



HERITAGE



JACKSON TEECE

01



New buildings constructed in Australia recently are becoming increasingly sustainable. In quality and performance, they meet not only current environmental standards, but also their tenants' requirements for flexibility. In contrast, many existing buildings perform poorly on many levels.

Over the coming years these buildings will struggle to meet new 'green' standards – and the increasing expectations of their tenants.

So...how can building owners improve the quality - and the performance – of their existing buildings so that they remain commercially viable in the future?



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Hunter Street : Case Study 1

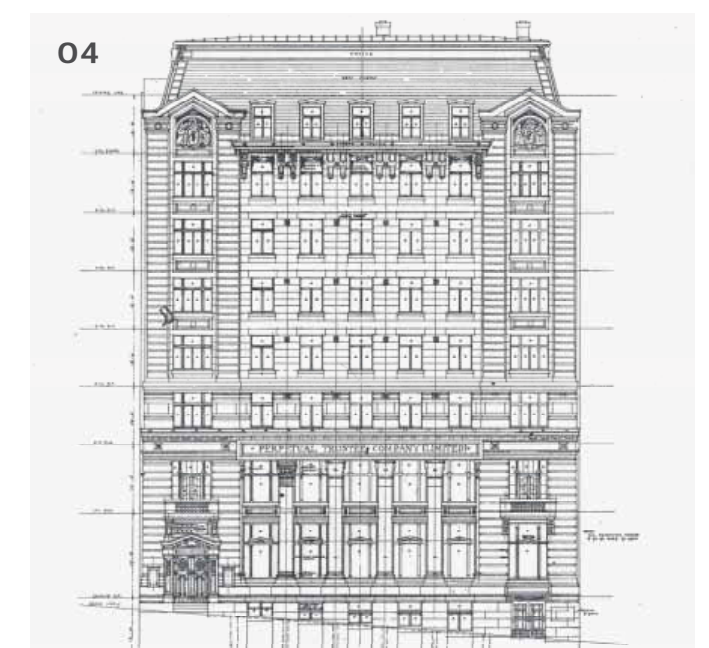
39 Hunter Street Sydney is a beautiful example of a prestigious Beaux-Arts style office building which forms an important historical element in the streetscape of Sydney's northern CBD. Built in 1916 and heritage-listed, it is the last remaining sandstone commercial building on Hunter Street.

Long-time headquarters for the Perpetual Trustee Company, in 2006 new owners purchased the building and came to Jackson Teece Architecture with a brief to upgrade it in to an environmentally-conscious, landmark commercial building.

The building comprises 6,000 square metres of floor area over a basement, ground and seven upper levels of office accommodation and, for many years, has been regarded by tenants as a B-grade building and office space in an A-grade location.

Jackson Teece Architecture was appointed to design and document the refurbishment of the building into high-quality A-grade (PCA), high-quality office space with the greatest possible energy efficiency.

In July 2008, 39 Hunter Street achieved a 6 star Green Star Office Design rating from the Green Building Council of Australia – the first heritage-listed building in Australia to do so.

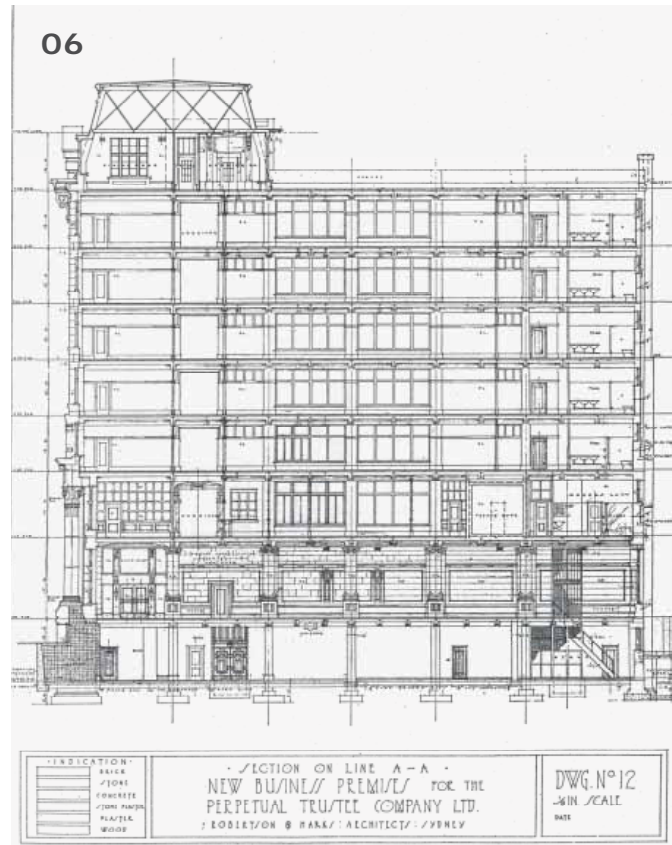


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Conservation

Conservation in this instance involved a complex juggling act to maintain, reveal and enhance the key historic features of the building such as its beautiful façade, coffered internal ceilings and stone staircase, while updating the interior spaces to suit the demands of contemporary commercial office tenants.

