. Stevens congratulated the corporation on the enterprise it had shown in adding to the architectural interest of Sydney. It was pleasing, he added, that the corporation had recognised the principle that where a company was operating in Australia it should invest largely in Australia, and should also adorn the architecture of the capital cities. The Premier was introduced by the acting chairman of the local board (Mr. R. Love). The general manager in Australia (Colonel P. Wright) said that the new building grew in attractiveness. "At first you will not like the exterior," he said, "but it

[9] *The Sydney Morning Herald (NSW: 1842 - 1954) Fri 21 May 1937, Page 8 GLASS WALL IN CITY BUILDING. Novel Construction Methods.*

[10] The Sydney Morning Herald (NSW: 1842-1954) Fri 21 May 1937, Page 8 GLASS WALL IN CITY BUILDING). Novel Construction Methods.

will grow on you, and it has many advantages for those working in it. Your dislike arises from the fact that you are not accustomed to a new style of architecture." (Laughter.) [11]

From the time of its opening, the extensive use of glass on the façade was discussed.
The SMH notes:
ROYAL EXCHANGE - ALL GLASS FRONTAGE - Architectural Problems.
The Royal Exchange Assurance Company's building in Pitt-street, which was officially opened yesterday, presented a number of serious problems to the architects, particularly regarding noise and restricted depth to Hamilton-street.
These were overcome to a considerable extent by the greater use of glass than has hitherto been attempted in any Sydney building. The entire frontage to Pitt-street is faced with glass.
It was decided by the owners and the architects that the facing material should be such that it would remain permanently clean, or gather dirt so slowly that it would be easy to clean and restore the original appearance of the surface. Vitrollte, the trade name for the material used on the facade, is merely opaque coloured plate glass.
To fix the glass in a manner that would prevent it being damaged by the wind stresses, to which high buildings in Pitt-street are subjected, was also a problem. This was obviated by designing the building in such a manner that few high lengths occurred. This permitted the architects to choose units which could be spanned vertically from the head of one window, where the glass ls supported on a steel plate projecting to form a hood, to the sill of the window above. This treatment was carried across the face of the columns as well as the windows. The few vertical runs are supported on brass clips every second unit in height.

The remaining portion of the facade to Pitt-street consists of windows. The lower floor windows consist of thick glass lenses, in the form of bricks, set in a precast concrete frame. This treatment was specially adopted to reduce the noise from the trams in Pitt-street. From the first to the fourth floors, the windows are double glazed, also with the object of reducing noise.
Internally, special efforts were made to reduce noise, while providing the maximum possible natural' light.: Hot water is supplied throughout the building. All the floors are heated with panel warming. The coils circulating the hot water are buried in the concrete floors, and they radiate heat downwards. The air is not warmed, but the radiant heat warms any object it strikes.
The public offices of the Royal Exchange Assurance Company on the ground floor have a rubber dado. The lofty ceiling is covered with a fireproof, sound absorbent material. The board-room and other executive offices, on the tenth floor, are covered in felt padded leather panels, mounted on insulated fibreboard. This is a modem and efficient sound absorbent treatment. [12]

The building was constructed by John Grant and Sons, Ltd. to plans, and under the supervision, of Seabrook and Fildes, architects, 26 O'Connell Street, Sydney. A list of sub-contractors and suppliers provides further insight into the original materials and finishes: Leopold Barnett Pavement lights; Beale and Co. doors; J. Connolly Steel Windows; Dunlop-Perdriau Rubber Co. Rubber Dado and flooring; Forsythe Pizzey & Gates Leather paneling to walls; JC Goodwin Vitrolite facings and glazing; George

[11] Building, June 24, 1937, p15

[12] The Sydney Morning Herald (NSW: 1842 - 1954) Tue 1 Jun 1937 Page 6

Hudson Parquet flooring; Melocco Bros. Terrazzo; Wunderlich metal letters and entry doors; Yencken & Co. Lignoleo flooring.

Sydney's New Architecture
The Martin Place wing of the Hotel Australia made many stop and gaze upon its unadorned and simple proportions; similarly the Railway Building in Wynyard Square, with its modern façade like a series of green ribbons, also caused many a head to turn. Then came the City Mutual Building, which, it is no exaggeration to say, made the man in the street more architecture conscious than any building that Sydney has seen for many a long day. The original window treatment, the striking massing of the corner tower, and the aspiring verticality of the structure caught the imagination. And now comes the Royal Exchange Assurance Building – unique, striking, practical!

The glass sections are 12in. and 32 in. thick, the external face being reeded so that the slabs cannot be seen through. They are bedded in the concrete framework with putty on both sides and held in position by special clips, thus ensuring an absolutely watertight finish. Vertical concrete columns internally divide the glass walls into vertical panels. Looking at the wall from the outside, it gives a somewhat lifeless impression. Inside, however, the softly diffused light that filters through the glass is particularly pleasing.

The ceilings of these office sections are covered with "Duroc" boards (Cosmoplastic, 1936, Ltd) in 2ft. squares, finished cream and divided by a thin blue line, which looks well.

A feature of this entire floor is the beautiful timbered paneling of white ash (supplied by Frederick Rose Pty. Ltd.), which, finished to a honey tone, is subdivided horizontally by blackwood strips. The whole effect is one of comfort and luxury.

The office of the Manager for Australia is a spacious apartment on the Hamilton Street front, and the decorative treatment is probably unique in Australia, in that the walls are paneled with squares of leather, imparting an interesting and comfortable effect and at the same time providing an office that is absolutely sound-proof. The leather squares are backed by a sheet of hair-felt on Donnaconna boarding (A. C. Saxton and Sons). The flooring is parquetry of a checker pattern, carried out by George Hudson Ltd, while the ceiling is treated with Duroc, in a similar manner to the General Office, already described.

The bands between the head of one lot of windows and the sills of the next have been faced with Vitrolite (supplied by J. C. Goodwin and Co. Ltd.), which is really opaque coloured plateglass.

Thus the glass is supported at the head of one series of windows by a steel band, projecting to form a hood, to the sill of the window above. The few vertical runs are supported by brass clips every second sheet in height.

A concrete projecting band runs across the façade above the main entrance, at about the height of the mezzanine floor, and upon this ledge the words "Royal Exchange Assurance" in large cut-out letters are situated. The coat-of-arms of the company with its motto "Trade and Navigation" carried out in glass mosaic is also situated at this level.

In order to keep down the size of the columns and beams extending from front to back, the lower floors were steel framed, while the upper floors were reinforced concrete framed.

To reduce beam sized in the reinforced concrete framed portions, internal columns were carried up from plate girders at the fifth floor level. Composite columns were employed consisting of four angles strutted together to enclose a concrete core. This system greatly facilitated the mixed construction.

The prevailing vertical motif was discarded in favour of a horizontal one, which permitted bands to be run across the building at each floor level, extending from window heads to the sills above.

At each line of window heads steel plates form soffits and these project in the form of supporting the structural glass above it and forming a hood for the window below them.

The well face of the mezzanine floor is treated with a series of horizontal lines.

The high ceilings of these offices are finished quite plainly and are fireproof and sound absorbent. The floor is covered with rubber and there is a rubber dado. Light fittings are of the disc type with long and slender galleries and bright colours are used to pick out the edges.

There are no structural columns on the floors, the beams spanning the entire width of the building.

There is an enquiry counter near the elevators. All reveals and the counter ends are rounded. On the wall adjacent is a scale relief map of the world on Mercator's projection.

In July 1937, the magazine Decoration and Glass carried a major article on the new building claiming that it was "the tallest known building to be faced with structural glass". Decoration and Glass also reported that architects Seabrook and Fildes had "devoted much time to the study of the psychology of colour" and had used this knowledge in the building but that "appreciation of its finer points" was as yet "beyond the powers of the general public." In November 1937 Art in Australia judged that "the use of structural glass as a facing material" and the "daring colour scheme of primrose and green" had made this building a "notable contribution to the street architecture of Sydney." A series of photographs by Sam Hood show the newly completed building. (Figs 3.3.12-24)

The building was photographed by Sam Hood. (Fig 3.3.12) shows the ultra modern façade located between the L buildings dating from the late 1800's in sharp contrast to the 1909 view (Fig 3.3.7). The significant feature of the modern façade, the ground floor base of glass lense (Fig 3.3.14 and 3.3.15) and the upper levels of streamline composition which featured horizontal glazing and horizontal opaque sheets of glass against the "aspiring verticality" of the corner tower. (Fig 3.3.13).

Internally the "modern and efficient" interiors extend the gridding of the glazing with gridded acoustic panels, checker flooring and horizontal floating joinery. (Fig 3.3.16-24)

Internally, the gridded glazing and streamline façade are extended into the foyer. Linoleum is used to face the walls with stone surrounds. A gridded flooring is used to the lift. Hanging pendants define the foyer. A glazed door with handle matching the entry door leads to the stair. (Fig 3.3.16 + 3.3.17)

The upper level entrance foyer features a linoleum checker floor tile, linoleum skirting with white ash horizontal paneling above, subdivided by blackwood strips. (Fig 3.1.18 and 3.1.19)

The main office fronting a noisy Pitt Street was treated with an acoustic wall of glass lenses which illuminated both the ground floor and mezzanine above (Fig 3.3.20 and 3.3.21) creating a striking double height space. Suspended disc lights occur to the mezzanine ceiling. (Fig 3.3.22).

The strong room was a feature of the floor (Fig 3.3.23). The Board Room featured the linoleum checker floor tile and grid wall panels of white ash that mirrored the grid of the external glazing. An elongated pendant is located over the board table. (Fig 3.3.24)

The 1917-39 Fire Underwriters Plan was updated to show the newly completed building, located between the Exchange Hotel and the New Zealand Insurance Building. (Fig 3.3.25) The 1938-50 Civic Survey shows the same. (Fig 3.3.26) A photograph from the 1940's looking towards the Harbour Bridge, reveals the prominence of the building in lower Pitt St. (Fig 3.3.27). The 1949 aerial photo indicates the completed building. (Fig 3.3.28)

The 1949 aerial building surveyors detail sheet indicates the building. (Fig 3.3.30)

Modifications and sale of the Building
In 1953, architect Kenneth McConnel, prepared plans for the Royal Exchange Assurance, for refacing the building with Italian travertine & replacing steel windows with bronze windows. The plans were approved by Council.13 (Fig 3.3.29)

An article in the Sydney Morning Herald in July of that year noted that the building "has been a conspicuous landmark in Lower Pitt Street because of its gaily tinted facing of yellow Vitrolite tiles. The whole Pitt Street facade is now undergoing a major change, beginning with the erection of an elaborate pattern of tubular steel scaffolding. This will enable the original steel windows to be replaced with bronze, with the addition of bronze flashings and sills." The article stated that the Vitrolite facing had presented problems of maintenance. The contract for the windows was let to Perma steel Pty. Ltd. and the contract for the facing to Melocco Bros. Pty. Ltd. The builders were H. M. Graham Pty. Ltd.14
Photographs from the 1960's show this work completed with the retained luxcrete glazing. (Fig 3.3.31 and 3.3.32)
Photographs from the 1980's indicate the building. (Fig 3.3.33)

Further alterations occurred in 1965 by architect Michael Pomeroy Smith for Co-Operative Insurance Co. of Australia, with renovations to main ground floor chamber & lower facade and alterations to internal offices. In 1973 a major internal upgrade took place, compromising significant alterations to interior & work to mechanical ventilation. The work was managed by Civil and Civic and designed by Hawke Pereira Architects. New awning also added. Two years later in 1975/76 there were alterations to 4th

[13] CoSA BA 0954/53

[14] The Sydney Morning Herald (NSW : 1842 - 1954)Tue 7 Jul 1953 Page 8 NEW FACE

floor & mezzanine. In 1982/83 Internal alterations to the 7th floor, including installation of air conditioning and plant room occurred.

The building traded at $5,250,000 in February 1984. A photograph taken for the Nomination to the Register of the National Estate records the façade at this time. (Fig 3.3.34) Alterations and refurbishment of all floors with the removal of pavement lights was undertaken in association with the sale. The building was auctioned with vacant possession and passed in at 5,600,009 in August the same year.15 The building was strata titled in 1984, but the whole building was sold in 1985.

Thai Airways International purchased the building in 1986.16 That same year, the building was listed on the Register of the National Estate on 26 March 1986. Further work was carried out in 1990/91, with the modification of the lower façade, new entry doors & total interior refurbishment. (Fig 3.3.35 and 3.3.36) The facade of the building was rendered and the three storey base incorporating the double height assurance chamber originally lined with a concrete screen and glass blocks was replaced by new glazing and ceramic tiles.

From 2010-2015, Temporary art work comprising murals and panels was approved for the site.

On 6 March 2020, D/2019/1018 Alterations and additions to the former 'Royal Exchange Assurance Building', including new ground floor accessible entry, retail space, shopfronts and facade treatment, modified entry awning, signage, roof top additions, internal works, external painting and window repairs was approved. The works, designed by Nettleton Tribe Architects for Wiltshire International, were completed in 2021. Façade works including repair and reconstruction of the bronze and steel windows above the awning, the interpretation of the original glazing below the awning and repair and reconstruction of the remnant glass lens windows. A section of glass lens to Pitt St uncovered during construction was retained and featured in the upgrade.

3.4. HISTORY OF THE CLIENT
Royal Exchange Assurance Company

The Royal Exchange Assurance Company was an insurance company incorporated in London in 1720, taking its name from the location of its offices at the Royal Exchange, London.

The State Assurance Co Ltd was established in Liverpool in 1891, as the State Fire Insurance Company and the company provided fire insurance in the United Kingdom, Australia and the USA. In 1910 it was renamed State Assurance Company and the company expanded into general insurance. The company had offices in Sydney from at least 1913. In 1923 they acquired the fellow insurer British Equitable Assurance. In September 1924 The State Assurance Co Ltd was in turn acquired by the Royal Exchange Assurance Co and became part of the Royal Exchange Assurance group which operated in its own right, but also traded through a number of subsidiary companies in Australia including both, State Assurance Co. Ltd. and British Equitable Assurance Co. Ltd. but also Java Sea and Fire Insurance Co. Ltd., Congregational Insurance Co. of Australia Ltd., Australia of the Sea Insurance Co. Ltd., Fire and Accident

[15] 1990 Cityscope

[16] 1990 Cityscope

Insurance Co. of Australasia Ltd. and the Batavia Sea and Fire Insurance Co. Ltd. (later named Australian and Eastern Insurance Co. Ltd).

Royal Exchange Assurance operated in Australia through local agents The Orient Steam Navigation Co.17 In 1968 Royal Exchange Assurance combined with the Guardian Assurance Company Limited to form Guardian Royal Exchange Assurance and this group was acquired by AXA in 1999.

3.5. HISTORY OF THE ARCHITECT

Seabrook and Fildes

Seabrook and Fildes was a Melbourne architecture practice that played a significant role in the introduction of modernist architecture to Victoria in the 1930s.

The partnership between Norman Hugh Seabrook (12 January 1906-9 September 1978) and Alan Fildes (1909–1956) was formally established in 1936, and was amongst the few in Victoria to show an influence of European modernism. By applying and adapting European modernist design principles to a broad range of civic, industrial, commercial and residential buildings, Seabrook and Fildes played a primary role in the dissemination of modernist architecture in Victoria. The practice operated as Seabrook, Fildes and Hunt from 1955 up until Fildes death in 1956, carrying on as Seabrook, Hunt and Dale until Norman Seabrook's retirement in 1976.

Norman Hugh Seabrook was born in the Melbourne suburb of Northcote in 1906. He received his education at Brighton College, Wesley, and Hassets Commercial College Prahran, and gained his Architectural articles working for A.R. Barnes in 1924-26.18 He continued his studies at the University of Melbourne Architecture Atelier from 1927–31, before working for 18 months in Britain and travelling in Europe, possibly gaining first-hand experiences of the Dutch Functionalists and working on projects influenced by them in Britain.19 On his return to Melbourne in 1933 he won the competition to design the new Mac.Robertson Girls' High school, which he completed with the assistance of Alan Fildes, who he entered into partnership with in 1936. The partnership ended in 1956 with the death of Fildes. Seabrook taught briefly at the University of Melbourne in the 1950s, and continued practicing as Seabrook Hunt and Dale until his retirement in 1976. He died two years later in 1978.

Alan Fildes was born in the Melbourne suburb of Richmond in 1909. He studied modelling, architecture, construction and carpentry at Brighton Technical College. He received his certificate of architectural registration while working for Oakley and Parkes in 1933. 20 By 1936 he had entered into practice with Norman Seabrook, Seabrook as the main designer, Fildes managing the projects and running the office.21 Alan Fildes died in 1956 at the age of 47.

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17 The Australian Star (Sydney, NSW : 1887 - 1909) Sat 4 Aug 1900, Page 6, ROYAL EXCHANGE ASSURANCE.

18 Planting the seeds of Modernism

19 http://www.architecture.com.au/i-cms_file?page=4048/MacRobV2.pdf

20 Planting the seeds of Modernism

21 Philip Goad, 'Seabrook, Norman Hugh (1906 - 1978), Australian Dictionary of Biography, Volume 16, Melbourne University Press, 2002, p. 202

Amongst the office staff of Seabrook & Fildes was Russian-born architect Anatol Kagan (1913-2009), who worked there in the late 1930s and later became a prominent practitioner in his own right.

Seabrook and Fildes had gained notoriety with their design for MacPherson Robertson Girls High School, South Melbourne in 1933-34. In this innovative design they introduced European Modernism to Victoria, in particular the brick de-Stijl architecture of the Dutch modernist Willem Marinus Dudok. Norman Seabrook saw seminal buildings by Dudok in Hilversum, including the town hall (1927-31), while travelling in 1930. They continued to be influenced by this modern movement in their design of the Warracknabeal Town Hall in 1939-40.

Notable examples of the idiom included Seabrook's own home at Hawthorn (1934-35); fire stations and associated flats at Brunswick (1937), Brighton (1939) and Windsor (1939-40); commercial premises such as those of Gair Manufacturing Co. Pty Ltd, Melbourne (1935-36), the Bank of New South Wales, Moreland (1936), the Royal Exchange Assurance, Pitt Street, Sydney (1936-37), and a store for Miller & Co. at Hamilton (1937); and the largest rural example of the Dudok idiom, Warracknabeal Town Hall (1939).22

Barnett's building, 164-166 Bourke Street, Melbourne 1937-8
Goad notes Barnett's building was one of "the few commercial office blocks to departed from the recipe of faience-clad streamlining" with "a curtain wall complete with blue fluted metal spandrels and originally a sculptural tableau on its top face concealing a rooftop squash court."23
It is architecturally significant for a current facade that is a rare example of the influence of European modernist trends. That was once also unusual and idiosyncratic for its use of colour and signage as an integral part of the conception. The use of metal framed 'strip-windows' with bright blue metal spandrels between was highly adventurous, and anticipated the look of the curtain walling that became standard on office blocks in Melbourne after WWII by 17 years.24 A technically unusual design was that of Barnett's Building, 164 Bourke Street, Melbourne (1937-38), an early example of a curtain-walled, high-rise building with a roof-top squash court and gymnasium.25 (Fig 3.5.3)

Mac.Robertson Girls' High School, 1934
Mac.Robertson Girls' High School was constructed in 1933-34 to Norman Seabrook's competition-winning design. Sponsored by Sir Macpherson Robertson and completed in 1934 to mark Victoria's centenary, Mac.Robertson Girls' High School was an early Australian application of de Stijl architectural principles and the first Australian example of the modern functionalist style of architecture developed by Dudok. The building was characterized by dramatic cubistic juxtapositions of horizontal and vertical forms, all in cream brick, with contrasting bands of blue-glazed brick and vermilion-painted steel framed windows. Influenced by Dudok's Hilversum City Hall, the school was arranged in a functionalist manner, breaking the program down into series of intersecting cream-brick volumes according to De Stijl principles, interrupted by large strips of red-framed windows and blue-glazed window sills.26 ' The

[22] Dictionary of Biography-Seabrook

[23] Melbourne Architecture, Goad, p134

[24] Victorian Heritage Database Report

[25] Dictionary of Biography-Seabrook

[26] Philip Goad, 'Seabrook, Norman Hugh (1906 - 1978), Australian Dictionary of Biography, Volume 16, Melbourne University Press, 2002, p. 202

building was a radical departure from school buildings of the time, even including a rooftop classroom, and was the first Dudok inspired building designed by Seabrook, the principles of which would be repeated and adapted through much of the practices later work.27
This striking style, later claimed by Robin Boyd to have heralded the '1934 Revolution' of modern architecture in Victoria, became a Seabrook signature. Goad notes that the building is one of the first and most convincing introductions to Australia of the cream brick de-Stijl architecture of Dudok.28 It remains one of the first and best examples of Modernist architecture in Melbourne. (Fig 3.5.4)

Stokes and Sons, 1936
The factory for the silverware and medallion manufactures Stokes and Sons was constructed in Brunswick in 1936. It is a significant building for architects Seabrook and Fildes, as it saw them expand their Modernist design principles to successfully execute an industrial building type. (Planting the seeds of Modernism) Constructed in their signature cream-brick it broke down the traditional large factory into a series of volumes, each scaled according to its function, the largest for the manufacturing part of the complex and a lower volume for the office spaces.29

Brunswick Fire Station, 1937
Brunswick Fire Station was designed for the Metropolitan Fire Brigade in 1937, and remains in operation today. It is significant for its radical shift from the Georgian revival style common to fire stations of the time, replacing historical reference with a stripped back modern functionalism. The red brick cubic composition of the Station was set apart from the domestic components, which were contained in two small blocks behind the main building, forming their own residential precinct and reflecting recent advances in European urban design.30 Goad notes this is one of 12 fire stations designed by Seabrook. The bold horizontal glazing counterpointed by vertical elements of the slit stair windows, and the simply modelled prismatic forms became part of the new vocabulary of the Metropolitan Fire Brigade. (Fig 3.5.5)

Windsor Fire Station, 1939
Windsor fire station was a departure from the intersecting functionalist forms of the practices earlier working, reducing the massing to a simple box form with a plane offset from the side.31 Demolished in 1995 the building influenced Harry Winbush's design for Kew Fire Station in 1941.32

Warracknabeal Town Hall, 1940
Warracknabeal Town Hall (1940) was the largest civic building designed by Seabrook and Fildes, and was significant for its application of European modernist design principles to the town-hall building type, which until then had been dominated by classical reference. Situated in the rural town of Warracknabeal, the Town Hall was constructed from the practice's signature cream-brick, and was an asymmetric composition of two large volumes with a large corner clock tower signaling the main entry.

[27] Dictionary of Biography-Seabrook

[28] Melbourne Architecture, Goad, p136

[29] Planting the seeds of Modernism

[30] http://vhd.heritage.vic.gov.au/places/heritage/14390

[31] Planting the seeds of Modernism

[32] Planting the seeds of Modernism

The front of the building is broken up by three vertical strips of deeply recessed windows, creating an interplay between solid and void and combined with the deep shadow over the entry suggest an adaptation of modernist design principles to an Australian climate. (Planting the seeds of Modernism) It also included a fully fitted out cinema, providing a social focus for the town and a means of paying for the buildings construction.33 (Fig 3.5.6)

Other work of Seabrook and Fildes in NSW:
Fourth in the competition for the proposed surf Club at Manly Beach, which was won by Eric Andrew in December 1936.
Third Prize in Tomorrows Timber Hoe Competition in 1944.

Kenneth McConnel, Architect
Kenneth McConnel was born in Queensland and graduated from the University of Sydney in 1924 or 1925, as a student of Leslie Wilkinson and AS Hook, after serving in the First World War. He spent four years in London, working at Sir Ashton Webb's office and attending night lectures. On return to Sydney in 1928, he became a partner with Joseph Fowell, who had been working with Wilkinson when McConnel was a student. Fowell and McConnel won the design competition for the BMA Building in Macquarie Street, which was the first Australian building to win an RIBA Medal (Bronze) in 1933. Further partners were taken on and the firm was known as Fowell, McConnel and Mansfield when it completed the Orient Line Building in Spring Street, Sydney in 1940 (with London architect Brian O'Rorke). This work won the NSW RAIA Sulman Medal in 1943 and the RIBA Bronze Medal in 1947. In 1938 however, McConnel withdrew from the firm because of ill health, but he recovered enough to serve in the army during World War II and afterwards joined the NSW Housing Commission. In 1949, he set up a new practice – focusing on houses; many on country properties. Between 1949 and 1973, he also designed a variety of residential buildings for the War Veterans Home in Dee Why. To cope with an expanding workload, Melbourne architect Stan Smith joined the practice in 1950 (partner 1952) and Peter (RN) Johnson in 1951 (partner 1954) and the practice was formally named McConnel Smith and Johnson in 1955. Initially they worked in McConnel's garage at Edgecliff; moving to nearby stables in 1952. McConnel's work on the subject building at 75 Pitt St for Royal Exchange Assurance was carried out in 1953.
He died in 1976. (Davina Jackson, Kenneth McConnel b. 1890s_Architect, Biography. Design & Art Australia Online34

3.6. HISTORY OF THE BUILDER

John Grant & Sons Ltd.

John Grant the founder of the firm of John Grant and Sons, Ltd., builders, was said to be one of the building industry's most notable figures.

John Grant was born in Wells England and his early years were spent in Wales. Later he went to the North of England and established a building practice during which he worked on Durham Cathedral. On arrival in Australia in 1882 with his wife Thomasin Cook, he immediately commenced operations as a

[33] [http://vhd.heritage.vic.gov.au/places/heritage/14390

[34] https://www.daao.org.au/bio/kenneth-mcconnel/biography/

builder. He was on the council of St Andrew's Church of England, Summer Hill and was associated with many Church enterprises, including the Milleewa Boys Home at Ashfield.

John Grant retired, leaving his two sons William (who was President of the Master Builders' Association) and Henry to carry on the work of the firm. The firm John Grant and Sons, Ltd was registered on 6 September 1922, with Henry Cook Grant and William Allison Grant as Permanent Governing Directors. (Daily Commercial News and Shipping List35

John Grant and Sons, Ltd carried out additions to the Commonwealth Bank, general alterations to the General Post Office, built David Jones' 1938 Market St store, The State Theatre, Endeavour House (Macquarie Place), Science House (winner of the 1932 Sulman Medal), Gowing Bros., Griffith's Teas Building, Orient Building (Spring St), Murdoch's, remodeling of the Balfour Hotel, Former Edwards Dunlop & Co. Warehouse, Former Warehouse "Bank of NSW Stores" and many other buildings in the city.

John Grant died at his residence, Hexham House, Ashfield, 12 August 1935, aged 86 years, and was survived by his widow, two sons (Messrs Henry and William Grant) and three daughters (Mesdames John Atkinson L Chippell and Harold Brown) (The Sydney Morning Herald36

3.7. ABILITY TO DEMONSTRATE THEMES

The site has been assessed in comparison to the Historic Themes devised by the Office of Heritage.

Australian theme (abbrev)	New South Wales theme	Local theme
3. Economy-Developing local, regional and national economies	Commerce-Activities relating to buying, selling and exchanging goods and services	(none)-

[35] Sydney, NSW : 1891 - 1954) Wed 20 Sep 1922 Page 5 COMPANIES REGISTERED

[36] NSW : 1842 - 1954) Sat 17 Aug 1935 Page 19 OBITUARY.

