

# Appendix 5

Adaptive re-use case studies of heritage buildings

Tonkin Zulaikha Greer Architects 2012

This adaptive re-use project was used to inform the directions of the urban renewal strategy. It does not form part of the strategy and therefore feedback is neither required nor being sought on this document. It was prepared prior to the government's decision on transport services and was therefore written to enable the successful implementation of all possible transport arrangements.





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# NEWCASTLE URBAN RENEWAL ADAPTIVE REUSE CASE STUDIES OF HERITAGE BUILDINGS

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## INTRODUCTION

Newcastle is the second largest city in New South Wales and the capital of the Hunter Region. Located on a peninsula between the Pacific Ocean and the Hunter River, it is a city centre which has a unique combination of superb natural attributes, coupled with a strong heritage character and a variety of open spaces that facilitate appreciation of its natural and built form assets. Its compact size and natural setting make it a uniquely walkable and liveable place, with all the attributes expected from a larger city with few of the disadvantages.

Newcastle's wealth of heritage buildings, ranging from large former commercial buildings to intimately-scaled terrace houses, makes a significant contribution to the character of the city centre and reveals the city's history and culture. Much of this heritage is concentrated in the East End, which has a large stock of relatively intact late 19<sup>th</sup> and early 20<sup>th</sup> century buildings. Some are not fully occupied and many are in a state of decline. Their retention and revitalisation is essential to place-making and urban renewal in all cities and especially in Newcastle. If retained and adaptively re-used, they can continue to contribute to the unique character of the city and sense of place, whilst regaining commercial and economic relevance.

As part of the Department of Planning Newcastle Urban Renewal Strategy, Tonkin Zukaikha Greer were engaged to investigate conceptual strategies for the adaptive re-use of five selected buildings and to research five completed case studies applicable to Newcastle.

## CASE STUDIES

Newcastle city centre has a rich collection of heritage buildings that makes a significant contribution to the character of the city but that is underutilised. The intention of the adaptive re-use project was to develop case study investigations for the adaptive re-use of five selected buildings to:

- Provide guidance and encouragement to the property owners of these and other similar buildings on how to re-use them successfully for residential or mixed use functions, whilst still retaining their heritage character and significance, and to
- Achieve economic viability by applying planning and design innovation.

The five buildings selected are in a mix of private and Council ownerships and are representative of the main building typologies found in Newcastle. The buildings are listed as Heritage Items at either a Local or State level. With a relatively short time frame, it was necessary to choose buildings which had owner's consent, which were accessible and which had plans and historical information available. The adaptive re-use strategies pursued were based on a representative mix of uses, and were tested to ensure that they were economically viable.

The buildings and adaptive re-use options selected were:

### **Ocean Baths Bathing Pavilion**

The Ocean Baths Bathing Pavillion is a 1930s single storey building with a first floor residence. The building was repaired following the 1989 earthquake and is in need of further conservation works. Adaptive reuse as a restaurant and boutique hotel would enable these works to be carried out whilst retaining the community facilities associated with the Baths including the changing rooms, kiosk and offices.

### **David Cohen Warehouse**

This remnant of a Federation warehouse, designed by Frederick Menkens in 1901, has housed the Bolton Street Carpark since 1983. The proposal retains retail and carparking on the lower levels with apartments over, extending above, but recessed behind the heritage façade.

### **School of Arts**

Dating from 1875 with extensions in 1885 both by Frederick Menkens, this two storey former School of Arts building is currently used for retail and community facilities. Located close to the city centre and public transport, this building could be converted to a hotel use with up to five additional storeys.

### **Victoria Theatre**

Designed by James Henderson in 1890, the Victoria Theatre is the oldest theatre building still standing in NSW. The amount of original building fabric that remains, including the timber fly tower, meant that alternative uses are limited. The proposal conserves and upgrades the original building as a theatre and cinema, but upgrades the building to meet contemporary requirements for public access and safety.

### **Stegga's Emporium**

Built in 1886, again to Frederick Menkens design, this former retail building comprises six two-storey shops. Height controls for the site permit a major addition. The proposal has street level retail with apartments over and a pool on the roof of the former Emporium with carparking to the rear. The residential tower is ordered and set back from the original façade.

## PRECEDENT STUDIES

Accompanying the five adaptive re-use case study investigations are five built adaptive reuse examples that demonstrate innovative approaches to a range of different uses and which are similar to building types found in Newcastle.

The criteria for inclusion were:

- Relevant building type and scale for Newcastle.
- A range of adapted uses relevant to the Newcastle CBD, such as mixes of hotel, retail, theatre, office and residential uses.
- Buildings with strong local heritage character, not necessarily heritage listed, to show the benefits of adaptive reuse in preference to demolition.
- Buildings where owners consent was available.
- Buildings that demonstrate a range of new uses that are relevant to Newcastle and consistent with our theoretical examples.
- Examples that employed quality design strategies to ensure best practice.

The selected built examples are:

### **Mutual Store and Empire Apartments, Melbourne, VIC**

This project is the conversion of two separate former department store buildings into a mixed use residential development. Both buildings have additional storeys beyond the heritage envelope. The Empire Apartments building contains student housing. This project is relevant for Newcastle as it combines two of the initiatives that are proposed as part of the Urban Renewal Study – adaptive re-use of heritage buildings and the provision of more student housing in the city centre. Student housing is a highly viable residential use that should be considered by owners of heritage properties, as market expectations for car parking are not as onerous as they are for standard residential apartments.

### **Establishment Hotel, George Street, Sydney, NSW**

The Establishment Hotel is a good example of a hotel use for a building type that is very common in Newcastle and complements the Newcastle School of Arts case study. It demonstrates adaptive re-use of a partially demolished building which is also relevant to the David Cohen Warehouse heritage remnant and many buildings throughout Newcastle that were damaged as a result of the earthquake.

### **The Boland Centre, Cairns, QLD**

The Boland Centre is a regional example and relevant for all medium scale corner buildings in the Newcastle CBD. This former department store has been reused for a mix of commercial and retail uses. This example is also relevant to the many former pubs that remain in Newcastle.

### **Her Majesty's Theatre, Ballarat, VIC**

Her Majesty's Theatre, Ballarat is a regional example that complements the investigative case study for the Victoria Theatre in Newcastle. It is a well-used and efficient theatre, which conserves the heritage fabric.

### **Crago Flour Mill, Newtown, NSW**

This project is a nineteenth century industrial building that has been converted to primarily office uses. It employs an innovative approach to dealing with parking by incorporating a car share scheme. Crago Flour Mills illustrates how former industrial buildings can be adapted to suit a changed economic environment. This example is relevant for former industrial buildings in Newcastle such as the former Museum in the west end that started its life as a brewery.

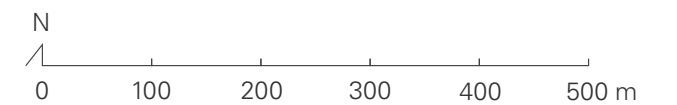


CASE STUDY LOCATION PLAN

- 1. Ocean Baths
- 2. Bolton Street Carpark
- 3. School of Arts
- 4. Victoria Theatre
- 5. The Emporium

Key

- Study area boundary
- Heritage adaptive re-use project







LOCATION PLAN



Figure 1. Ocean Baths is located on a prominent headland with panoramic views out to sea and down the coast.

Location:	30 Shortland Esplanade, Newcastle East.
Owner:	Crown Land. Newcastle City Council Reserve Trust Managers.
Date Built:	Baths 1913, Pavillion 1922.
Architect:	Castleden (1922), Pitt & Merewether Architects (1927).
Heritage Listing:	Newcastle Council Newcastle LEP Heritage Item #1489.
Place ID:	NSW Heritage Inventory - Online Database # 2170252.
Heritage Status:	Local Heritage Item
Statement of significance:	<p><i>The Newcastle Ocean Baths is an icon of the City. It stands alone, dominating the city coastline – the pavilion a stage set for the cultural pursuit of ocean bathing. The size and prominence of the structure represents the significance which has been placed on swimming and beach culture from the early 1900s.</i></p> <p><i>The Ocean Baths is aesthetically significant and unique, as it is believed to be the only Inter-War Stripped Classical/Art Deco ocean baths pavilion found in New South Wales. The landmark baths and pavilion is an early, and possibly the first example of this style in Newcastle. Socially, the place greatly contributes to the local community's sense of place.</i></p> <p><i>The continued public enthusiasm and use of the Ocean baths even during its construction is testament to the community value of the place.</i></p> <p><i>The continued care of the place by the City Council represents local government public service. (Conservation Management Plan, Suters.)</i></p>
Physical Description:	<p>The Newcastle Ocean Baths are constructed of masonry set into a rocky outcrop on the southern side of a natural headland that forms the southern entrance to Newcastle harbour.</p> <p>The Bathing Pavilion, which houses the kiosk, male and female dressing rooms and disused first floor residence, is a reinforced concrete building with rendered cavity brick extensions. Constructed in 1922 in the Edwardian style, the building was modified in 1927 in an Art Deco style.</p>
Historical Notes:	<p>The following is a timeline summarized from the CMP:</p> <p>1913 Baths opened by Mayor Shedden, far from complete.</p> <p>1914 Castleden submitted a modified plan.</p> <p>1918 Dressing accommodation built.</p> <p>1921 Drawings by Architect Castleden for Newcastle Ocean Baths Pavilion recommended for approval.</p> <p>1922 Pavilion constructed and opened on 25 November.</p> <p>1927 Plans prepared for complete remodeling of building in Art Deco Style by Nigel Pitt and Edward Merewether.</p> <p>1938 Substation added.</p> <p>1960 Colonnade added.</p> <p>1989 Earthquake seriously damaged baths.</p> <p>2006 Major conservation works including cathodic protection and consolidation of swimming club and change facilities.</p>
Original Use:	Ocean Baths and associated community facilities, first floor residence.



# OCEAN BATHS BATHING PAVILION



Figure 2. The Ocean Baths building has development potential available above the existing change facilities and below the parapet of the front facade.



Figure 3. The intact inter-war Art Deco facade of Ocean Baths sits like a stage set below Shortland Esplanade.

Current Use:

Ocean Baths and associated community facilities.

Adaptive reuse investigated:

Ocean Baths, Community Facilities, Restaurant and Hotel Accommodation.

The Ocean Baths Bathing Pavilion is underutilized and in need of conservation works, including the installation of cathodic protection that protects the steel reinforcing from attack by sea water. This measure is important for the ongoing preservation of this building. The redevelopment proposal would enable these works to be funded, and involves retention of the community uses on the ground floor in the northern half of the building, including a kiosk, changing rooms and swimming club facilities with a large public restaurant occupying the southern end. Locating the restaurant on the southern end of the building takes advantages of views over Newcastle Beach and minimises the exposure of the more costly fitout to storm surges that are more prevalent on the northern side of the building.

The central portion is used as the reception for a small boutique hotel to be located on the first floor. A new lift takes guests to the central upper level lounge with private hotel suites located in two new wings to either side. The first floor addition would be detailed in a contemporary manner, but relate in scale and proportion to the original building below and be contained behind the 1930s brick façade, apart from the extension of the ends above the existing single storey elements. The boutique hotel could be associated with a hotel nearby which would provide car parking. This proposal is similar to other successful adaptive re-uses of similar buildings such as The Bathers Pavilion in Balmoral, Bondi Icebergs and the Manly Pavilion in Sydney.