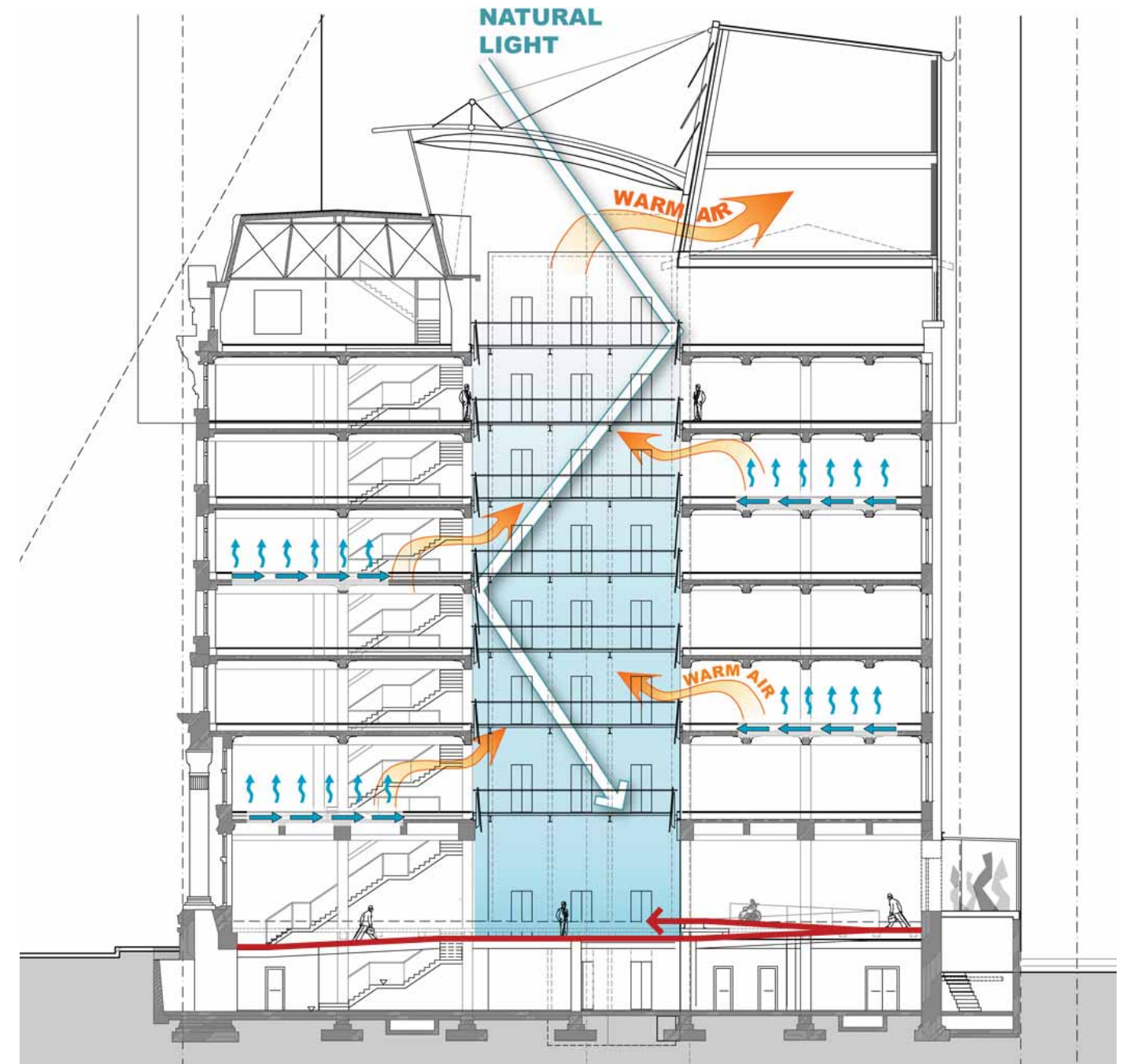
Jackson Teece Architecture's solutions included the creation of a new central atrium extending through the full height of the building.

This elegant insertion into the historic fabric is defined by operable glass facades on three sides and a new black-tiled wall of the new lift core on the eastern wall. The atrium allows for light which reaches all the upper floors and zones of the work environment. It is crowned by a contemporary glazed roof which serves the whole building.

A seven-storey high artwork within the atrium creates a focal element while subtly retracing natural light throughout the whole building.