Fig 3.1 1797 North View of Sydney Cove National Library of Australia

Fig 3.3.1 1833 City of Sydney Survey Plans, Map 43 - detail City of Sydney Archives

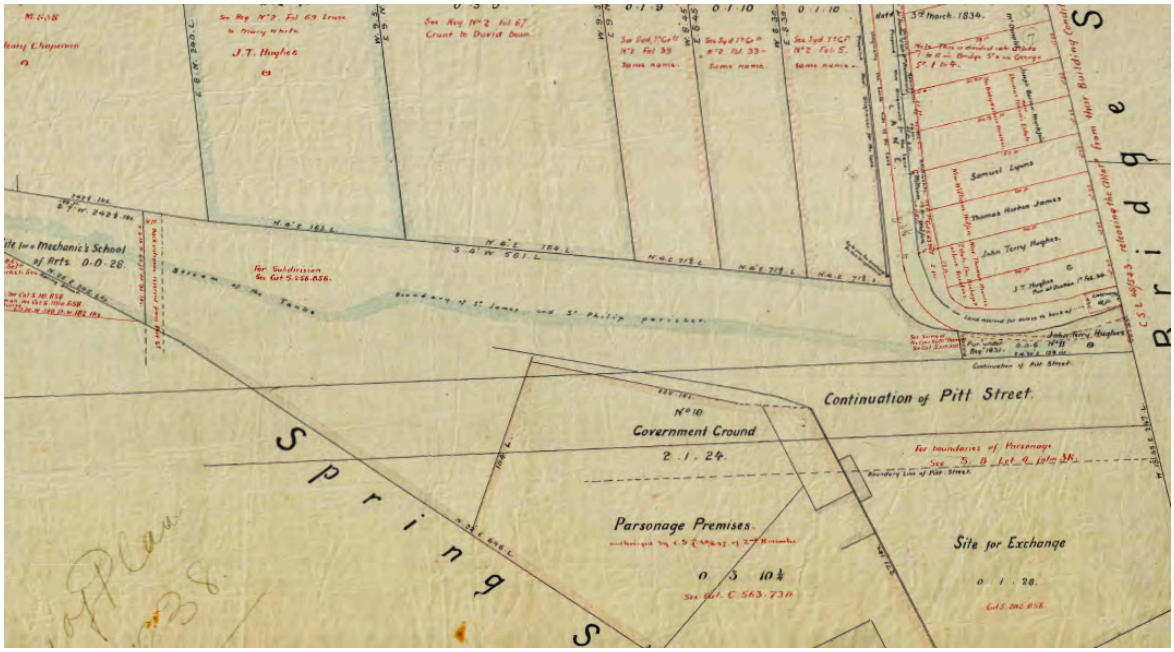


Fig 3.3.2 1845 City of Sydney (Sheilds), Map 1 - detail 1155 001, City of Sydney Archives

Fig 3.3.3 1854 City of Sydney (Woolcott and Clarke), Map 1 - detail 1174 001, City of Sydney Archives

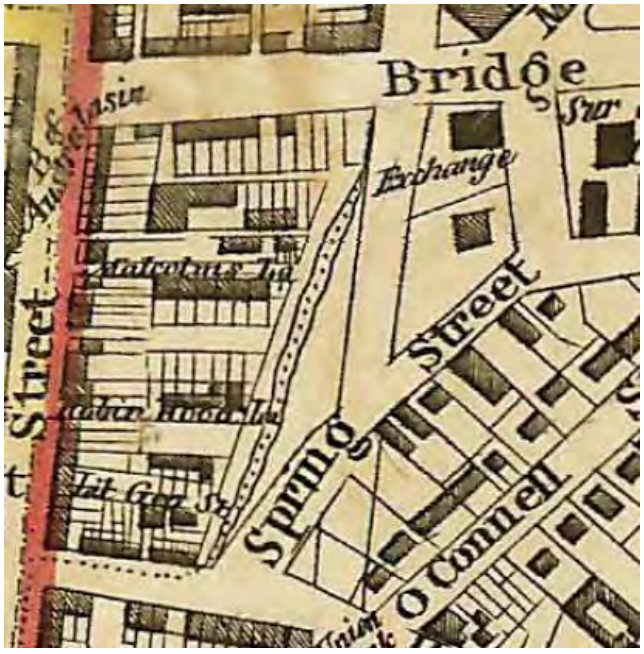


Fig 3.3.4 1855 City of Sydney & Suburbs (Smith and Gardener), Map 1 - detail 1175 001, City of Sydney Archives

Fig 3.3.5 1855-65 City of Sydney - Trigonometrical Survey, Map 11 - detail 1042 011, City of Sydney Archives

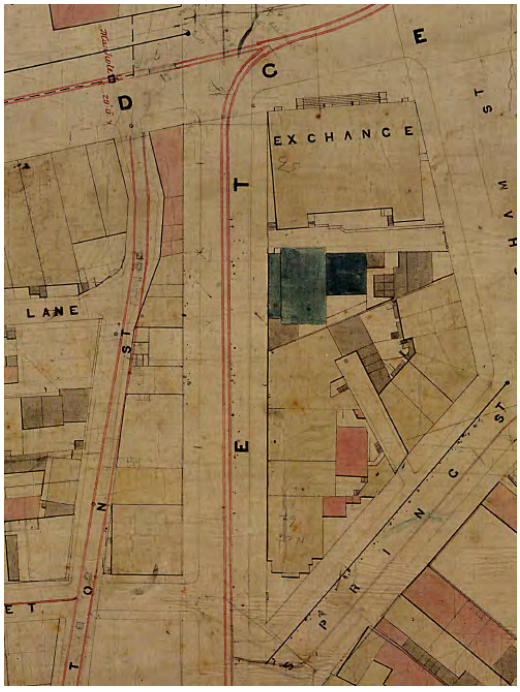


Fig 3.3.6 1880 Plans of Sydney (Doves), Map 1 - detail 150 006, City of Sydney Archives

Fig 3.3.7 1909 13 Commercial buildings, Pitt Street indicating British Dominion Co. at 75 Pitt Street 000728, City of Sydney Archives

Fig 3.3.8 1910 Central City of Sydney, Map 1 - detail 1180 001, City of Sydney Archives

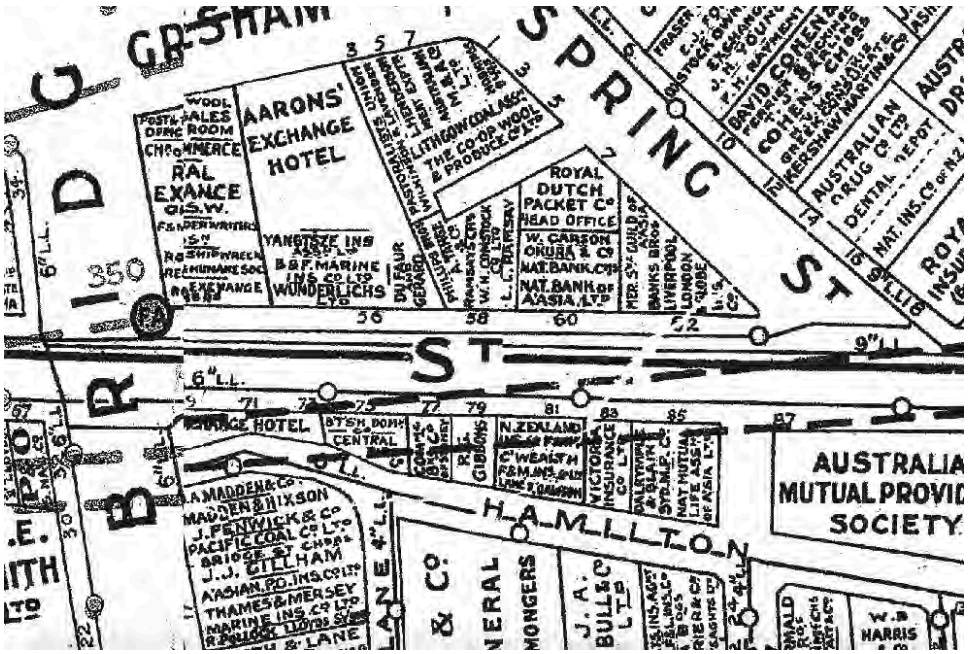


Fig 3.3.9 1936 Royal Exchange Assurance Sydney Working Drawings - East Elevation to Pitt Street, Seabrook and Fildes 0494-01, City of Sydney Archives

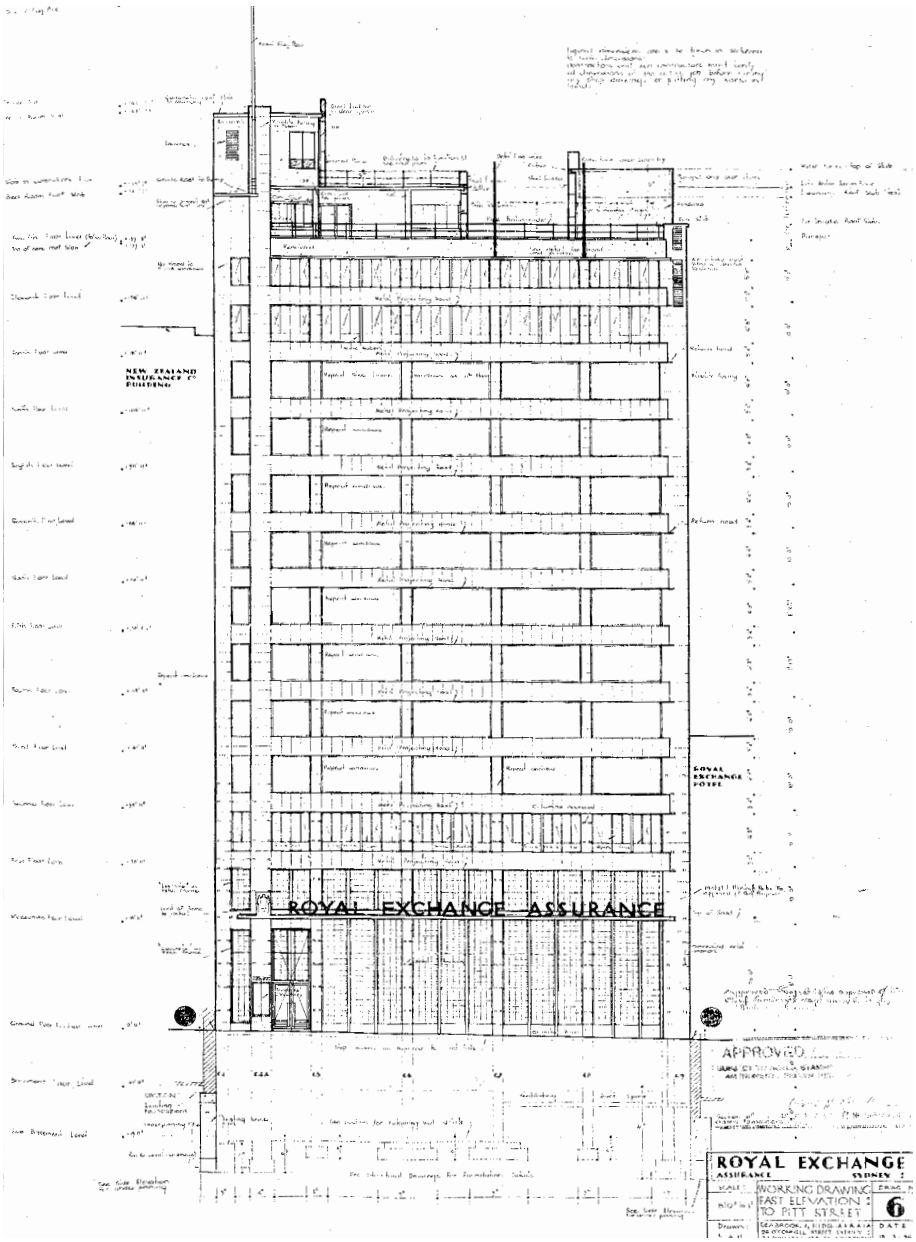


Fig 3.3.10 1936 Royal Exchange Assurance Sydney Working Drawings - Ground Floor Plan, Seabrook and Fildes 0494-01, City of Sydney Archives

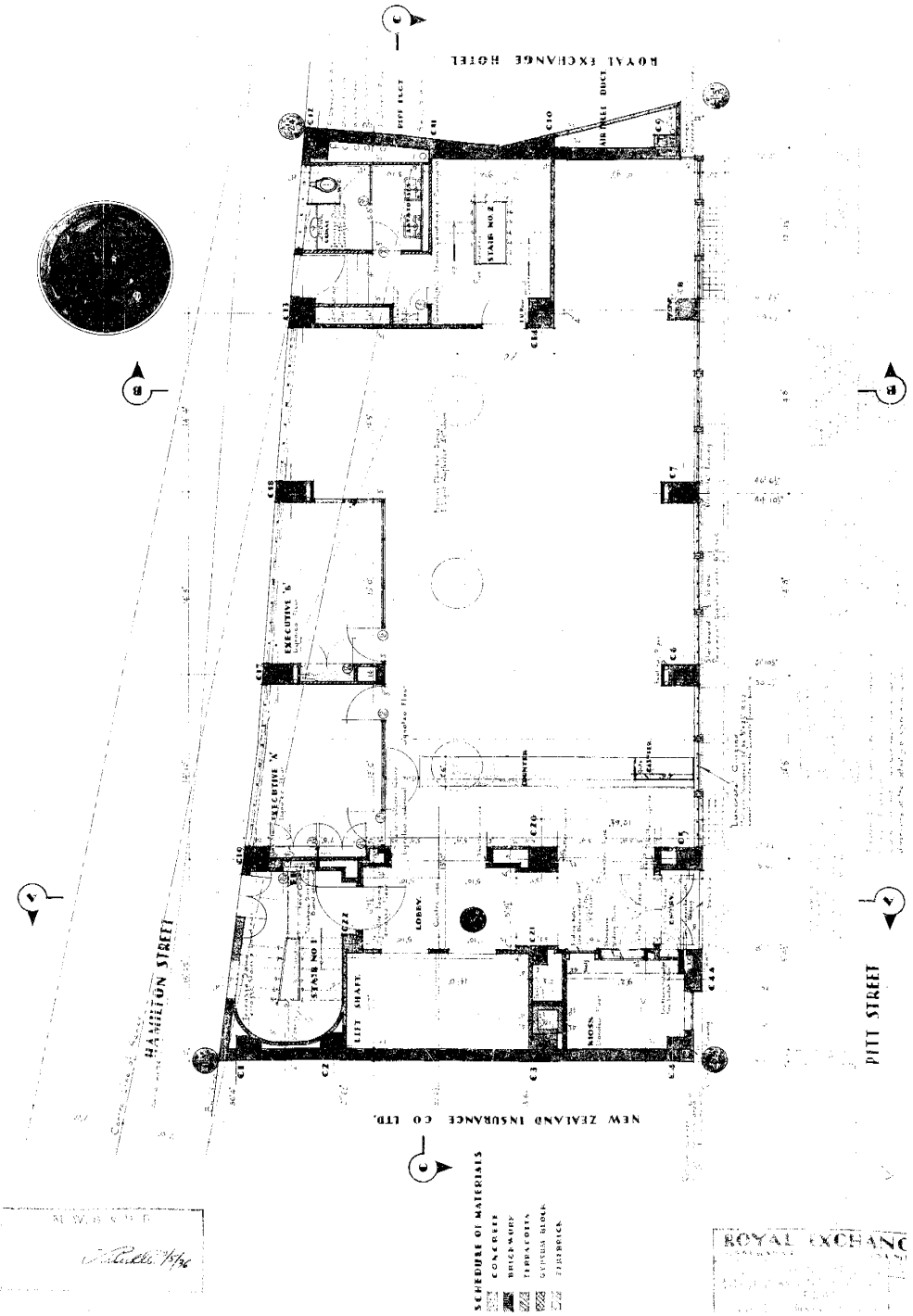


Fig 3.3.11 1937 Royal Exchange Assurance Sydney Amended Layout Floor 12, Seabrook and Fildes 0494-02, City of Sydney Archives

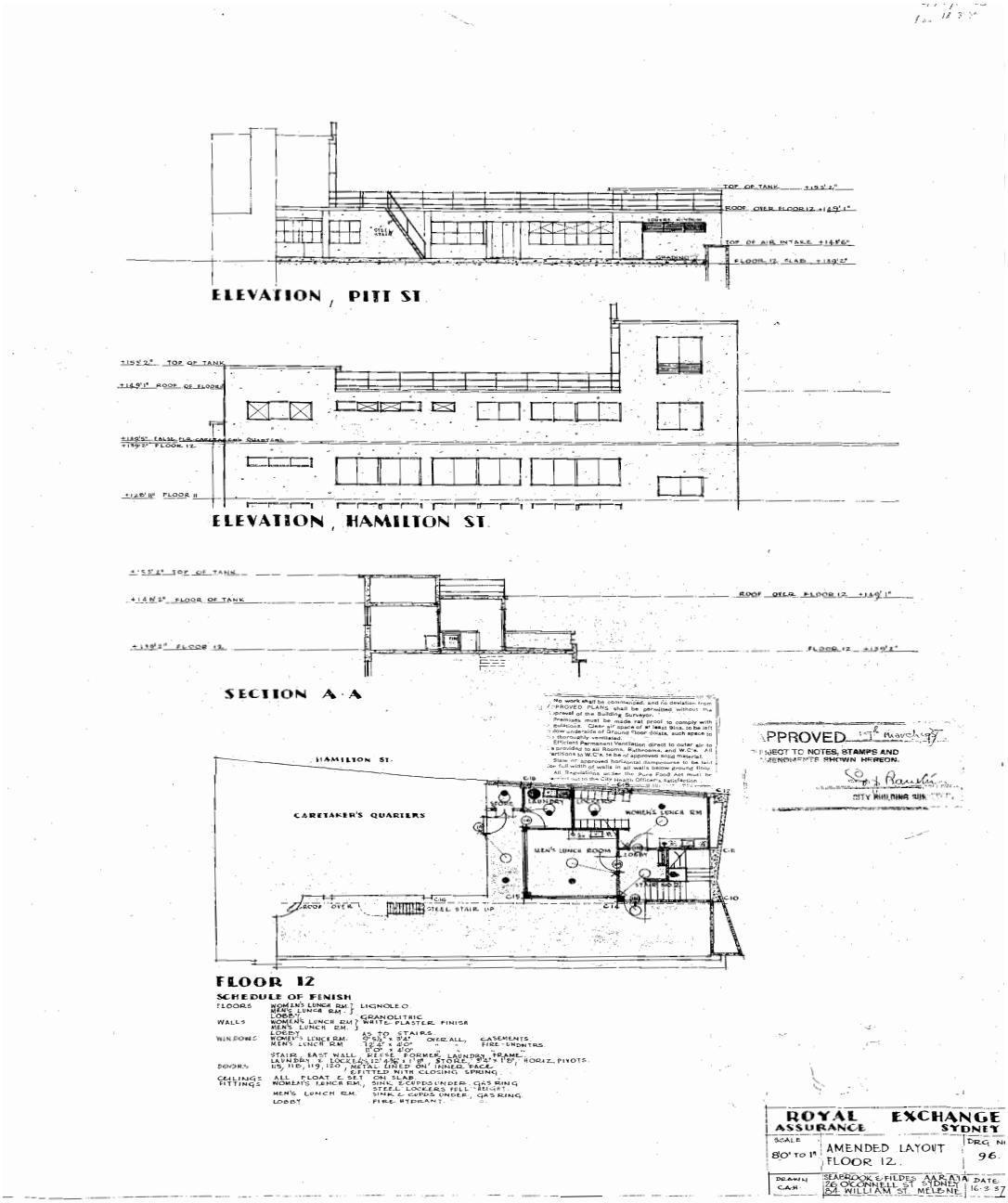


Fig 3.3.12 1937 Early Royal Exchange Assurance Building 08707 Hood Collection, SL NSW

Fig 3.3.13 1937 Royal Exchange Assurance Building, Oblique view of Pitt St 11151 Hood Collection, SL NSW

Fig 3.3.14 1937 Royal Exchange Assurance Building 08717 Hood Collection, SL NSW

Fig 3.3.15 1937 Royal Exchange Assurance Building, Ground floor exterior facade 11146 Hood Collection, SL NSW

Fig 3.3.16	1937	Royal Exchange Assurance Building, Entrance Foyer and Lifts	08711 Hood Collection, SL NSW

Fig 3.3.17	1937	Royal Exchange Assurance Building, Entrance Foyer	08722 Hood Collection, SL NSW

Fig 3.3.18 1937 Royal Exchange Assurance Building, Entrance Foyer 08712 Hood Collection, SL NSW

Fig 3.3.19 1937 Royal Exchange Assurance Building, Entrance Foyer 08706 Hood Collection, SL NSW

Fig 3.3.20	1937	Royal Exchange Assurance Building, View of main office	08723 Hood Collection, SL NSW

Fig 3.3.21	1937	Royal Exchange Assurance Building, View of main office, indicating glass lenses	08720 Hood Collection, SL NSW

Fig 3.3.22	1937	Royal Exchange Assurance Building, section of office with filtered light coming through glass brick facade	08719 Hood Collection, SL NSW

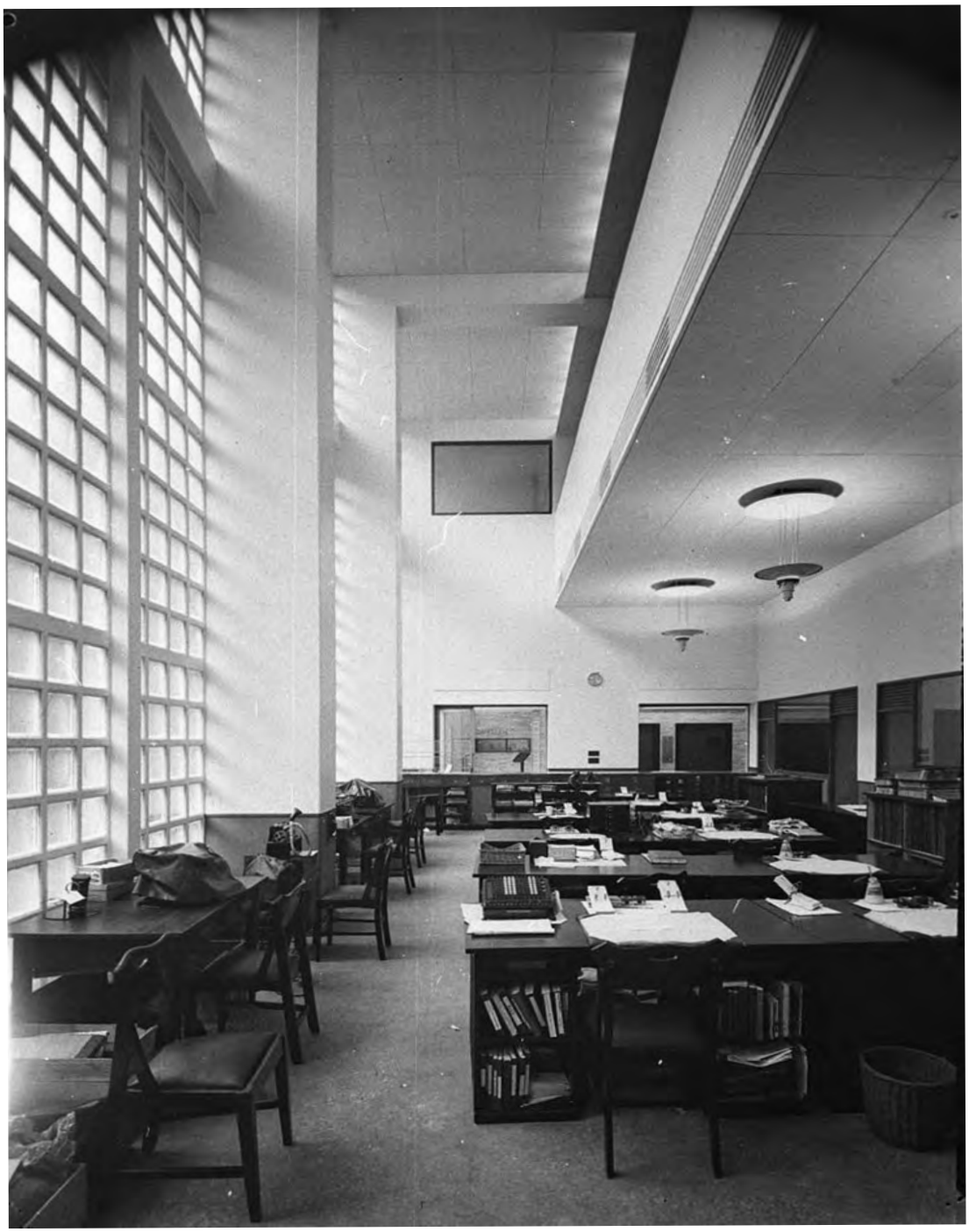


Fig 3.3.23 1937 Royal Exchange Assurance Building, Entrance to strongroom 08709 Hood Collection, SL NSW

Fig 3.3.24 1937 Royal Exchange Assurance Building, Board Room 08710 Hood Collection, SL NSW

Fig 3.3.25 1917-39 39 Plans of Sydney (Fire Underwriters), Map 7 - detail 928 007, City of Sydney Archives

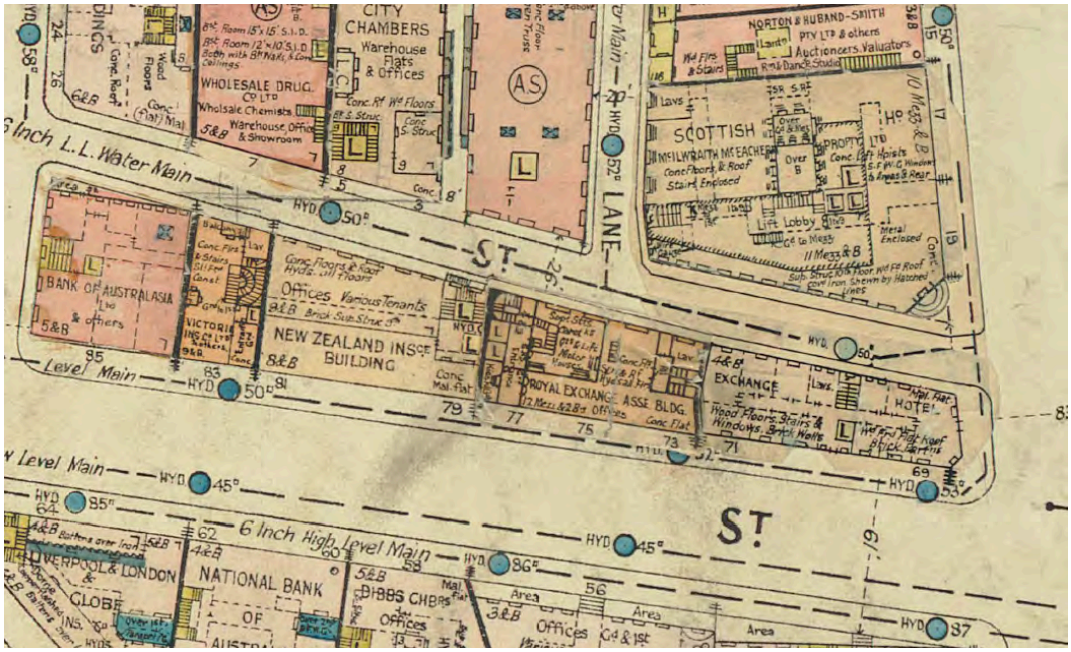


Fig 3.3.26 1938 City of Sydney, Civic Survey, Map 7 - detail 1041 007, City of Sydney Archives

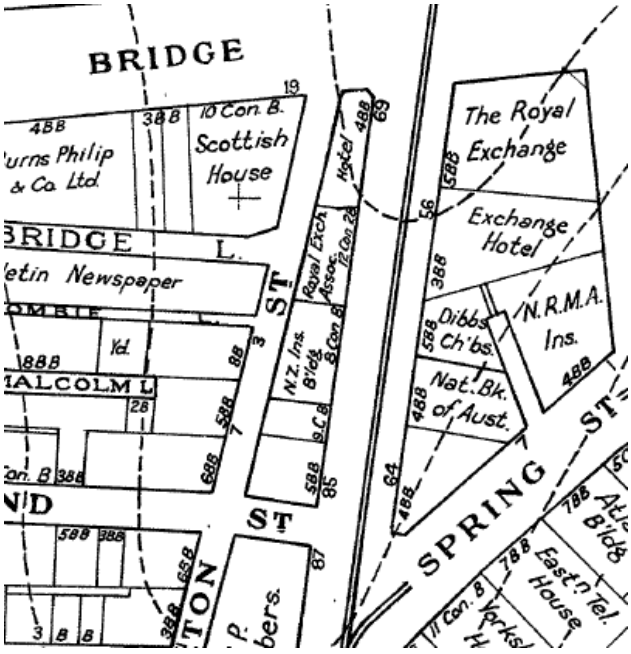


Fig 3.3.27	1940s	George Street Sydney, looking north to the Harbour Bridge	079918, City of Sydney Archives

Fig 3.3.28	1949	City of Sydney, Aerial Photographic Survey, Map 13	1132 013, City of Sydney Archives

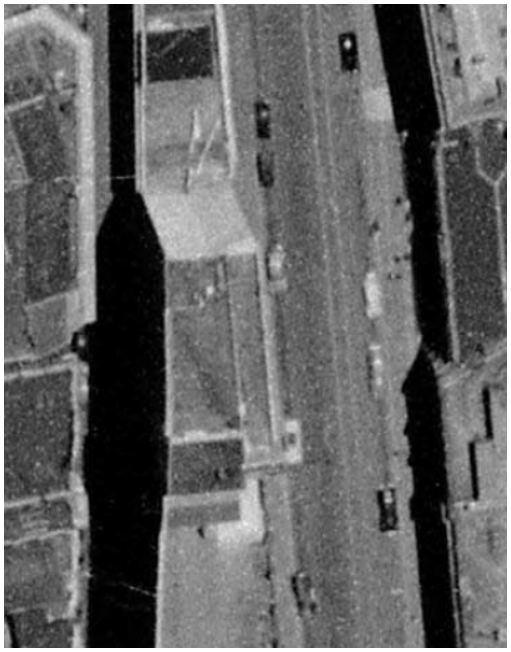


Fig 3.3.29 1953 Royal Exchange Assurance Proposed Re-fenestration, Kenneth McConnel 0954, City of Sydney Archives

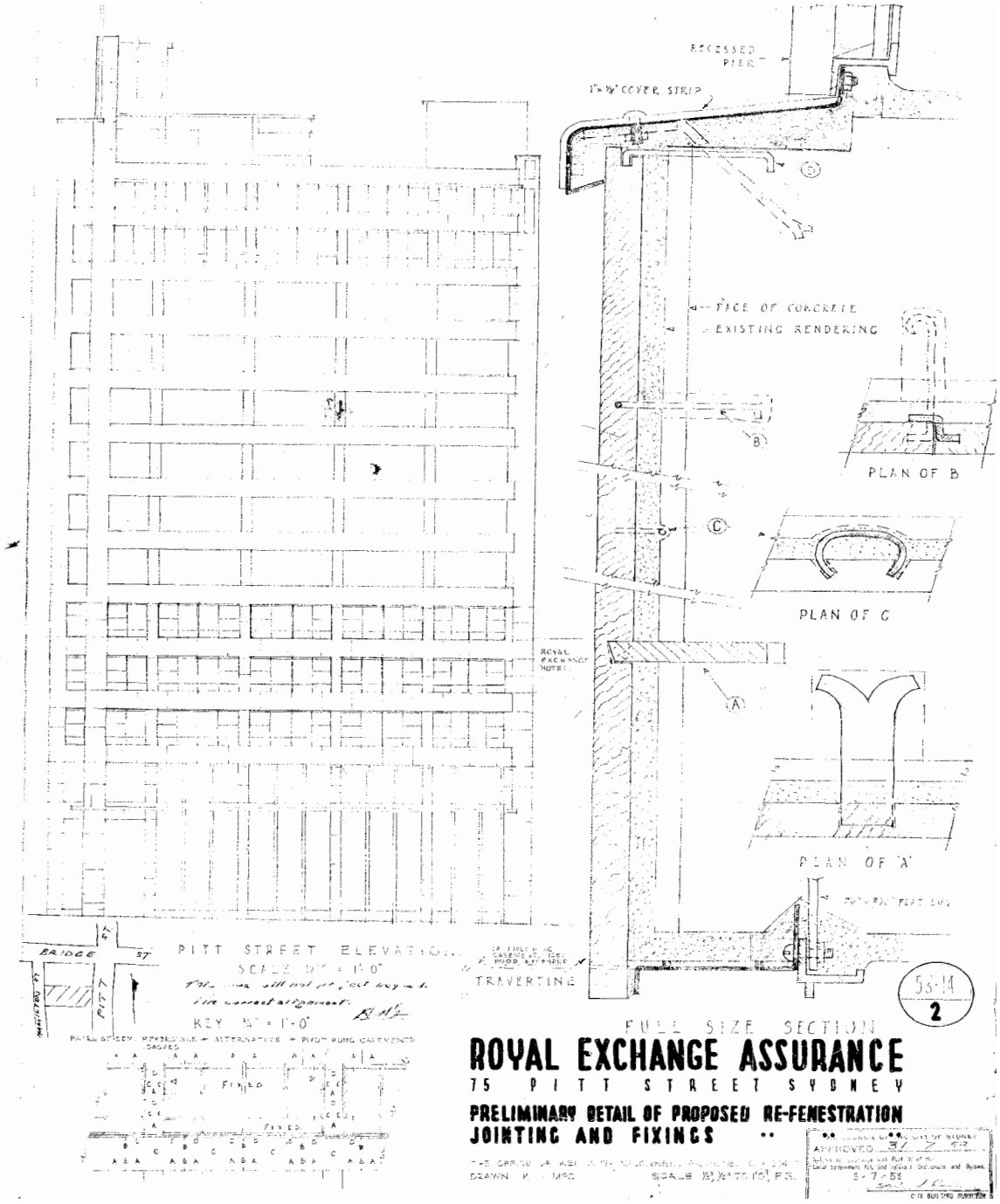


Fig 3.3.30	1949-72	City of Sydney, Building Surveyor's Detail sheet, Map 6 - detail	801 006, City of Sydney Archives

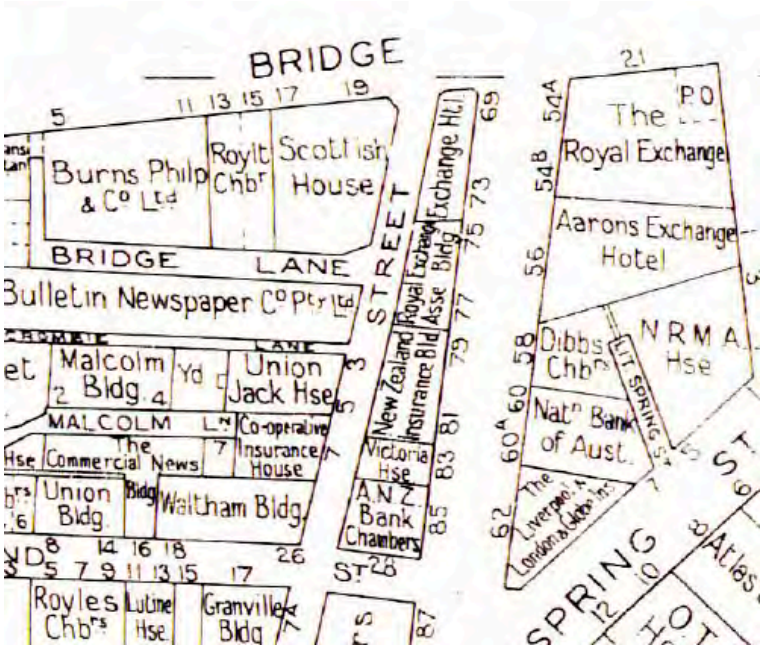


Fig 3.3.31	1960	Looking south along Pitt Street from the corner of Bridge Street	036483, City of Sydney Archives

Fig 3.3.32 1963 75-77 Pitt Street, Exchange Hotel 013678, City of Sydney Archives

Fig 3.3.33 1980s 75-77 Pitt Street 069191, City of Sydney Archives

Fig 3.3.34	1984	75-77 Pitt Street, Nomination Register	rt09109-22370, Australian Heritage Council

Fig 3.3.35	1989	75-77 Pitt Street Thai, Airways Building	054721, City of Sydney Archives

Fig 3.3.36	c 1989	75-77 Pitt Street Former Exhange Hotel, Pitt and Bridge Street	State Heritage Inventory

Fig 3.3.37	2019	75-77 Pitt Street, East Elevation above awning	Architectural Projects

Fig 3.3.38	2019	75-77 Pitt Street, East Elevation detail entry	Architectural Projects

Fig 3.3.39	2019	75-77 Pitt Street, East Elevation detail below awning	Architectural Projects

Fig 3.5.1	No date	Barnett's Building, Seabrook and Fildes (1937)	Heritage Council of Victoria, 461

Fig 3.5.2	No date	MacRobertson Girsl High School, Seabrook and Fildes (1934)	Heritage Council of Victoria,

Fig 3.5.3	No date	Brunswick Fire Station, Seabrook and Fildes (1937)	Docomoaustralia.com.au

Fig 3.5.4	No date	Warracknabeal Town Hall, Seabrook and Fildes (1940)	Docomoaustralia.com.au

4. PHYSICAL EVIDENCE

4.1. THE CONTEXT

The immediate context is highrise to the south (Fig 4.1.4) and a lower scale towards the Tank Stream. (Fig 4.1.23 & 4.1.24)

4.2. DESCRIPTION OF THE SITE 69-73 PITT STREET, FORMER "EXCHANGE HOTEL".

The site, Lot 1, DP86265 I1916, is roughly rectangular with an angle boundary to Tank Stream Way. The site fall is generally level with a part basement floor.