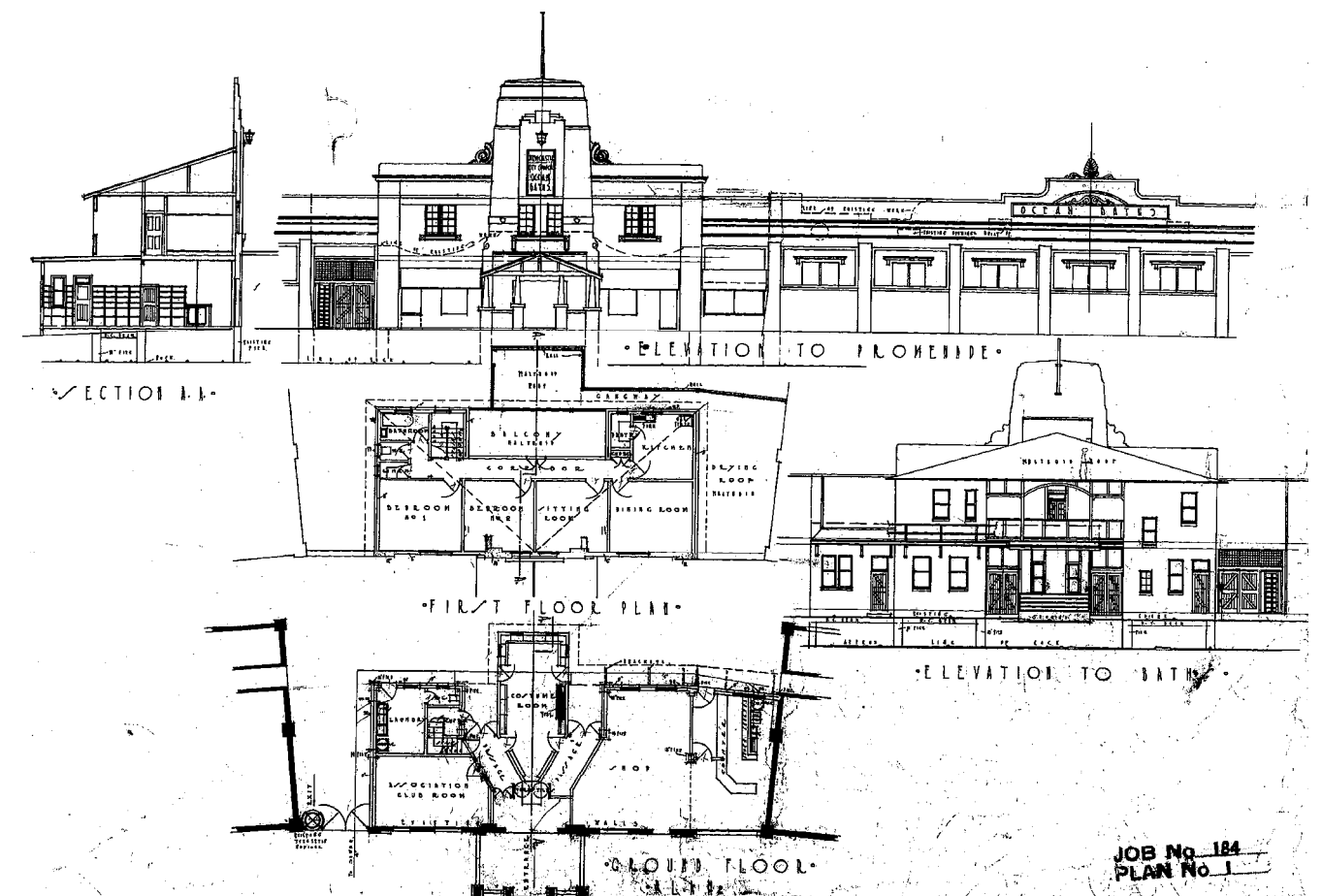
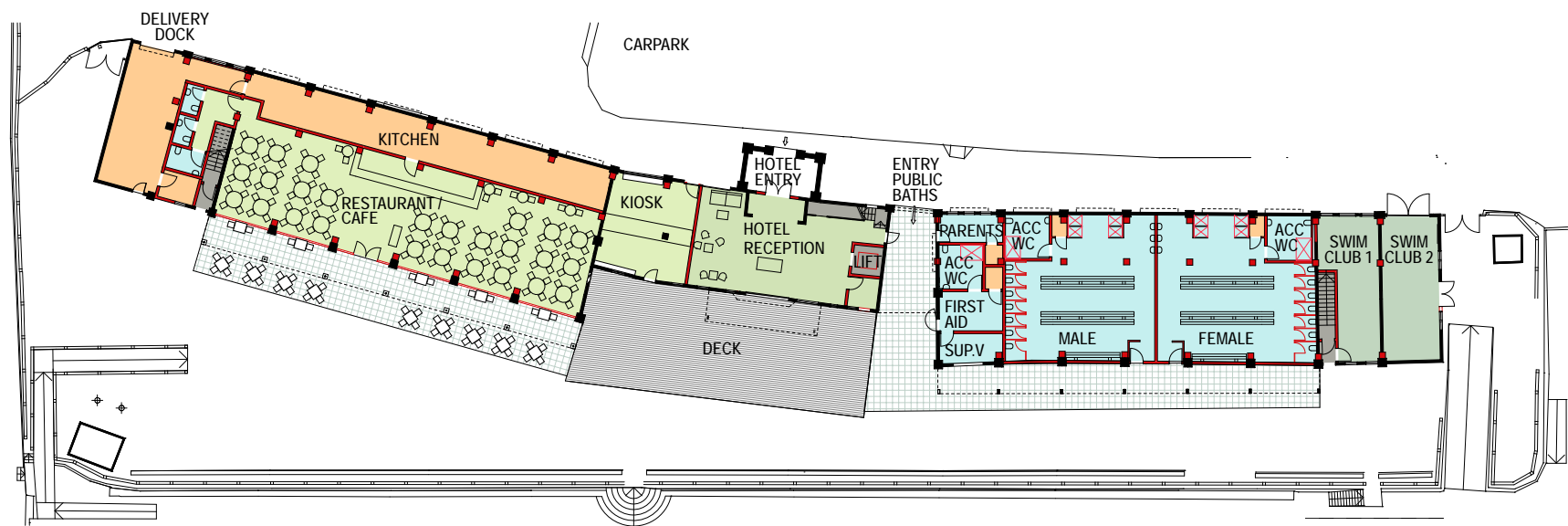
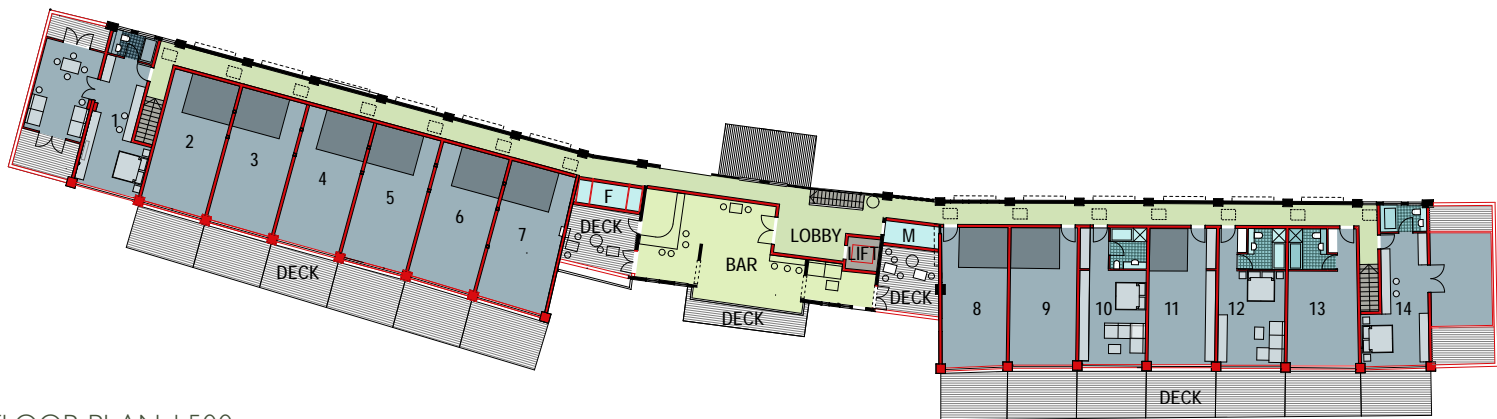


Figure 4. Historic drawings of Ocean Baths building.





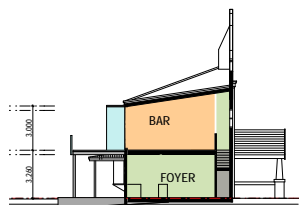
GROUND FLOOR PLAN 1:500



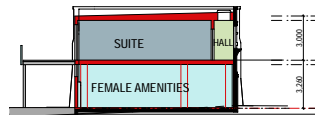
FIRST FLOOR PLAN 1:500



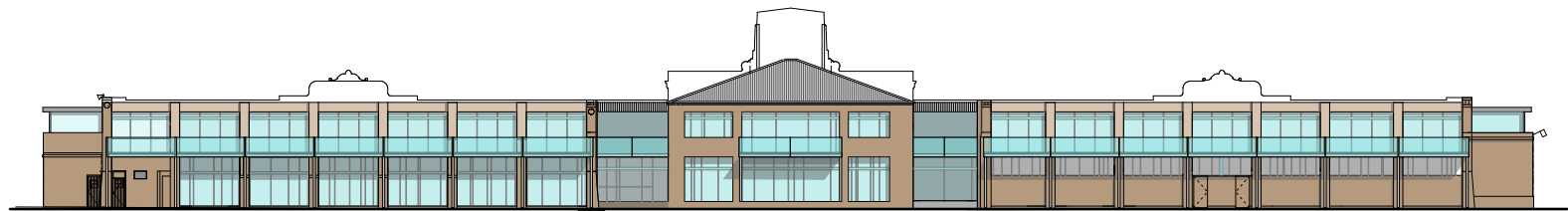
WEST ELEVATION 1:500



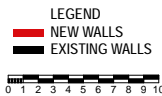
SECTION AA 1:500



SECTION BB 1:500



EAST ELEVATION 1:500



# DAVID COHEN WAREHOUSE - BOLTON STREET CARPARK



LOCATION PLAN



Figure 5. The David Cohen Warehouse heritage remnant is a brickwork masterpiece.

Location:	50 Bolton Street, Newcastle.
Owner:	Newcastle City Council
Date Built:	1901
Architect:	Frederick Menkens.
Builder:	F J Thorby
Heritage Listing:	Newcastle Council Newcastle LEP Heritage Item #1369.
Place ID:	NSW Heritage Inventory - Online Database # 5044991. Bolton Street façade and side wall.
Heritage Status:	State Heritage Item
Statement of significance:	<p><i>Important historical associations with both David Cohen &amp; Co., and Architect F B Menkens, and is architecturally significant being one of the best examples of a Federation Warehouse, possibly in Australia. Exemplifies change in Menkens work from his earlier decorative phase.</i></p> <p><i>Very important streetscape element and a dominant part of the townscape generally.</i></p> <p><i>Indicates importance of Newcastle in this period as a distribution centre. (Newcastle Urban Design and Heritage Study)</i></p>
Physical Description:	Five storey load bearing face brick Federation warehouse façade to Bolton Street and northern side wall. (The remainder of the building was demolished in 1983.)
Historical Notes:	<p>Partial demolition of the original warehouse and construction of a concrete framed carparking station behind and next to the brick façade was carried out in 1983, designed by Suters Busteed Corner Clode Architects.</p> <p>Although only the Bolton Street façade remains of the original building, it is one of the most significant works of Menkens' commercial, post gaol period. The monochromatic, dark red facade is a brickwork masterpiece – a testament to the design skills of the architect and craftsmanship of the tradesmen. The building has been referred to by builders in the city as the benchmark for brick construction.</p>
Original Use:	Warehouse
Current Use:	Retail and Carpark
Adaptive reuse investigated:	Retail and Residential
	<p>This option illustrates a potential adaptive re-use envelope for the Bolton Street car park. The site has a deep plan necessitating the introduction of internal atria for daylight and ventilation. Carparking is retained on the lower levels behind retail tenancies that address the street frontage. Residential apartments are located on the five upper levels. Views from the upper levels are spectacular in all directions. The David Cohen Warehouse brick façade is the primary element of the street elevation. The new elements are designed as a contemporary secondary element, recessed from the line of the original brickwork.</p> <p>A financial feasibility based on the 2011 figures reveals that the proposed option is not economically viable in the current under performing market. However, a different mix of units, more units and fewer car spaces or a different use such as a hotel is likely to improve the economic viability for adaptive re-use of this building in the near future.</p>





Figure 6. Original drawing of the David Cohen Warehouse Street Elevation.



Figure 7. Intricate brickwork detailing of the David Cohen Warehouse remnant contrasted against the prosaic carpark structure.



Figure 8. Panoramic city views are available from the top deck of the carpark.



Figure 9. The David Cohen Warehouse remnant is a dominant feature of the Bolton St streetscape.



Figure 10. Relationship between the carpark and the heritage remnant.

