



CENTRE OF STYLE

DEVELOPER : Sonrac Developments
MAIN CONSTRUCTION COMPANY : Icon Co (NSW) Pty Ltd
ARCHITECT : Tonkin Zulaikha Greer
CONSTRUCTION VALUE : \$23 million

The Central Park Boutique Hotel was constructed through the adaptive reuse of two existing heritage-listed buildings located on Kensington St, Chippendale.

Previously The Clare Hotel and The CUB Administration Building, Central Park Boutique Hotel reinvigorates the historical charm of these structures while delivering contemporary hotel facilities to one of Sydney's most eclectic and vibrant lifestyle precincts.

Designed by architects Tonkin Zulaikha Greer, the refurbishment connects the two existing buildings by a new steel and glass structure that spans the existing laneway, while a naturally lit hotel foyer provides access to Kensington Street and Carlton Road.

Central Park Boutique Hotel offers 62 hotel rooms, conference facilities, a lounge plus roof top pool and deck. Retention of the heritage façades and other key elements, such as timber paneled boardrooms and historic CUB entertaining areas, ensures the original character of the buildings is preserved.

"The project flawlessly incorporates major alterations and additions to the existing heritage listed Clare Hotel," explains Julian Doyle, Director of Icon Co (NSW). "The works included demolition and strip out of existing buildings, excavation works, an upgrade of the existing structure, new services infrastructure, additions to existing buildings and new high specification fit out works to suit the hotel rooms, offices, back of house areas, common areas, lobbies and three 'cold-shell' restaurants."

Due to the buildings' history and the nature of the existing structures, Icon's main challenges on the project were the retention of the façades and internal heritage rooms. "Whole existing heritage rooms were propped and suspended while the structure was built below," Julian says. "The Heritage Carlton United showroom bar was retained and reinstalled into hotel rooms."

110 temporary wall props were used to support the heritage façade and top floor boardroom of the previous administration

building. "2000m² of 100 year old Oregon timber flooring, joists and beams were recycled and reused as part of the Green Star rating."

Central Park Boutique Hotel is testament to Icon Co's expertise at delivering high quality projects with consistent superior service. Boasting an extended management team with over a hundred years combined experience in the construction and development industry, Icon Co is well positioned to deliver on its assurance of completing projects on time, on budget and to the highest possible standards.

"Our corporate values of professionalism, reliability, integrity, innovation and forward thinking remain at the heart of our company and continue to inform everything we do."

Further driving the company's remarkable growth, Icon Co recently announced a strategic partnership with iconic global construction firm Kajima Corporation. Operating in 50 countries worldwide, Kajima are recognised as innovative industry leaders.

"Aside from bolstering our financial stability, the strategic partnership with Kajima brings a new level of service and possibilities to Icon Co and our clients – from design and construction planning, through to project management and delivery," Julian explains.

Icon Co (NSW) is currently delivering a number of construction projects across Sydney. These include residential projects Otto Stages 1 and 2 (Rosebery), Garden House (Waterloo) and serviced apartments 88 Archer Street (Chatswood). Icon is also completing mixed-use developments B1 Square (Burwood) and Capitol (Bondi Junction).

For more information contact Icon Co (NSW) Pty Ltd, Level 1, 135-153 New South Head Road, Edgecliff NSW 2027, phone 02 9327 8444, fax 02 9327 8744, email infonsw@iconco.com.au, website www.iconco.com.au





STRUCTURAL: CALIBRE CONSULTING

The Central Park Boutique Hotel proudly preserves a slice of Sydney’s architectural heritage thanks to the professionals from Calibre Consulting. “The job was all about the adaptive reuse of two heritage buildings,” explains Mark Woodwell, Manager – St Leonards, Calibre Consulting.

For Calibre, this required separate structural assessments of the previous Clare Hotel and CUB Administration Building as each had their own structural systems which were to be modified in different ways to suit the proposed development. While both buildings united into the Central Park Boutique Hotel, each had undergone their own structural changes over the years which required individual approaches for adaptation into the new design.

For a structural engineer, the narrative of a heritage building is written in its structure. This presents a unique set of challenges as they work to interpret that story and devise the best way to add a new chapter.

“During their life they have undergone structural changes and modifications,” Mark explains. “We have to work our way through the building and understand how it works when stripped out. We have to assess what’s changed, where the load is currently going and what the load capacity of the building is “Like a museum or time capsule of construction technologies,” as one engineer on the Central Park Boutique Hotel project described it, different techniques remain embedded in the structure.

The changes they have wrought often redefine how the frame of the building operates. “They sometimes switch the direction of beams,” Mark says. “Once we know what and how they did it we make adjustments to the design to suit.”

Calibre Consulting assessed the previous Clare Hotel’s capacity to accommodate a new addition. “Where possible we made use of the existing structure,” explains Mark. “We had to make sure any new load went to whatever part of the existing structure had the capacity to pick it up.” As the façade of the Clare Hotel was to be retained, its load-bearing role required careful adaptations for the new interior.

“The new structure is reinforced concrete which is heavier than the original structure. We repositioned new columns to pick up the extra load,” Mark says. Calibre ensured “the load going out to façade was the same as the façade already had.”

Mark describes installing new concrete slabs using the existing floors as formwork. “We kept the existing structure while building the new structure then pulled the timber floors out from underneath.” Reuse of The CUB Administration Building presented, as Mark describes, “a little bit of unusual structural work.”

The upstairs heritage boardroom, including panelling, ceilings, walls and floor was to be retained. This required stabilizing this section of the building while building took place around the boardroom. “The new structure picks up the old structure,” explains Mark. “We had to underpin the boardroom and connect it to the new structure.”

Mark describes installing new concrete slabs as support. “We used the existing floor work as formwork,” Mark continues. “We kept the existing structure while building the new structure then pulled the timber floors out from underneath.”

For projects such as the Central Park Boutique Hotel that reuse existing buildings, Mark explains, “we use lightweight building systems to minimize weight. This included the use of Ultrafloor for ease of construction and to keep construction weight down.”

Passionate and dedicated, Calibre Consulting provide professional infrastructure services within the built environment space, across the Asia-Pacific region. Delivering client-focused design solutions, the team from Calibre Consulting includes engineers, designers, scientists, planners, surveyors and project managers.

“Our portfolio of services encompasses structural, civil and environmental engineering, as well as town planning and land surveying,” says Max Bomben, Managing Director of Calibre Consulting. “Our core services are enhanced by specialist services including project management, construction safety audits and contract administration.”

“Our extensive development knowledge and experience works to our client’s advantage,” explains Max. “Calibre Consulting’s goal is to ensure our clients leverage their project’s development potential.”

For more information contact Calibre Consulting, Level 7, 601 Pacific Highway, St Leonards NSW 2065, phone 02 9004 8855, fax 02 9004 8858, website www.calibreconsulting.co