4.3. DESCRIPTION OF THE BUILDING EXTERIOR

The facade originally fully clad in vitrolite panels, still presents its minimalist arrangement of horizontal spandrels in contrast to the verticality of the southern office windows which are topped by a tower incorporating the caretakers flat with a flagpole above. The glass is flush with the spandrel panel and provides a glazed corner detail to the office space on the upper levels.

The overall form of the building, the primary East and West facades, has been retained and conserved. The original concrete structure has been retained and conserved. As it is prohibitive to reinstate an original finish Vitrolite and glasscrete, given their history of performance failure, the original character of the building facades is interpreted in new finishes. The original Vitrolite and Luxcrete finishes are interpreted in the facade. The blade building sign is retained. The façade and glazing from Mezzanine to Level 12 is retained. (Fig 4.1.1 & 4.1.2) Original or 1953 door and window openings to the significant East facades are retained. Later modified changes to the east facade at the lower level have been modified to reinforce the composition of the original facades. At the ground and upper level, glazing to the east boundary line is reinstated and glazing to the west façade is provided. The original doorway is reused as the fire booster cupboard. (Fig 4.1.3) While the recessed entry is retained, the character of the original four bays is recovered. (Fig 4.1.35) The minimalist character of the original is reinterpreted in the stream line treatment. The new glazing to the west is consistent with the character of the building. The awning is treated as minimal horizontal plane. (Fig 4.1.6) The western glazing at the upper level comprises new louvres and glass block infill panels.

In general the building form is intact externally, with the exception of the two level base but both the interior and exterior of the building have been refitted. The original windows to the facade above the third level were replaced in 1953 with bronze glazing of a similar design. These remain in place.
The roof level former caretakers flat retains the curved glass to the southern facade of the tower element.

The west façade presents as the rear elevation with horizontal windows evenly spaced, on the column grid. Original luxcrete panels are retained. (Fig 4.1.8, 4.1.9 & 4.1.10)

4.4. DESCRIPTION OF THE BUILDING INTERIOR

Internally the office space has been refitted although the original finishes to the stairs and remnants of floor finishes in the basement remain.
The interiors of the building have been remodelled. (Fig 4.1.13, 4.1.14, 4.1.17 & 4.1.18) The character defined by the original interiors that create the spatial quality is preserved. Spaces of less significance

have been further altered in accordance with the original design intention. Elements and finishes identified as being of high and moderate significance which relate to the 'Modernist' Interwar character of the interior are retained. (Refer 5.14.1)

The fire stair with its terrazzo finishes and original glass block is retained. (Fig 4.1.21)

Below level two the stair features a terrazzo floor, terrazzo panelling and original glass blocks to the north and south. (Fig 4.1.9, 4.1.20 & 4.1.21) Remnants of the original beige and caramel linoleum exist at the basement level.

At Level 12 the columns are retained, and the original curved glazing and small windows of the former caretaker's accommodation are demolished and the tenancy expanded. Additions on the upper level step back from the original façade. New large format sliding glass doors are installed behind a reinstated balustrade. New accessible amenities have been provided on each level, and all toilets are upgraded. (Fig 4.1.22) Services have been upgraded throughout the building.

4.5. OTHER ASPECTS OF SITE

4.5.1. Evidence of Archaeological Potential

Given the extent of site development and excavation in the Interwar period, the site has little ability to reveal archaeological remains. The City of Sydney's "Central Archaeological Zoning Plan" does not identify the site as an area of archaeological potential.

4.5.2. Evidence of Aboriginal Heritage Potential

Given the history of site disturbance from the mid Victorian period, the site is unlikely to reveal aboriginal remains.
It is beyond the scope of this report to address Indigenous associations with the subject site.

4.5.3. Evidence of Natural Heritage Potential

Given the history of site disturbance/development from the Victorian and Interwar periods, the site is unlikely to have heritage significance for its natural features.

4.5.4. Moveable context

No significant moveable items exist.

Fig 4.1.1	2021	75-77 Pitt Street, East Elevation above awning	Architectural Projects

Fig 4.1.2	2021	75-77 Pitt Street, East Elevation including awning	Architectural Projects

Fig 4.1.3	2021	75-77 Pitt Street, East Elevation detail entry	Architectural Projects

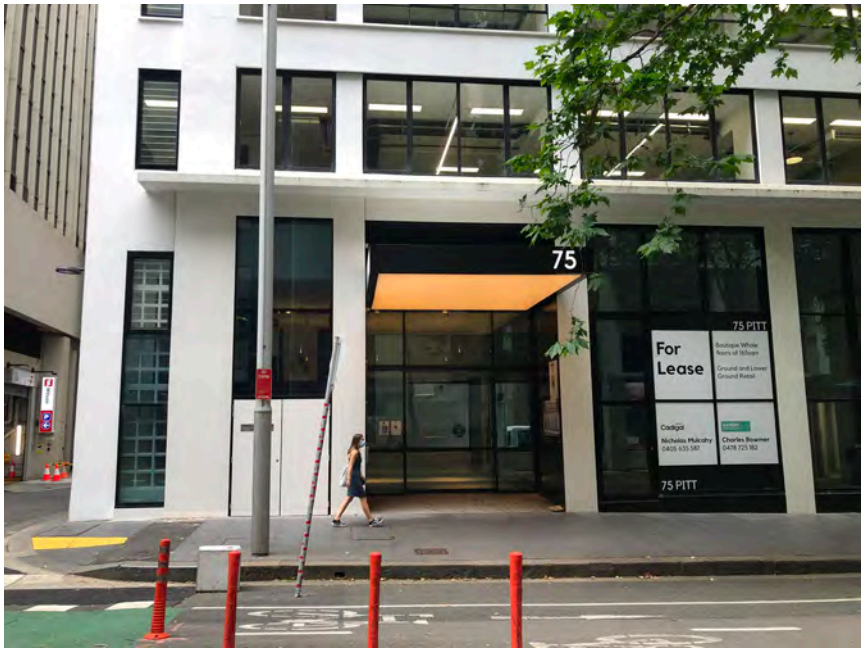


Fig 4.1.4	2019	75-77 Pitt Street, East Elevation within CBD context	Architectural Projects

Fig 4.1.5	2021	75-77 Pitt Street, East Elevation detail below awning	Architectural Projects

Fig 4.1.6	2021	75-77 Pitt Street, East Elevation underside of soffit	Architectural Projects

Fig 4.1.7	2021	75-77 Pitt Street, South Elevation	Architectural Projects

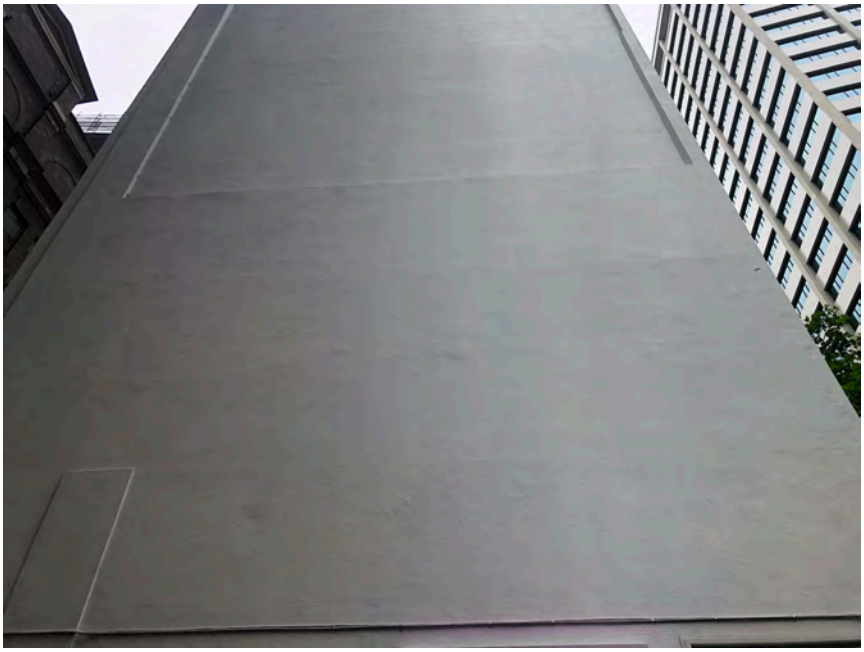


Fig 4.1.8	2021	75-77 Pitt Street, West Elevation	Architectural Projects

Fig 4.1.9	2019	75-77 Pitt Street, West Elevation, Detail of glass lenses	Architectural Projects

Fig 4.1.10	2021	75-77 Pitt Street, East Elevation, Detail of glass lenses	Architectural Projects

Fig 4.1.11	2021	75-77 Pitt Street, Interior Ground Floor	Architectural Projects

Fig 4.1.12	2021	75-77 Pitt Street, Interior Ground Floor	Architectural Projects

Fig 4.1.13	2021	75-77 Pitt Street, Interior Ground Floor	Architectural Projects

Fig 4.1.14	2021	75-77 Pitt Street, Interior Ground Floor	Architectural Projects

Fig 4.1.15	2019	75-77 Pitt Street, Interior Stair	Architectural Projects

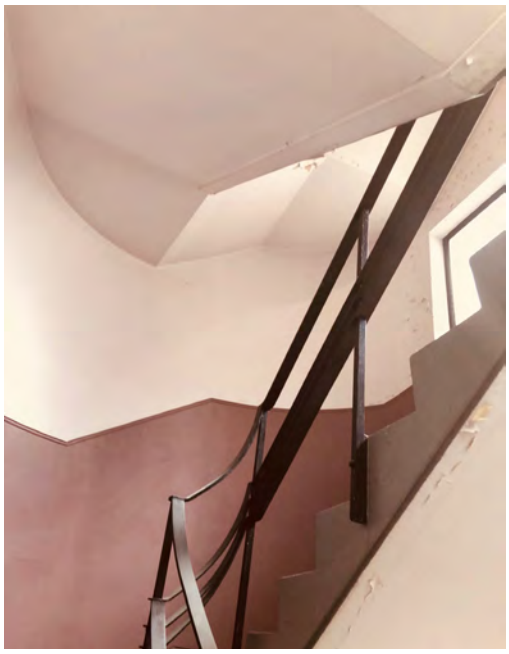


Fig 4.1.16	2019	75-77 Pitt Street, Interior Stair	Architectural Projects

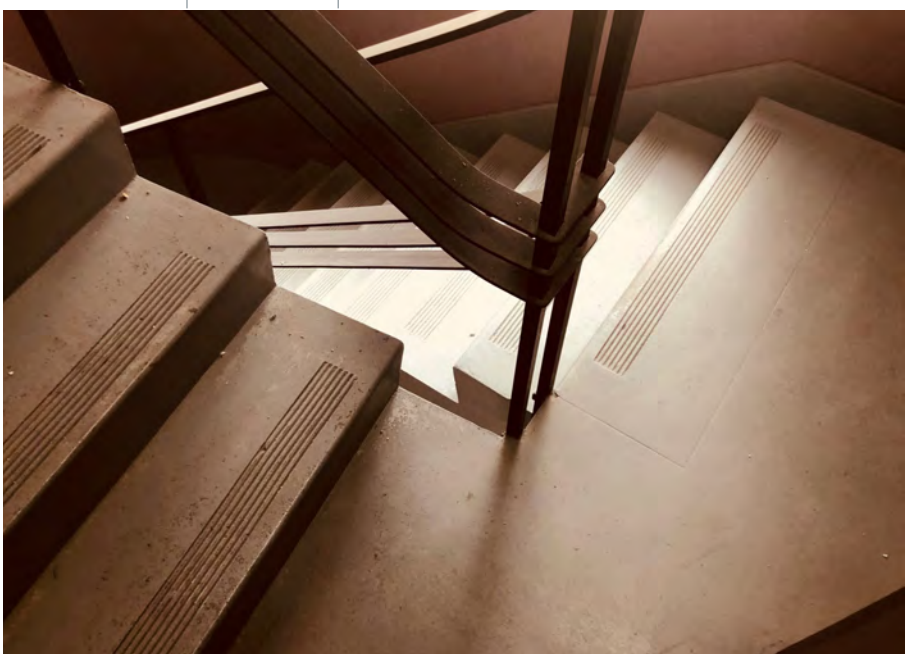


Fig 4.1.17	2021	75-77 Pitt Street, Interior upper level tenancy	Architectural Projects

Fig 4.1.18	2021	75-77 Pitt Street, Interior upper level tenancy	Architectural Projects

Fig 4.1.19	2019	75-77 Pitt Street, Interior stair	Architectural Projects

Fig 4.1.20	2019	75-77 Pitt Street, Interior Stair	Architectural Projects

Fig 4.1.21	2019	75-77 Pitt Street, Interior Stair	Architectural Projects

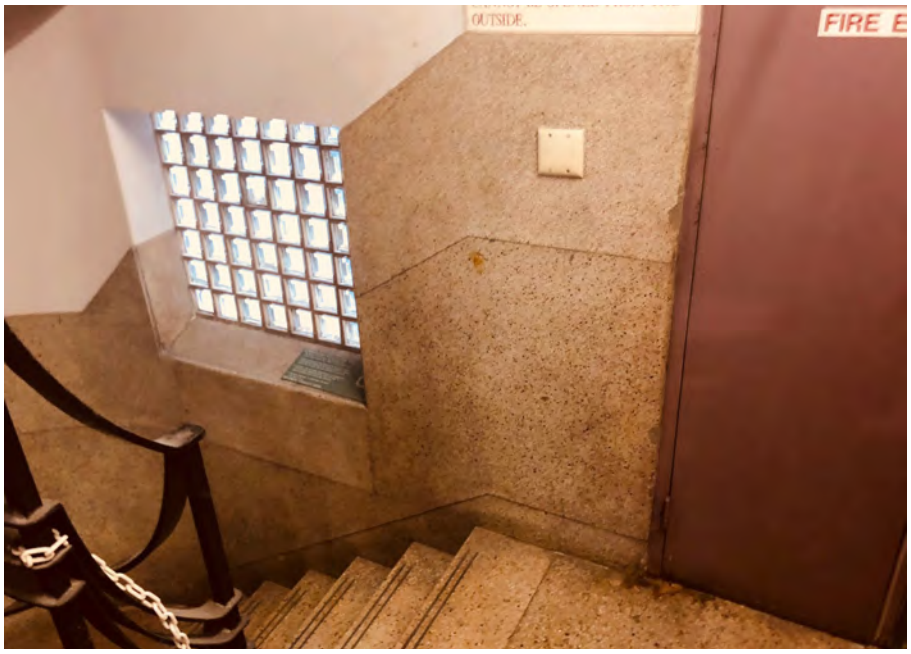


Fig 4.1.22	2021	75-77 Pitt Street, Interior, New Bathroom facility	Architectural Projects

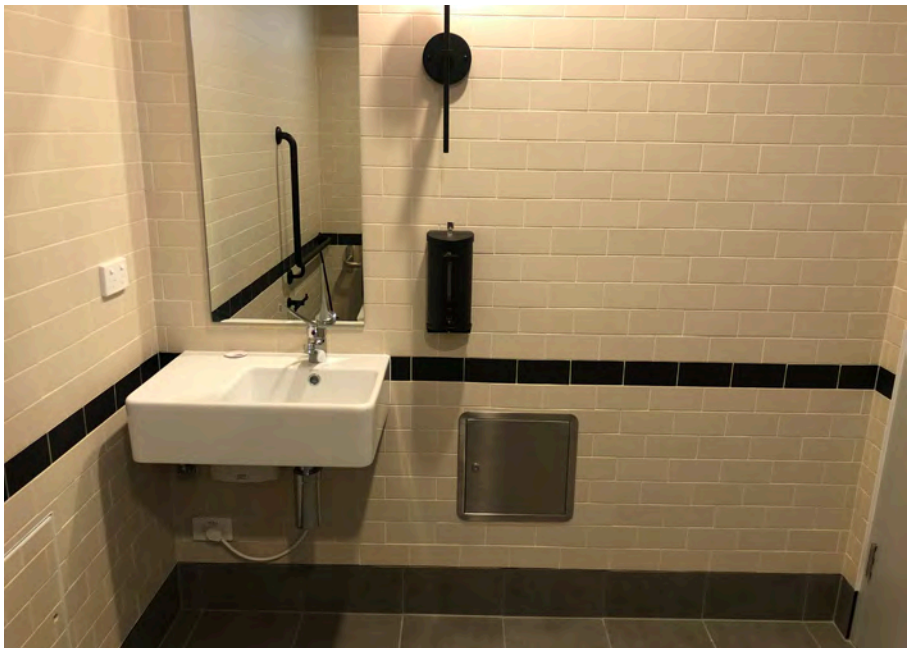


Fig 4.1.23	2019	75-77 Pitt Street, Immediate context of Tank Stream way	Architectural Projects

Fig 4.1.24	2019	Context Bridge Lane	Architectural Projects

5. ASSESSMENT OF CULTURAL SIGNIFICANCE

5.1. COMPARATIVE ANALYSIS

Interwar functionalist style.

Technical modernity, symbolic of progress, was not always paralled by the glass tower aesthetic normally associated with high rise modernity. The Royal Assurance Building by Seabrook and Fildes was the first glass façade in Sydney a trend that was not readily adopted until after World War II. The magazine Building reported the building design being of "an ultra-modern character" and that the architects, had "set out with the object of giving Sydney something new". The front was to be faced entirely in glass and the effect of the design was to be achieved through the colour scheme and the materials used that had never before been used for the treatment of the whole face of a city building.

Buildings such as Sodersten's Hotel Australia, Bunning and Maddens' Railway Building in Wynyard Square, Sodersten's City Mutual Building, and Seabrook and Fildes *the Royal Exchange Assurance Building were seen to exhibit this new trend.*

This new trend was reported extensively in magazines Decoration and Glass, Art in Australia and Building magazine.

Seabrook and Fildes was a Melbourne architecture practice that played a significant role in the introduction of modernist architecture to Victoria in the 1930s having gained first-hand experience of the Dutch Functionalists and Dudok. Their celebrated work MacPherson Robertson Girls High School, South Melbourne in 1933-34 is inspired by Hilversum Town Hall (1927-31) designed by Willem Marinus Dudok . In this innovative design they introduced European Modernism to Victoria,

Some rare projects assumed a new modernist aesthetic and adopted its progressive socialist ideals such as William Crowles John Brogan Wyldefel Gardens.

Interwar Finishes

Decorative Dunlop-Perdriau rubber flooring was also used in the Assurance chamber of the City Mutual Building in 1936. Scagliola columns by Melocco Bros. were another feature of this interior.[37]

Scagliola

Scagliola is a form of plaster, traditionally gypsum, which imitates decorative stone and has been widely used for the decoration of walls, columns, floors, fireplaces and table tops. Artificial forms of decorative stone based on gypsum or lime plaster have a long history and were widely used in the ancient world. The technique was rediscovered in the Renaissance and flourished on the continent in the Baroque and Rococo periods as a medium for the imitation of exotic marble and precious stone inlays.[38] The material included pure gypsum and flanders glue, which is floated, smoothed and polished. In Australia, Melocco Bros., of Annandale carried out extensive work at the Banking Chamber of the Government Savings Bank.[39] (Fig 5.1.1) The cost of Scagliola was said to be a fifth of the price of marble. Scagliola columns

[37] Building October 12 1936, Vol 59 No. 350 p34

[38] David Harrison 'Scagliola' The Building Conservation Directory, 2013

[39] Building, December 12, 1928

by Melocco Bros. were a feature of the interior of the City Mutual Building in 1936. In 1936, a precast Scagliola floor paving tile, a product of Melocco Bros., was used in the City Mutual Building (Fig 5.1.2).40

Luxcrete

'Luxcrete' was the name given to a ferro-concrete window construction system, manufactured by Brooks, Robinson & Co. in the 1930's. In addition to 'Luxcrete' windows, Brooks, Robinson & Co. manufactured all 'Luxfer' products in Australia including pavement lights, electro copper glazing and fire glass. F.G. O'Brien Ltd of Waterloo were the Sydney agents for 'Luxcrete' Windows. (Fig 5.1.3)

Brooks, Robinson & Co., were an established Melbourne firm that was originally founded as an agency for Henry Brooks & Co., Export Merchants of London in 1854; the name changed when businessman Edward Gayner Robinson (c.1836 – c.1881) entered into partnership with Henry Brooks (d.1895) in 1868. While oil, colour, paper hangings and other household goods were the staple imports, in 1855 the firm advertised 'Chance Bros. window glass' for sale from its premises in Stephen (now Exhibition) Street in the city. A measure of Brooks, Robinson's emerging reputation was the selection of the firm to install windows in St Paul's Anglican Cathedral, Melbourne, which were imported from Clayton & Bell in London. Many English designers came to work at Brooks Robinson.41 An allied product manufactured by Brooks, Robinson & Co at the time of the 'Luxcrete' production 'Luxfer', had more commercial success.42

Prismatic glass, which was a highly successful building material in the United States between the turn of the century and the 1920s, promised to refract daylight from the façades deep into a building and thus would help to save energy, create healthier working environments, and contribute to the development of a new modern architecture. The Luxfer Prism Companies were the inventors and most prominent producers of this material. Prism glass was further developed by James G. Pennycuick, a British inventor, who filed a U.S. patent application (no. 312,290, Window Glass) in 1882. This became the basis of the Radiation Light Company of Chicago (1896) and, one year later, the Luxfer Company. Frank Lloyd Wright designed and patented 41 prism glass tiles manufactured by Luxfer Prism Co. in Chicago. Hollow Glass blocks, or glass bricks date back to c.1886 when they were produced in squares and hexagonal shapes by Swiss Architect & Engineer Gustave Falconnier. Falconnier's glass bricks were popular with architects such as Hector Guimard, Auguste Perret, Le Corbusier, Eduard Cuypers, and Hendrik Petrus Berlage.43 In the early 1930s prismatic glass finally lost the competition with electrical lighting and new structural daylighting devices such as hollow glass blocks.44

In the 1930's, further development of machine production created more advanced types of glass bricks which became easier to work with. Designed to be laid in the traditional style of masonry, glass blocks quickly became known for their ground-breaking qualities. This adaptable, modular and thermally stable material allowed for the flow of light without sacrificing privacy. Jackpot. Glass blocks quickly caught the

40 Building October 12 1936, Vol 59 No. 350 p34, p65

41 Bronwyn Hughes, The Art of Light: a survey of stained glass in Victoria

42 Hamilton Spectator (Vic.: 1870 - 1918) Tue 13 Sep 1904 Page 1

43 The use of glass bricks in architecture in the 19th and 20th centuries: a case study.

44 "The Century's Triumph in Lighting": The Luxfer Prism Companies and Their Contribution to Early Modern Architecture, Dietrich Neumann

attention of various modernist architects. Pierre Chareau famously used it in the design of his 1932 masterpiece La Maison de Verre (House of Glass) in Paris45

'Luxcrete' had acclaim in its early use at Mercy Hospital, Melbourne, built 1934-5, a seminal example of the work of Stephenson & Meldrum, later Stephenson & Turner. (Fig 5.1.4) Stephenson Meldrum and Turner also proposed 'Luxcrete' for the Royal Prince Alfred Hospital at Sydney as reported in 1935, however by the time the King George V Hospital, Camperdown, was built the continuous glazing was 'Insulux' glass bricks. Similarly, the Sydney Dental Hospital built in 1940 by the same architects, utilized glass brick rather than 'Luxcrete' windows for the glazed tower element. (Fig 5.1.5)

Vitrolite
Vitrolite is a pigmented structural glass that could be used externally or internally and applied over existing finishes. Having the appearance of an opaque coloured plate glass, Vitrolite is a ceramic, with a high proportion of silica.46 It provided a sanitary, non-porous, economical alternative to marble. Vitrolite reached peak production from the beginning of the depression to the beginning of WWII, but by the mid-century its popularity had waned.47

Marietta Manufacturing Company claimed to be the first producer of pigmented structural glass in 1900, their product 'Sani Onyx' was used in utilitarian application. They were followed by Penn-American Plate Glass Company who began manufacturing black and white 'Carrara' Glass from 1906. 'Vitrolite' was produced by the Meyercord Carter Company of Vienna, West Virginia, in 1916. Founded in 1896, Meyercord specialized the decalcomania process, taking customer's designs and firing them onto white glass at 1800 degrees in a device called the "Vitrolite." Following the introduction of Vitrolite, the Meyercord Carter factory became the Vitrolite Company, with head office in Chicago. The Vitrolite Company was acquired by Libbey-Owens-Ford in 1935.

The early application of structural glass was in interior linings, table tops and partitions. Its use spread to lobbies and shop fronts in the 1920's and 1930's and was used extensively to modernise facades. Its appeal due to the ability to achieve unbroken horizontal lines and pure colour providing a modern streamlined appearance. Originally available in just black and white, structural glass was produced in an increasing range of colours in the 1930's including greens, blues, yellow, grey, tan and beige. Most colours were available in 11/32 inch and 1-1/4 inch thicknesses.48

Exterior application saw glass applied to a smooth masonry or plaster surface. Manufacturers recommended against fixing to timber. Glass was fixed to the substrate with a hot asphalt based mastic, with additional support from brass or stainless steel angles. Joints were treated with recessed cork tape and caulking joint cement coloured to match the glass. The cement joint provided a watertight integrated surface.49

45 https://www.yellowtrace.com.au/return-of-glass-blocks-glass-bricks/

46 Building Vol 54 No 323, p87

47 Preservation Brief 12 "The Preservation of Historic Pigmented Structural Glass" 1984. US Department of the Interior, National Parks Service

48 Preservation Brief 12 "The Preservation of Historic Pigmented Structural Glass" 1984. US Department of the Interior, National Parks Service

49 Preservation Brief 12 "The Preservation of Historic Pigmented Structural Glass" 1984. US Department of the Interior, National Parks Service

Vitrolite was popular in Britain as well as the United States and was available in Australia in the 1920's. Black Vitrolite paneling was used as façade cladding to the Daily Express building in Fleet Street London in 1930-1932. (Fig 5.1.6) Designed by Ellis and Clarke with Sir Owen Williams, the building presented a 6 storey façade in sleek black glass, it is one of Britain's finest Art Deco buildings. Similar buildings at 6-7 storey height for Daily Express followed in Glasgow (1937) (Fig 5.1.8) and Manchester (1939) (Fig 5.1.7) drawing heavily on the aesthetic of the black Vitrolite established in London.50

In Australia, Vitrolite was used extensively in shopfronts, retail fitouts, hotels and furniture. JC Goodwin was the sole distributor of Vitrolite in NSW, and was advertising the product from 1927 until the mid 1940's. It was promoted as an ideal for covering walls in bathrooms, kitchens, lobbys, and ideal for tabletops and counters. (Fig 5.1.9)

In the late 1920's through to 1934, the available colours were ivory, jade, white, black and lavender. By 1936, the colour range was expanded to include tango red, shell pink, three blues, green and primrose, the latter two being the choice for the subject building.51 (Fig 5.1.10) Primrose was a popular colour choice in the late 1930's, being chosen for Grace Brothers Auditorium.52 In February 1937, the four storey façade of Truscotts Don Tailors building in Rundle St Adelaide was wholly faced in Black Vitrolite, with chrome beading.53, and in 1937, the two storey façade of the External Bar and Marquise was modernised with turquoise and shell pink Vitrolite.54 The range and number of colors was reduced by the late 1940s.

The use at 75 Pitt St was said to be the first use in a whole façade treatment of a high rise building. The use of Vitrolite as a large-scale façade treatment did not take off, possibly due to maintenance problems that were encountered in the subject building, resulting in the replacement of the cladding just 16 years after its installation. (Fig 5.11)

While failure of the structural glass itself was rare, failure of the mastic adhesive and deterioration of the jointing cement was not uncommon. Cracked joints accelerated deterioration of the mastic bond and substrate allowing the rusting of shelving angles, and causing individual panels to slip and eventually detach.55

After 1954, the popularity of Vitrolite in Australia dwindled, and by the late 1950s, the manufacture of structural glass reached its end.56

5.2. HERITAGE CURTILAGE

5.2.1. Definition

There are different types of Heritage Curtilage that relate to the history and significance of the site.

50 http://manchesterhistory.net/architecture/1930/dailyexpress.html

51 Decoration and Glass vol 1, no 12, 1936, p49

52 Decoration and Glass vol 3, no6, 1937, p30

53 Decoration and Glass vol 2, no10, 1937, p52

54 Decoration and Glass vol 2, no 12, 1937, p

55 Preservation Brief 12 "The Preservation of Historic Pigmented Structural Glass" 1984. US Department of the Interior, National Parks Service

56 Randy Juster, "The Vitrolite story", 2015. Decopix, accessed online 15 January 2018 http://www.decopix.com/the-vitrolite-story/

Lot Boundary Heritage Curtilage
The most common type of heritage curtilage comprises the boundary of the property containing the heritage item, or items. The property may also contain associated buildings, gardens and other significant features, including walls, fences, driveways or tennis courts, all which may contribute to the heritage significance of the property.

Reduced Heritage Curtilage
This type of heritage curtilage is less than the lot boundary of the property. It arises where the significance of the item may not relate to the total lot, but to a lesser area, and is often only defined when development occurs.

Expanded Heritage Curtilage
There may be circumstances where the heritage curtilage may need to be greater than the property boundary. Depending on the topography, an expanded curtilage may be required to protect the landscape setting or visual catchment of a heritage item.

Composite Heritage Curtilage
This type of curtilage applies to heritage conservation areas and defines the boundaries of land required to identify and maintain the heritage significance of an historic district, village or suburban precinct.

5.2.2. HERITAGE CURTILAGE

The site has significance for its Interwar development which relates to the lot boundary of the existing site.

A curtilage could minimally be set as the boundary of Lot 1 DP186488 (Fig 5.2).

5.3. STATEMENT OF SIGNIFICANCE

The Inventory Sheet notes:

Former Royal Exchange Assurance Building, is a twelve storey building of Inter War Functionalist style. This building is historically significant as probably the first Modernist style high-rise building to be built in Sydney. It is an important building in the professional work of the noted Melbourne-based modernist architectural partnership of Seabrook and Fildes and the only surviving commercial example in Sydney of the work of the pioneer Melbourne based firm. The building is aesthetically significant as a rare and outstanding example of a 1930's modernist commercial exterior of high quality design. It was the tallest glass facade at the time of its construction. The building is significant for its contribution to an understanding of the importance of the finance industry as an investor in "modernist office accommodation. The building is scientifically significant as the tallest known building at the time, in Sydney, to be faced with glass 'Vitrolite'. It is significant as an early use of innovative spanning necessitated by the tank stream. It is of architectural significance as possibly the first international style high-rise office building in Sydney.