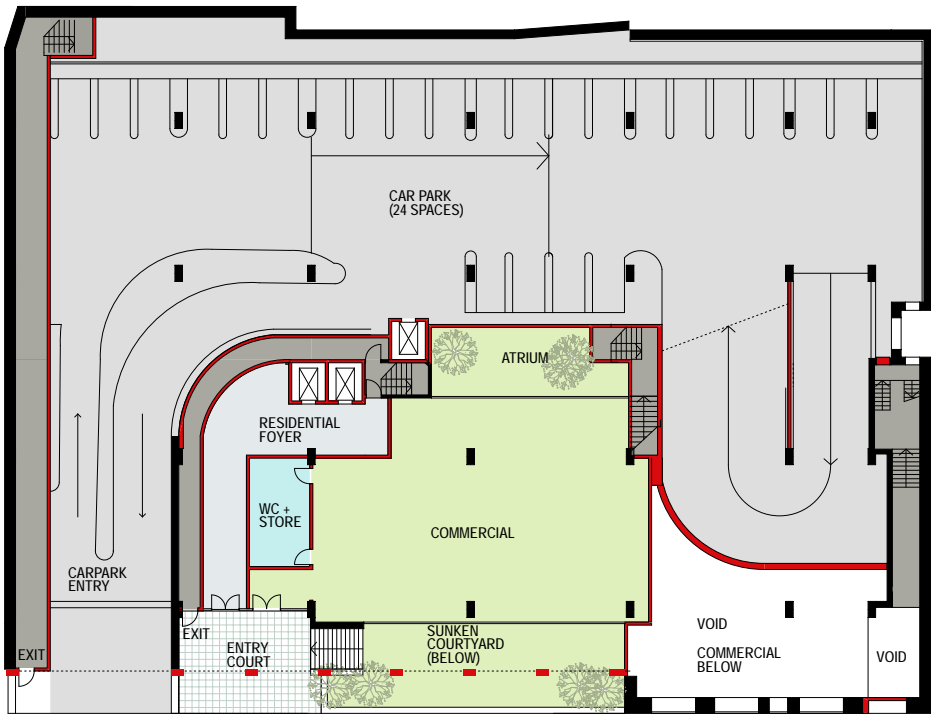


Figure 11. The Bolton Street Carpark adjoins a fine federation free classical building designed by W.L. Vernon and completed in 1912.

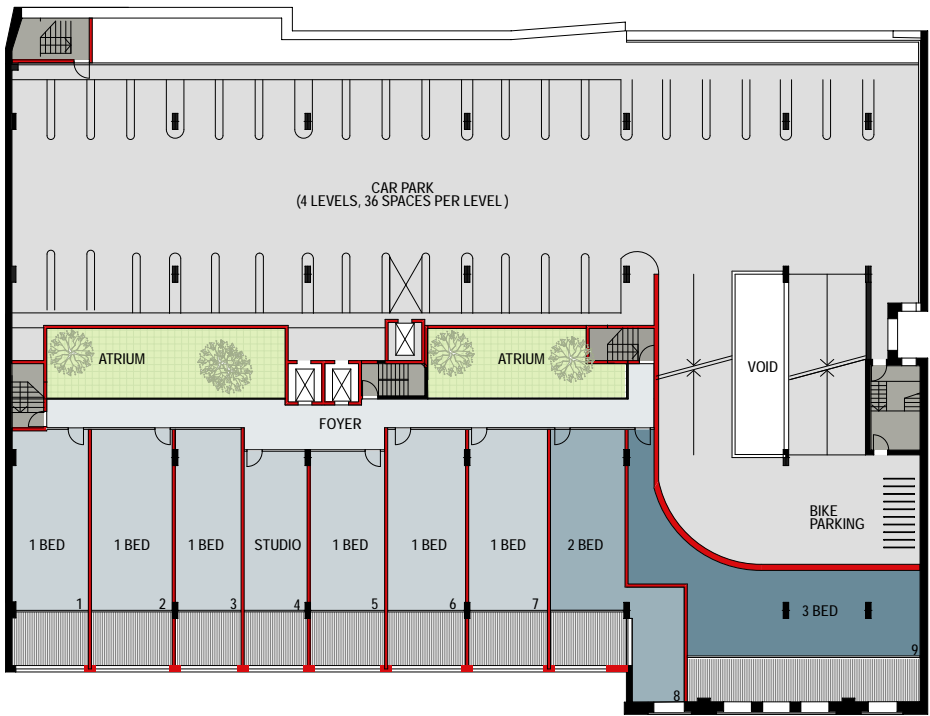




LOWER GROUND FLOOR PLAN 1:500



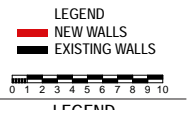
UPPER GROUND FLOOR PLAN 1:500



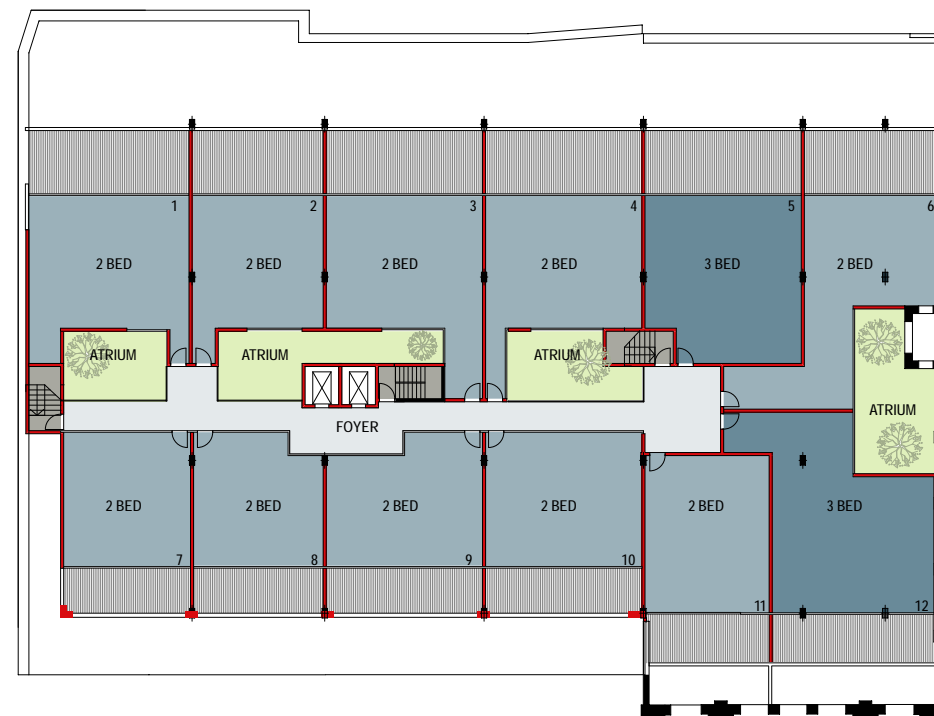
LEVELS 1+2 FLOOR PLAN 1:500



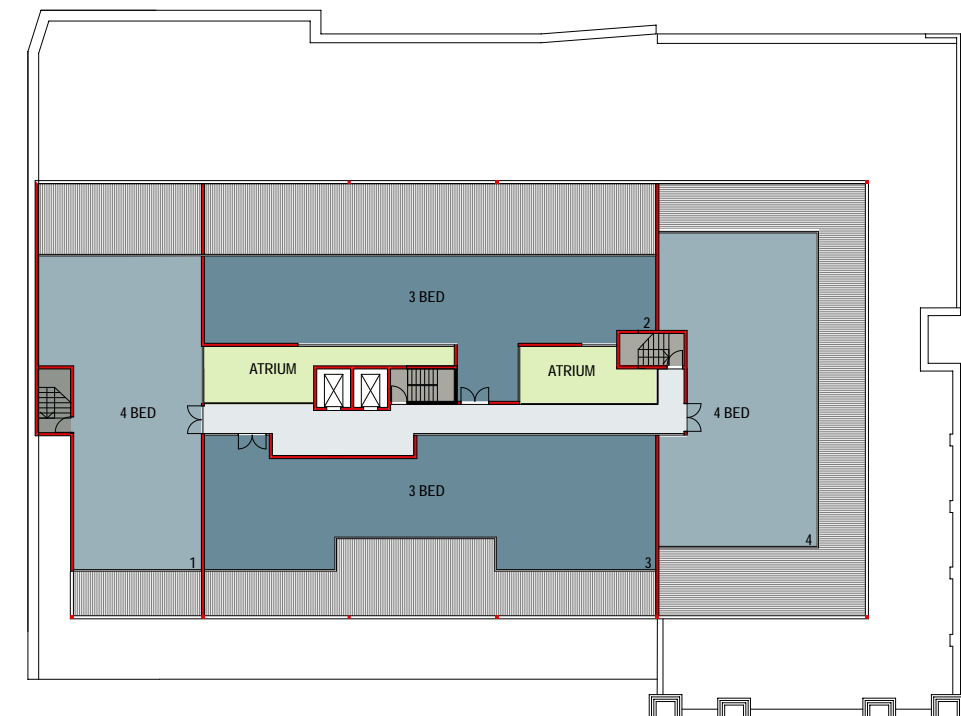
LEVEL 3 FLOOR PLAN 1:500



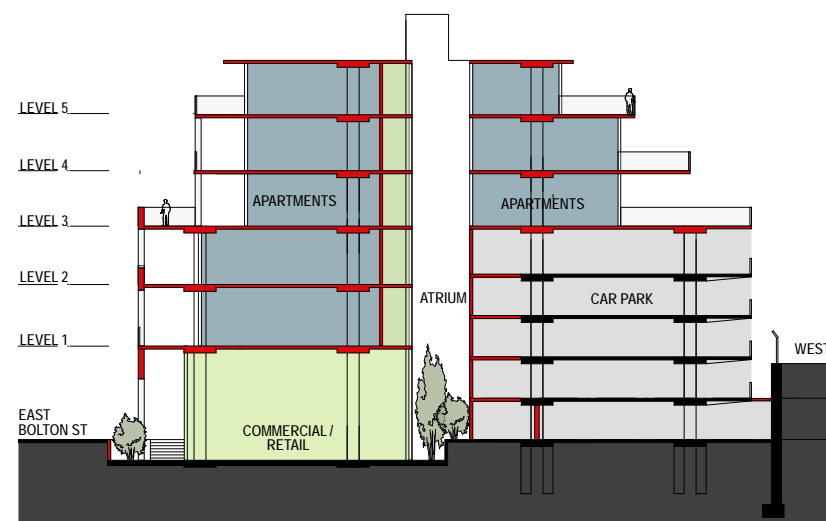




LEVEL 4 FLOOR PLAN 1:500



LEVEL 5 FLOOR PLAN 1:500



SECTION BB 1:500



BOLTON STREET ELEVATION 1:500



LOCATION PLAN



Figure 12. The School of Arts building is located on a prominent corner in Hunter Mall.

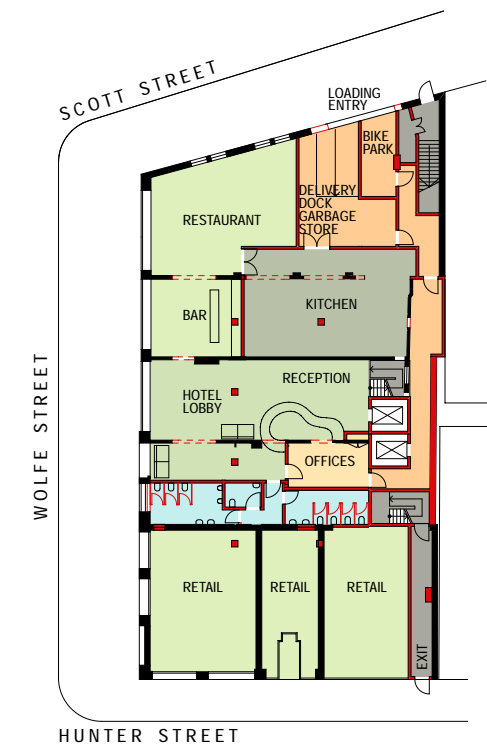
Location:	182-8 Hunter Street, Newcastle.
Owner:	Newcastle City Council
Date Built:	Circa 1875
Architect:	1885 additions by Frederick Menkens.
Heritage Listing:	Newcastle Council Newcastle LEP Heritage Item #1409.
Place ID:	NSW Heritage Inventory - Online Database # 2170178.
Heritage Status:	Local Heritage Item
Statement of significance:	<i>Forms part of the Hunter Street Mall Group. Historically important due to its civic association as the earliest remaining building constructed for Newcastle Borough Council. Important townscape element in association with extensions by Menkens, in 1885. (Newcastle Urban Design and Heritage Study)</i>
Physical Description:	Two storey rendered and painted brick building with simple facade. Architectural elements include round arched windows, brick pilasters, cornices, Venetian windows and Corinthian columns. The ground floor facade and some of the interior have been modernised.
Historical Notes:	The School of Arts and Mechanics' Institutes movement occupied a central place in many towns and suburbs throughout Australia in the 19th century. The buildings were a source of pride and community esteem and the architecture was reflective of their important role in the community.
Original Use:	School of Arts
Current Use:	Retail and Youth Community Centre known as The Loft
Adaptive reuse investigated:	Retail and Hotel Accommodation

The School of Arts building is located on an important corner of the CBD and is underutilized at present. The proposal involves retention of the streetscape presentation of this important corner building. Retail, hotel reception, restaurants and back of house facilities are located on the ground floor whilst the first floor provides conference facilities within the shell of the original building. Some of the original remaining interiors can be conserved. Hotel accommodation is provided on the five upper levels of the new addition, relating to the height of neighbouring buildings. Car parking is not provided within the heritage building as this would compromise economic viability, due to the presence of mine subsidence, which would require structural strengthening if basement car parking was to be included. An arrangement could be put in place with either the nearby Council owned car park in King Street or the car park in Perkins Street to provide parking for guests. This arrangement works successfully for other boutique hotels in heritage buildings such as the Lindrum in Melbourne.

