


Attachment 4 Extract from CBD Main Street Audit August 2020 Clarence Heritage

Name Address	The Royal Hotel-Motel 130 Walker Street	
Heritage Item	No	
Heritage Conservation Area	Yes	2850237
Contributory Item	Non-contributory	
Notes	A grand hotel was originally built on this site in 1887 with a prominent corner tower feature. In 1912 a new two storey building was built and further renovations were carried out in the 1920s. The building was demolished in 1967 and replaced by the current Hotel/Motel which demonstrates the architectural fashion of the 1960s era. The hotel closed in 2018 and was purchased by the Casino RSM.	
Architectural Style	Post War	1967



Building Elements	Observations
Roof	Shallow pitched metal roof. No parapet to street.
Gutter	Not visible.
Walls	Face brickwork unpainted.
Windows and Doors	<p data-bbox="379 432 1412 465">Timber framed windows and doors in recessed bays between projecting brick piers.</p>  <p>The photograph shows the entrance of a building. A prominent feature is a wide, cantilevered metal awning that extends over the entrance area. Below the awning, there is a recessed bay containing a set of glass doors and windows. The walls on either side of the bay are made of red brickwork. To the left of the entrance, there is a street sign and a small black sign on a stand. The overall appearance is that of a well-maintained but possibly older commercial building.</p>
Awning	Suspended cantilevered metal awning with a metal fascia signage.
<p data-bbox="204 1008 438 1041">Recommendations</p> <p data-bbox="204 1041 1476 1153">This site is suitable for redevelopment and holds considerable potential to enhance the historic CBD with a well-designed contributory new infill development. Early discussions are encouraged in relation to a response to the heritage context of the site.</p>	