Fig 5.1.1	1928	Banking Chamber Government Savings Bank	Building, December 12, p.78

Fig 5.1.2	1936	Assurance Chamber City Mutual Building	Building, October 12, p.34

Fig 5.1.3	1935	'Luxcrete Windows' F.G. O'Brien Advertisement	Building, July 12

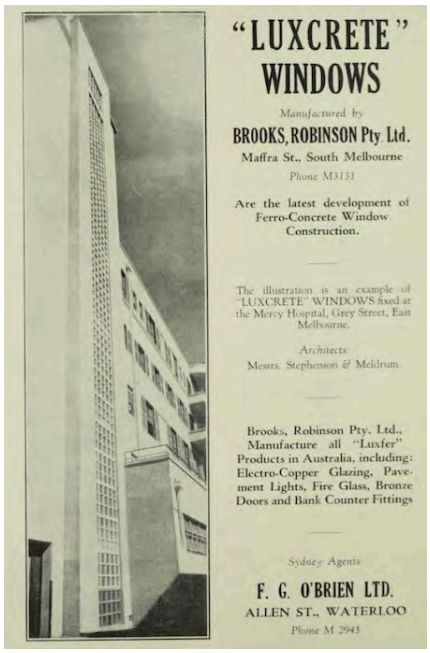


Fig 5.1.4	1935	Mercy Hospital, Melbourne	Building, July 12

Fig 5.1.5	1946	King George V., Insulux bricks	Decoration and Glass, July 1941

Fig 5.1.6	2018	Daily Express Building, London 1931	Manchesterhistory.net

Fig 5.1.7	2018	Daily Express Building, Manchester 1939	Manchesterhistory.net

Fig 5.1.8	2018	Daily Express Building,Glasgow 1936-1937	Manchesterhistory.net

Fig 5.1.9	1937	Vitrolite Advertisement, J.C. Goodwin & Co.	Decoration and Glass, Vol 3, No 6, p. 37

Fig 5.1.10	1930's	Vitrolite British Colors	The Vitrolite Story, DecoPix

Fig 5.1.11	1937	Vitrolite Advertisement, J.C. Goodwin & Co., Royal Exchange Building	Decoration and Glass, July 1937

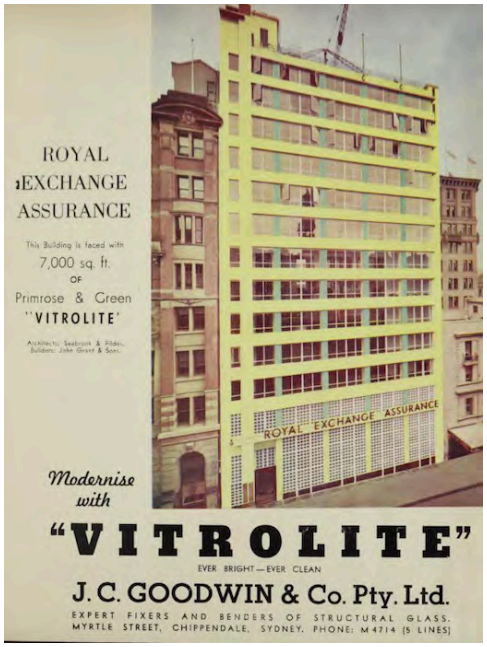


Fig 5.2	2018	Heritage Curtilage, Lot 1, DP 186488	Six Maps

5.4. GENERAL

A statement of cultural significance is a declaration of the value and importance given to a place or item, by the community. It acknowledges the concept of a place or item having an intrinsic value that is separate from its economic value.

There are a number of recognised and pre-tested guidelines for assessing the cultural significance of a place or item established by organisations including among others, the ICOMOS (International Committee on Monuments and Sites, Australia), The National Trust of Australia, The Australian Heritage Council (Australian Government) and in New South Wales by the NSW Heritage Council (The Heritage Branch of the Office of Environment and Heritage).

The Heritage Council's criteria 'NSW Heritage Assessment Criteria' are based on the Australian Heritage Commission criteria and encompass the five values in the Australia ICOMOS Burra Charter; Historical Significance, Historical Association Significance, Aesthetic Significance, Scientific Significance, Social Significance and 'two' grading level Rarity and Representativeness. These criteria were gazetted following amendments to the Heritage Act, which came into force in April 1999 and was further amended in 2004.

This report uses the NSW Heritage Assessment Criteria to assess the significance of the study area.

5.5. CRITERION A – HISTORICAL EVOLUTION

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.

This building is important in architectural history as possibly the first Modernist style high-rise building to be built in Sydney. It is an important building in the professional work of the noted Melbourne-based modernist architectural partnership of Seabrook and Fildes. It is the only surviving commercial example in Sydney of the work of the pioneer Melbourne based firm. Has historic significance locally.

5.6. CRITERION B – HISTORICAL ASSOCIATIONS

An item has strong or special association 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).

The association of the site with the original client Royal Exchange Assurance and subsequent owners Thai Airways does not meet the Threshold of Significance.

The building has historical associative significance because of its association with the works of well known architectural firm Seabrook and Fildes.

5.7. CRITERION C – AESTHETIC VALUES

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

The building has aesthetic significance as an outstanding commercial example of 1930's Interwar functionalist style, influenced by Dutch modernist Dudok.
The building has aesthetic significance because it shows technical achievement in its use of coloured Vitrolite and Luxcrete in the original façade, however only remnants remain.

It is significant as the tallest known building at the time, in Sydney, to be faced with glass 'Vitrolite'. It is also significant as an early use of innovative spanning necessitated by the tank stream. Has aesthetic significance at a State level. The original building is an outstanding example of a 1930's modernist commercial exterior of high quality design, an important work of Victorian architect firm of Seabrook and Fildes. It was the tallest glass facade at the time of its construction.

5.8. CRITERION D – SOCIAL VALUE

An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

This building contributes to an understanding of the importance of the finance industry as an investor in modern office accommodation.
Has social significance locally.

5.9. CRITERION E – TECHNICAL/RESEARCH VALUE

An item has 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).

The ability of the structure to yield information about new technology employed in the original building is limited by the extent of alteration of the facades.

5.10. CRITERION F - RARITY

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.

The building is a rare and outstanding example of a 1930's modernist commercial exterior of high quality design. It is probably the first Modernist style highrise building in Sydney. It is the only highrise building by the Melbourne firm Seabrook and Fildes. It is a rare example of the use of 'Vitrolite' and 'Luxcrete' in high rise building. The extent of alteration of the façade finishes impacts upon this aspect of significance.

5.11. CRITERION G - REPRESENTATIVENESS

An item is important in demonstrating the principal characteristics of a class of NSW's

- *cultural or natural places; or*
- *cultural or natural environments*
- *(or a class of the local areas' cultural or natural places; or cultural or natural environments).*

The building is an outstanding but altered commercial example of the Interwar Functionalist style. It represents the introduction of European modernism and specifically Dutch functionalism, to the commercial architecture of Sydney.

5.12. INTACTNESS

The primary form of the original building remains intact externally however the façade treatment has been altered. The original building has been extensively altered in a number of significant places that include:

1953 Building refaced with travertine & steel windows replaced with bronze windows. (Royal Exchange Assurance) BA 0954/53

1965 Renovations to main ground floor chamber & lower facade and alterations to internal offices.

1973 Major internal upgrading compromising significant alterations to interior & work to mechanical ventilation. New awning also added.

1975/76 Alterations to 4th floor & mezzanine.

1982/83 Internal alterations to 7th floor, installation of air conditioning and plant room.

1984 Alterations and refurbishment of all floors. Removal of pavement lights.

1990/91 Modification of lower facade including new entry doors & total interior refurbishment.

2021 Alterations and additions to the entry awning, retail, interiors, rooftop, upgrade and façade restoration work

The remaining building retains the form of the original external character and interprets the original finishes. The original building was exceptional for its time and despite the removal of its glass finishes and glazing the composition of its façade is still evident.

Internally the plan layout has been extensively altered and most finishes have been painted or replaced. The remaining building retains some of the original internal character which was originally exceptional. Remnants of original 'Luxcrete' glass blocks are retained in situ. The interior presents as characteristic of the period despite the extent of alteration.

5.13. LEVELS OF SIGNIFICANCE

The terms 'local', and 'state' relate to the geographical and social context of an item's significance. For example, an item of local significance will be of historical, aesthetic, social or technical/research significance in a local geographical context; an item of state social heritage significance will be important to an identifiable, contemporary, statewide community.

5.13.1. Local Heritage

Due to its historic and aesthetic significance, the building reaches the threshold for local significance.

5.13.2. State Heritage

Due to its level of intactness despite being an important modernist building within the Sydney area, the building does not reach the threshold for state significance.

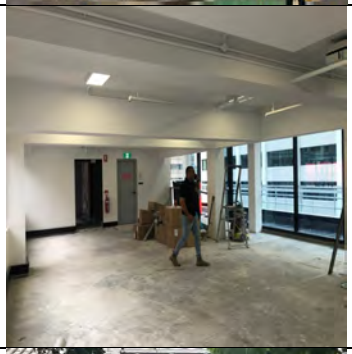
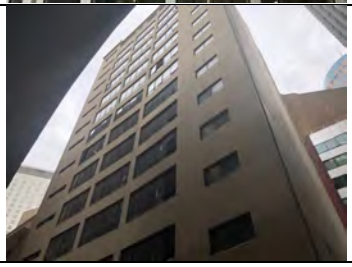
5.14. GRADING OF SIGNIFICANCE

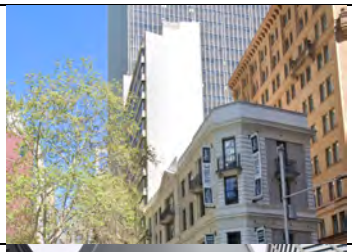
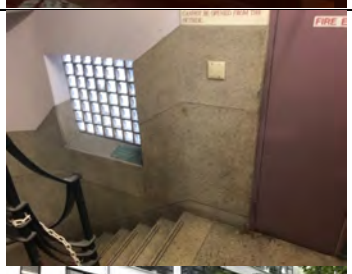
	GRADING	JUSTIFICATION	STATUS
A	EXCEPTIONAL	Rare or outstanding element directly contributing to an item's local and State	Fulfils criteria for local or State listing

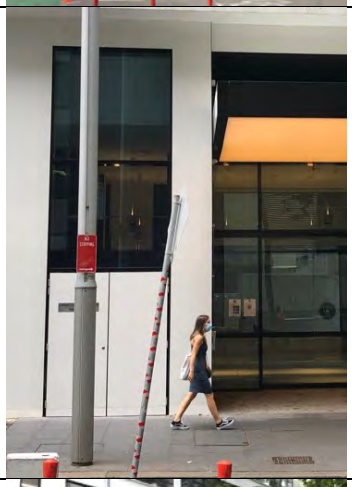
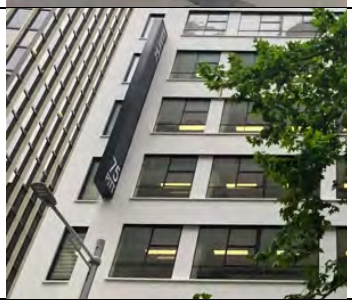
	GRADING	JUSTIFICATION	STATUS
		significance. High degree of intactness. Item can be interpreted relatively easily.	
B	HIGH	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfils criteria for local or State listing.
C	MODERATE	Elements of typical representative quality. Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfils criteria for local or State listing.
D	LITTLE	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or State listing.
E	INTRUSIVE	Damaging to the item's heritage significance.	Does not fulfil criteria for local or State listing.

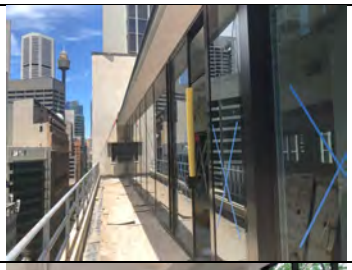
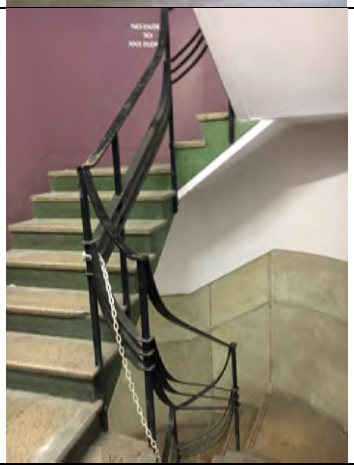
5.14.1. SCHEDULE OF SIGNIFICANT FABRIC

The schedule of existing fabric notes the relevant area and its level of significance.

Element	Period	Grading of Significance	Photo
Façade composition-solid-void relationship created by spandrel panels and vertical elements	1936-7	B	
Concrete structure-generally	1936-7	B	
East Facade	1936-7, modified 1953-2021	B	
West Facade	1936-7	B/C	

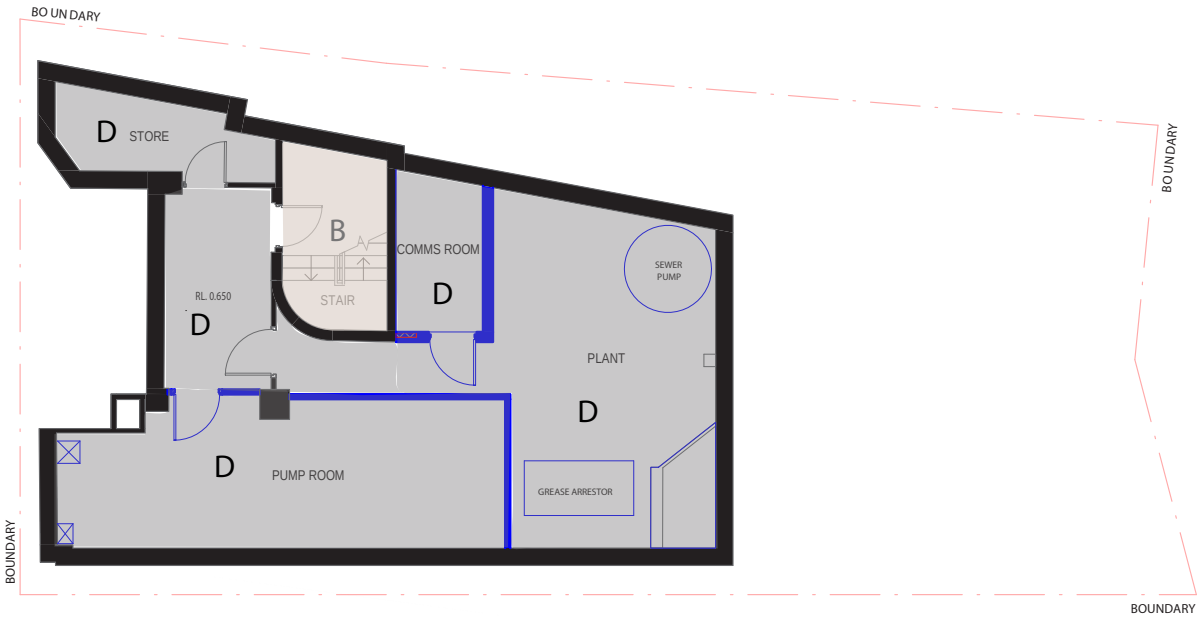
North Facade	1936-7	B/C	
South Facade	1936-7	B/C	
Bronze Window joinery	1936-7	B	
	1953	B/C	
Remnant glass lens panels	1936-7	A	 

			
Entry doors and shop front glazing	2020-1	D	
Original doorway (reused as the fire booster cupboard)	1936-7, modified	C/D	
Entry Awning	2020-1, interprets 1936-7	C/D	
Signage Box	1980s c	D	

Level 12 addition	2020-1	D	
Interior – spatial qualities of ground floor and mezzanine	1936-7, modified	B	
Interior finishes generally	2020-1	D	
Stairwell- Terrazzo Stairs, Metal balustrade	1936-7	B	

Refer Significance Diagrams Figures 5.14.1-11

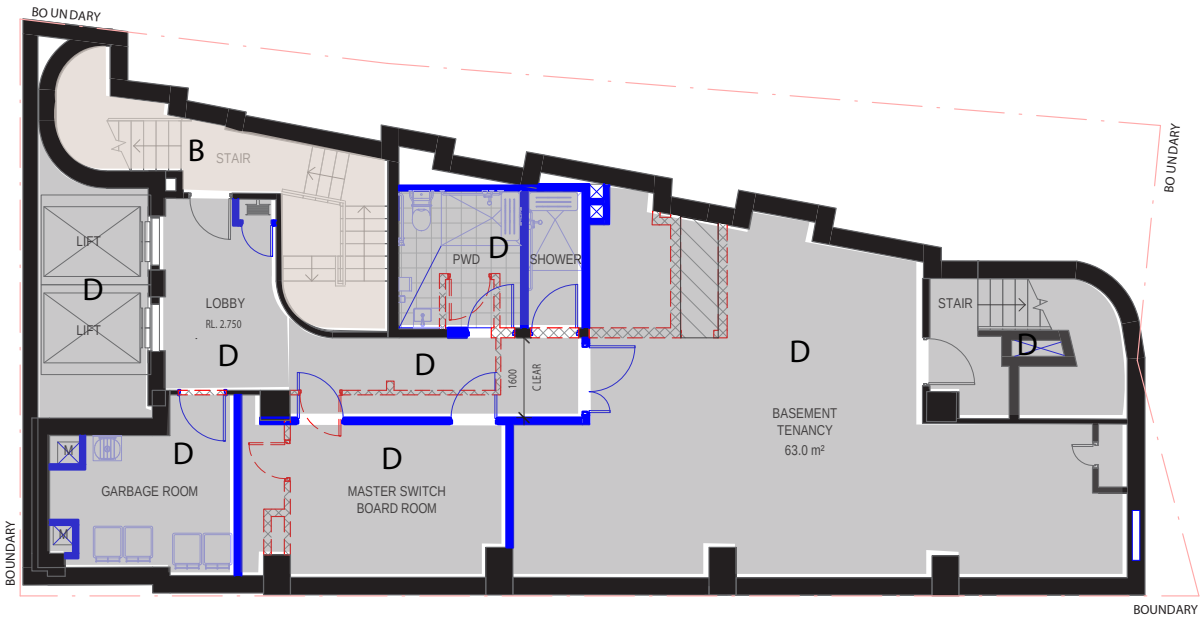
Fig 5.14.1 2022 Grading of Significance Diagram - Basement 2 Floor Plan Architectural Projects



Legend

- A Exceptional
- B High
- C Moderate
- D Little
- E Intrusive

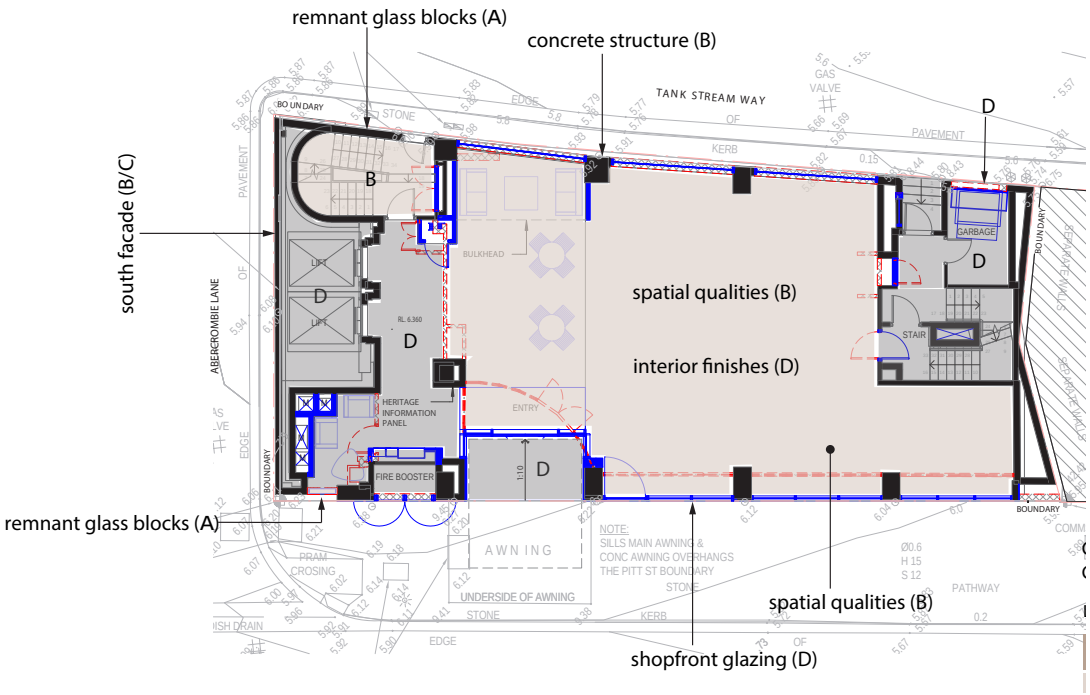
Fig 5.14.2 2022 Grading of Significance Diagram - Basement 1 Floor Plan Architectural Projects



Legend

	A	Exceptional
	B	High
	C	Moderate
	D	Little
	E	Intrusive

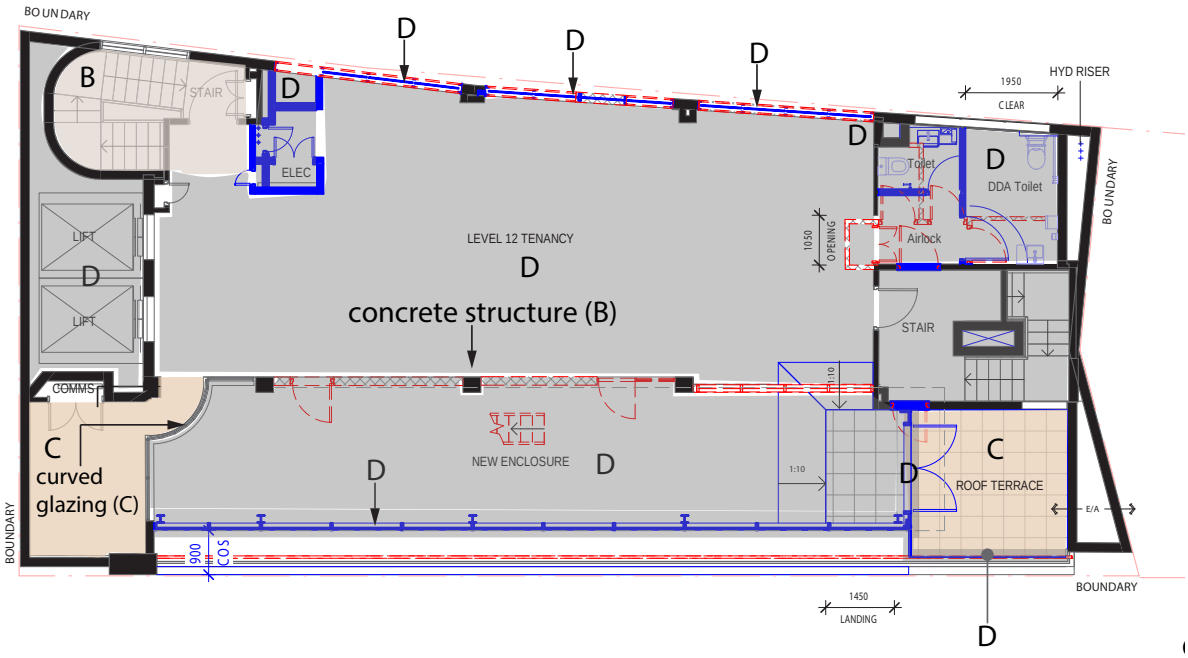
Fig 5.14.3 2022 Grading of Significance Diagram - Ground Floor Plan Architectural Projects



Legend

A	Exceptional
B	High
C	Moderate
D	Little
E	Intrusive

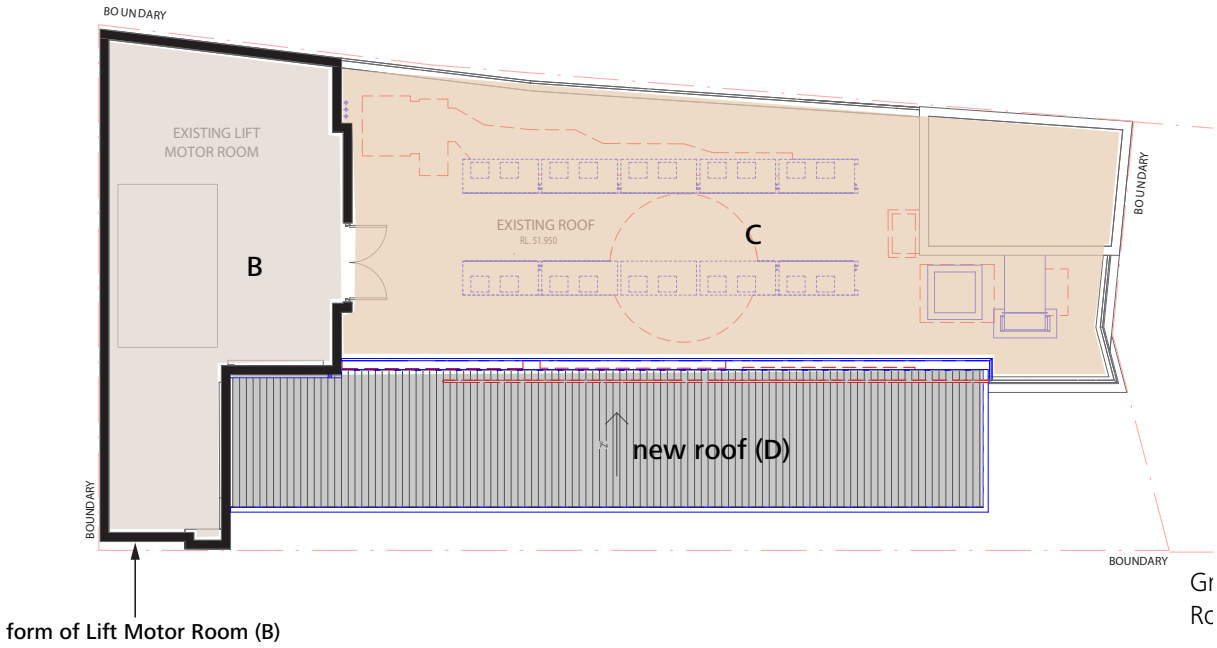
Fig 5.14.4 2022 Grading of Significance Diagram - Level 12 Floor Plan Architectural Projects



Legend

A	Exceptional
B	High
C	Moderate
D	Little
E	Intrusive

Fig 5.14.5 2022 Grading of Significance Diagram - Roof Plan Architectural Projects



Legend

A	Exceptional
B	High
C	Moderate
D	Little
E	Intrusive

Fig 5.14.6 2022 Grading of Significance Diagram - East Elevation Architectural Projects

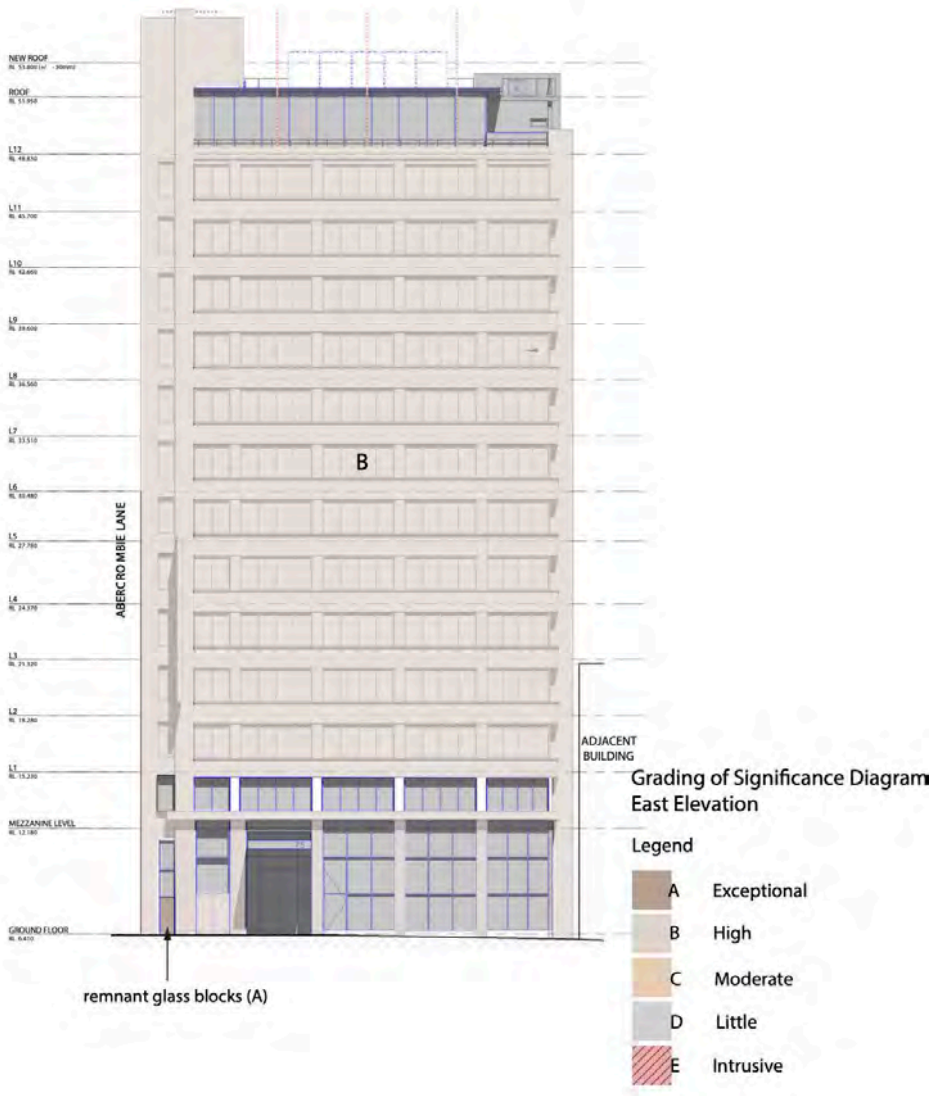


Fig 5.14.7 2022 Grading of Significance Diagram - West Elevation Architectural Projects