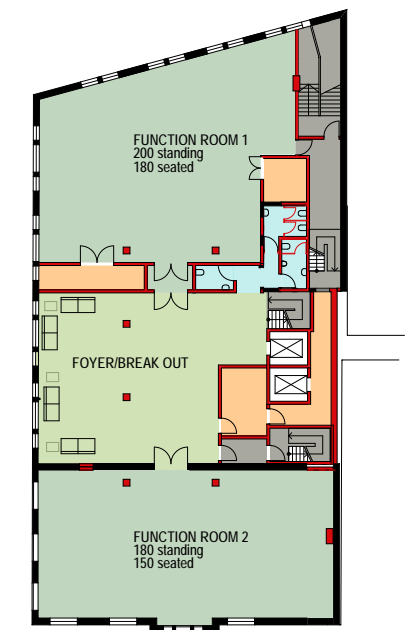




Figure 13. Measured drawing of the School of Arts facade.



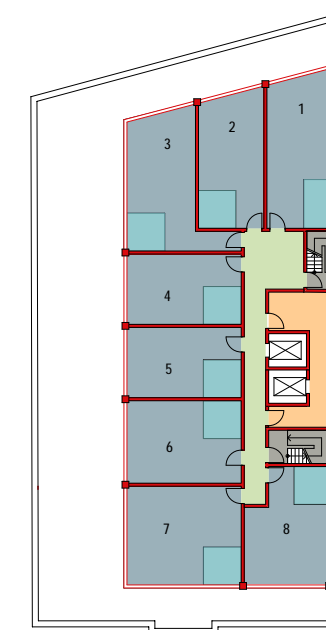
GROUND FLOOR PLAN 1:500



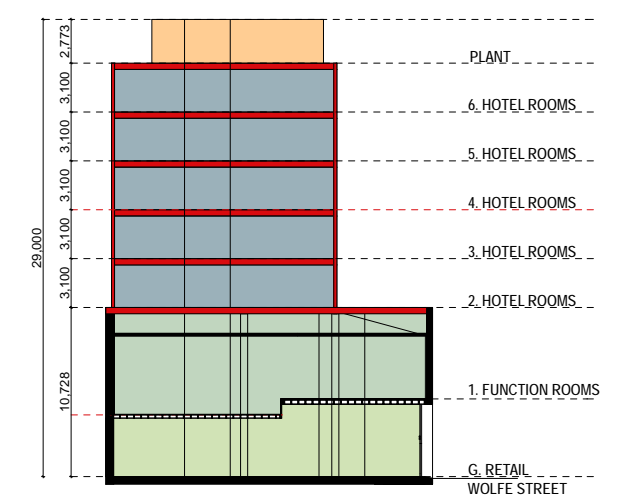
LEVEL 1 FLOOR PLAN 1:500



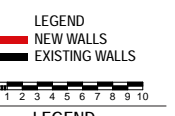
Figure 14. New additions have been designed to relate to the height of the neighbouring building.



LEVEL 2-6 FLOOR PLAN 1:500



SECTION 1:500







LOCATION PLAN



Figure 15. The Victoria Theatre is a prominent streetscape item.

Location: 8-10 Perkins Street, Newcastle.  
 Owner:  
 Date Built: 1890-1891  
 Architect: James Henderson

Heritage Listing: Newcastle Council  
 Newcastle LEP Heritage Item #1444.  
 Place ID: NSW Heritage Inventory - Online Database # 5044972.

Heritage Status: State Heritage Item

Statement of significance: *The Victoria Theatre is a building of State importance. It is the oldest theatre building still standing in New South Wales. It represents an age of silent pictures, vaudeville and early legitimate theatre that no other building can offer in this State - being over 100 years old.*

*It is virtually intact, except for vestibule/back stalls alterations. Demolition of false shop walls may reveal that even these areas remain unaltered. The theatre represents an 1891 facade, an auditorium that is both 1891 and 1921, with extensive backstage facilities. It is an important part of Newcastle's heritage, but also a significant building for NSW. (NSW Heritage Inventory)*

Physical Description: The highly decorated Victorian facade is finished in smooth and modelled stucco with some classical decorative elements. The façade forms the front to a plainly finished large auditorium. The ground floor has been altered to suit a range of later tenants. The two levels above the awning are defined by deep string courses and divided into bays by pilasters. The top is terminated by a rich balustraded parapet, which features a central tablet with the building's name in moulded lettering. The facade features recessed blind windows, of grand proportions, that exclude daylight. The return walls are unusual in that they step upwards from the facade meeting the roof over the auditorium.

The decorative elements are relatively intact, although the metal awning appears to be a later addition and some of the blind windows have been opened.

The interior dress circle, circle foyer, proscenium, stage, fly tower, dressing rooms, ceilings and walls of The Victoria are all intact. Only the vestibule (lower foyer) and back stalls area have been subject to alterations for retail purposes. The exterior above the awning is also intact.





Figure 16. Intact proscenium arch.



Figure 17. Intact timber fly tower.



Figure 18. Aerial view.

Historical Notes:

During its operation the Victoria Theatre was important in the cultural life of Newcastle providing a place for the local community to experience theatre, vaudeville and cinema. The following is a summary of the history of the building from the *NSW Heritage Office Inventory and Movie Theatre Register, Department of Architecture, University of Sydney*.

1876	First theatre constructed on site.
1885	Alterations.
1890/91	Theatre extensively rebuilt after fire razed original building. Designed by James Henderson, the theatre comprised an 'elaborately furnished three level auditorium of a Grecian theme, a large stage house and a small first class hotel'.
1905	Theatre facilities upgraded, auditorium redecorated and extra dressing rooms built which allowed stage to be widened. Architect E A Scott of Sydney.
1921	Altered for use as a cinema. Major internal refurbishment including removal of upper balcony and small hotel and rebuilding of the dress circle to make it more suitable for cinema use. Architect Robertson and Marks. Auditorium redecorated by artist Norman Carter with painted Grecian murals of dancing nymphs. Builders were James Porter and Sons, later builders for the Sydney Capitol, Regent and Melbourne's Regent Theatres.
1955	CinemaScope installed.
Post 1966	Closed as a cinema after 90 years of operation. Lower foyer and back stalls converted for retail purposes.

Original Use:

Theatre

Current Use:

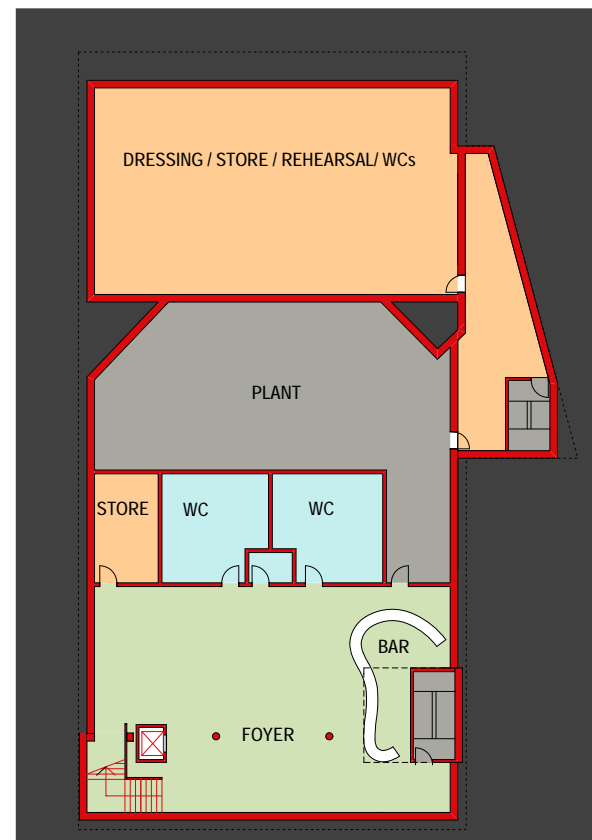
Disused

Adaptive reuse investigated:

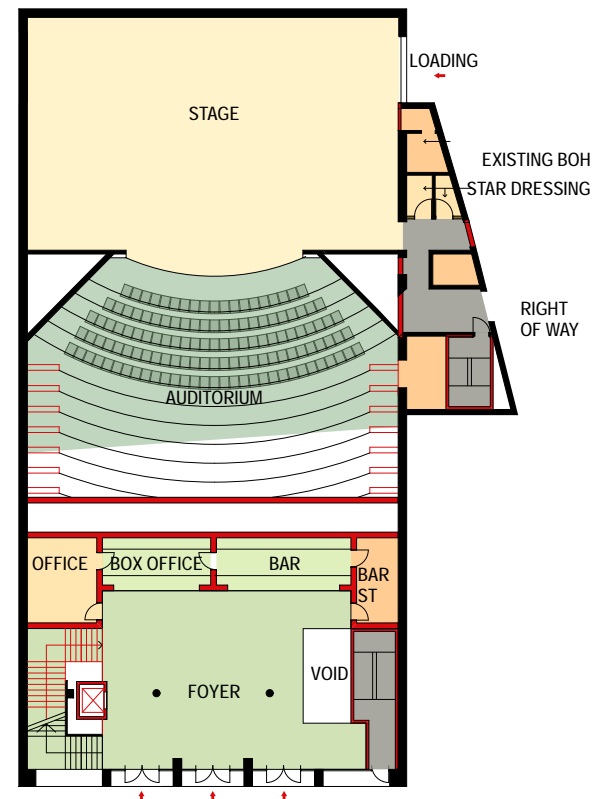
Theatre/Cinema

The significance of the Victoria Theatre, with its intact original fabric including nineteenth century fly tower, means that alternative are not considered appropriate. Further, research indicated that Newcastle has demand for a 500-600 seat theatre which could also be used for film screenings.

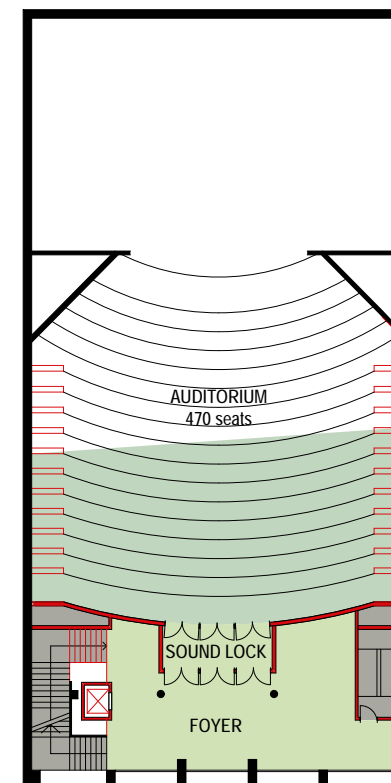
In order to make the theatre compliant with current regulations the foyer needs to be enlarged, additional amenities and back of house facilities provided and the building made accessible. The proposal achieves this aim by excavating to increase the available area for back of house facilities and amenities and inserting a lift to service the multi-level foyer. The social benefit of the restoration and reuse of this building is significant. The project requires capital investment to promote cultural use, which is typical for performing arts venues in Australia.



