

Buckingham Arms
Development Pty Ltd

1-9 Walkerville Terrace,
Gilberton SA

Application No. DA:24029287

10 December 2024

Teagan Lewis
Senior Planning Officer,
Planning & Land Use Services

Department for Housing and
Urban Development
83 Pirie Street, Adelaide SA

Dear Ms Lewis,

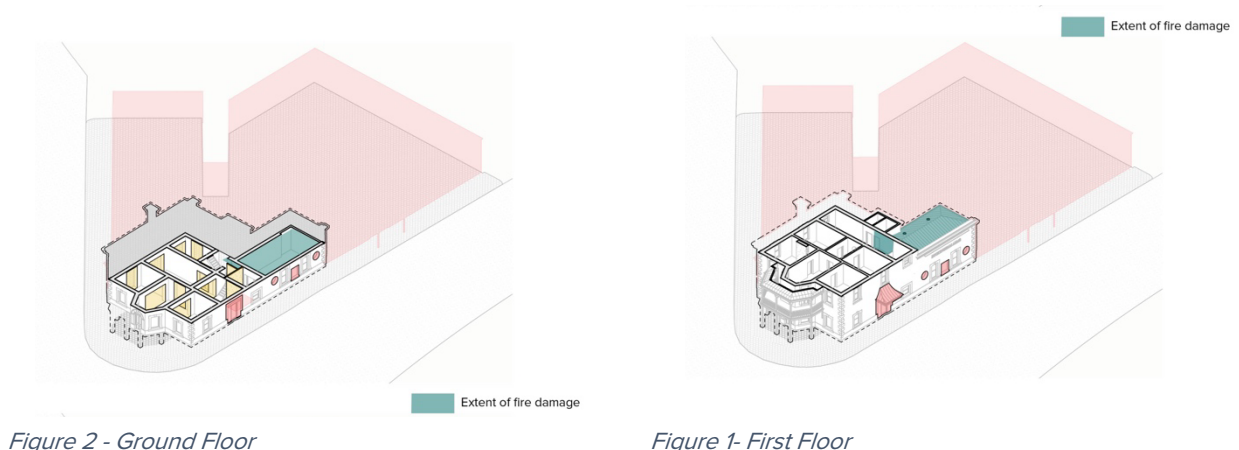
This letter is to inform those concerned that on Saturday 16th of November, the Buckingham Arms hotel was subject to a fire in the non-heritage section of the building. The Local Heritage Place forms part of a site wide development currently submitted for development approval. I have been engaged by the applicant to review any damage the fire has had to the current heritage fabric and potential impact to the current development proposal with respect to the Local Heritage Overlay. I am a registered architect and heritage advisor for local government with specialist training in heritage conservation. Stallard Meek Flightpath Architects are well regarded for their care and knowledge of heritage architecture with more than 30 years' experience with the design and conservation of historic buildings.

Extent of damage to the Heritage Fabric:

The fire was primarily contained to the rear portion of the Hotel's later additions which was inspected for damage by the consultant team on Thursday 21st November. The impacted areas pertaining to the non-heritage section were proposed to be removed in the current development application, therefore we believe no changes to the submitted documents will be required.

Review of impacts:

Those present included, the client, principal architect, heritage architect, and structural engineer. All parts of the existing identified heritage fabric were able to be accessed and assessed for damage (see images below). Other areas (shaded pink) were not safely accessed and not considered relevant to the building's future preservation.



Annex:

- The small single level annexure has suffered some damage, with roof trusses completely gone. This has revealed non-original metal roof purlins confirming the roof sheeting is a non-original previous repair as documented.
- Original roof timber trusses are damaged beyond repair and will be replaced 'like for like'.



Figure 3 - Photographs of damage. 1. Annex, 2. Annex ceiling, 3. Upper level rear wall

Primary Building:

- A small portion of the rear wall was affected by fire. The upper-level portion of the wall is supported by a steel beam over an opening at the lower level (previous alterations). The second storey wall was inspected by the consulting engineer who described the damage to brickwork as superficial and can remain in place.
- There is a small portion of the upper level that has damage to plaster, damage to a high-level timber window with some smoke stains to the walls. The high-level window will be removed and re-rendered as indicated on the current documentation with the new arched opening below.
- There is some damage to the upper portion of the stair balustrade. The stairs have had many previous alterations including repositioning, leaving very little of the original stair intact and understanding of its original layout speculative. As there is not enough remaining fabric or details to accurately replicate the original staircase, these were documented to be removed and replaced with a new compliant staircase. The documentation will remain unchanged.

Summary:

Although the fire damage is a regrettable complication, I am pleased to report that in my opinion, there are no changes required to the current proposal with regards to the heritage fabric of the Buckingham Hotel. The superficial damage is not considered over and above the buildings current dilapidation requiring restoration as part of this proposal. All heritage fabric will be restored 'like for like' as currently documented with no change to the integrity of the Local Heritage Place.

Yours Sincerely,

Susan McDougall - Associate

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