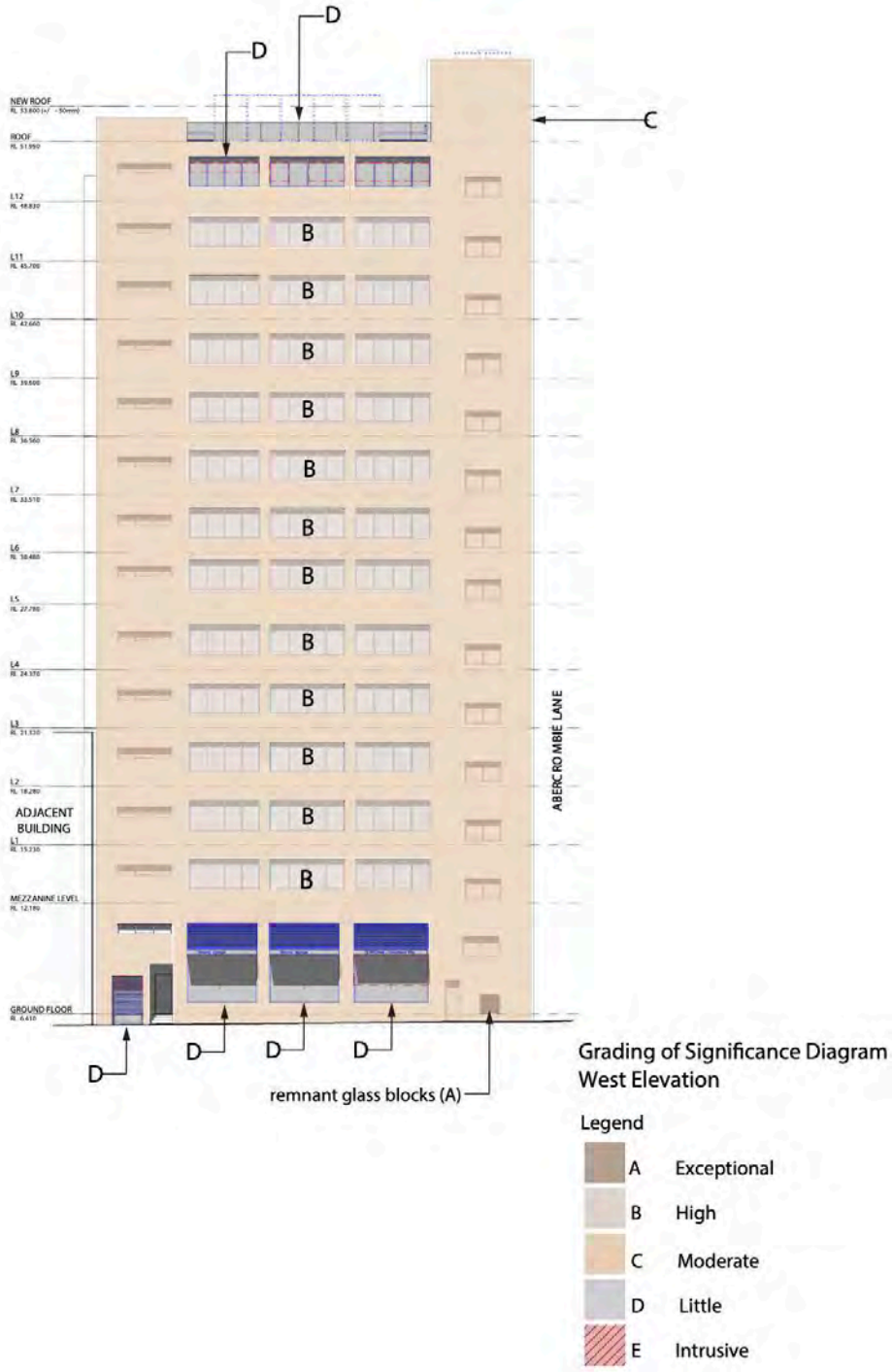
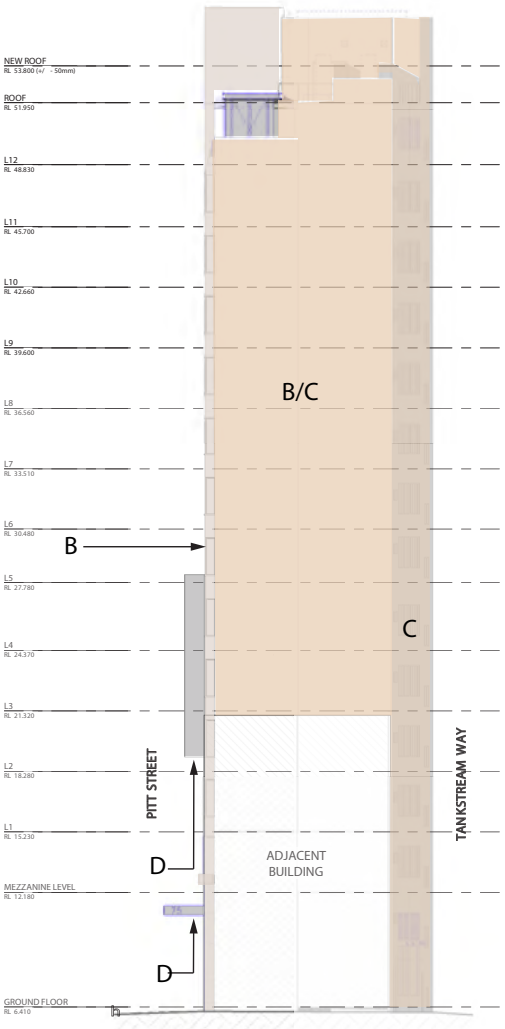


Fig 5.14.8 2022 Grading of Significance Diagram - North Elevation Architectural Projects

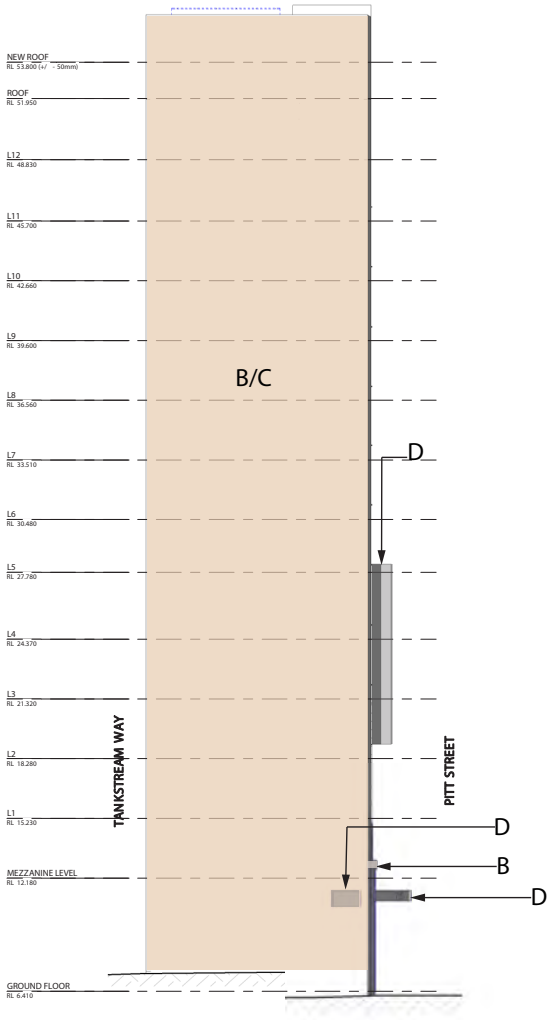


Grading of Significance Diagram
North Elevation

Legend

A	Exceptional
B	High
C	Moderate
D	Little
E	Intrusive

Fig 5.14.9 2022 Grading of Significance Diagram - South Elevation Architectural Projects



Grading of Significance Diagram
South Elevation

Legend

A	Exceptional
B	High
C	Moderate
D	Little
E	Intrusive

6. CONSTRAINTS & OPPORTUNITIES

6.1. GENERAL

A general policy for the preservation of a building is based on a recognition of its significance and the relevant constraints, the chief constraint being the Statement of Significance. These constraints may extend to development on site in the vicinity.

6.2. CONSTRAINTS & OPPORTUNITIES ARISING FROM THE CULTURAL SIGNIFICANCE OF THE PLACE

The significance of the building warrants its listing as a heritage item. The building should be retained and conserved in a recognisable form. Given the importance of the building and the extent of documentation regarding its original appearance, scope exists to restore the façade or interpret the original character.

General Constraints Arising out of Cultural Significance.

The building should be retained and conserved. No new work or activity should be carried out which will detract from or obscure physical evidence of the major phases of development of the key period of significance, 1936, as viewed from the public domain. Architectural and decorative features of the above elements that date from the key period of significance should be conserved. No new building should detract from the prominence of the building on the site. New works or activities at the place should not diminish its significance as an important Modernist building.

See Section 8 for specific policies arising from the Statement of Significance of the Conservation Area.

6.3. CONSTRAINTS & OPPORTUNITIES ARISING FROM HERITAGE ITEMS IN THE VICINITY

Any proposed changes must consider potential impacts on the following heritage items, which are located in the vicinity, namely the Former Exchange Hotel I4063, due to their physical proximity and visual linkages to the location of the development.

6.4. CONSTRAINTS & OPPORTUNITIES ARISING FROM THE CONDITION OF THE PLACE

The building is in excellent condition following the 2020-21 upgrade works.

6.5. CONSTRAINTS & OPPORTUNITIES ARISING FROM PROPERTY OWNERSHIP

The owner wishes to retain the building as commercial offices with a ground floor tenancy.

6.6. CONSTRAINTS & OPPORTUNITIES WHICH IMPACT UPON DEVELOPMENT OPTIONS

The heritage significance of the building requires retention of the building in a recognisable form and limits additions to the buildings that would dominate the primary façade impacts on development and potential.

6.7. CONSTRAINTS & OPPORTUNITIES ARISING FROM HERITAGE PLANNING REQUIREMENTS

6.7.1. Australian Heritage Council

The building and site is not included on the National Heritage List, The Commonwealth Heritage List nor on the list of items nominated for evaluation. The building and site is not covered by statutory protection provided pursuant to the Environmental Protection and Biodiversity Act 1999. The Building was included on the Register of the National Estate. This is a non-statutory archive, no constraints apply.

6.7.2. Heritage Council of NSW/NSW Heritage Act
The building and site is not covered by statutory protection provided pursuant to the NSW Heritage Act 1977. No constraints apply.

6.7.3. National Trust (NSW)
The building and site is classified by the National Trust (NSW). Listings in this register impose no legal restrictions.

6.7.4. AIA Register of Significant Buildings
The building is listed as a heritage item by the AIA, Register No: 4700 659. Listings in this register impose no legal restrictions.

6.7.5. Australian Institute of Engineers
The building is not listed as a heritage item by the RAIE. Listings in this register impose no legal restrictions. No constraints apply.

6.7.6. Art Deco Register of NSW
The building is listed as a heritage item by the Art Deco Society of NSW. Listings in this register impose no legal restrictions. No constraints apply.

6.7.7. Docomomo Register of Australia
The building is not listed as a heritage item by the Docomomo Register of Australia. Listings in this register impose no legal restrictions. No constraints apply.

6.7.8. Section 170 Register
The site and building is not listed as a heritage item on any 170 Register of a Government Body. Listings in this register provides statutory protection pursuant to the NSW Heritage Act 1977.

6.7.9. City of Sydney Council
The building and site is listed as a heritage item identified in the LEP listing No: I1917. The building and site is not listed as lying within a Conservation Area identified in the LEP. The inventory sheet for the Heritage building substantiates its listing. The building lies within the vicinity of other buildings listed as heritage items under the LEP, Figure 6.1.

Heritage Items in the Vicinity

Former Hotel Façade & External Walls, Former "Exchange Hotel" Incl. Facades,…
The building at 69-73 Pitt Street, originally the Exchange Hotel, was constructed in 1882 to a design by M.Cooper Day. It replaced an earlier building of the same name. A major extension of the building was carried out in 1928 (formerly Consolidated House, Exchange Hotel, Darrell James Building)

Significance:

Consolidated House is part of the record of late 19th century city centre commercial development, particularly reflecting the major period of the city's redevelopment during the later decades of the nineteenth century. It has a lengthy history of hotel use, a once prominent social & recreational building type in central Sydney. It is considered to be of local significance for its historic, aesthetic and social values.

Consolidated House is a simplified example of the Victorian Free Classical Style. This building addresses the major city intersection of Pitt Street and Bridge Street with a 45-degree chamfered facade, making an important contribution to the historic townscape character of Bridge Street on this key corner site. It is representative of the prevailing 19th century urban architectural style of the time. The current colour scheme diminishes its Victorian architectural qualities and the refurbished interiors detract from the overall aesthetic significance.

Consolidated House is one of the group of former (and operating) city hotels dispersed throughout the CBD and as such gains significance from the collective historic and social value of this building type. Another comparable example is the slightly more elaborate former hotel at 181 Pitt Street (Item 4063).

6.8. OTHER STATUTORY REQUIREMENTS

Any changes in the use of the building may result in a need to upgrade certain facilities to meet such obligations as may be imposed by City of Sydney Council. Matters may be identified in this study that may require modification includes BCA issues.

7. DEVELOPMENT OF CONSERVATION POLICY

A Statement of Conservation Policy is a document that provides guidelines to assess many different proposals. Policies for the preservation of a Conservation Area or Heritage Item are based on a recognition of its significance and the relevant constraints. Conservation can be regarded as the management of change and can be applicable whether or not the building has reached the threshold for listing as a heritage item or as a contributing component of a streetscape or Conservation Area.

The future conservation and development of the place should be carried out in accordance with the principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) as revised in 1999.

The Statement of Cultural Significance and Schedule of Significant Fabric set out in Section 4, together with any more detailed assessments of individual items in the policy section should be accepted as one of the bases for future planning and work on the place.

The policies recommended in this document should be endorsed by all parties as a guide to future conservation and development of the place.

All work in the building shall be undertaken on the basis of known evidence.

All work affecting significant fabric should be designed and constructed under the constant supervision of a qualified conservation practitioner approved by the Heritage Council of New South Wales. Assessment of cultural significance, and consequent decisions on conservation, should be modified if necessary in the light of further information obtained during conservation work.

This document should be reviewed regularly as the need arises or when new information comes to light.

The purpose of the following policy is to provide a framework for the management of the building as a heritage item.

The conservation policy focuses on retaining the building as a viable commercial facility commensurate with current standards, while protecting its cultural significance.

The Statement of Conservation Policy identifies which elements of the building should be conserved and nominates intrusive elements in need of modification. The Policy identifies action in terms of essential and desirable works. The Policy also identifies new work opportunities. However, work should not occur at the expense of existing significant spaces.

8. STATEMENT OF CONSERVATION POLICY

8.1. TERMINOLOGY AND DEFINITIONS

The terms fabric, place, preservation, reconstruction, restoration, adaptation and conservation used throughout this report have the meaning given them in Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter).

The terminology used to describe building styles follows the nomenclature set out in Apperly, R., Irving, R. and Reynolds, P. A Pictorial Guide to Identifying Australian Architecture, 1989.

In order to achieve a consistency in approach and understanding of the meaning of conservation by all those involved a standardised terminology for conservation processes and related actions should be adopted. The terminology in The Burra Charter is a suitable basis for this. Article 1 of The Burra Charter gives the following definitions:

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including elements, fixtures, contents and objects.

Conservation means all the processes of looking after a place so as to retain its cultural significance.

Maintenance means the continuous protective care of a place, and its setting. Maintenance is to be distinguished from repair which involves restoration or reconstruction.

Preservation means maintaining a place in its existing state and retarding deterioration.

Restoration means returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material.

Adaptation means changing a place to suit the existing use or a proposed use.

Use means the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Compatible use means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

Setting means the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character.

Related place means a place that contributes to the cultural significance of another place.

Related object means an object that contributes to the cultural significance of a place but is not at the place.

Associations mean the connections that exist between people and a place.

Meanings denote what a place signifies, indicates, evokes or expresses to people.

Interpretation means all the ways of presenting the cultural significance of a place.

8.2. BASIS OF THE CONSERVATION MANAGEMENT POLICIES

8.2.1. Policy – Compliance with Burra Charter

The future conservation and development of the place should be carried out in accordance with the principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) as revised in 2013.

8.2.2. Policy – Compliance with Statement of Cultural Significance

The Statement of Cultural Significance and Schedule of Significant Fabric set out in Section 5 should be accepted as one of the bases for future planning and work on the place.
Assessment of cultural significance, and consequent decisions on conservation, should be modified if necessary in the light of further information obtained during conservation work.

8.2.3. Policy – Conservation Policy Endorsement and Review

The policies recommended in this document should be endorsed by all parties as a guide to future conservation and development of the place.
The Conservation Management Policy should be continually reviewed. Before major works are undertaken review all available documentary and physical evidence in order to guide effective conservation work.

8.2.4. Policy – Implementation of Conservation Policy

All work affecting significant fabric should be designed and constructed under the constant supervision of a suitably qualified conservation practitioner.

8.3. CONSERVATION OF BUILDING FABRIC

Background

No significant item identified in this plan should be despoiled and/or removed from the building prior to understanding the significance of the item and its contribution to the significance of the place.
The grading of significance of the various elements of the building in Section 5 is a valuable planning tool, and it assists in developing a consistent approach to the treatment of different elements. The various grades of significance generate different requirements for retention and conservation of individual spaces and their various elements.

The building should exemplify and reflect its principal period of development from 1936-7. Significant fabric from this period should be preserved.

8.3.1. Policy – Conservation of Significant Fabric

- Surviving building fabric nominated in this document as being of high significance (refer 14.1) Grading of Significance Table) shall be retained and conserved and shall only be considered for removal or alteration where there is no appropriate alternative and subject to heritage assessment. Any work which affects the building fabric or spatial arrangement graded in this category should be confined to preservation, restoration or reconstruction, as defined by The Burra Charter.
- Where fabric of high significance is removed or altered a thorough recording of the original form and detail should be made. Removed items should be catalogued and stored safely for possible future reinstatement.
- Fabric of moderate significance should generally be retained. Adaptation or alteration may be acceptable if assessed and appropriate within framework that protects the significance of the whole place.
- Surviving building fabric nominated in this conservation plan as being of little significance can be either retained or removed so long as either option does not intrude on the significance of the building or the value of elements of high significance.
- Elements that are identified in this plan as being of an intrusive nature reduce the overall significance of the place. The preferred option is for their removal, conversion to a more compatible form or replacement in a way that helps retain the significance of the overall.
- The buildings should exemplify and reflect their principal periods of development from the key period of significance. Significant fabric from the respective period should be preserved.
- Significant fabric unavoidably disturbed during the works shall be salvaged, retained on site, securely stored should be reinstated or reused in the building in conjunction with heritage advice.
- Decayed significant building fabric that is not likely to be causing on-going deterioration should not be repaired for visual reasons if by doing so the patina of age and ability to successfully interpret impartial stages of use is degraded.
- Where repairs or alterations are required, new material should closely match original or adjacent materials. However, new materials should not be so well matched as to be impossible to read evidence of change on close inspection.

8.3.2. Policy – Reconstruction

Reinstatement of missing fabric, or reconstruction should be based on documentary evidence and only take place within the context of retention or enhancement of cultural significance of a particular element and of the building generally.

8.4. INTERVENTION

Background

Article 3 of The Burra Charter indicates that conservation is based on a respect for the existing fabric of a place and should therefore involve the least possible physical intervention in order not to distort the evidence provided by the fabric.

Adaptations of existing fabric for practical reasons such as installation of new services and equipment, and the need to meet fire safety and other statutory requirements may be required in terms of securing a viable use for the building components as a whole, and satisfying the changing needs of the general public.

- Intervention into any building fabric should respect the integrity of the extant material, be carefully controlled, and be limited to that required by the proposed works.
- Limited intervention for exploratory or research purposes should generally be restricted to approved new works and alterations or upgrading facilities, or to facilitate the above significant use.
- Intervention should not be detrimental to the original significant fabric.
- Existing service areas may be upgraded subject to the proper approval process.

In general terms, an adverse effect on any item or aspect of greater significance may be permitted provided:

- It makes possible the recovery of aspects of greater significance,
- It helps to secure the reasonable future security of the place, where retention of the current significant use as a commercial office is at risk of discontinuing.
- There is no feasible alternative, and care is taken to minimise the adverse effect.
- Recovery of the original character of the building is achieved
- It is necessary to comply with code variations.

Interventions remain subject to approval and should seek to mitigate any heritage impacts and be undertaken in conjunction with heritage advice.

Redevelopment of a heritage site in accordance with the controls should not impact detrimentally on the significance of the Heritage Items and should assist the recovery of significance.

8.4.1. Policy – Restrict Intervention

It is desirable that intervention into significant building fabric for non-conservation purposes should generally be restricted to approved programs of re-use or upgrading of service areas and facilities.

8.4.2. Policy – Minimise Impact of Intervention

It is desirable that where intervention in significant fabric is unavoidable, the loss of cultural significance should be minimised. Such intervention should occur in areas of lower rather than higher significance and in conjunction with heritage advice. Where it is necessary for work to occur in areas of higher significance it should be detailed in such a way as to be reversible.

8.5. CONSERVATION OF THE EXISTING SETTING

Background

The architectural impact of the building derives from its overall form, defined by the primary East and West façades. The majority of the original glass finishes, with the exception of the glass lenses to the basement of the West façade, have been replaced.

8.5.1. Policy – Setting

Key views of the building available from Pitt Street, and Tank Stream Lane to a lesser degree, should be preserved.

8.6. CONSERVATION OF HERITAGE FABRIC – THE EXTERIOR

8.6.1. Policy – Exterior Fabric

The architectural impact of the building derives from its overall form, primary East and West façades and contribution to the streetscape. Work should recover the integrity and significance of the original façades. The east façade to Pitt Street, west façade to Tank Stream Lane together create the building in the round. These features should be retained and conserved.

8.6.2. Policy – Exterior Finishes

The external masonry form of the building contributes to the significance of the place. The original glazed façade finishes have been removed with the exception of the glass lenses. The original Vitrolite and Luxcrete finishes were a key component of the façade and its significance and it is desirable that these finishes are interpreted in any new cladding.

8.6.3. Policy – Protection of Significant Finishes

It is desirable that finishes never intended for painting should continue to be appropriately maintained and remain unpainted. Investigation should be undertaken to establish whether the removal of later paint finishes is possible. Surfaces intended for painting should continue to be painted in appropriate colours. Where it is prohibitive to reinstate an original finish, a suitable finish that respects the original character of the building.

8.6.4. Policy – Protection of Original Significant Colour schemes

Colour was an important element of the original façade. Consideration should be given to interpreting the original colour scheme. A paint scheme that is appropriate for the Heritage Item should be devised based on research of remaining evidence on site and paint scrapings. Where no evidence is found, a scheme appropriate to the style and period of the building is to be devised that incorporates an appropriate number of colours so as to reinforce the architectural features of the building.

8.6.5. Policy – Painting

The Australian Standard AS2311-1992 The Painting of Buildings provides guidance as to primers and topcoats to use on all surfaces. Note paint manufactured prior to 1970 may contain lead, therefore take necessary precautions to minimise dust or fumes when removing old paint.

8.7. CONSERVATION OF HERITAGE FABRIC – FAÇADE MODIFICATION

Background

The significance of the original massing of the East and West façades requires them to be retained to a high level of integrity except where restoring lost or missing elements. The bronze glazing was replaced in 1953 which reinforces the original design concept has significance. The significance of the building is largely reliant on the Modernist composition of the façade as all finishes and windows have been replaced. The interior spatial quality of the ground and mezzanine is retained. Some original fabric survives. Wherever the issue of removing or altering significant fabric from its original form and location arises, a carefully considered study of the effects that such action will have on the overall significance of the place needs to be undertaken. Such an assessment will review the identified significance level of the part to be removed or altered, the impact that the action will have on the element itself and the resulting impact on the place as a whole. Constraints arising from the statement of significance shall aim to reduce any adverse effect to the place as a whole that may arise from the action.
Changes to the façades should reinstate or interpret original composition and finishes.

8.7.1. Policy – Heritage Item Façade Modification

Door and window openings to significant East façades should not be enlarged or closed in. Where it is necessary to modify the façade, to ensure a viable use, changes to the façades should reinforce the composition of the original façades. No additions should occur within the visual curtilage.

8.7.2. Policy – Façade Additions and infills

No additions should occur to the primary East façade of the building. Additions of little significance can be removed or modified.

8.7.3. Policy – Removal of Intrusive Elements

Intrusive elements should be removed and replaced with a more compatible design that reinforces the original composition and character of the façade.

8.7.4. Policy – Façade Changes

The interpretation of the site would benefit by interpretation of the original design intent. Additions to the building should be interpreted as new.

8.8. CONSERVATION OF HERITAGE FABRIC – STRUCTURAL

8.8.1. Policy – Original Structure

The structure is important including its innovative spanning over Tank Stream, and should be retained and conserved.

8.9. CONSERVATION OF HERITAGE FABRIC – INTERIOR

The significant original elements of the heritage item should be conserved as set out in the policies above. The original character of interior spaces should be retained and interpreted. This is particularly important to the ground floor and mezzanine areas.

8.9.1. Policy – Interior Elements

Generally, those elements and finishes identified as being of high and moderate significance in the schedule of significant elements should be retained and conserved. This relates to the 'Modernist' Interwar character of the interior.

8.9.2. Policy – Interior Spaces

The spatial qualities of the interiors contribute to their significance and interpretation of their former use. The character defined by the original interiors that create the spatial quality should be preserved. If necessary to facilitate an ongoing use insertion into significant interiors could occur. These should be modest in scale and be reversible.

8.9.3. Policy – Impact on Façade

Internal work should not compromise the significant original façade composition of the building.

8.9.4. Policy – Low Integrity Interiors

As the interiors of the building have been extensively altered, few significant interior spaces remain. As the interiors of the building has been remodelled in part, those spaces have reconstructed fabric and could be replaced with similar fabric. No constraints apply to the retention of non-original fabric. Significant spaces should be recovered where feasible. Spaces of less significant can be further altered to accommodate future uses provided they do not impact upon significant interiors.

8.10. CONSERVATION OF HERITAGE FABRIC – INTERNAL JOINERY

The interiors do not retain original joinery. No constraints apply to the retention of non-original joinery.

8.11. CONSERVATION OF HERITAGE FABRIC – ORDINANCE COMPLIANCE

Background

The Building Code of Australia is the operative building ordinance in New South Wales for the conservation and re-use of heritage buildings. The key issues are usually compliance with fire resistance and egress provisions. It is essential that the cultural values of the building are not degraded by inappropriate responses to meeting ordinance requirements.

Any work instigated for BCA compliance which encroaches on fabric of any level of significance must be discussed with suitably qualified conservation consultants before proceeding.

Given the continuing use minimum impact related to upgrade is anticipated.

8.11.1. Policy – Ordinance Compliance BCA

Uses which require an unacceptable degree of intervention for upgrading to ordinance compliance should be avoided or located in areas of low significance.

Where unacceptable levels of intervention are required, exemptions should be sought.

Conservation, upgrading and reuse programs of the various components of the buildings should focus on responding to the spirit and intent of the ordinances if strict compliance would adversely affect the cultural significance.

The fire safety strategy for the building should be updated as needed to respond to code requirements.

Intervention into building fabric for non-conservation purposes should generally be restricted to approved programmes of reuse or upgrading of service areas and facilities.

8.12. CONSERVATION OF BUILDING FABRIC – INTEGRATION OF SERVICES

8.12.1. Policy – Removal of Inappropriate Services

The provision of new services should consider the removal of inappropriate services which are not of heritage significance including surface mounted wiring.

8.12.2. Policy – Installation of Services

The extension or alteration of existing services in the building is acceptable in the context of re- use, but should ideally be located in existing voids and not have a detrimental impact on the significance of the building components as a whole.

8.12.3. Policy – Ventilation

Appropriate ventilation and climate control that enables retention of long-term tenants should be provided in a manner which considers the identified significance of the fabric and place consistent with other services policies

8.12.4. Policy – Upgrading of Services

Any proposed upgrading of services should be carefully planned. Brackets or fixings for services that are less visible and do not damage significant fabric are preferred.

8.13. MANAGING CHANGE NEW DEVELOPMENT

Background

8.13.1. Policy – Comprehensive Heritage Design Concept

- A comprehensive Heritage Design Concept for the site that responds to and protects the heritage significance of the site and its components and recognises and enhances the unique qualities, significance and prominence of the site is required.
- Ensure principles of The Burra Charter and good architectural practice underpin the siting, scaling and interfacing new built form and alterations to existing heritage items.

- A range of options would be considered where the proposed work site does not impact on the significance of the building and benefits to the overall precinct and sympathetic heritage outcomes can be achieved.

8.13.2. Policy – Protection of views

Views of the buildings should be considered and any new development in the vicinity of the heritage item should be located setback to allow the buildings to be understood in its setting.
Significant views which have been identified from Pitt Street should be maintained.

8.13.3. Policy – Scale

New development is limited to areas that are not visible from Pitt Street. Additions should not obscure, dominate or detract from the original building form.

8.13.4. Policy – Character

Development should maintain and enhance Interwar Modernist character of the original 1937 building.

8.14. ADAPTATION OF HERITAGE ITEMS

8.14.1. Policy – Protect Structural Integrity

The structure associated with any new development should not impact on the significant fabric and quality of the intact interiors.

8.14.2. Policy – Legibility of Heritage Items

New development should be controlled so as not to detract from the significance of the Heritage Item. The architectural impact of the heritage item derives from the freestanding form and east and west significant façades. The overall form of the heritage item should remain legible. Additions should not obscure or dominate the original building form.

8.15. SIGNAGE AND EXTERNAL LIGHTING

8.15.1. Policy –Signage

New signage and external lighting, if required, must be consistent with the relevant signage policies and reinforce the original concept of isolated freestanding lettering of a distinctive colouring. Coordinated signage, if required, should be designed for the site that complements the appearance of original fabric and the overall Modernist character of the place and is sufficiently flexible to allow for changes in occupancy.

8.16. INTERPRETATION

8.16.1. Policy – Retain and Interpret Building Evolution

Evidence of the original 1936 construction of the Heritage item should be respected, retained and interpreted. Future development concepts should be informed by the layering of historic references to ensure a rich experience to those users of the site.

8.16.2. Policy – Appropriate Interpretation

The heritage significance of the Heritage item should be interpreted on site by appropriate methods making reference to physical and documentary evidence that can be utilised in interpretation as the starting point (rather than rely on introducing new material).

8.16.3. Policy – Interpretation of Original Use

As the historical significance of the Heritage Item derives from their early function as a Modernist commercial office, recovering and interpreting this aspect of their significance is important. The commercial use continues.

8.16.4. Policy – Interpretation Plan

Review the Interpretation Plan upon building upgrade or when new information comes to light.

8.17. FUTURE USE

Background

The original use of the building continues and is likely to continue given the current zoning.

The policies set out in this document should be applied irrespective of the uses that occupy the buildings.

The future uses of the site should provide sustainable uses for the retained heritage items, compatible with each building's level of significance. Future uses should facilitate conservation and ensures long-term retention.

8.17.1. Policy – Future Use

The future use of the building should be compatible with its conservation as a commercial building and ideally remain. The zoning of the site allows for a range of uses that have been identified as suitable to the site.

8.17.2. Asset Management

It is highly desirable that building the management of the site should occur as a single entity.

8.18. ARCHAEOLOGY MANAGEMENT

The site has low potential for archaeological deposits due to the extent of excavation and development. These would only be triggered by below ground excavation.

8.18.1. Archaeology Permit

In accordance with the Heritage Act 1977, any excavation where relics may be disturbed requires an excavation permit.

8.18.2. Policy – Archaeology

All work involving excavation of the undisturbed section of the site should only occur after an assessment of its archaeological potential by a qualified archaeologist.

8.19. MAINTENANCE AND REPAIR

8.19.1. Background

Appropriate and prompt maintenance and repair is an essential component of the conservation of any significant place. Failure to carry out such works contributes to the deterioration of the fabric of the building and requires significant levels of repair/replacement works which would have been either unnecessary or of considerably less impact had the appropriate maintenance been carried out.

The building owner or their appointee should adopt simple strategies for regular inspections and maintenance and have oversight of the activities of maintenance contractors. They should schedule regular visual inspections and keep records sufficient to prepare an annual report for the building owner.

8.19.2. Policy – Maintenance Plan

A planned maintenance and repair program should be instigated for the owner based on a comprehensive understanding of the building's present state, construction phases, significance, character and materials with regular inspections and prompt appropriate preventative maintenance and repair when required.

8.19.3. Policy – People Responsible

Appoint a person or group of people responsible to co-ordinate and report on building and maintenance matters, and to make periodic reports to the owner.

8.19.4. Policy – Tradespeople

Consultants, tradespeople and supervisory staff should be appropriately qualified in their relevant fields and have knowledge and experience of sound conservation practices and identified significance of the site and component elements.

8.19.5. Policy – Protect Significant Fabric

Care should be taken by both trades people and supervisory staff that significant fabric is not damaged by maintenance and repair.

8.19.6. Policy – Graded Levels of Intervention

The appropriate level of significance of any part or element of the building shall be determined from this plan prior to determining the acceptable level of intervention or appropriate action required under maintenance.

8.20. APPROPRIATE SKILLS AND EXPERIENCE

8.20.1. Policy – Conservation Advice

Relevant and experienced professional conservation advice should be provided for all conservation, maintenance, adaptation and repair works proposals and programs on the building and to guide suitable development opportunities on the site.

8.20.2. Policy – Skills and Experience

Consultant advice and contractual work on identified significant components or fabric should be limited to firms or persons with proven expertise in conservation-related projects in the relevant field.

8.21. ARCHIVAL RECORDING

8.21.1. Policy – Archival recording

Archival recording should be undertaken prior to and during work to fabric of high significance; or identified significant interiors. Any relevant archival material should be copied and lodged with the building owner and building manager and archivist and this will permit relatively easy access to material when necessary to clarify issues and to aid decision-making in maintaining the fabric of the place.

This should include copies of all extant archival plans, specifications and reports; copies of all significant original and early photographic records of the place; a copy of this plan and any subsequent specialists' reports including contracts and accounts; an itemised record of all future maintenance and conservation works including documents and specifications; and a record of decisions taken in respect to conservation issues.