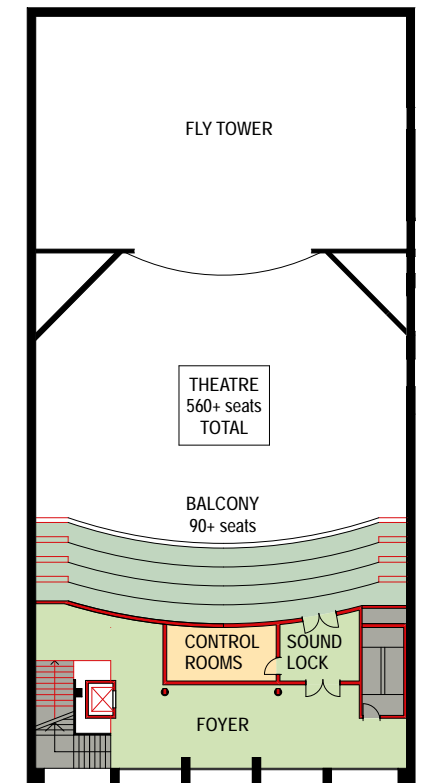
BASEMENT FLOOR PLAN 1:400



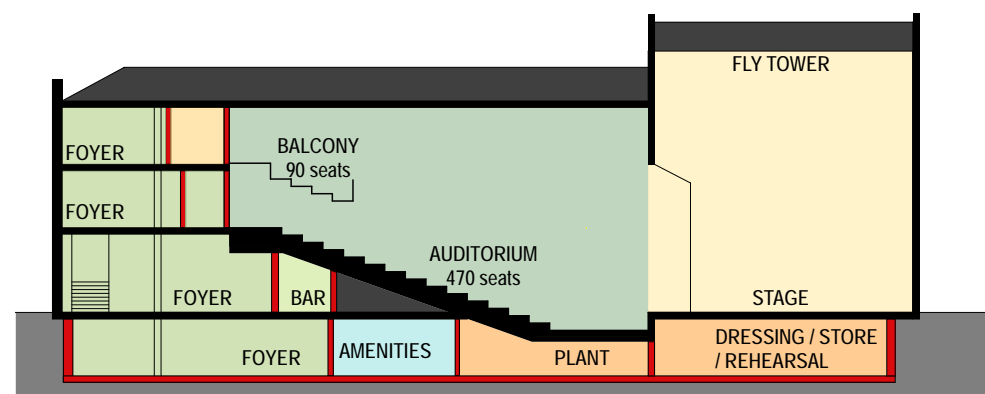
GROUND FLOOR PLAN 1:400



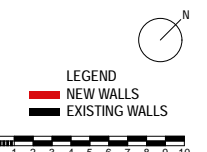
LEVEL 1 FLOOR PLAN 1:400



LEVEL 2 FLOOR PLAN 1:400



SECTION 1:400







LOCATION PLAN



Figure 19. Stegga's Emporium is a significant streetscape item in the western end of Civic.

Location:	517-529 Hunter Street, Newcastle.
Owner:	
Date Built:	Circa 1886
Architect:	Frederick Menkens.
Heritage Listing:	Newcastle Council Newcastle LEP Heritage Item #1419.
Place ID:	NSW Heritage Inventory - Online Database # 2170197.
Heritage Status:	Local Heritage Item
Statement of significance:	<i>Good example of Victorian emporium, still intact, in the decorative style of Menkens. Constructed for Henry Stegga. Contributes significantly to the streetscape due to the fact that it terminates street views looking east along Hunter Street. (Newcastle Urban Design and Heritage Study)</i>
Physical Description:	Group of seven two storey rendered brick Victorian shops. The ground floor arcade and verandah have been changed beyond recognition but the upper facade remains almost intact. The central bay is emphasized by a crowning triangular pediment, surmounted by a raised parapet, which once had a broken segmental pediment over.
Historical Notes:	This row of shops was one of the earliest of Menkens' designs in Newcastle, and is typical of Victorian commercial street architecture of the period. Stegga's Emporium originally had a single storey verandah structure over the footpath, whose slender columns and decorative parapet would have complemented the brick façade above.
Original Use:	Retail
Current Use:	Retail
Adaptive reuse investigated:	Retail and residential.

The former Stegga's Emporium building is currently underutilized and in need of conservation works. The proposal reinstates the verandah colonnade and the shops on the ground floor, with parking and loading facilities accessed via the right of way to the rear of the property. A central entrance on Hunter Street leads to the residential foyer. Residential apartments are located on the first floor within the original building. Beyond this a new building is stepped back from the original façade with a common roof top pool and recreation area between. The residential tower rises 10 stories, relating in scale to neighbouring developments, and comprises a mix of unit types which was economically tested to ensure viability. The elevation is contemporary yet relates to the modulation of the original Emporium building below. Views of the river and the ocean are expansive from the upper levels.



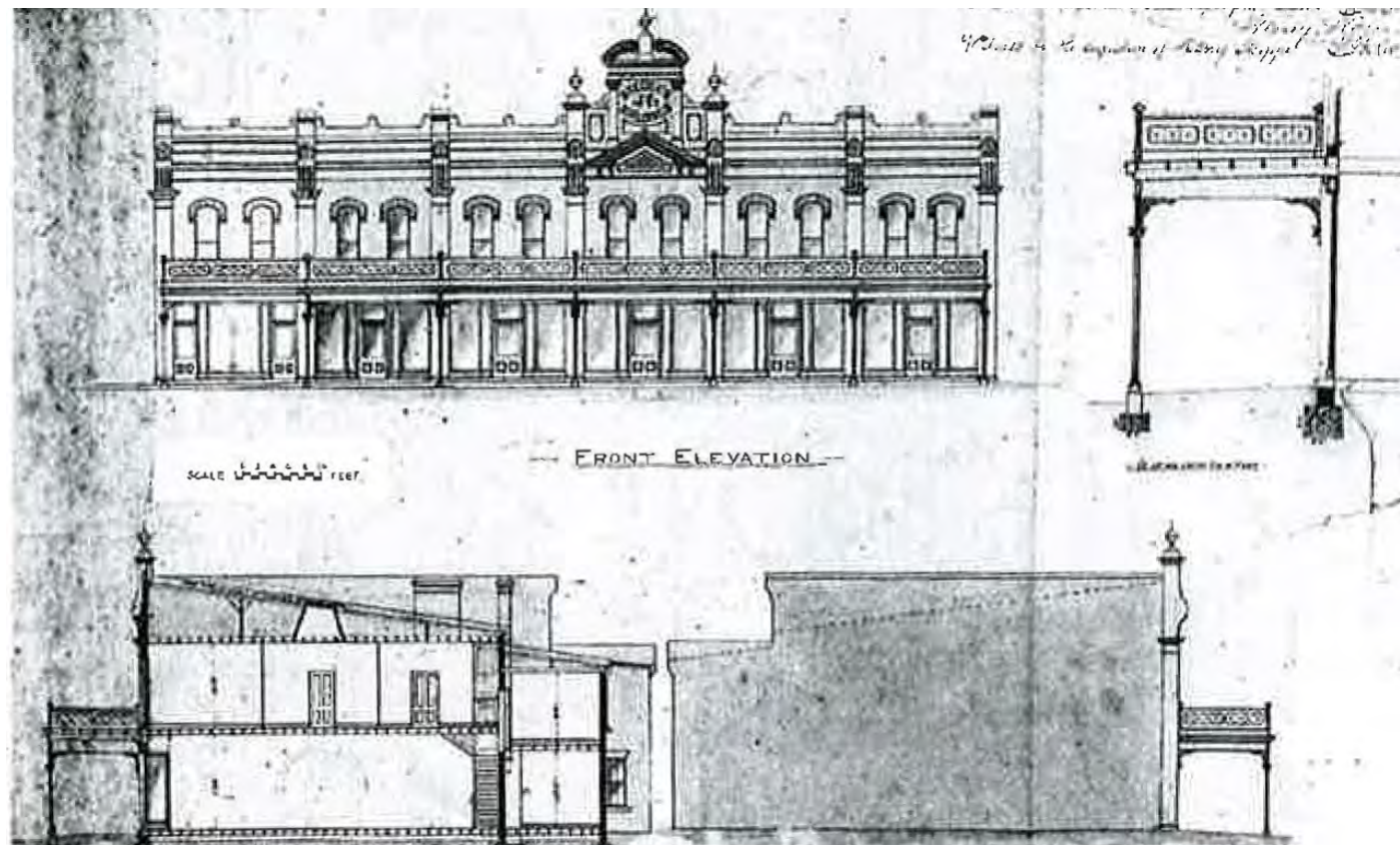
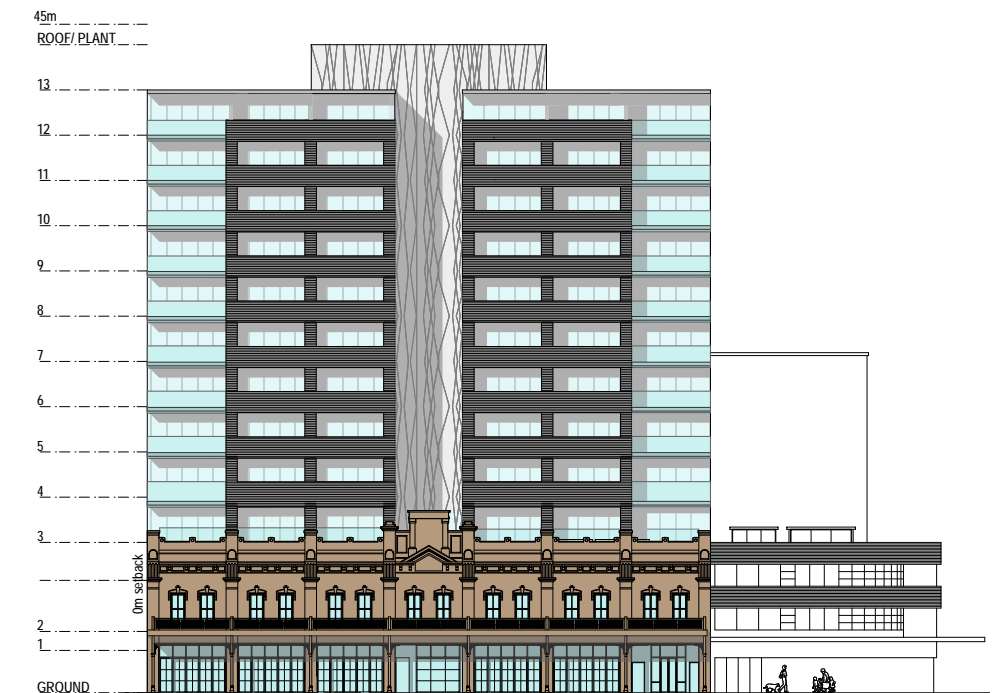


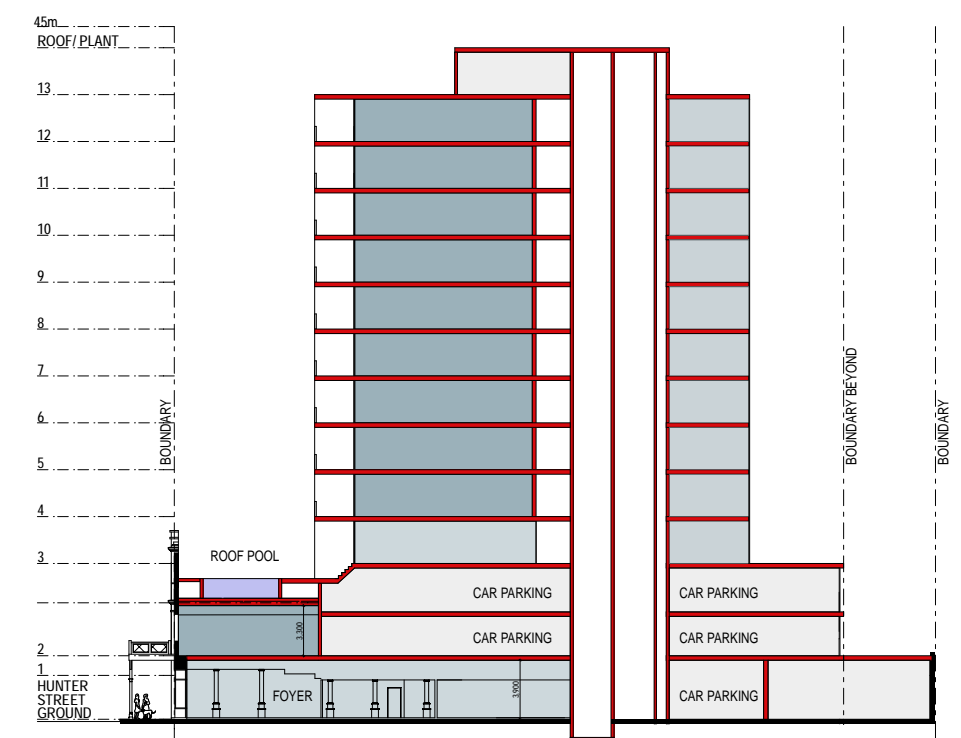
Figure 20. The original building incorporated a balcony over the footpath.



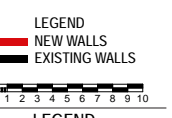
Figure 21. The Emporium is only partially occupied at the moment.



