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**RE :                    DRAKE DEVONSHIRE ADDITION – DESIGN STATEMENT**

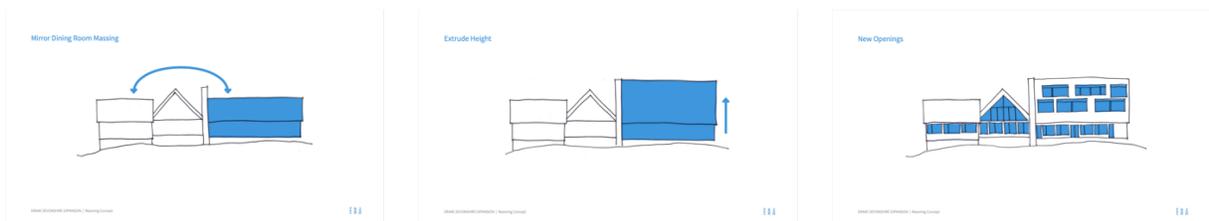
The existing Drake Devonshire property at 24 Wharf Street includes the renovated historic W.P. Niles House and adjacent new construction built in the mid-2000s, including a lake-facing gable-end volume, a modest flat-roof games room, and a pavilion to the east. The current proposal seeks to remove the existing single family detached dwelling at 20 Wharf, as well as the existing pavilion, and replace it with new construction.

The proposed expansion to the Drake Devonshire creates an opportunity to further enrich and expand the hotel’s cultural, artistic, and culinary contribution to Wellington and the surrounding area. The expansion would provide an additional fifteen guest rooms, an enlarged multi-functional gathering pavilion, an expanded footprint for the kitchen and space for a new food and beverage offering.

The proposed addition was designed in accordance with the Wellington Urban Centre Secondary Plan and responds to both the Village’s vision for Quality of Place and Mixed-Use Design policies. The addition has been sited to the east of the existing hotel. It is consistent with the current siting of the building at 20 Wharf St, and the proposed scale and massing are visually compatible with the 1-3 storey mixed-use buildings which characterize this portion of Wharf St. The natural heritage of the lakefront, and particularly the sightlines from Main Street to the Lake will be retained and enhanced by the simplistic architectural form and intentional siting.

The proposed addition supports the ongoing preservation and enhancement of the historic iron foundry/W.P. Niles House. The proposed addition does not require alterations to be made to the historic house, nor does the proposal overwhelm the existing site in massing, scale or height. The distinguishable style of the proposed addition celebrates and highlights the historic character of the house and its longtime use as an inn on the Lake.

The design of the proposed addition reflects a high-quality, thoughtful built form, and responds to the existing design, massing and materials of the Drake Devonshire. As seen from the Lake, the design concept for the addition mirrors the existing dining room pavilion, and then extruded its height to allow for maximum flexibility with the layout. Asymmetrical windows were then punched into the roof form, to break up the volume and draw in natural light and views (refer to concept diagrams below). From the east elevation (Wharf Street), the simple gable roof is intended to reference that of the original W.P. Niles House, allowing the existing historic Inn to remain prominent on the site.



On the ground floor, access and openings were limited to the north and south elevations, to minimize impact on Wharf Street and the adjacent residential context while maximizing access and views to the Lake. Washrooms were strategically located on the eastern edge of the floor plan to help buffer any interior activity from Wharf Street. The ground floor of the proposal is articulated by a change in material, visually connecting the addition to existing datum lines on the existing hotel.

On the upper floors, hotel suites were oriented to take advantage of views south, towards the lake, and views north overlooking Main Street.

The proposed addition maintains the character and unique sense of place of the Drake Devonshire, while expanding its offering to the community on a scale appropriate for the low-rise, mixed-use context of the area.