



ALBION PLACE HOTEL Re-development

531 GEORGE STREET
SYDNEY

PROJECT CATEGORY:

Refurbishment / Heritage / Hospitality

CONSTRUCTION VALUE:

\$2.17 million

CONTRACT TYPE:

Lump sum

PROGRAMME DURATION:

6 months

DESCRIPTION:

As a heritage-listed building there were major construction complexities and numerous stakeholders' expectations. The fit-out to the premises was across three floors (800m²) and was required to comply with POPE (People on Premises for Entertainment) specifications.

The basement was excavated to incorporate beer and packaged beer cool rooms and associated services. A hoist was installed between the basement, ground and the first floor, kitchen and an elevator between the basement and the ground floor to facilitate beer deliveries. Works to the ground floor included an inconspicuous gaming room incorporating a stretched vinyl feature ceiling with obscure ambient luminaries and designer plaster ceiling. A public bar was constructed with a stainless steel servery with stone facings and mirrored glass back drop shelving.

The ground floor was fine ground concrete finished with an acrylic sealer. The upper ground floor was finished with redwood flooring with fine sanding and oil finish. The ceiling to the upper ground floor included set plaster and sound attenuator panels to mitigate noise from the public entertainment. The ceiling consisted of designer plaster drop panels. Access from the ground

floor, upper ground floor and the first floor was via new concrete stairs faced with fine sanded redwood and incorporating glass and timber balustrade.

KEY CHALLENGES:

- Work within the constraints of a heritage-listed building to a tight timeframe.
- Obtaining the appropriate sub-contractors with the knowledge and respect to work on a heritage building.
- Access to the building site located directly on George Street with no parking or loading zone facilities available.
- Accessing a water connection within the footpath to enable the premises to function as a POPE building. The type of water connection was not determined until near practical completion and necessitated site discovery and intricate work in close proximity to numerous service lines.

PROJECT SUCCESSES:

- Overcoming all challenges associated working on a heritage building.
- The ability to resolve all access and egress issues and maintain pedestrian flow around the building site.
- Delivering a quality product that meets the developer's and critics' expectations.