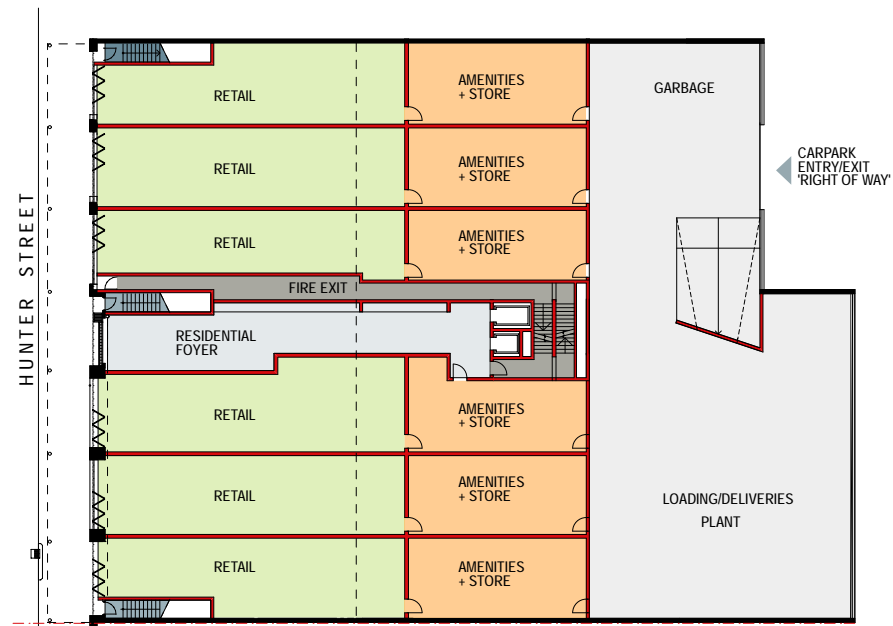
HUNTER STREET ELEVATION 1:500



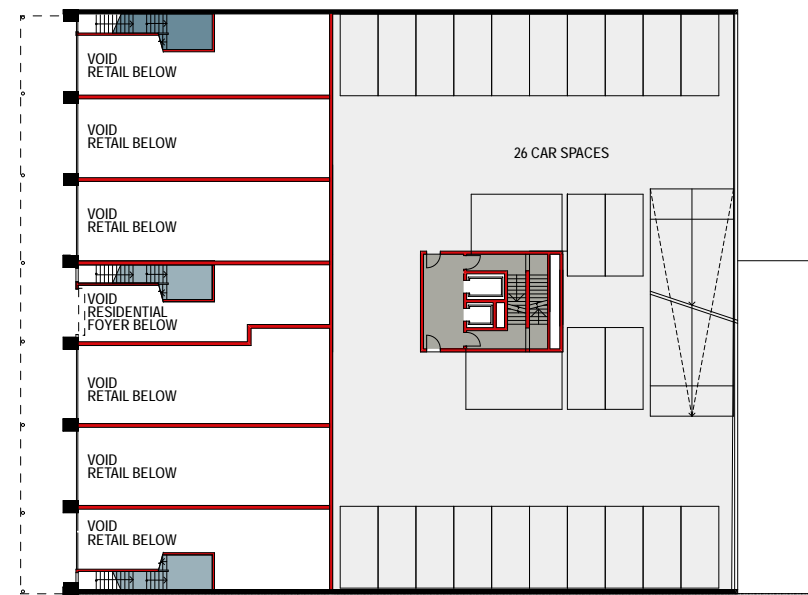
SECTION 1:500



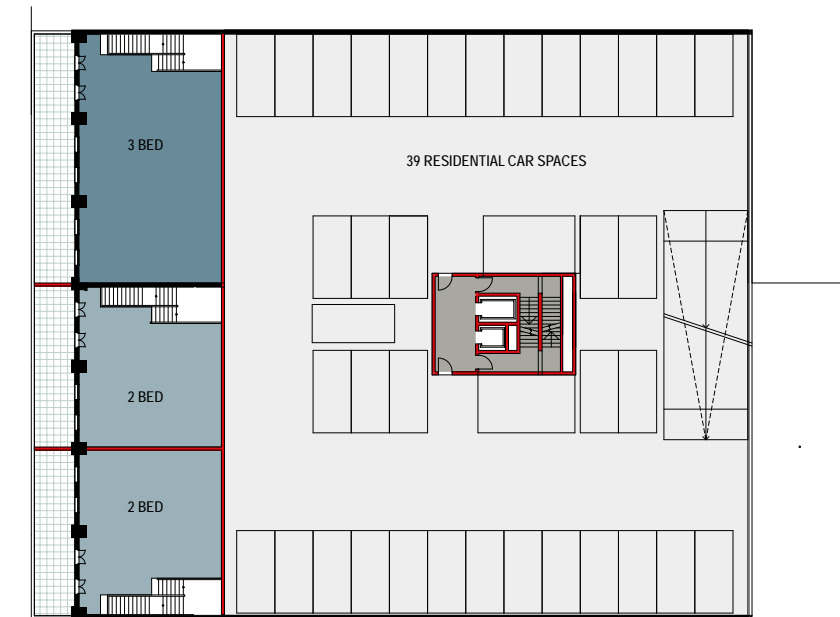




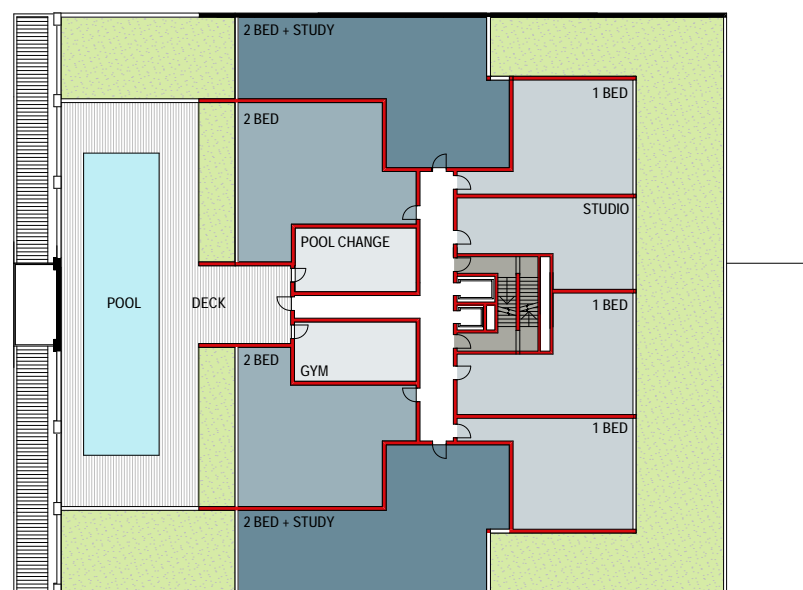
GROUND FLOOR PLAN 1:500



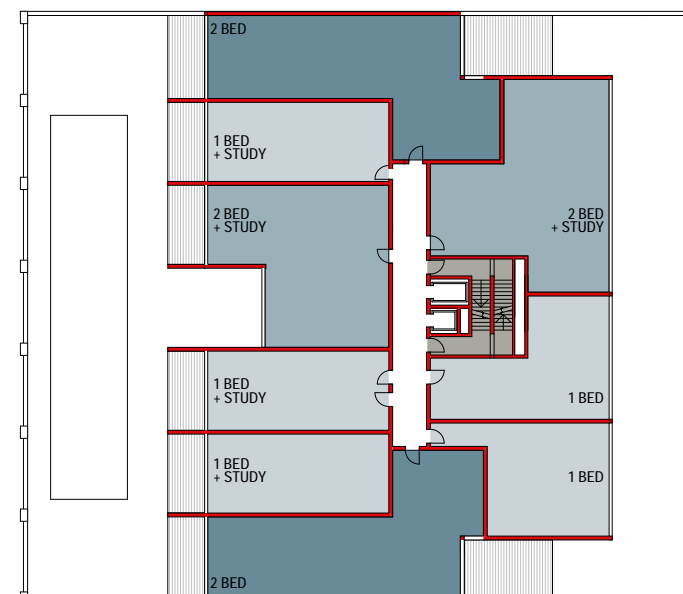
LEVEL 1 FLOOR PLAN 1:500



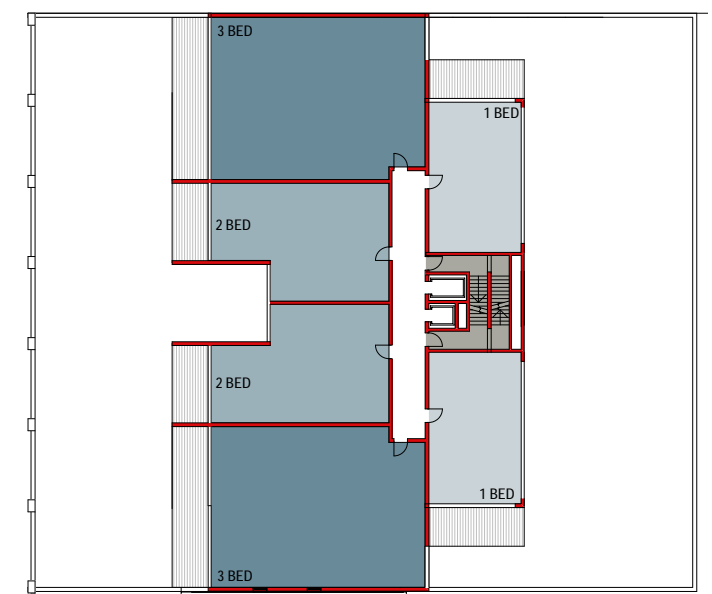
LEVEL 2 FLOOR PLAN 1:500



LEVEL 3 FLOOR PLAN 1:500



LEVELS 8+9 FLOOR PLAN 1:500



LEVEL 12 FLOOR PLAN 1:500

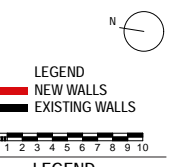




Figure 22. Mutual Store & Empire Apartments.



Figure 23. Establishment Hotel, Sydney.



Figure 24. Boland Centre, Cairns.



Figure 25. Her Majesty's Theatre, Ballarat.



Figure 26. Crago Flour Mills, Sydney.



# MUTUAL STORE & EMPIRE APARTMENTS, MELBOURNE

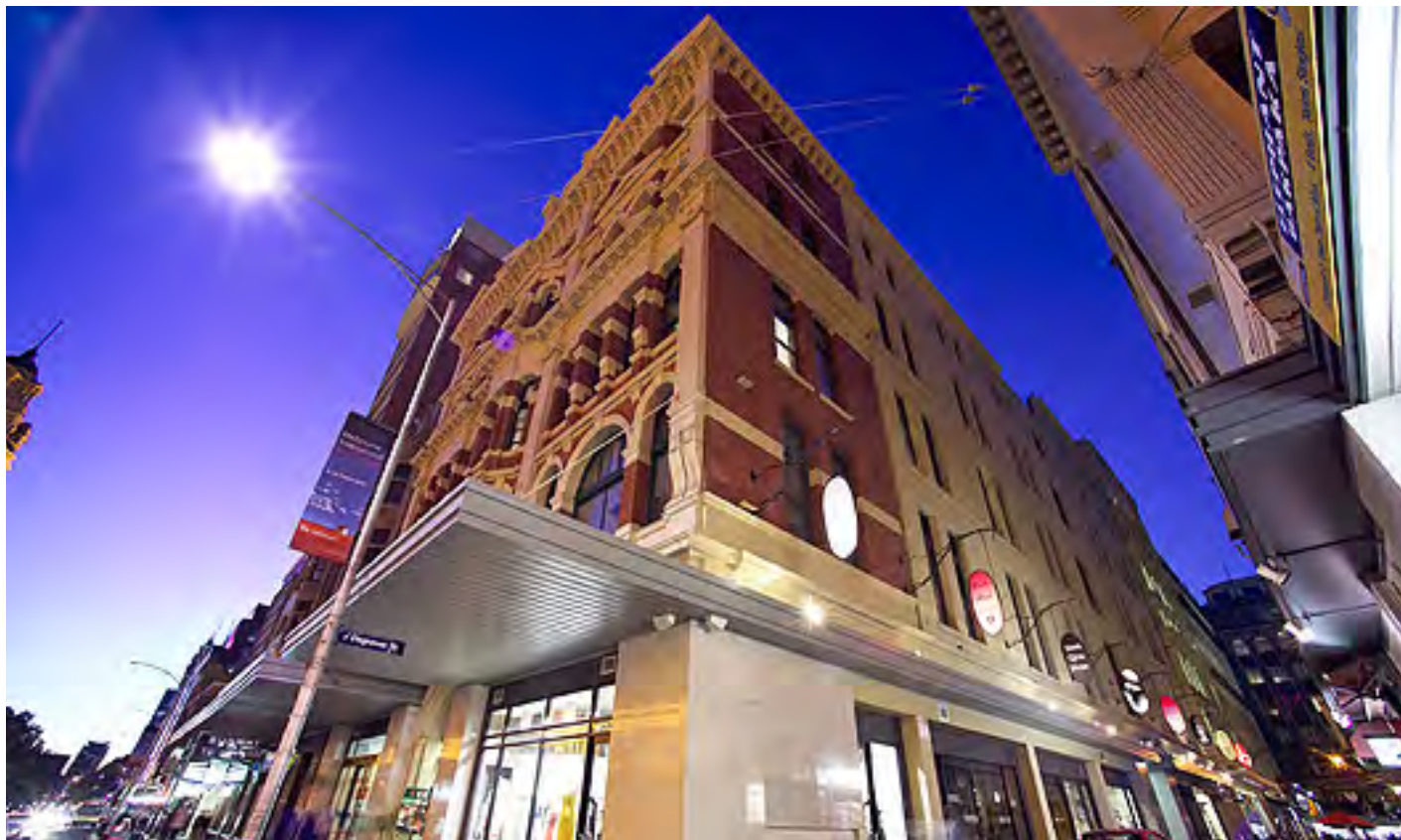


Figure 27. The adapted building incorporates active frontages at ground level.