9. IMPLEMENTATION OF POLICY

9.1. MANAGEMENT PROCESSES

In future management of the building the decision making process should centre on the protection of heritage values. The building is listed as a Heritage Item. The City of Sydney Council is the consent authority for all building work. As such, any Development Application should be accompanied by an Assessment of Heritage Impact, which assesses the proposed scheme in terms of the Conservation Policies outlined in this report.

The following management processes should be implemented / maintained when considering the ongoing use of the building:

- The Conservation Policies should be included in any future sale documents in order that the enquirer or prospective purchaser is fully appraised of heritage requirements.
- Skilled and appropriate staff or consultants should be employed to develop an understanding of the nature of the building or place, re-assess its significance and develop compatible approaches taking into consideration user requirements and heritage issues.
- Insurance cover for the building should be reviewed to acknowledge the areas of heritage significance.
- Regular BCA reporting on emergency services as required.
- A Building Maintenance Program should be implemented.

9.2. REVIEW OF THE CONSERVATION MANAGEMENT POLICY

The Conservation Management Policies propose a framework for the management of heritage issues into the long term. Conservation Policies need to progressively respond to changing situations if they are to remain relevant. The Conservation Management Policies should remain publicly accessible.

Conservation Policies should be reviewed every five years or subsequent to major programmes of upgrading or changes in ownership and should reflect latest relevant legislation and conservation practices. Reviews, including those for Heritage items, should be carried out by experienced Conservation Practitioners.

9.3. CONSERVATION WORKS

A Schedule of Essential and Desirable Conservation Works should be prepared to ensure the adequate conservation of the building.

9.4. MAINTENANCE WORKS

A planned Maintenance Program should be prepared and implemented based on the cyclical inspection, monitoring and recording of the condition of the fabric. The main elements requiring attention are:

- Roofing
- Gutters
- Rainwater disposal system
- Facade finishes
- Steel fenestration (1960s)
- Glazed doors
- Structural defects.

A schedule of ongoing maintenance works should be prepared. This should identify cyclic maintenance works to fabric and services that should be implemented by the owner / manager as part of the process of ongoing management of the building, beginning from the time that conservation works are substantially completed. A record of when this work is performed, and any faults found, or repairs made should be recorded and kept alongside this maintenance schedule.

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12. LIST OF APPENDICES

APPENDIX A 1936 PLANS - ARTICULATED

ROYAL EXCHANGE

PITT STREET

NEW ZEALAND INSURANCE CO LTD.

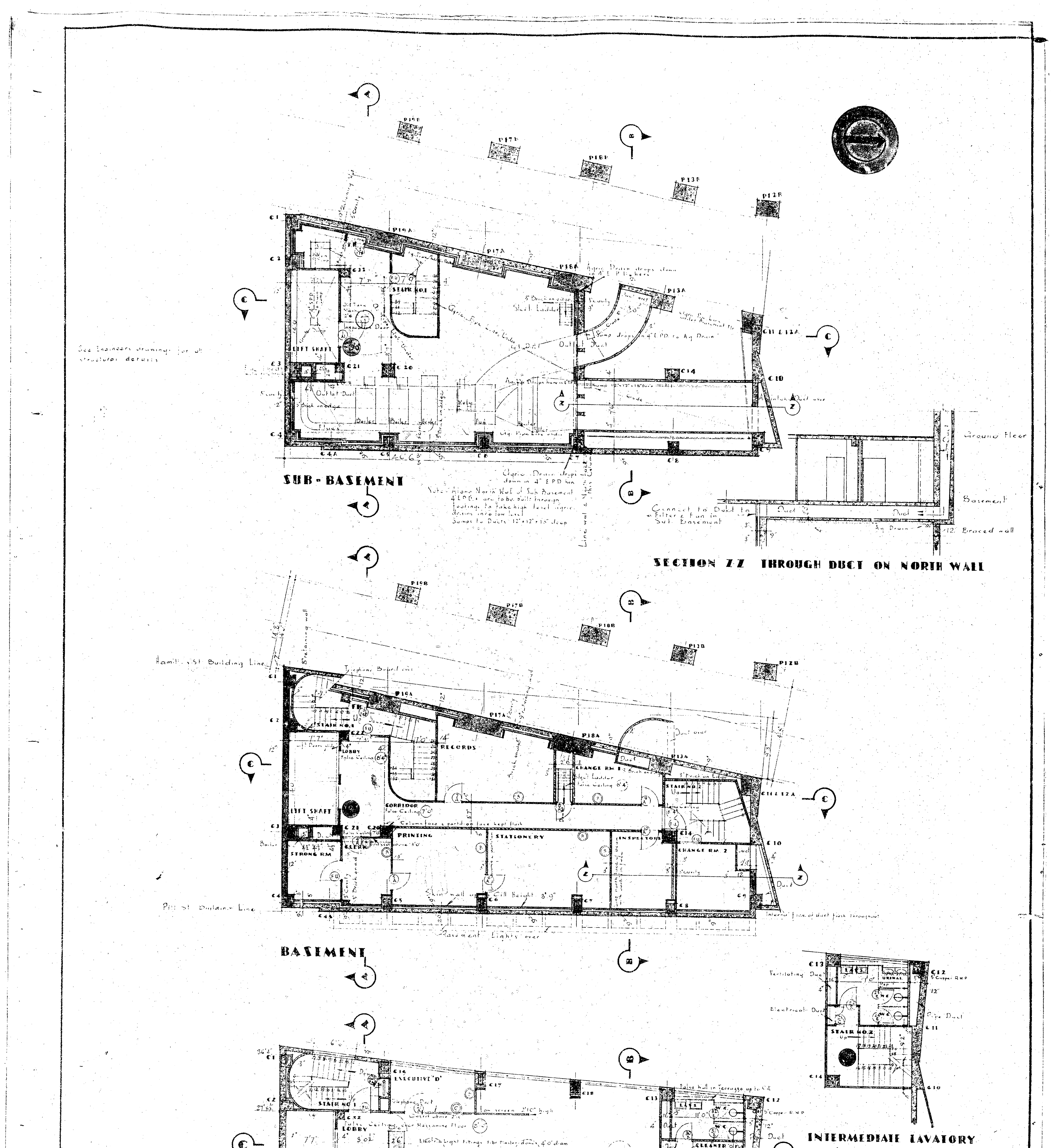
ROYAL EXCHANGE HOTEL

HAMILTON STREET

SCHEDULE OF MATERIALS

- FIRBRICK
- GYPSUM BLOCK
- TERRACOTTA
- BRICKWORK
- CONCRETE

M.W.S.&D.B.


SUB-BASEMENT
See Engineers drawings for all structural details
LIFT SHAFT
STAIR NO. 1
Outlet Duct
Boiler
Note: Along North Wall of Sub Basement 4" E.P.D.s are to be built through footings to take high level agric. drains into low level Sumps to Ducts 12"x12"x18" deep
Agric. Drain drops down in 4" E.P.D. here
Sump drops in 4" E.P.D. to Ag. Drain
Steel Ladder
Ground Floor
Basement
Connect to Duct to Filter & Fan in Sub Basement
Ag. Drain
12" Braced wall
SECTION ZZ THROUGH DUCT ON NORTH WALL
Hamilton St. Building Line
Pitt St. Building Line
STAIR NO. 1
LOBBY
RECORDS
CORRIDOR
LIFT SHAFT
STRONG RM.
CLERK
PRINTING
STATIONERY
INSPECTORS
CHANGE RM. 1
CHANGE RM. 2
STAIR NO. 2
Basement Lights over
BASEMENT
Internal face of duct flush throughout
INTERMEDIATE LAVATORY BETWEEN GROUND FLOOR & MEZZANINE
Ventilating Duct
Electrical Duct
Pipe Duct
URINAL
STAIR NO. 2
EXECUTIVE 'D'
STAIR NO. 1
LOBBY
LIFT SHAFT
EXECUTIVE 'C'
UPPER PART OF MAIN CHAMBER
6" Concrete Balustrade 2'8½" high
False wall in Terrazzo up to Cill
CLEANER
STAIR NO. 2
Building Line
MEZZANINE
Figured dimensions are to be taken in preference to scale dimensions. Contractors and sub-contractors must verify all dimensions at the actual job before making any shop drawings or putting any work in hand.
All dimensions on plans are figured to structural surfaces.
All dimensions on sections, elevations, & all heights are figured to finishes.
SCHEDULE OF MATERIALS
CONCRETE
BRICKWORK
TERRA COTTA
GYPSUM BLOCK
FIREBRICK
M. W. S. & D. B.
Disposition of sanitary fittings satisfactory.
See Board's drainage diagram for particulars of connection to sewer.
29/5/36
Asst. Engr. House Drainage.
ROYAL EXCHANGE
ASSURANCE SYDNEY
SCALE 8'0" to 1"
WORKING DRAWING: PLANS
SUB.BASE, BASEMENT, MEZZAN.
DRWG. NO. 2.
DRAWN C.A.H.
SEABROOK & FILDES A.A.R.A.I.A.
26 O'CONNELL ST. SYDNEY
84 WILLIAM ST. MELBOURNE
DATE 10-4-36

OFFICE SPACE

FIRE DUCT

AIR INLET DUCT

Building Line

FLOOR 1.

OFFICE SPACE

PIPE DUCT

AIR INLET DUCT

Building Line

FLOOR 2.

OFFICE SPACE

PIPE DUCT

AIR INLET DUCT

FLOOR 3.

OFFICE SPACE

PIPE DUCT

To cleaners cupboard on all floors

AIR INLET DUCT

Building Line

FLOOR 4

APPROVED June 5th 1936

SUBJECT TO NOTES, STAMPS & AMENDMENTS SHOWN HEREON

(sgd) J. Rankin

for SYDNEY CITY BUILDING SURVEYOR

M. W. S. & D. B.

Disposition of sanitary fittings satisfactory.
See Board's drainage diagram for particulars of connection to sewer.

29/5/36.

Asst. Engr. House Drainage.

SCHEDULE OF MATERIALS

- CONCRETE
- BRICKWORK
- TERRA COTTA
- GYPSUM BLOCK
- FIREBRICK

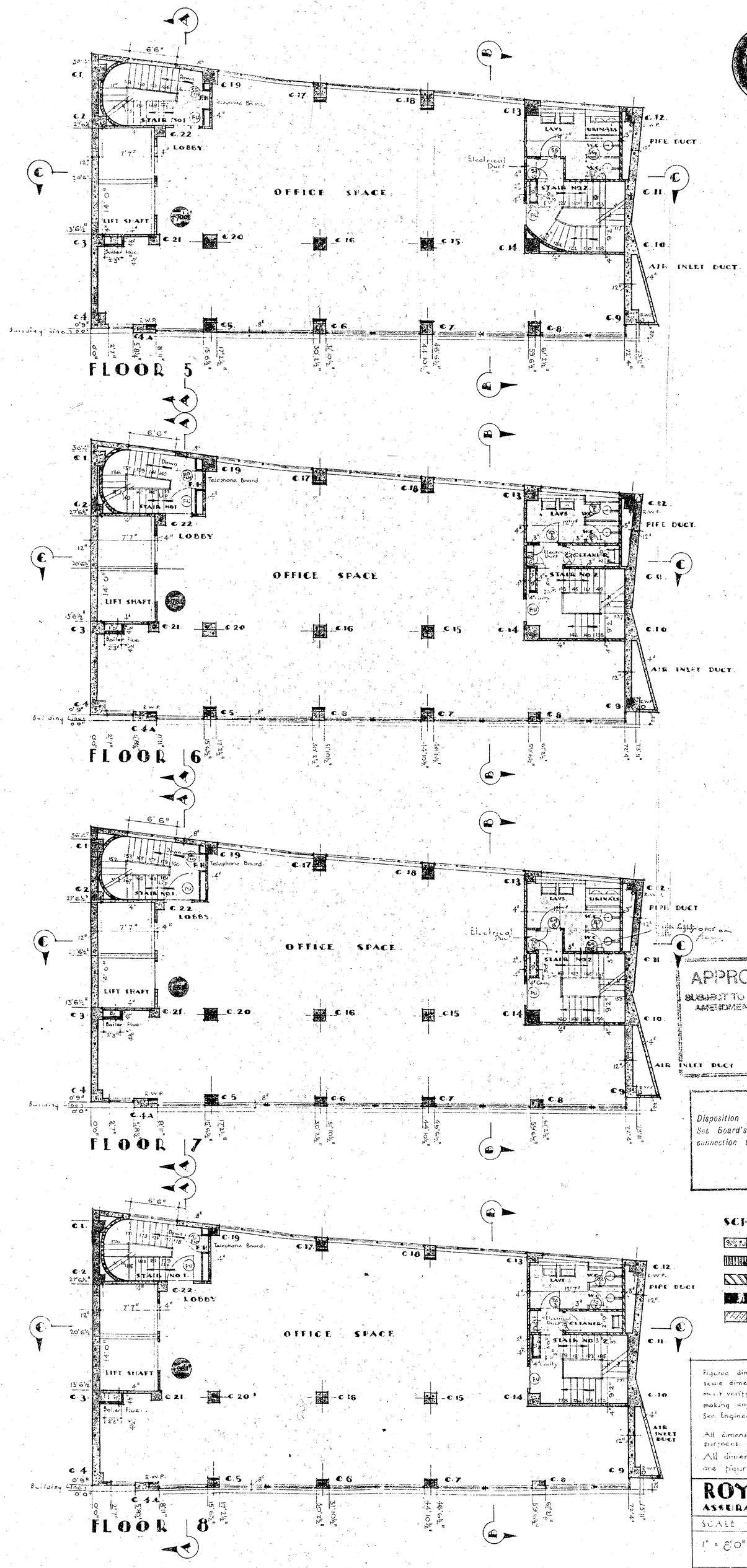
Figured dimensions are to be taken in preference to scaled dimensions. Contractors and sub-contractors must verify all dimensions on the works before proceeding with any shop drawings or setting out work in hand. See Engineer's drawings for all structural details.

All dimensions on plans are figured to structure surfaces.

All dimensions on sections & elevations are heights are figured to finishes.

ROYAL EXCHANGE ASSURANCE SYDNEY:

SCALE	1ST, 2ND, 3RD, 4TH FLOOR PLANS	DRG. NO 3.
1" = 8'0"		
DRAWN E.H.	SEABROOK & FILDES A.R.A.I.A. 26 O'CONNELL STREET, SYDNEY: 84 WILLIAM STREET MELBOURNE	DATE 18.3.36



APPROVED June 5th 1936.
SUBJECT TO NOTES, STAMPS AND AMENDMENTS SHOWN HEREON
for City Building Surveyor

M. W. S. & D. B.

Disposition of sanitary fittings satisfactory.
See Board's drainage diagram for particulars of connection to sewer.

Asst. Engr. House Drainage.

SCHEDULE OF MATERIALS

- CONCRETE
- BRICKWORK
- TERRA COTTA
- GYPSUM BLOCK
- FIRE BRICK

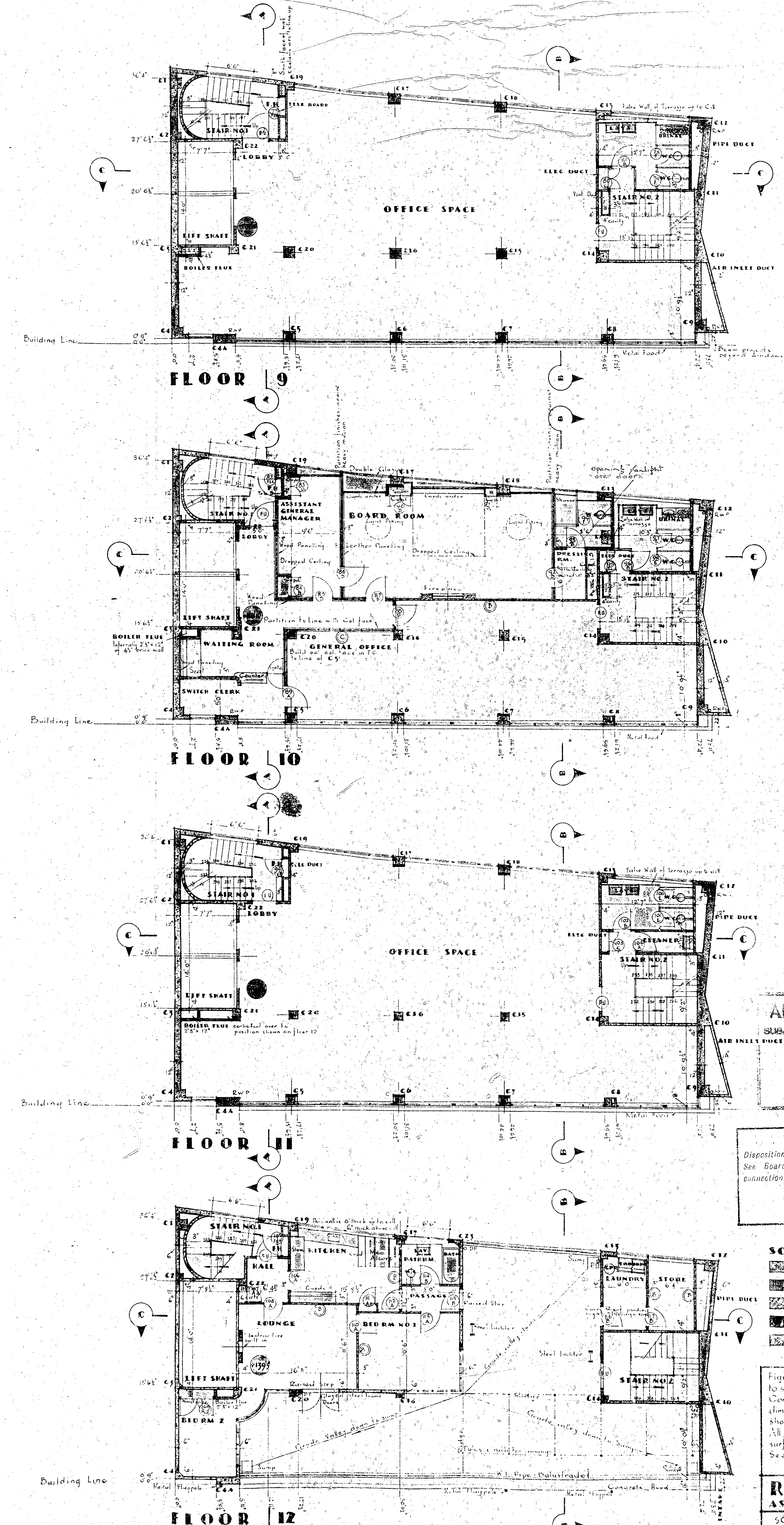
Figured dimensions are to be taken in preference to scale dimensions. Contractors and sub contractors must verify all dimensions on the actual job before making any shop drawings or putting any work in hand. See Engineers drawings for all structural details.

All dimensions on plans are figured to structural surfaces.

All dimensions on sections & elevations & all heights are figured to finishes

ROYAL EXCHANGE ASSURANCE SYDNEY

SCALE		DWG. No
1" = 8'0"	5TH, 6TH, 7TH, 8TH FLOOR PLANS	4
DRAWN E.M.	SEABROOK & FILDES A.R.A.I.A. 26, O'CONNELL ST SYDNEY 84, WILLIAM ST. MELBOURNE	DATE 17 3 36.


FLOOR 9
OFFICE SPACE
STAIR NO.1
LOBBY
LIFT SHAFT
BOILER FLUE
STAIR NO.2
URINAL
ELEC DUCT
PIPE DUCT
AIR INLET DUCT
False Wall of Terrazzo up to Ceil
Building Line
Metal Hood
Beam projects beyond windows
FLOOR 10
ASSISTANT GENERAL MANAGER
BOARD ROOM
WAITING ROOM
GENERAL OFFICE
SWITCH CLERK
DRESSING RM.
Double Glass
Wood Panelling
Leather Panelling
Dropped Ceiling
Fireplace
Partition to line with Col face
Build out col. face in T.C. to line of C5
BOILER FLUE Internally 2'3"×12" of 4½" brick wall
Opening fanlight over doors
Partition finishes against heavy mullion
FLOOR 11
OFFICE SPACE
CLEANER
BOILER FLUE corbelled over to position shown on floor 12
FLOOR 12
KITCHEN
HALL
LOUNGE
BATHRM.
PASSAGE
BEDRM NO.1
BEDRM 2
LAUNDRY
STORE
Raised Step
Steel Ladder
Grade Valley down to Sump
W.I. Pipe Balustrade
Metal Flagpole
Concrete Hood
This wall is 8" thick up to ceil. 6" thick above ceil.

APPROVED June 5th 1936.
SUBJECT TO NOTES, STAMPS AND ENDORSEMENTS SHOWN HEREON.
(Sgd.) J. Rankin
~~DEPUTY~~ CITY BUILDING SURVEYOR.
Actg.

M. W. S. & D. B.
Disposition of sanitary fittings satisfactory.
See Board's drainage diagram for particulars of connection to sewer.
A. Little 29/5/36.
Asst. Engr. House Drainage.

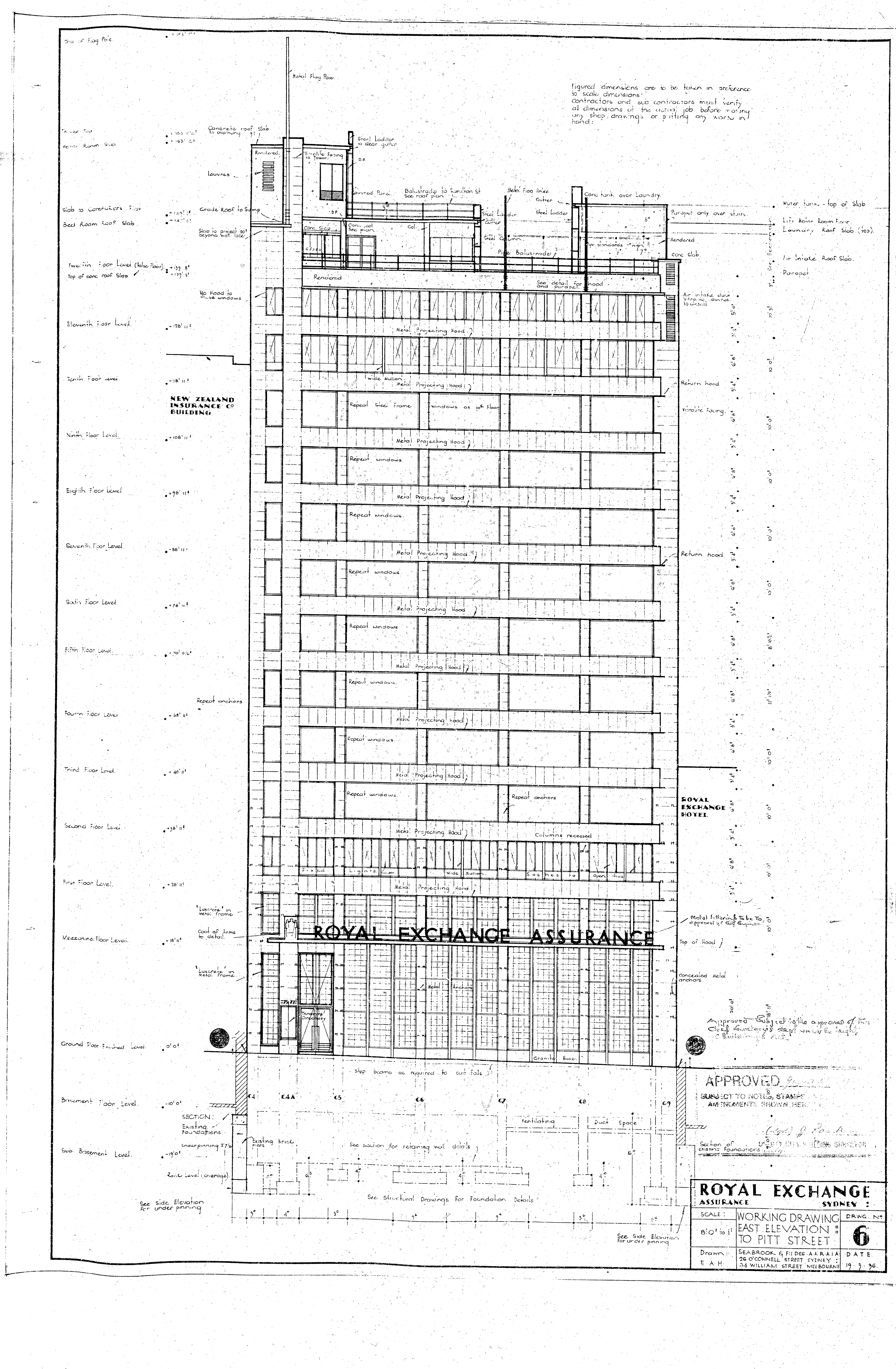
SCHEDULE OF MATERIALS

- CONCRETE
- BRICKWORK
- TERRACOTTA
- GYPSUM BLOCK
- FIREBRICK

Figured dimensions are to be taken in preference to scale dimensions.
Contractors and sub-contractors must verify all dimensions at the actual job before making any shopdrawings or putting any work in hand.
All dimensions on plans are figured to structural surfaces.
See Engineer's drawings for all structural details.

ROYAL EXCHANGE
ASSURANCE SYDNEY

SCALE	WORKING DRAWING FLOOR PLANS 9TH 10TH 11TH 12TH	DRG. NO.
8'0" to 1"		5.
DRAWN C.A.H.	SEABROOK & FILDES A.A.R.A.I.A. 26 O'CONNELL ST. SYDNEY 84 WILLIAM ST. MELBOURNE	DATE 27-4-36


Figured dimensions are to be taken in preference to scale dimensions. Contractors and sub contractors must verify all dimensions at the actual job before making any shop drawings or putting any work in hand.
Top of Flag Pole
Metal Flag Pole
Tower Top
Motor Room Slab
Concrete roof slab to overhang 9"
Steel Ladder to clear gutter
Rendered
Vitrolite Facing to Tower
Louvres
Louvred Panel
Balustrade to Hamilton St. See roof plan
Metal Flag Poles
Gutter
Steel Ladder
Conc tank over Laundry
Slab to Caretaker's Flat
Bed Room Roof Slab
Grade Roof to Sump
Slab to project 20" beyond wall face
Conc. Slab
Conc. col. See plan
Col.
Steel Column
Pipe Balustrade
Parapet only over stairs
Rendered
Conc slab
Water tank - top of Slab
Lift Motor Room Floor
Laundry Roof Slab (Teo)
Air Intake Roof Slab
Parapet
Twelfth Floor Level (False floor)
Top of conc roof Slab
No Hood to these windows
See detail for hood and parapet
Air intake duct Vitrolite louvres to detail
Eleventh Floor Level +128' 11"
Metal Projecting Hood
Wide Mullion
Tenth Floor Level +118' 11"
Return hood
NEW ZEALAND INSURANCE Co BUILDING
Repeat Steel Frame windows as 10th Floor
Vitrolite Facing
Ninth Floor Level +108' 11"
Repeat windows
Eighth Floor Level +98' 11"
Seventh Floor Level +88' 11"
Sixth Floor Level +78' 11"
Fifth Floor Level +70' 0½"
Repeat anchors
Fourth Floor Level +58' 11"
Third Floor Level +48' 11"
ROYAL EXCHANGE HOTEL
Columns recessed
Second Floor Level +38' 11"
Fixed Lights
Sashes to open thus
First Floor Level +28' 11"
"Luxcrete" in Metal Frame
Coat of Arms to detail
Metal lettering to be to approval of City Engineer
ROYAL EXCHANGE ASSURANCE
Top of Hood
Mezzanine Floor Level +18' 11"
Concealed Metal anchors
Metal Anchors
Tenants' Directory
Granite Base
Ground Floor Finished Level 0' 0"
Step beams as required to suit foots
Basement Floor Level -10' 0"
C4 C4A C5 C6 C7 C8 C9
SECTION: Existing Foundations
Existing brick piers
Underpinning 2'7½
Ventilating Duct Space
See section for retaining wall details
Sub Basement Level -19' 0"
Rock Level (average)
Section of existing foundations
See Structural Drawings for Foundation Details
See side Elevation for under pinning
APPROVED SUBJECT TO NOTES, STAMPS AND AMENDMENTS SHOWN HEREON
Approved subject to the approval of the Chief Secretary's dept under the height of Buildings Act.
ROYAL EXCHANGE ASSURANCE SYDNEY :
SCALE: 8'0" to 1"
WORKING DRAWING EAST ELEVATION TO PITT STREET
DRWG. No 6
Drawn: E.A.H.
SEABROOK & FILDES A.A.R.A.I.A 26 O'CONNELL STREET SYDNEY : 34 WILLIAM STREET MELBOURNE
DATE 19.3.36.

Figured dimensions are to be taken in preference to scaled dimensions. Contractors and sub contractors must verify all dimensions at the actual job before making any shop drawings or putting any work in hand.

Metal Flag Pole.

Tower on Pitt Street elevation.

Gutter

Roof of Lift Motor Room.

Steel Ladder

Louvred

Floor of Lift Motor Room.

Grade roof to gutter

Gutter

tank

Steel ladder

Steel ladder

Pipe Balustrade

Sashes to open

Top of Parapet

Hoppers

wide Mullion

Opening Sashes

NEW ZEALAND INSURANCE Co BUILDING

Hoppers

Hoppers

Repeat windows

Hoppers

Repeat windows

Hoppers

Repeat windows

Hoppers

Repeat windows

Joint in rendering

Joint in rendering

Hoppers

wide Mullions

wide Mullion

Sashes to open

Hoppers

Fixed Sashes

Hoppers

Metal letters

ROYAL EXCHANGE ASSURANCE

Hoppers

Fixed Fixed Sashes

Sashes to open

Hoppers

Sashes to open

Stallboard Light

Roof Slab Caretaker's Flat. +150' 1"

Laundry Roof Slab. +149' 10"

+ 143' 0"

Twelfth Floor Level. (False Flr) +139' 5"

Top of concrete roof slab. +139' 2"

Eleventh Floor Level. +128' 11"

Tenth Floor Level. +118' 11"

Ninth Floor Level. +108' 11"

Eighth Floor Level. +98' 11"

Seventh Floor Level. +88' 11"

Joints in cement rendering

Sixth Floor Level. +78' 11"

Fifth Floor Level. +70' 0"

Line of building on Pitt Street

Fourth Floor Level. +58' 11"

Third Floor Level. +48' 11"

ROYAL EXCHANGE HOTEL.

Second Floor Level. +38' 11"

First Floor Level +28' 11"

Mezzanine Floor Level +18' 11"

Ground floor +0' 0"

Basement -10' 0"

Sub Basement -19' 0"

C12 C13 C18 C17 C19 C1

B.10. B.8.

J 21.

step beams to suit fall in pavement

PG 34 PG 33 PG 32 PG 31 PG 30

Existing Sewer Drain

P. 12 B. P. 13 B. P. 18 B. P. 17 B. P. 19 B.

See structural drawings for foundation details.

WEST ELEVATION

APPROVED June 5th 1936.

SUBJECT TO NOTES, STAMPS AND AMENDMENTS SHOWN HEREON

(Sgd.) J. Rankin

DEPUTY CITY BUILDING SURVEYOR.

ROYAL EXCHANGE ASSURANCE		**SYDNEY.**
SCALE: 8'0" to 1"	WORKING DRAWING WEST ELEVATION TO HAMILTON ST.	DRWG NO **7**
DRAWN E. A. H.	SEABROOK & FILDES A.A.R.A.I.A. 76 O'CONNELL STREET SYDNEY. 84 WILLIAM STREET MELBOURNE	DATE 20. 3. 36

Steel Ladder

Gutter

Rendered

Cement rendered

Pipe balustrade

Gutter

See Hamilton St Elevation for window details.

Conc. Roof Slab to air intake duct.