Figure 28. Significant additional floorspace has been accommodated in a new addition setback behind the streetwall.

Location: 256-268 Flinders Street, Melbourne, VIC  
Date Built: Mutual Store 1891 then rebuilt after fire 1905  
Empire Arcade 1905  
Architect: Reed, Smart and Tappin (Mutual Store), Nahum Barnet (Empire Arcade)  
Original Use: Catalogue based retailer and retail arcade with offices and showrooms over.

Adaptation: 2002  
Architect: Clarke Hopkins & Clarke Architects  
New Use: Retail and residential

Bound by Flinders Street and the vibrant Degraes Street, the full refurbishment of the Mutual Store Building saw the addition of two extra floors to create a combination of one two and three bedroom apartments along with leasable commercial outlets at street level.

The redevelopment of the adjacent historic Empire Stores building on Flinders Street involved the removal of the rear section of the building and the construction of 14 new floors. The project comprises 306 studio, one and two bedroom student apartments as well as communal facilities including lounge, laundry and shared terraces. Terraces are located behind the original facade and provide residents with an opportunity to experience Melbourne from a new perspective. The development also includes ground floor tenancies and basement car park.

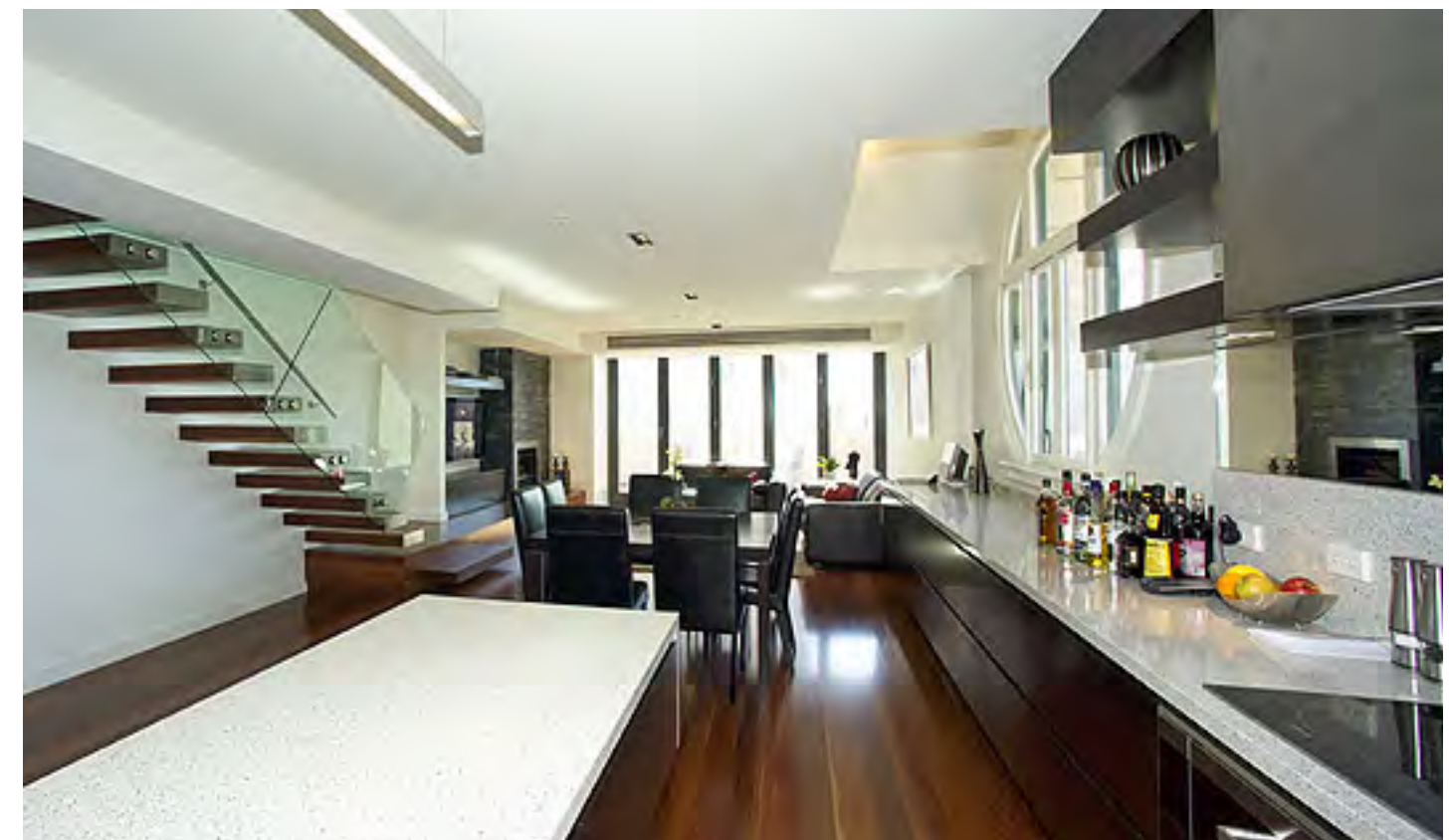


Figure 29. Interior fitout of a level 5 apartment in the Mutual Store.





Figure 30. Early photograph.



Figure 31. Contemporary photograph.

Location:	252 George Street, Sydney, NSW
Date Built:	1895
Original Architect:	AL & G MCreddie & JW Ashcroft
Original Use:	1895-1930 Emporium and Warehouse for Holdsworth MacPherson & Company 1930 Bulletin Publishing Offices
1960 - 1985	Leased to George Patterson Advertising Agency
1985-1995	Vacant
1996	Fire
Adaptation:	2004
Architect:	Crone Associates
New Use:	Hotel / Mixed Use

This Victorian Free Classical Style commercial building has been adaptively reused as a mixed-use boutique hotel development that integrates a contemporary tower with the conservation and adaptive re-use of the heritage listed George Patterson House ruin. The nine storey development includes hotel facilities with 35 guest suites, 15 bars, fine dining restaurants, function rooms, gaming room and nightclub. Originally designed as an Emporium and Warehouse in 1895, a fire in 1996 destroyed almost half of the centre of the building leaving a charred void. Original cast iron columns and other elements have been retained throughout the lower levels. A floating glass atrium shields the remaining jagged walls of the most ravaged area between the 'Warehouse' and 'Emporium' building.



Figure 32. New atrium.



Figure 33. Heritage fabric incorporated into contemporary interiors.



Figure 34. The contemporary hotel finishes and fittings are contrasted against the historic structural timber elements.





Location: 14 Spence St, Cairns, QLD  
 Date Built: 1912-13  
 Architect: Edward Gregory Waters  
 Original Use: Retail - Department Store

Adaptation: 2011  
 Architect: Christie Group  
 New Use: Office and Retail

Adaptive reuse has breathed new life into this ornate three-storey former department store building. When it was purchased in 2006, the building was in a state of bad disrepair and needed to be made water tight and compliant with current building codes. The vision of the new owner was to breathe commercially viable life back into the building to ensure its continued conservation. It has since been sensitively restored with retail uses accommodated on the ground floor and the three upper levels converted to 55 serviced office suites and a boutique training and conference centre. A new lift, stairs and fitout were installed and all services replaced as part of the works. The building's historic wooden lift was restored and is now displayed in the reception area.

Figures 35-37. Interior views of the adapted Boland Centre building.



Figure 38. The Boland Centre is located on a prominent corner.

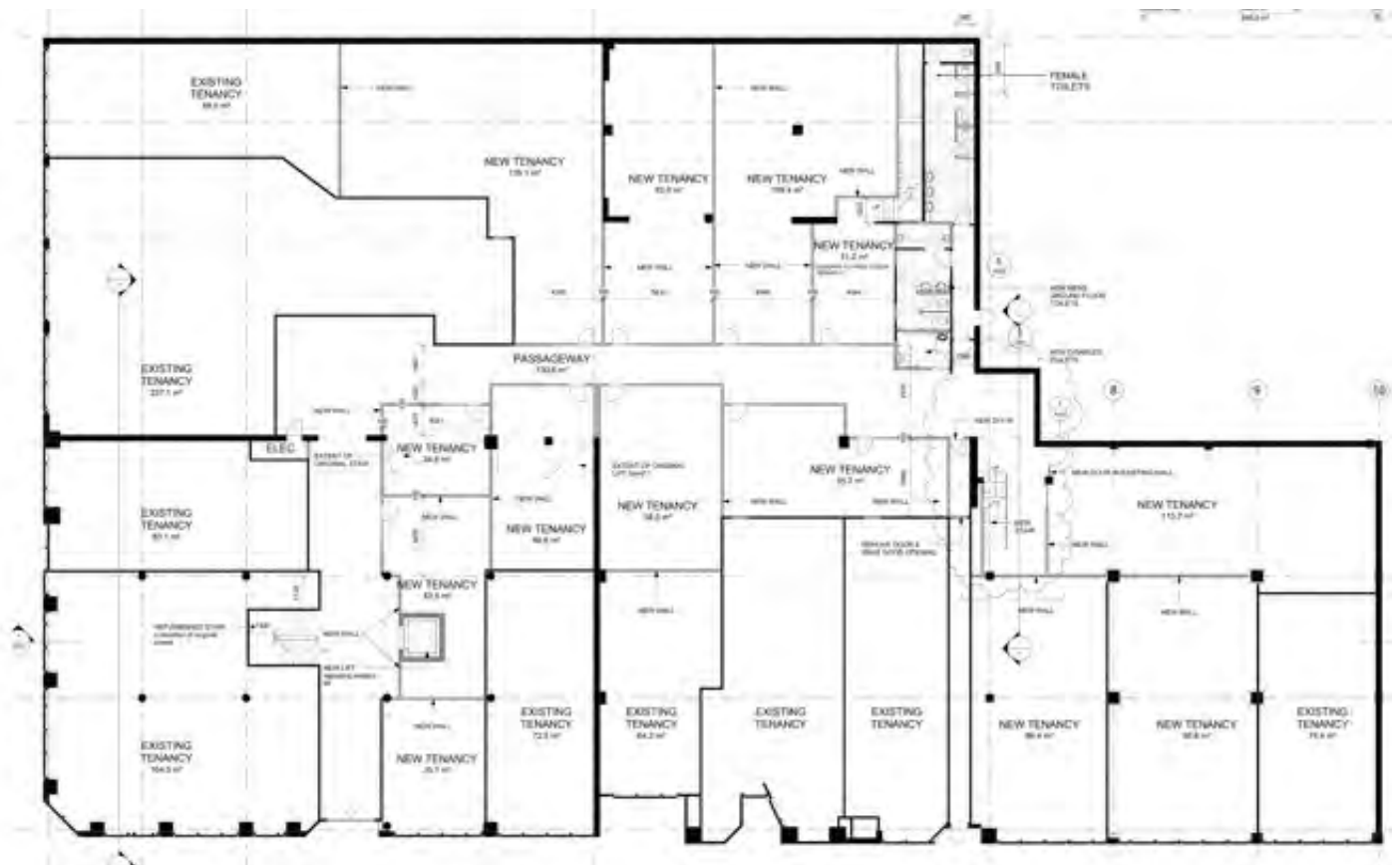


Figure 39. Plan indicating the reappropriation of space within the heritage building shell.



# HER MAJESTY'S THEATRE, BALLARAT



Figure 40-43. Original section drawing (top left) and details of refurbishment.

Location:	17 Lydiard Street South Ballarat, VIC
Date Built:	1874
Architect:	1874 George Browne
	Alterations by William Pitt (1898), Clegg & Muller (1906 and 1912), Cedric Ballantyne and Arthur Russell (1927), Cowper Murphy and Appleford (1943)
Original Use:	Theatre 1874-1916 and 1965-present. Cinema 1916 - 1964.
Adaptation:	1990
Architect:	Clive Lucas Stapleton
New Use:	Theatre

The Ballarat theatre has special importance for its unique interior. Its double horse-shoe shaped balconies supported on columns added in 1898 from the designs of the notable architect William Pitt are the last example of this type of theatre design in Victoria.