Flashing

Concrete head

Joints in cement rendering

Vitrolite facing

Metal Letters

Cutter

Beam

Luxcrete

PITT STREET

ROYAL EXCHANGE HOTEL

Parapet Level

Flashing

Existing Foundations to

Existing Sewer drain

P 12B

C-9

C-10, C-11, P-12A

NORTH ELEVATION

Wall Sign

No projection

9" Projection

Rendered

Vitrolite Facing

Joints in Rendering

Flashing

NEW ZEALAND INSURANCE Co

Louvred window 9'6" wide

Slab to project 9"

Pipe balustrade

LIFT MOTOR R'M.

Wall 6" thick

Raised Floor See Section

F.W. sliding Door

Runways

Ladder in position as directed

steel ladder

Boiler Flue

Column

Louvres

Doors 2'3"

Fall

4"

Sump

FLAT ROOF

grade to gutter

Pipe balustrade

Steel Ladder

Gutter

Slab to project 9"

No gutter to hood Drip tunister

Hood over windows

Pipe balustrade

Slab to project 20"

Metal Flag Pole

Projecting concrete head

Building Line

Return head

TANK

Access opening and cover

See Structural drawings

Grade roof to sump

Sump

Pipe standards and rails for awning

Slab over air duct to project 4'

Joints in cement rendering

ROOF PLAN :

9" Projection

No projection

Gutter

FLAT ROOF grade to gutter

Boiler Flue

Steel Ladder

9" Projection

conc slab

4" conc

Sump

See Hamilton St Elevation.

Building line

Flag pole

ROOF PLAN : LIFT MOTOR ROOM.

HAMILTON STREET.

NEW ZEALAND INSURANCE Co

Metal Letters

Cantilever hood

APPROVED June 6th 1936.

PITT STREET

C-1 C-2 C-3 C-4

SOUTH ELEVATION

P.G. 34

See Structural drawings for foundation details

Plate Girder

Existing Foundations to

Existing Sewer drain

Existing sewer drain with masonry walls

Existing Foundations to New Zealand Insurance Co.

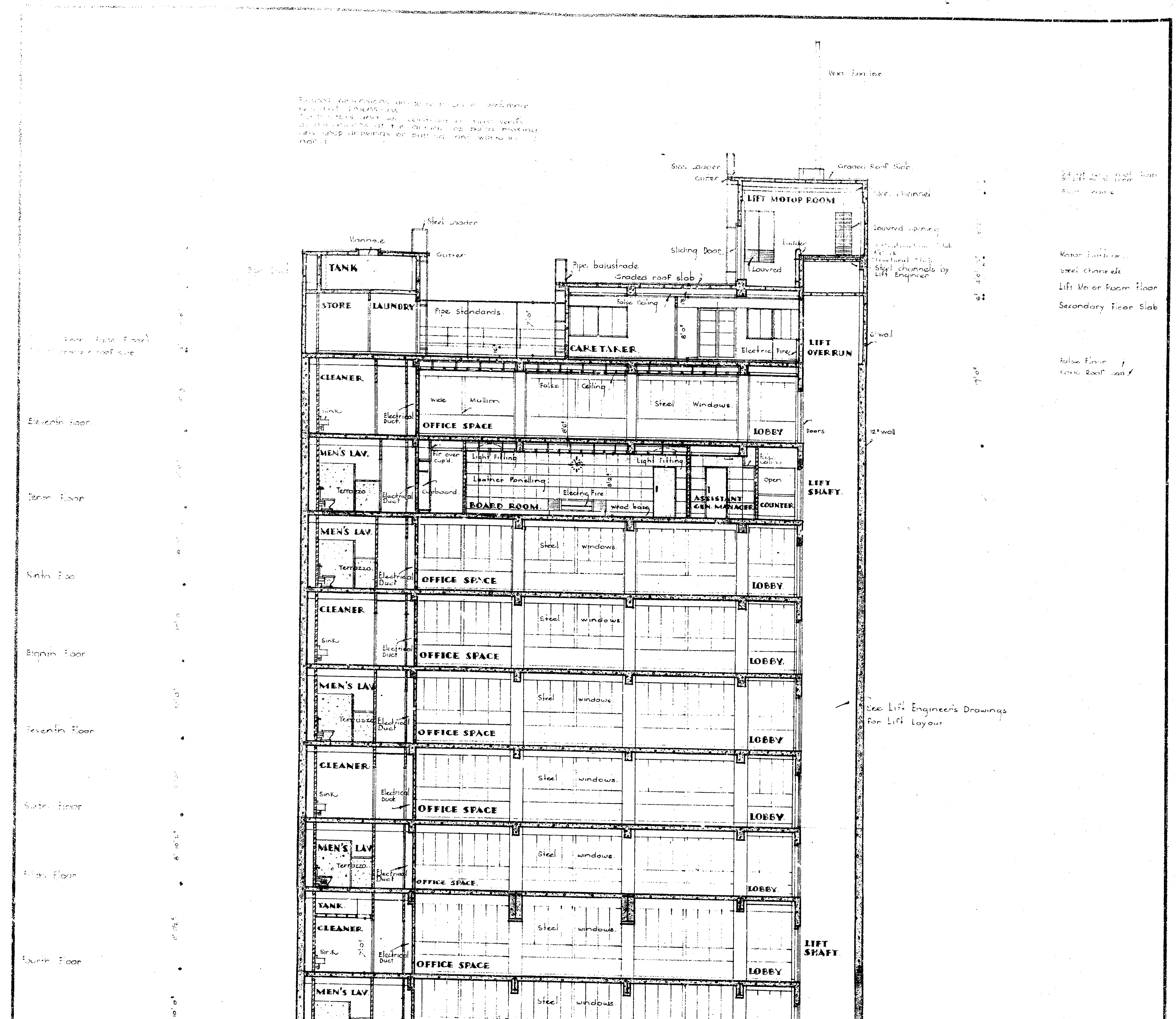
Foundations of new building in soils line

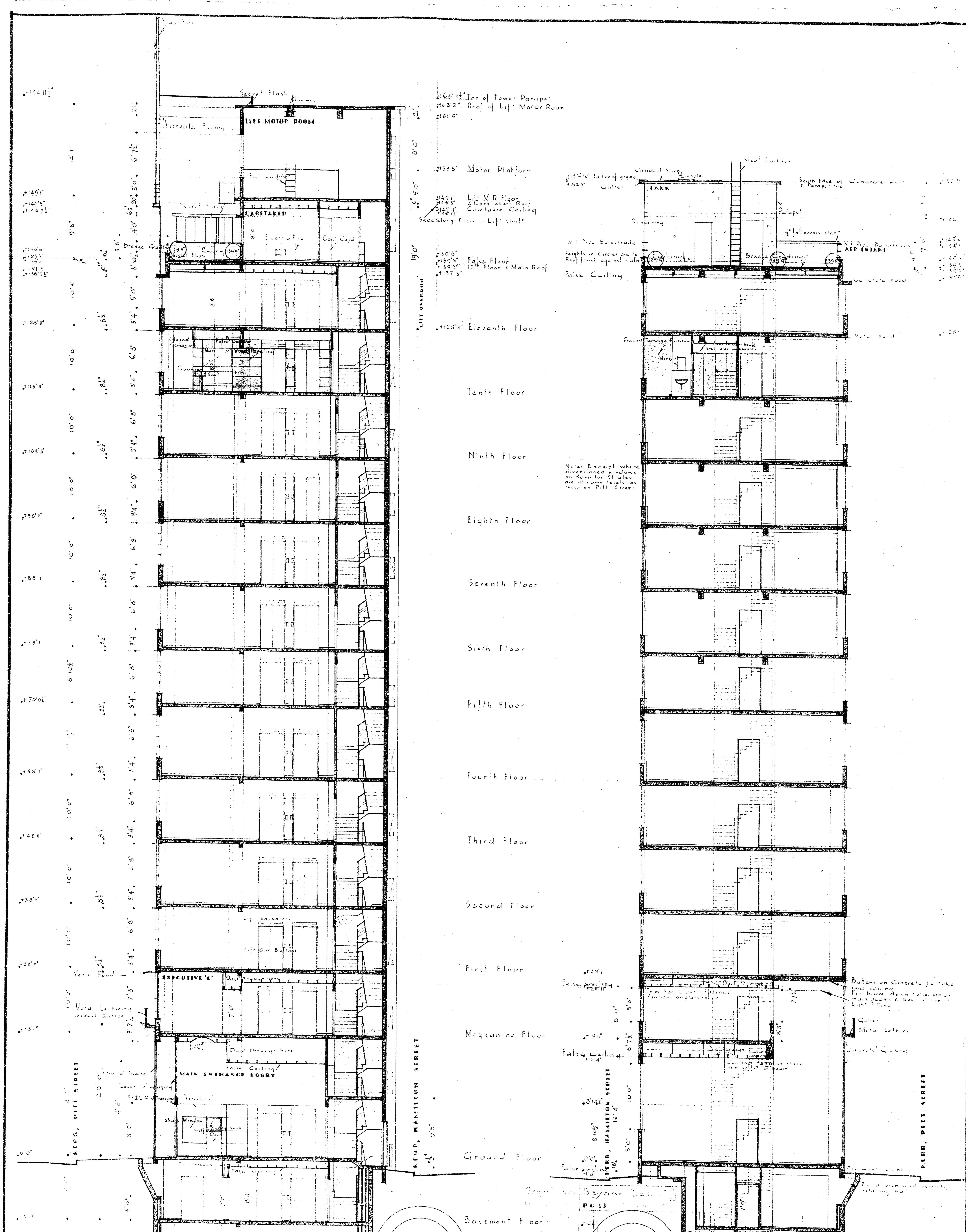
Underground wires New Zealand Insurance Co.

Figured dimensions are to be taken in preference to scale dimensions. Contractors and sub contractors must verify all dimensions at the actual job before making any shop drawings or putting any work in hand.

ROYAL EXCHANGE
SYDNEY

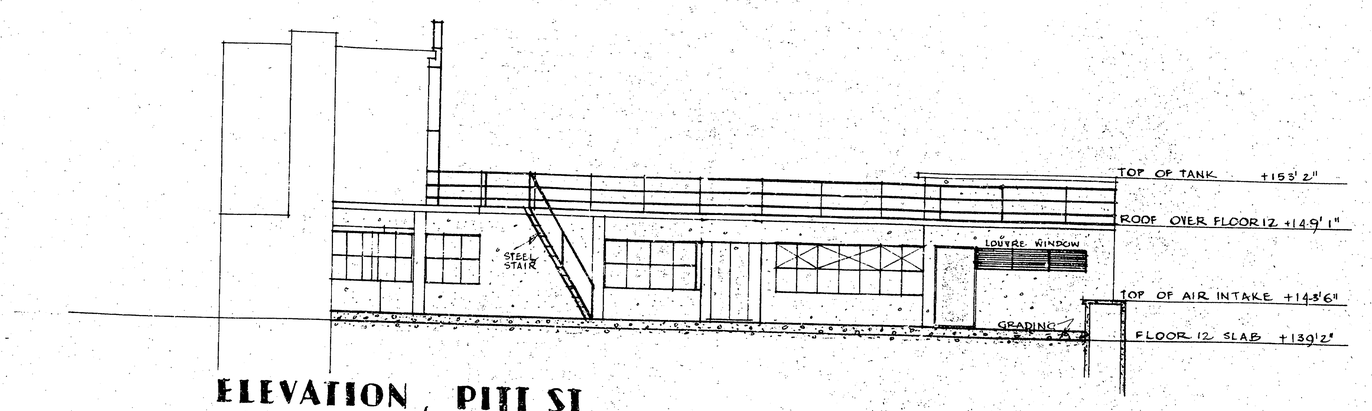
SCALE 8'0" to 1"	WORKING DRAWING Nth & Sth ELEVATIONS AND ROOF PLANS:	DRWG No 8.
DRAWN E.A.H.	SEABROOK & FILDES A.R.I.A. 26 O'CONNELL STREET SYDNEY 84 WILLIAM STREET MELBOURNE	DATE 25 1 36


ROYAL EXCHANGE
ASSURANCE SYDNEY
SCALE: 8' 0" to 1"
WORKING DRAWING
LONGITUDINAL
SECTION · C · C
DRWG No 9.
DRAWN: E. A. H.
SEABROOK & FILDES A.R.A.I.A.
26 O'CONNELL ST. SYDNEY :
84 WILLIAM ST. MELBOURNE
DATE 15 - 4 - 36
SECTION · C - C ·
SCHEDULE OF MATERIALS.
CONCRETE
BRICKWORK
TERRA - COTTA
GYPSUM BLOCK
ROYAL EXCHANGE HOTEL.
NEW ZEALAND INSURANCE Co BUILDING.
TANK
STORE
LAUNDRY
CARETAKER
LIFT MOTOR ROOM
LIFT OVERRUN
LIFT SHAFT.
CLEANER
MEN'S LAV.
OFFICE SPACE
LOBBY
BOARD ROOM.
ASSISTANT GEN. MANAGER
COUNTER
R.E.A. OFFICES
MEN'S CHANGE RM
RECORDS
STAIRS.
DUCT.
MECHANICAL EQUIPMENT
OIL TANK
PIPE DUCT.
Steel windows.
Electrical Duct
Terrazzo
Sink
Pipe Standards.
Pipe balustrade
Graded roof slab
False Ceiling
Electric Fire
Sliding Door.
Louvred opening
Steel channels by Lift Engineer
Lift Motor Room Floor
Secondary Floor Slab
6" wall
12" wall
Doors
Light Fitting
Leather Panelling
wood base
Wide Mullion
See Lift Engineer's Drawings for Lift Layout
Structural beams increased to width of piers
Wood Counter
Handrail
Roller Shutter
Guide
Vitrolite
Lift Doors
Door and partition
Manhole
Steel Ladder.
Tarred screenings & 1½" metal
9" concrete, 3" brick skin
Ag. Pipe
Tarred Screenings etc.
See structural drawings for foundation details.
Ag. Pipe drains
4" S.P.D. to main sump.
See side elevation for under pinning.
Section of adjoining footings
Mirrors
Duct Space
False ceiling
F17A.
C14.
Eleventh Floor
Tenth Floor
Ninth Floor
Eighth Floor
Seventh Floor
Sixth Floor
Fifth Floor
Fourth Floor
Third Floor
Second Floor
First Floor

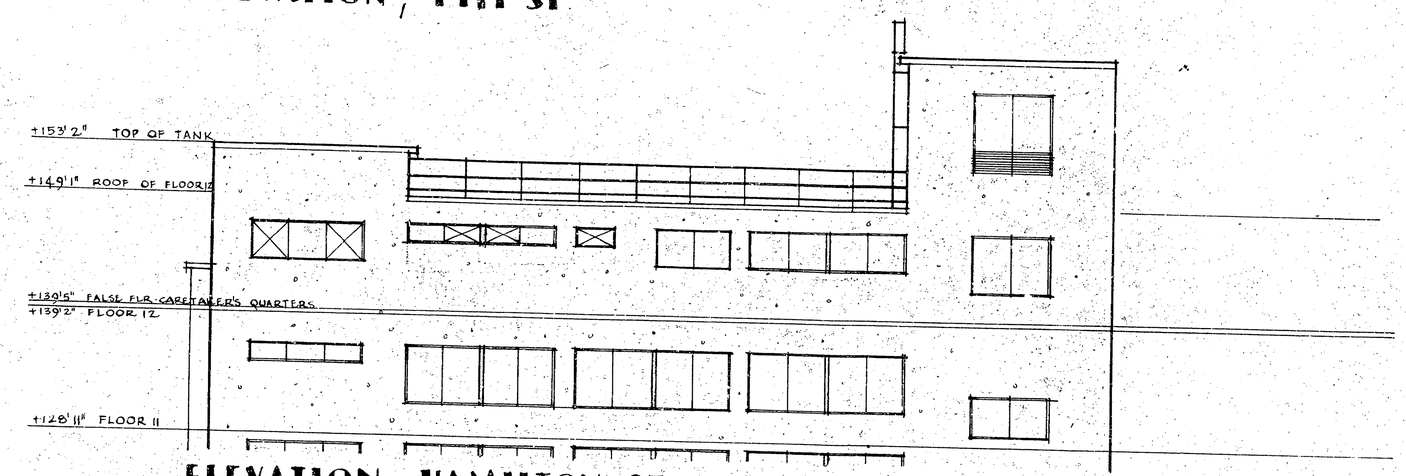

LIFT MOTOR ROOM
CARETAKER
Secret Flash
Runway
+164' 1½" Top of Tower Parapet
+163' 2" Roof of Lift Motor Room
+153' 5" Motor Platform
Lift M R Floor
& Caretakers Roof
Caretakers Ceiling
Secondary Floor in Lift Shaft
False Floor
12th Floor & Main Roof
LIFT OVERRUN
Eleventh Floor
Tenth Floor
Ninth Floor
Eighth Floor
Seventh Floor
Sixth Floor
Fifth Floor
Fourth Floor
Third Floor
Second Floor
First Floor
Mezzanine Floor
Ground Floor
Basement Floor
Sub-Basement Floor
Rock Level
EXECUTIVE 'C'
MAIN ENTRANCE LOBBY
MACHINERY
LIFT OVERRUN
OIL TANK
SEWER
SUMP
KERB, PITT STREET
KERB, HAMILTON STREET
Steel Ladder
TANK
Gutter
Parapet
Breeze Grading
False Ceiling
Heights in Circles are to Roof finish against walls
Note: Except where dimensioned windows on Hamilton St elev. are at same levels as those on Pitt Street.
Battens on Concrete to take false ceiling
Metal Letters
DUCT
SECTION A-A, EAST-WEST
SECTION B-B
ROYAL EXCHANGE
ASSURANCE SYDNEY
SCALE
1":8'0"
WORKING DRAWING
CROSS SECTIONS
A-A, B.B.
DRWG NO
10
DRAWN
C.A.H.
SEABROOK & FILDES A.R.A.I.A.
34 WILLIAM ST. MELBOURNE
DATE
6-4-24

APPENDIX B 1937 ALTERATIONS

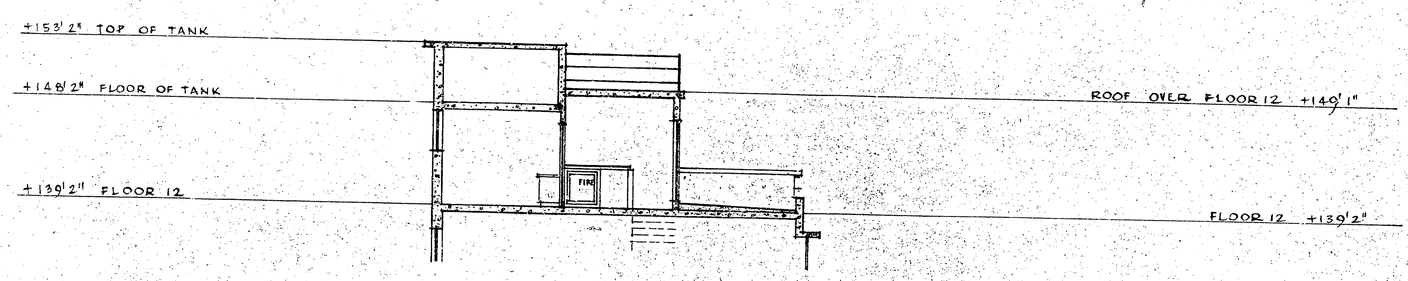
474/10/36
No. 18 3 37



ELEVATION, PITT ST



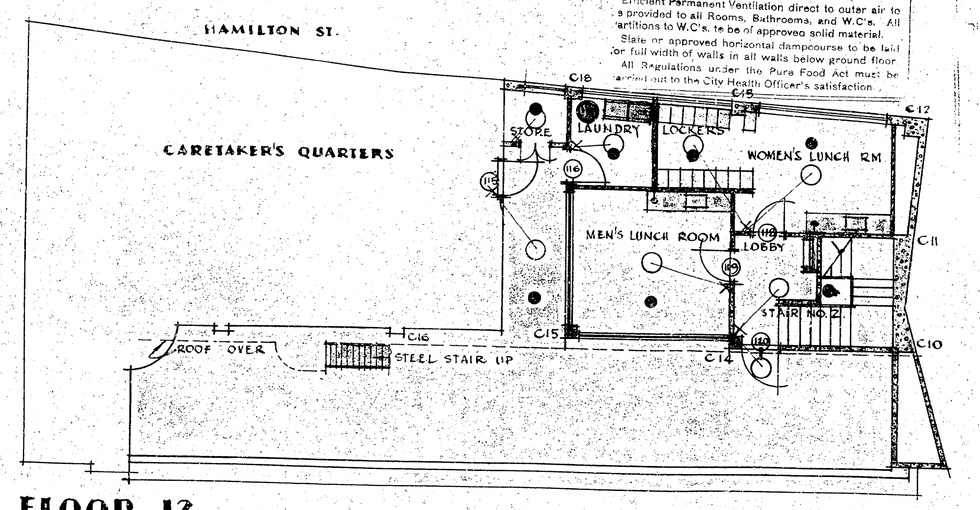
ELEVATION, HAMILTON ST.



SECTION A-A

No work shall be commenced, and no deviation from APPROVED PLANS shall be permitted without the approval of the Building Surveyor.
Premises must be made rat proof to comply with regulations. Clear air space of at least 9ins. to be left below underside of Ground Floor joists, such space to be thoroughly ventilated.
Efficient Permanent Ventilation direct to outer air to be provided to all Rooms, Bathrooms, and W.C's. All partitions to W.C's. to be of approved solid material.
Slate or approved horizontal dampcourse to be laid for full width of walls in all walls below ground floor.
All Regulations under the Pure Food Act must be carried out to the City Health Officer's satisfaction.

APPROVED 19th March 37
SUBJECT TO NOTES, STAMPS AND AMENDMENTS SHOWN HEREON.
Sgd. S. Hamilton
CITY BUILDING SURVEYOR.



FLOOR 12

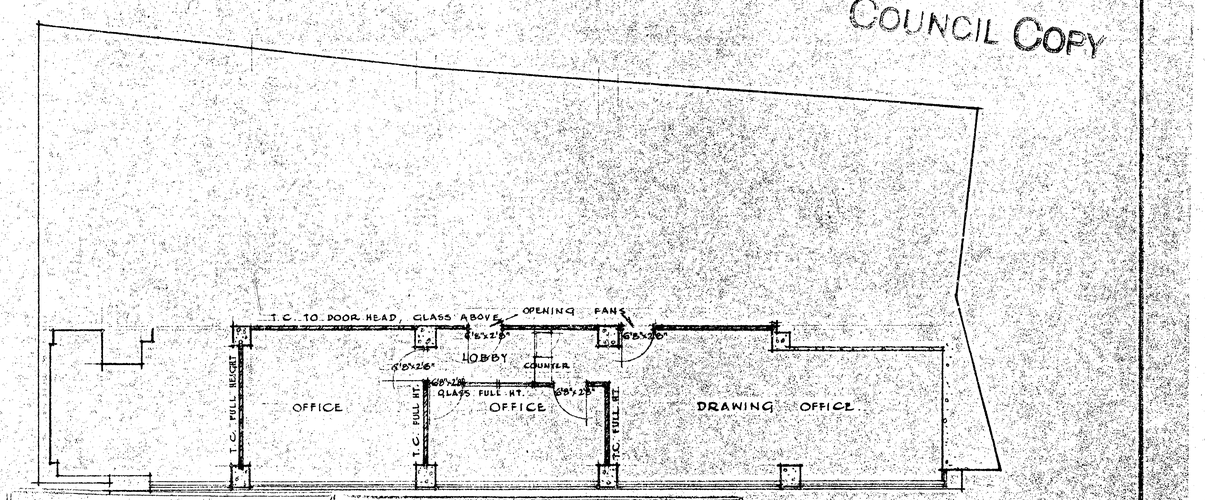
SCHEDULE OF FENISH

FLOORS	WOMEN'S LUNCH RM. MEN'S LUNCH RM. LOBBY	LIGNOLEO.
WALLS	WOMEN'S LUNCH RM. MEN'S LUNCH RM. LOBBY	GRANOLITHIC WHITE PLASTER FINISH.
WINDOWS	WOMEN'S LUNCH RM. MEN'S LUNCH RM STAIR, EAST WALL	AS TO STAIRS. 9'5½" x 3'4" OVER ALL, CASEMENTS. 12'4" x 4'0" " " FIRE-UNDNTRS. 11'0" x 4'0" " " " REUSE FORMER LAUNDRY FRAME.
DOORS	LAUNDRY & LOCKERS 12'4⅜" x 1'8", STORE, 3'4" x 1'8", HORIZ. PIVOTS. 115, 116, 119, 120, METAL LINED ON INNER FACE & FITTED WITH CLOSING SPRING.	
CEILINGS	ALL FLOAT & SET ON SLAB.	
FITTINGS	WOMEN'S LUNCH RM.,	SINK & CUPDS UNDER, GAS RING
	MEN'S LUNCH RM.	STEEL LOCKERS FULL HEIGHT.
	LOBBY	SINK & CUPDS UNDER, GAS RING. FIRE HYDRANT.

ROYAL EXCHANGE ASSURANCE SYDNEY		
SCALE 8'0" TO 1"	AMENDED LAYOUT FLOOR 12.	DRG. NO. 96.
DRAWN C.A.H.	SEABROOK & FILDES AARAIA 26 O'CONNELL ST. SYDNEY 84 WILLIAM ST. MELBNE	DATE 16.3.37.

28-6-37

COUNCIL COPY



No work shall be commenced, and no deviation from APPROVED PLANS, shall be permitted, without the Approval of the Building Surveyor.

Premises must be made rat proof to comply with regulations. Clear air space of at least 9ins. to be left below underside of Ground Floor Joists, such space to be thoroughly ventilated.

Efficient Permanent Ventilation direct to outer air to be provided to all Rooms, Bathrooms, and W.C's. All Partitions to W.C's. to be of approved solid material.

Slate or approved horizontal damp course to be laid for full width of walls in all walls below ground floor.

All Regulations under the Pure Food Act must be carried out to the City Health Officer's satisfaction.

PLAN No. 8 FLOOR 8.

APPROVED 29th June 1937

SUBJECT TO NOTES, STAMPS AND AMENDMENTS SHOWN HEREON.

Geo. Rankin

CITY BUILDING SURVEYOR.

ROYAL EXCHANGE ASSURANCE
75-77 PITT ST. SYDNEY.

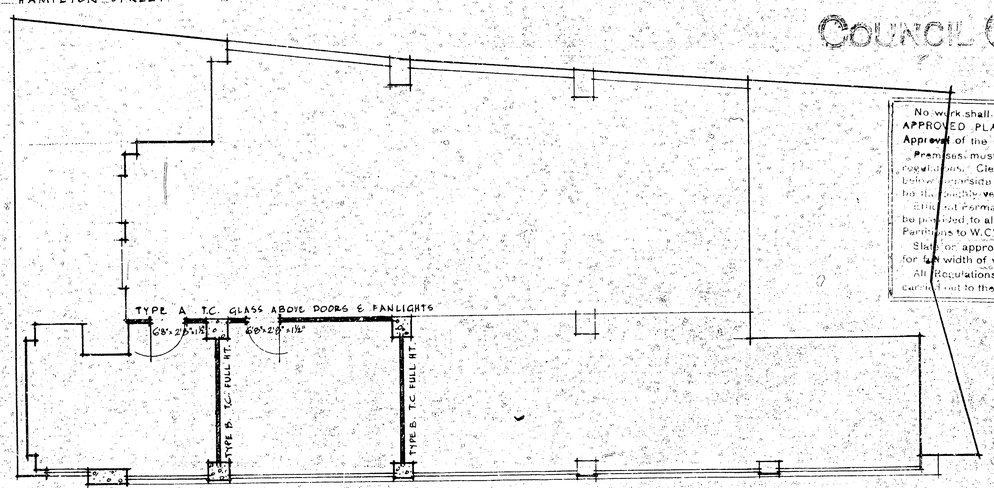
SCALE 8'0" TO 1"	LAYOUT OF OFFICE, PITT ST. SIDE, FLR 8	DRG. NO. L.9
DRAWN C.A.H.	SEABROOK & FILDES, 26 O'CONNELL ST. SYDNEY	DATE 27.6.37

192/1x1's

17-6-37

COUNCIL COPY

HAMILTON STREET



PITT STREET

FLOOR 7.

No work shall be commenced, and no deviation from APPROVED PLANS shall be permitted without the Approval of the Building Surveyor.

Premises must be made rat proof to comply with regulations. Clear air space of at least 9ins. to be left below underside of Ground floor joists, such space to be thoroughly ventilated.

Sanitary Conveniences: Ventilation direct to outer air to be provided to all Rooms, Bathrooms, and W.C's. All Partitions to W.C's. to be of approved solid material.

Slate or approved horizontal dampcourse to be laid for full width of walls in all walls below ground floor.

All Regulations under the Pure Food Act must be carried out to the City Health Officer's satisfaction.

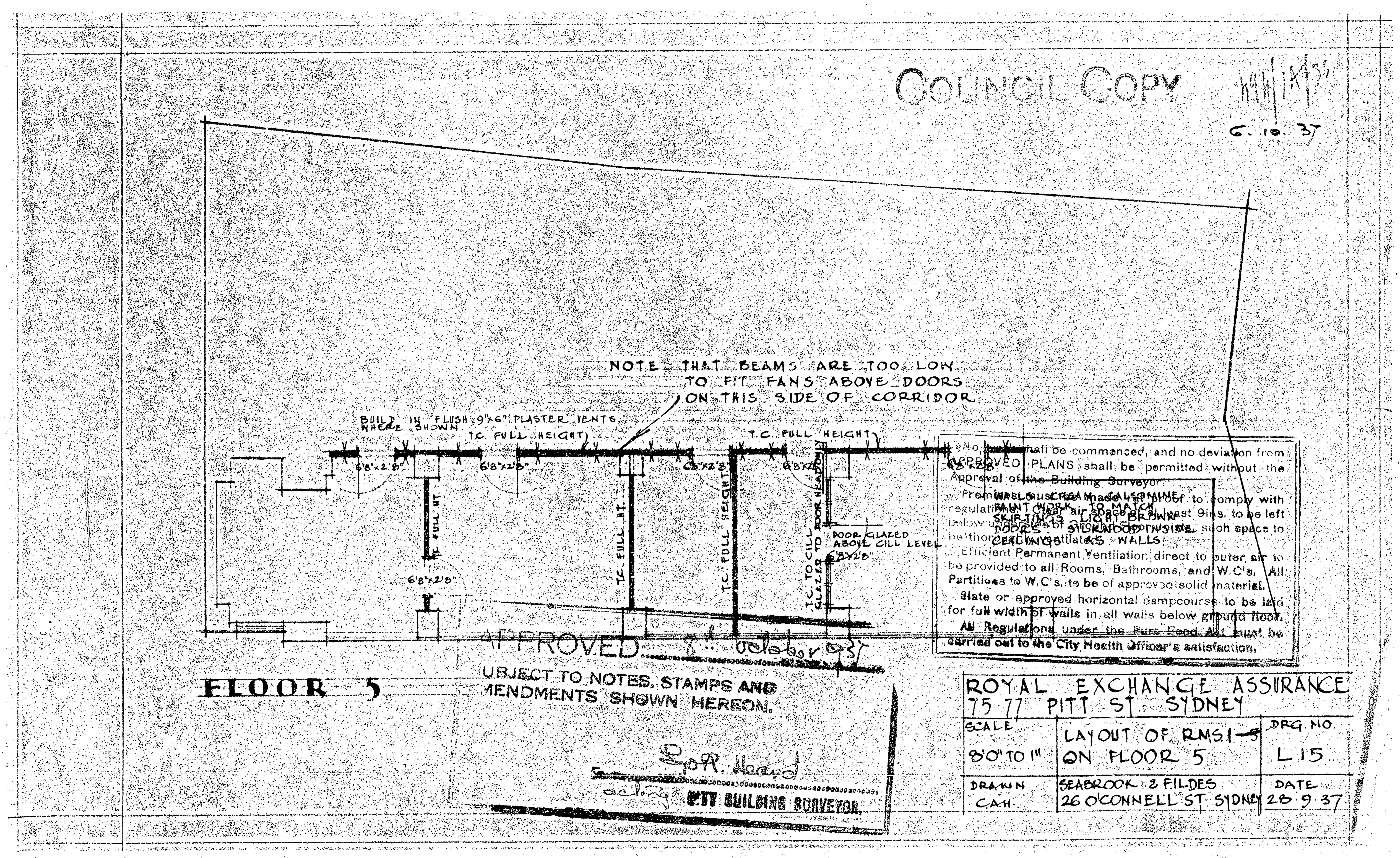
APPROVED 18th June 1937

SUBJECT TO NOTES, STAMPS AND AMENDMENTS SHOWN HEREON.