The building underwent a major renovation in 1990 which involved both conservation works and upgrading and is now a mix of old and new, with a renovated 959 seat, double-balconied auditorium, which offers both comfort and elegance, while boasting state of the art lighting, sound and safety equipment. Funding was sought from a wide range of businesses, individuals and organisations. Her Majesty's Theatre was recently nominated as Ballarat's favourite heritage building indicating the level of public support the project has received.



Figure 44. Her Majesty's Theatre is a significant streetscape item.

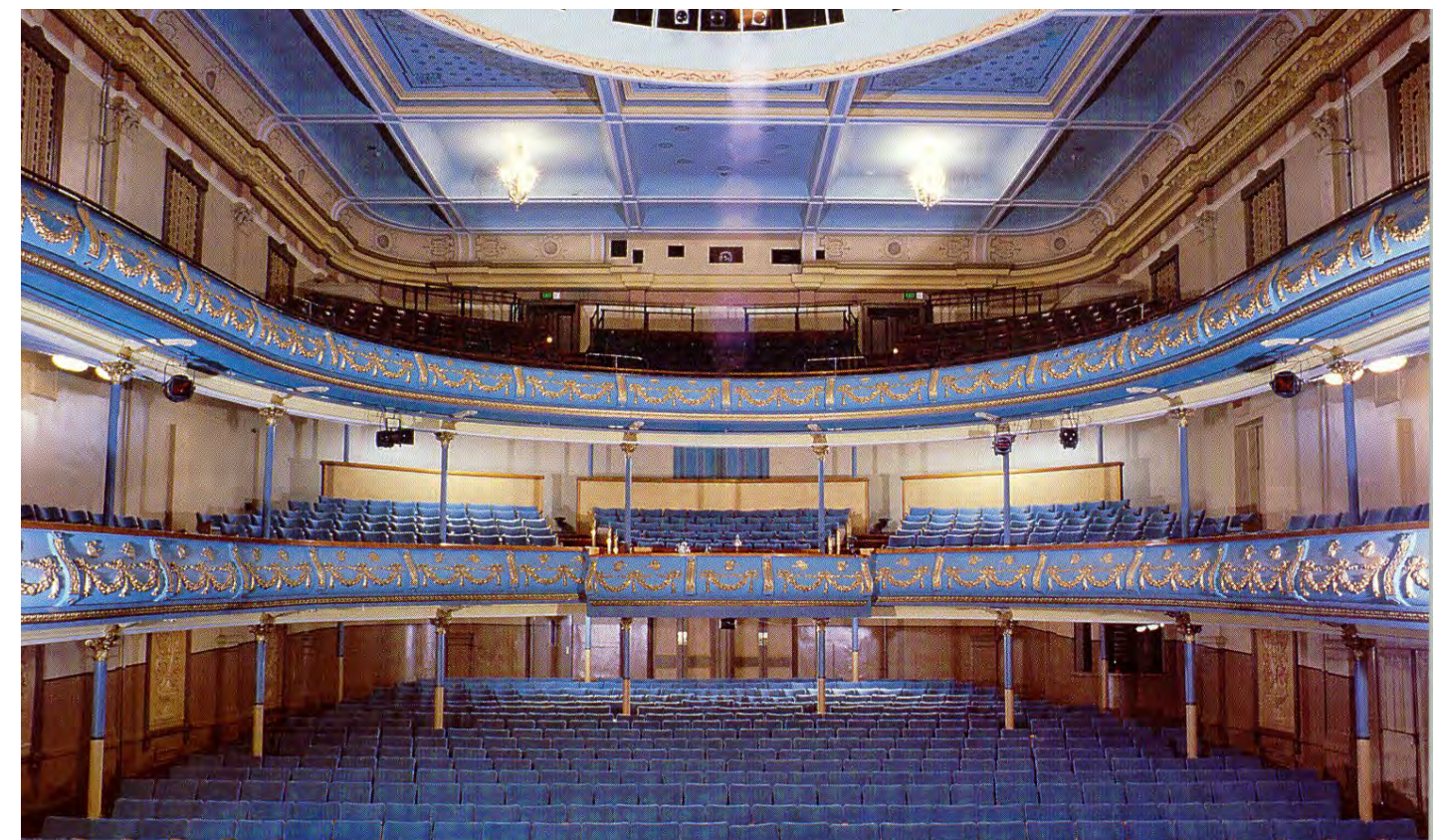


Figure 45. Intact and preserved interior.



# CRAGO FLOUR MILL, NEWTOWN



Figure 46. Historic brickwork facade with new addition.



Figure 47. Original timber structure is a counterpoint to the contemporary materials and detailing.



Figure 48 Mechanical remnants of the building's history are retained alongside new additions.



Figure 49. The new additions are uncompromisingly contemporary, creating a dialogue with the heritage fabric.

Location: 3 Gladstone Street, Newtown, NSW.  
Date Built: 1896, rebuilt to same design following a major fire in 1900  
Architect: Nix and Allen  
Original Use: Flour Mill

Adaptation: 2007  
Architect: Allen Jack + Cottier  
New Use: Flour Mill Studios - Offices

The conversion of Francis Crago's landmark 19th century flourmill into 47 strata office studios in Sydney's Newtown provides an attractive alternative for creative small businesses seeking the conveniences of the inner city. The base building works included conservation of original building fabric, provision of new vertical circulation, BCA compliance works and the upgrading of existing services. The new fitout works are distinctly contemporary, yet defer to the heritage fabric. Incorporating secure bicycle lock-up facilities and a changing room, and offering an internet car booking system, the studios also satisfy a growing demand for environmentally-aware workplaces.

The building's history is kept alive with the preservation of original timber columns and beams, loading-bay doors, historic fire-doors and the remnants of the drive shafts, wheels and belts that once powered the mill. In some of the studios, the warehouse-style soaring double-height spaces with concrete ceilings, steel beams and soda hoppers, which were used at the time to make flour, can still be found. The entrance courtyard is topped by a framework of original steel columns and beams, and is overlooked by balconies adapted from the Mill's loading bays. The Studios' new café, located beside the entrance, provides a vibrant meeting place, with seating extending into the courtyard.

The signage includes a series of historically evocative enamel signs, which interpret the heritage significance of the building.

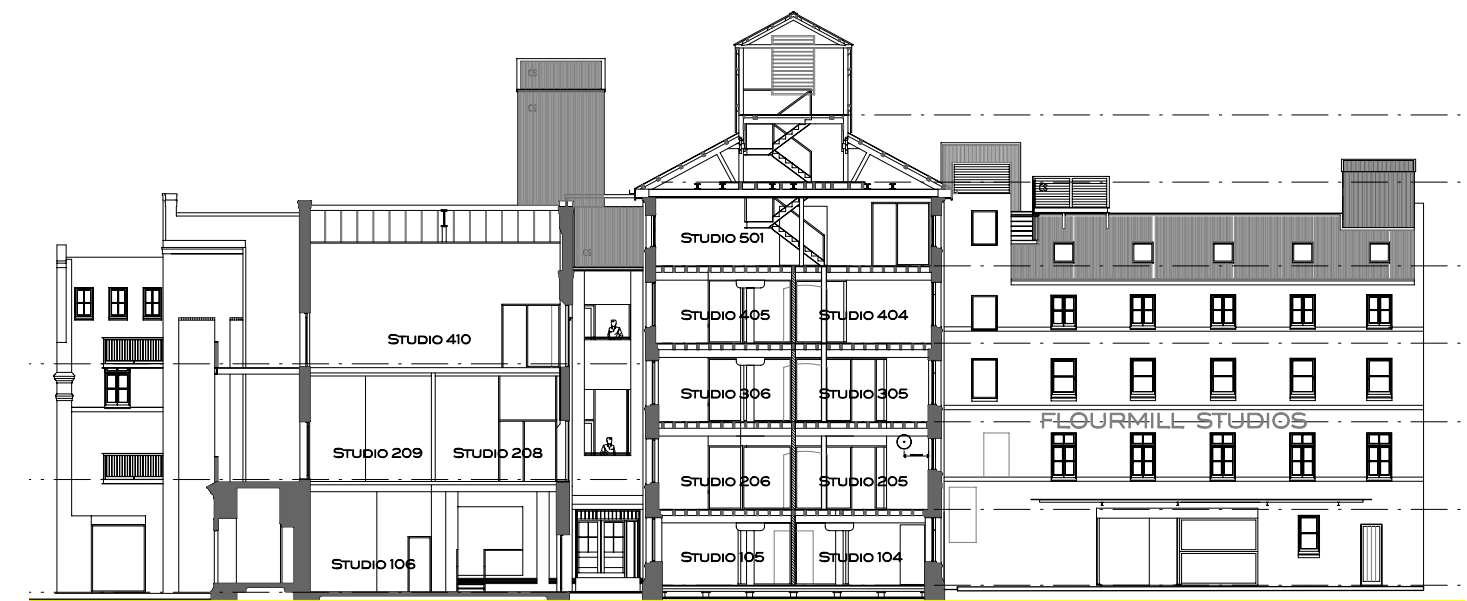


Figure 50. Section indicating relationship between new interventions and original heritage fabric.

## KEY FINDINGS

The adaptive re-use project found that:

- Many of the historic buildings in Newcastle that have outlived their original function are suited to a range of new uses.
- Redevelopment beyond the heritage envelope of many buildings is possible without compromising the significance of the heritage fabric through the judicious use of setbacks and skilful design of new contemporary facades and insertions to complement, but not mimic heritage details.
- The retention of heritage buildings enables the streetscape to retain its significance, character, history and scale whilst allowing the buildings to have a new life within the contemporary economic and social context of Newcastle.
- Viable revitalisation of the city of Newcastle is possible through adaptive reuse, which retains heritage assets, the distinctive character of the built fabric of the City and a sense of place.
- Innovative approaches to car parking such as use of car share schemes or sharing of space within existing car parking structures nearby is a strategy for dealing with the provision of car parking for adaptive re-use projects where provision of basement or other on-site parking is not possible.
- Adaptive re-use of heritage buildings is an opportunity to create distinctive and unique developments that have the potential to become iconic destinations in Newcastle.



LIST OF FIGURES

Figure	Case Study	Source
Case study location plans		NSW Department of Planning & Infrastructure.
Figures 1-3	Ocean Baths	Tonkin Zulaikha Greer Architects, 2012.
Figure 4	Ocean Baths	Historic drawing sourced from Newcastle City Council.
Figures 5, 7-11	David Cohen Warehouse	Tonkin Zulaikha Greer Architects, 2012.
Figure 6	David Cohen Warehouse	Frederick Menkens Architect, in Reedman, Les, <i>Early Architects of the Hunter Region</i> .
Figures 12, 14	School of Arts	Tonkin Zulaikha Greer Architects, 2012.
Figure 13	School of Arts	Suters Architects Pty Ltd.
Figure 15	Victoria Theatre	Sarah Cameron, Newcastle City Council.
Figures 16-17	Victoria Theatre	NSW Department of Planning & Infrastructure.
Figure 18	Victoria Theatre	D Griffin, 1993, NSW Heritage Office website.
Figures 19, 21	Stegga's Emporium	NSW Department of Planning & Infrastructure.
Figure 20	Stegga's Emporium	Frederick Menkens Architect, in Reedman, Les, <i>Early Architects of the Hunter Region</i> .
Figures 22, 27-29	Mutual Store & Empire Apartments	Courtesy of Clarke Hopkins Clarke Architects.
Figures 23, 30, 32-34	Establishment Hotel	Courtesy of Crone Associates.
Figure 31	Establishment Hotel	NSW Department of Planning & Infrastructure.
Figures 24, 35-39	Boland Centre	Courtesy of Christies Group, East Coast Designer Builders
Figures 25, 40-45	Her Majesty's Theatre, Ballarat	Courtesy of Her Majesty's Theatre Ballarat.
Figures 26, 46-49	Crago Flour Mill	Steve Back Photography.
Figure 50	Crago Flour Mill	Courtesy of AJC Architects.

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Ocean Baths	Newcastle City Council, Sarah Cameron and Suters Architects.
David Cohen Warehouse	Newcastle City Council, Sarah Cameron.
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Establishment Hotel	Crone Partners, Philippa Crone
Boland Centre, Cairns	Christies Group
Her Majesty's Theatre, Ballarat	City of Ballarat
Crago Flour Mills	AJC Architects, Scott Norton, photography by Steve Back Flour Mills Studios, owners corporation.