(Sgd.) D. Rankin

CITY BUILDING SURVEYOR.

ROYAL EXCHANGE ASSURANCE BLDG. 75-77 PITT ST. SYDNEY		
SCALE 8'0" TO 1"	OFFICE SUBDIVISION FLOOR 7.	DRG. NO. L4
DRAWN CAH.	SEABROOK & FILDES A.A.R.A.I.A. 26 O'CONNELL ST. SYDNEY	DATE 17-6-37

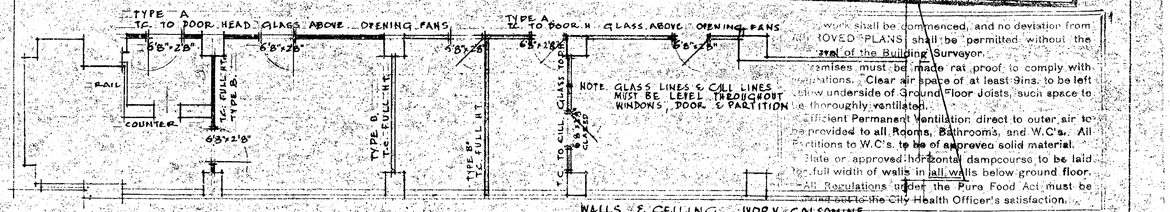

COUNCIL COPY
6.10.37
NOTE THAT BEAMS ARE TOO LOW TO FIT FANS ABOVE DOORS ON THIS SIDE OF CORRIDOR
BUILD IN FLUSH 9"x6" PLASTER VENTS WHERE SHOWN
T.C. FULL HEIGHT
T.C. FULL HEIGHT
6'8"x2'8"
6'8"x2'8"
T.C. FULL HT.
T.C. FULL HT.
T.C. FULL HEIGHT
T.C. TO CILL GLAZED TO DOOR HEAD ONLY
DOOR GLAZED ABOVE CILL LEVEL
No work shall be commenced, and no deviation from APPROVED PLANS shall be permitted without the Approval of the Building Surveyor.
Premises must be made rat proof to comply with regulations. Clear air space of at least 9ins. to be left below underside of ground floor joists, such space to be thoroughly ventilated.
Efficient Permanent Ventilation direct to outer air to be provided to all Rooms, Bathrooms, and W.C's. All Partitions to W.C's to be of approved solid material.
Slate or approved horizontal dampcourse to be laid for full width of walls in all walls below ground floor.
All Regulations under the Pure Food Act must be carried out to the City Health Officer's satisfaction.
WALLS CREAM CALSOMINE
PAINT WORK TO MATCH
SKIRTINGS LIGHT BROWN
DOORS STAINED INSIDE
CEILINGS AS WALLS
APPROVED 8th October 1937
SUBJECT TO NOTES, STAMPS AND AMENDMENTS SHOWN HEREON.
acting CITY BUILDING SURVEYOR.
FLOOR 5
ROYAL EXCHANGE ASSURANCE
75-77 PITT ST. SYDNEY
SCALE 8'0" TO 1"
LAYOUT OF RMS 1-5 ON FLOOR 5
DRG. NO. L15
DRAWN C.A.H.
SEABROOK & FILDES 26 O'CONNELL ST. SYDNEY
DATE 28.9.37

I, the Town Clerk of "THE COUNCIL OF THE CITY OF SYDNEY" being a person declared by the Attorney General by notification published in the Government Gazette on the 22nd August 1[illegible]6 to be an approved person for the purposes of Section 3(1)(a) of the Evidence (Reproductions) Act 1967 **Do Hereby Certify** pursuant to the Section that this transparency is made as a permanent record of a document in my custody or control.

4/9/37
25 8 37

Council Copy

APPROVED 25 August 37
SUBJECT TO NOTES, STAMPS AND
AMENDMENTS SHOWN HEREON.
CITY BUILDING SURVEYOR.



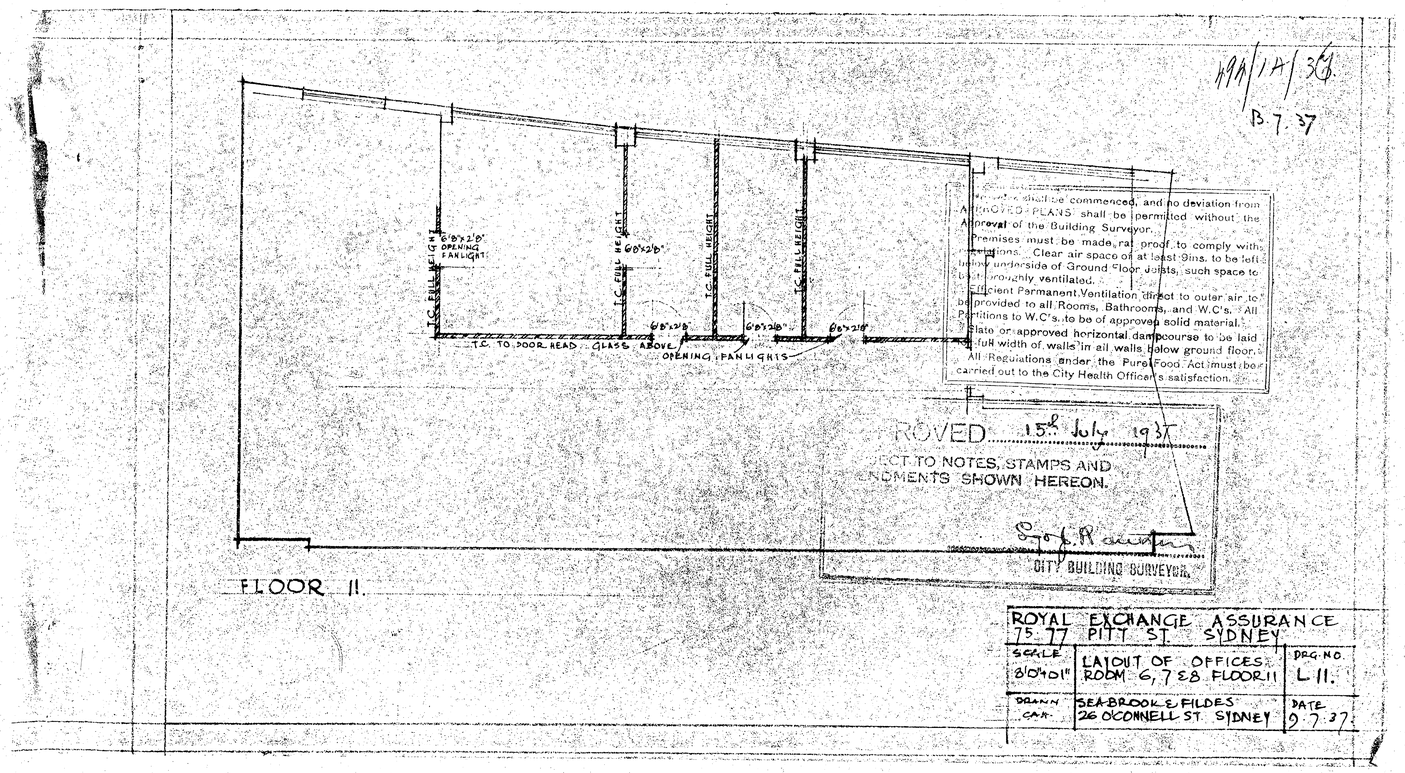
FLOOR 6.

WALLS & CEILING: IVORY CALSOMINE
DOORS: POLISHED
PAINT: IVORY
ALL AS SELECTED & APPROVED

work shall be commenced, and no deviation from
ROVED PLANS shall be permitted without the
val of the Building Surveyor.
remises must be made rat proof to comply with
ations. Clear air space of at least 9ins. to be left
w underside of Ground Floor Joists, such space to
e thoroughly ventilated.
fficient Permanent Ventilation direct to outer air to
e provided to all Rooms, Bathrooms, and W.C's. All
artitions to W.C's. to be of approved solid material.
late or approved horizontal dampcourse to be laid
e full width of walls in all walls below ground floor.
All Regulations under the Pure Food Act must be
plied with to the City Health Officer's satisfaction.

ROYAL EXCHANGE ASSURANCE
75-77 PITT ST SYDNEY

SCALE 8'0" TO 1"	ROOMS [redacted] 1-5 FLOOR 6	DRG. NO. L13
DRAWN C.G.H.	SEABROOK & FILDES 26 O'CONNELL ST SYDNEY	DATE 24.7.37



49A/14/36.

B.7.37

...shall be commenced, and no deviation from APPROVED PLANS shall be permitted without the Approval of the Building Surveyor.
Premises must be made rat proof to comply with Regulations. Clear air space of at least 9ins. to be left below underside of Ground Floor Joists, such space to be properly ventilated.
Efficient Parmanent Ventilation direct to outer air to be provided to all Rooms, Bathrooms, and W.C's. All Partitions to W.C's. to be of approved solid material.
Slate or approved horizontal dampcourse to be laid full width of walls in all walls below ground floor.
All Regulations under the Pure Food Act must be carried out to the City Health Officer's satisfaction.

APPROVED 15th July 1937
SUBJECT TO NOTES, STAMPS AND AMENDMENTS SHOWN HEREON.
CITY BUILDING SURVEYOR.

FLOOR 11.

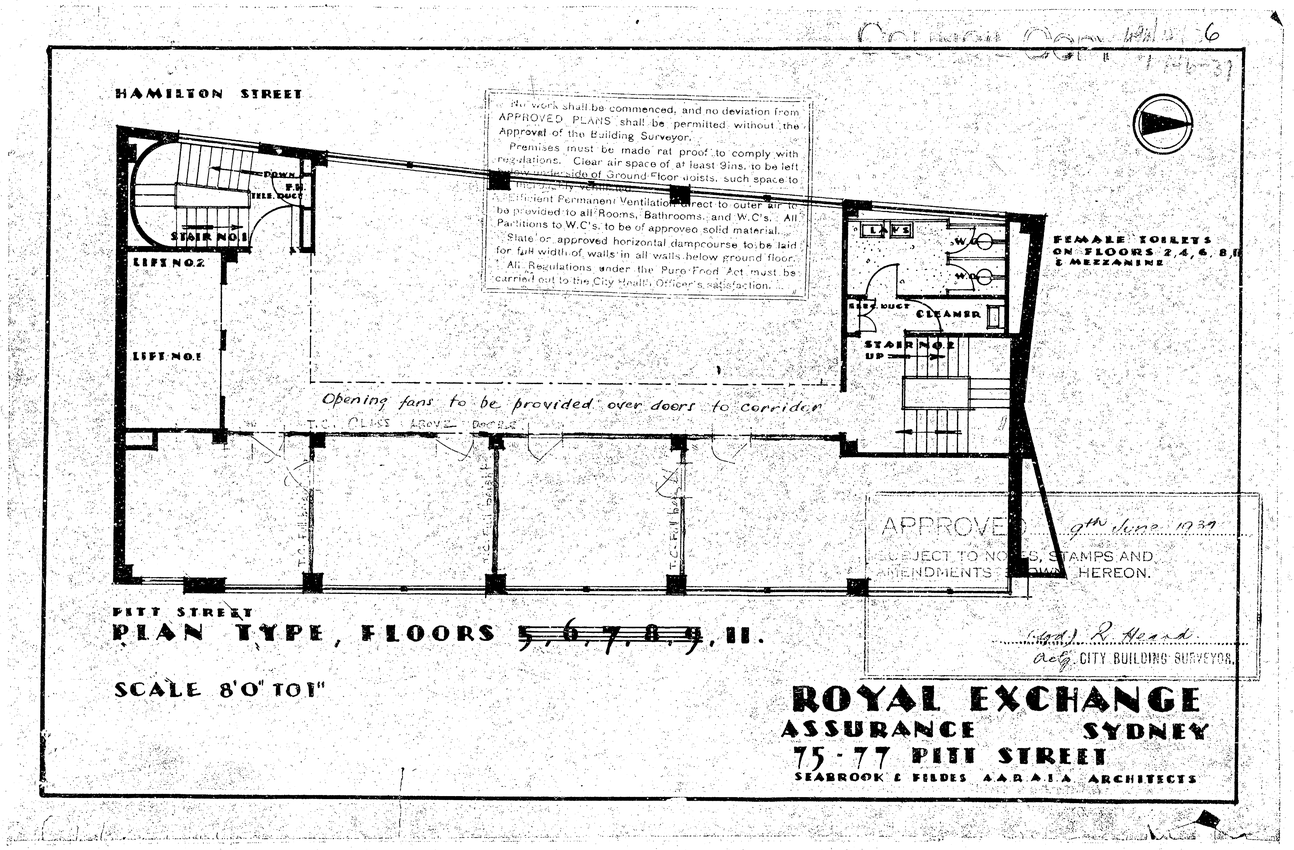
ROYAL EXCHANGE ASSURANCE
75 77 PITT ST SYDNEY

SCALE		DRG. NO.
8'0"=1"	LAYOUT OF OFFICES ROOM 6, 7 & 8 FLOOR 11	L.11.
DRAWN CAR.	SEABROOK & FILDES 26 O'CONNELL ST. SYDNEY	DATE 9.7.37

I, the Town Clerk of "THE COUNCIL OF THE CITY OF SYDNEY" being a person declared by the Attorney General by notification published in the Government Gazette on the 22nd August 1947 to be an approved person for the purposes of Section 3(1)(a) of the Evidence (Reproductions) Act 1967 **Do Hereby Certify** pursuant to the Section that this transparency is made as a permanent record of a document in my custody or control.

Dated

Town Clerk



HAMILTON STREET

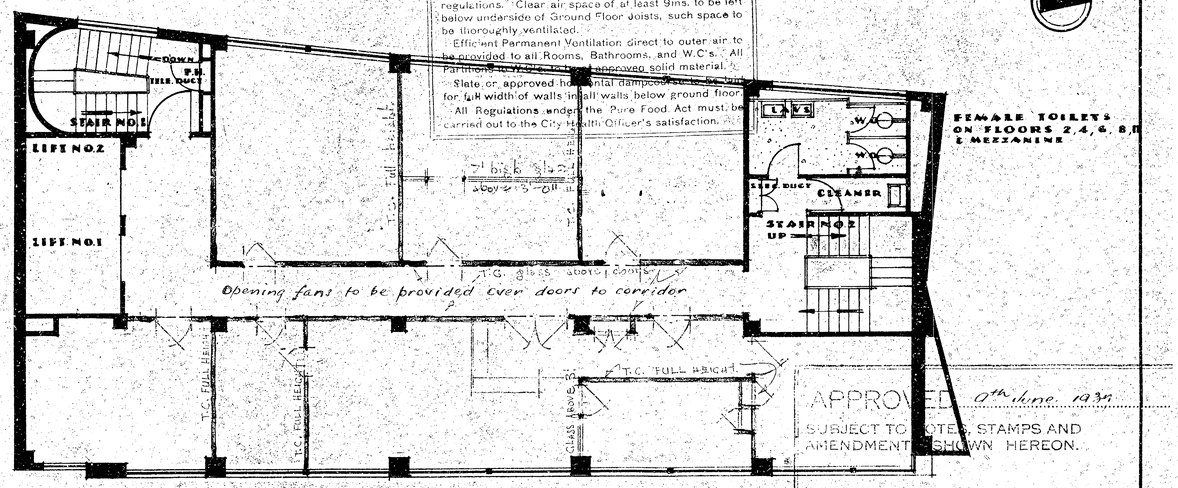
No work shall be commenced, and no deviation from APPROVED PLANS shall be permitted without the Approval of the Building Surveyor.

Premises must be made rat proof to comply with regulations. Clear air space of at least 9ins. to be left below underside of Ground Floor Joists, such space to be thoroughly ventilated.

Efficient Permanent Ventilation direct to outer air to be provided to all Rooms, Bathrooms, and W.C's. All Partitions to Walls to be of approved solid material.

Slate or approved horizontal damp proof course to be laid for full width of walls in all walls below ground floor.

All Regulations under the Pure Food Act must be carried out to the City Health Officer's satisfaction.



Opening fans to be provided over doors to corridor

APPROVED 6th June 1939
SUBJECT TO NOTES, STAMPS AND AMENDMENTS SHOWN HEREON.
(Sgd.) R. Hood
Actg CITY BUILDING SURVEYOR.

PITT STREET
PLAN TYPE, FLOORS ~~5.6.7.8~~ 9, M.

SCALE 8'0" TO 1"

ROYAL EXCHANGE ASSURANCE SYDNEY
75-77 PITT STREET
SEABROOK & FILDES A.A.R.A.I.A. ARCHITECTS

COUNCIL COPY

Amended 9-6-37

No work shall be commenced, and no deviation from APPROVED PLANS shall be permitted without the Approval of the Building Surveyor.

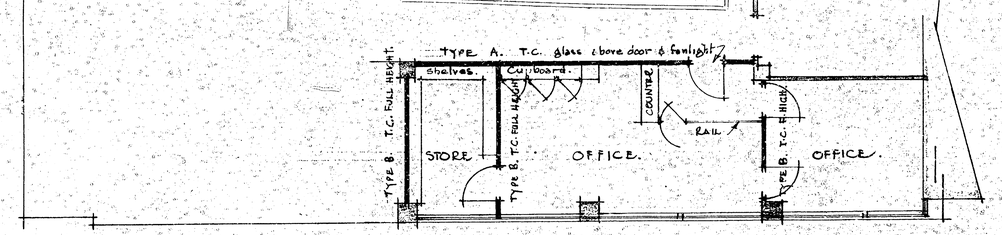
Premises must be made rat proof to comply with regulations. Clear air space of at least 9ins. to be left below underside of Ground Floor joists, such space to be thoroughly ventilated.

Efficient Permanent Ventilation direct to outer air to be provided to all Rooms, Bathrooms, and W.C's. All Partitions to W.C's. to be of approved solid material.

Slate or approved horizontal dampcourse to be laid for full width of walls in all walls below ground floor.

All Regulations under the Pure Food Act must be carried out to the City Health Officer's satisfaction.

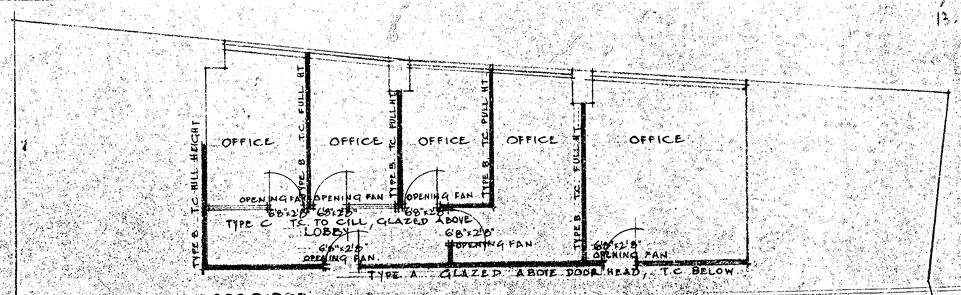
APPROVED 19th June 1937
SUBJECT TO NOTES, STAMPS AND AMENDMENTS SHOWN HEREON.
(sgd) E. Heard
Actg CITY BUILDING SURVEYOR.



FLOOR 7.
Complete by.
July 1st

ROYAL EXCHANGE ASSURANCE
PITT ST. SYDNEY.
Seabrook & Fildes Architects.
Scale 1/8" = 1'-0".

19/11/37
13.7.37



No work shall be commenced, and no deviation from APPROVED PLANS shall be permitted, without the Approval of the Building Surveyor.

Premises must be made rat proof to comply with regulations. Clear air space of at least 9ins. to be left between underside of Ground Floor Joists, such space to be properly ventilated.

Sufficient permanent Ventilation direct to outer air to be provided to all Rooms, Bathrooms, and W.C's. All Partitions to W.C's. to be of approved solid material.

Slate or approved horizontal dampcourse to be laid for full width of walls in all walls below ground floor.

All Regulations under the Euro Food Act must be complied with to the City Health Officer's satisfaction.

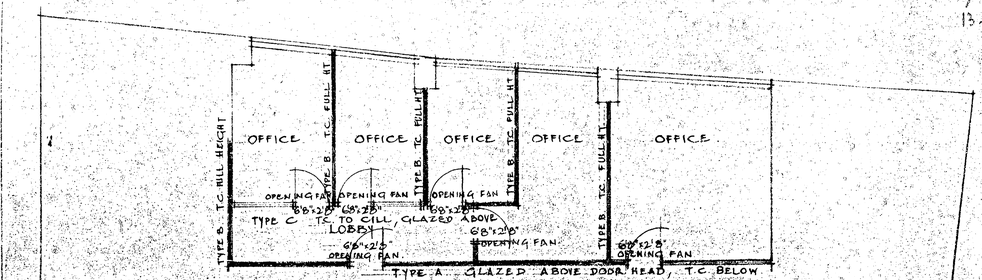
FLOOR 8.

APPROVED 15 July 1937
SUBJECT TO NOTES, STAMPS AND AMENDMENTS SHOWN HEREON.
S. J. Rawlinson
CITY BUILDING SURVEYOR.

ROYAL EXCHANGE ASSNCE 75-77 PITT ST SYDNEY		
SCALE 8'0"TO1"	LAYOUT FLOOR 8 ROOMS 6, 7, 8.	DRG. NO. L.12
DRAWN C.A.H.	SEABROOK & FILDES 26 O'CONNELL ST. SYD.	DATE 12.7.37

Mahal 78

13.7.37



No work shall be commenced, and no deviation from APPROVED PLANS shall be permitted without the Approval of the Building Surveyor.

Premises must be made rat proof to comply with Regulations. Clear air space of at least 9ins. to be left under underside of Ground Floor Joists, such space to be efficiently ventilated.

Sufficient permanent Ventilation direct to outer air to be provided to all Rooms, Bathrooms, and W.C's.

Partitions to W.C's. to be of approved solid material.

Slate or approved horizontal dampcourse to be laid for full width of walls in all walls below ground floor.

All Regulations under the Pure Food Act must be complied with.

FLOOR 8.

APPROVED 15 July 1937

SUBJECT TO NOTES, STAMPS AND AMENDMENTS SHOWN HEREON.

CITY BUILDING SURVEYOR.

ROYAL EXCHANGE ASSNCE 75-77 PITT ST SYDNEY		
SCALE 8'0"TO1"	LAYOUT FLOOR 8 ROOMS 6, 7, 8	DRG. NO. L.12
DRAWN CAH.	SEABROOK & FILDES 26 O'CONNELL ST. SYD.	DATE 12.7.37

APPENDIX C 1953 ALTERATIONS

COUNCIL COPY Aquila 183

RECESSED PIER

1"×⅛" COVER STRIP

D

FACE OF CONCRETE

EXISTING RENDERING

B

PLAN OF B

C

PLAN OF C

A

PLAN OF 'A'

7⅝" × 3½" FLAT LOU

ROYAL EXCHANGE HOTEL

BRIDGE ST

KING ST

PITT ST

PITT STREET ELEVATION.

SCALE ½" = 1'-0"

This area will not project beyond the correct alignment.

KEY ¼" = 1'-0"

IF PIVOT HUNG CASEMENTS USED HOOD EXTENDED

TRAVERTINE

PAIRS OF SEM. REVERSIBLE + ALTERNATIVE + PIVOT HUNG CASEMENTS SASHES

FIXED

FIXED

53-14

2

FULL SIZE SECTION

ROYAL EXCHANGE ASSURANCE

75 PITT STREET SYDNEY

PRELIMINARY DETAIL OF PROPOSED RE-FENESTRATION JOINTING AND FIXINGS

THE OFFICE OF KENNETH McCONNEL, ARCHITECTS & 204 C.

DRAWN K. [illegible] McC. SCALE ½", ¼" TO 1'0", F.S.

THE COUNCIL OF THE CITY OF SYDNEY

APPROVED 31. 7. 53

Subject to compliance with Part XI of the Local Government Act, and relevant Ordinances and Bylaws.

3-7-53

Sgd. J. Rawlinson

CITY BUILDING SURVEYOR

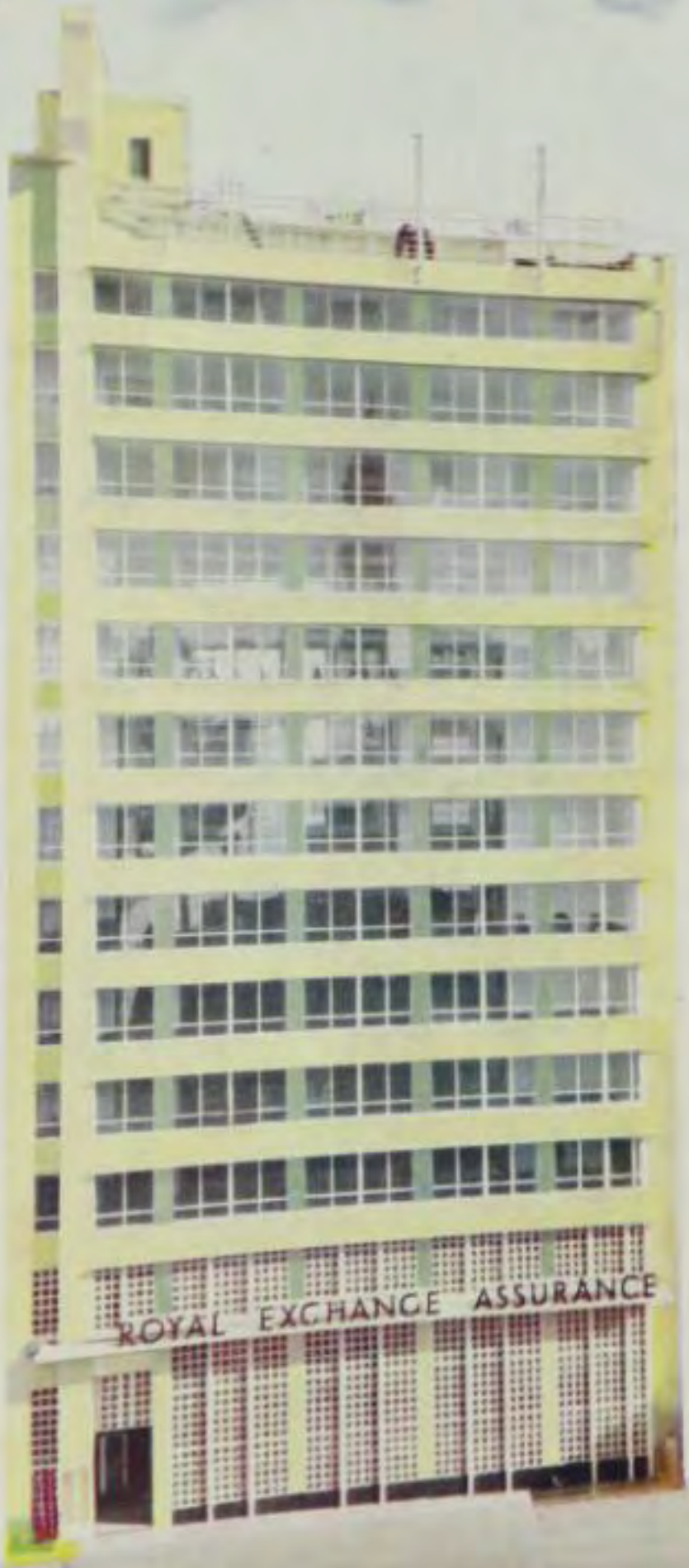
APPENDIX D ARTICLES


ROYAL EXCHANGE ASSURANCE


ESCAPE


ROYAL
EXCHANGE
ASSURANCE

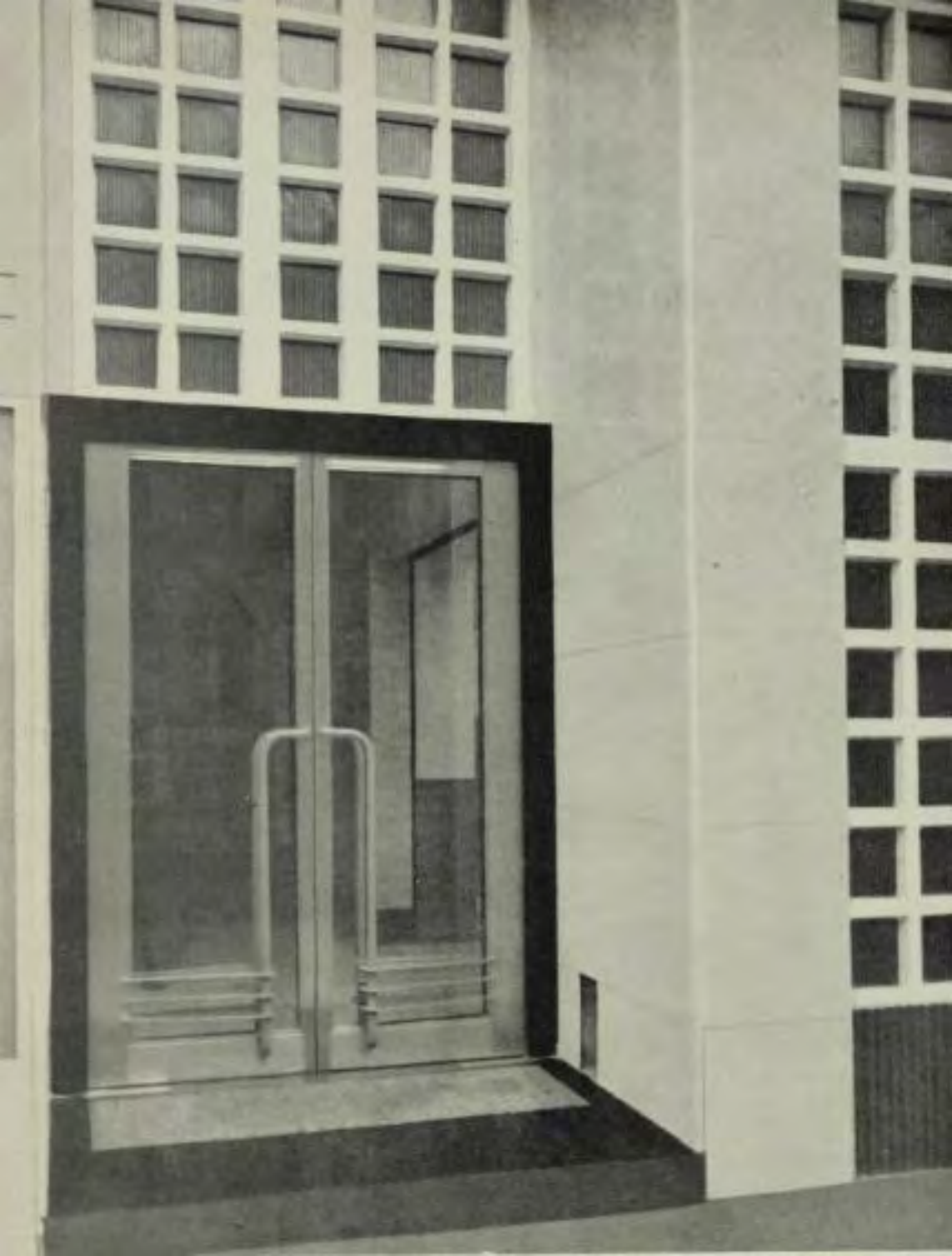

ROYAL EXCHANGE ASSURANCE


ROYAL EXCHANGE ASSURANCE


ROYAL EXCHANGE ASSURANCE


ROYAL EXCHANGE ASSURANCE


The Building on the cover




ROYAL EXCHANGE ASSURANCE


OF
COURSE-