A pedestrian passing 39 Hunter Street would only notice the updated entry and foyer and the heritage building facade on the floors above. Only upon entering the building does the dynamic contrast become apparent between the heritage structure and the new atrium.

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Environmentally Sustainable Design

Also contained within 39 Hunter Street are the many environmentally sustainable design features of the refurbishment.

These include raising the floors of each commercial floor plate. This allows an array of benefits including a displacement air-conditioning system, local environment, in addition to the easy distribution of data and power.

ESD initiatives efficiently allow low-level air to circulate out into the atrium and rise through the void. Material selection is low impact and sustainable in its nature.

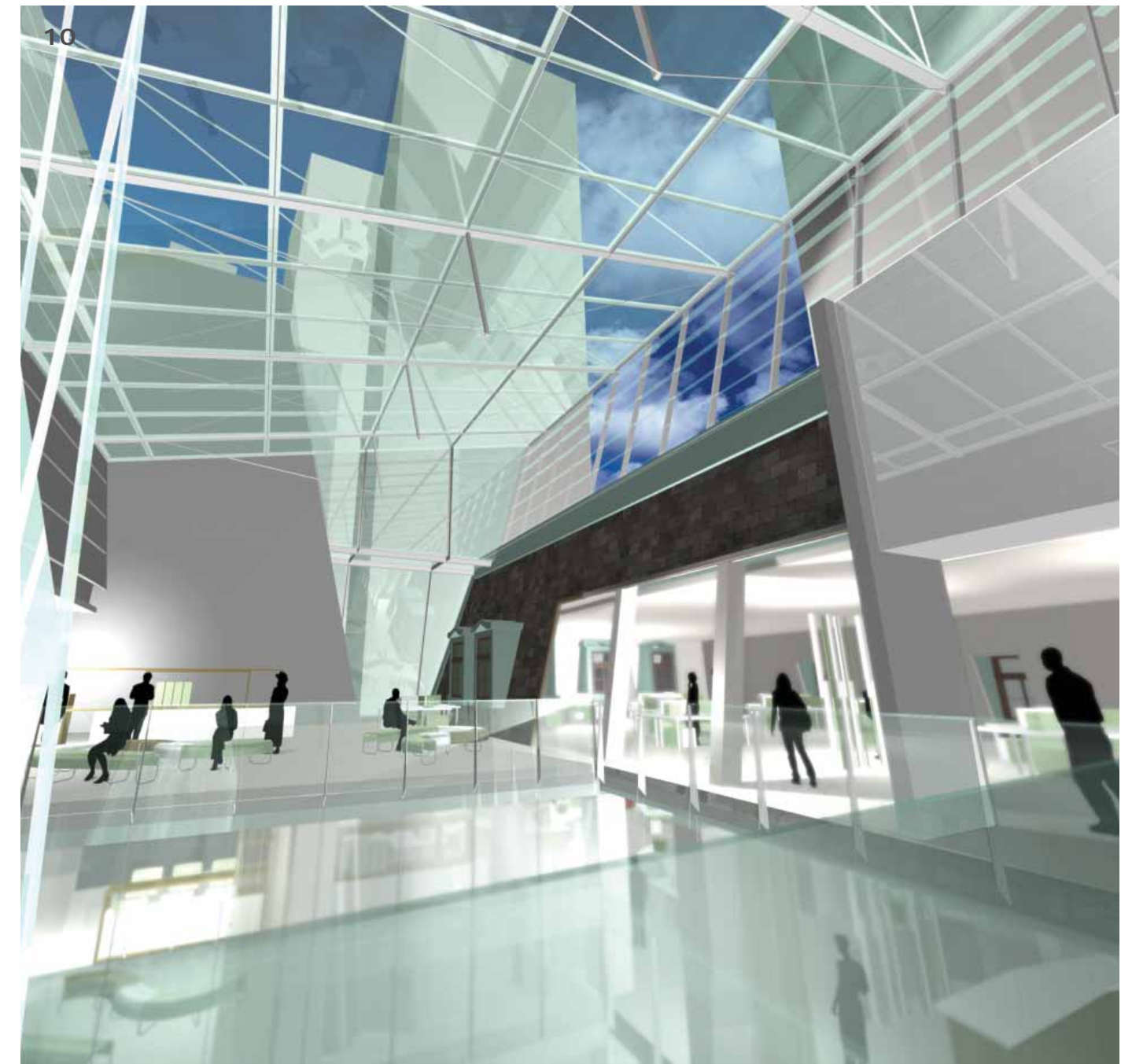
The outcomes were a result of extensive and detailed work by the whole project team which, from the inception of the project, was required to consider the often conflicting requirements for quality, energy-efficient commercial space with the need to conserve the heritage qualities of the building.

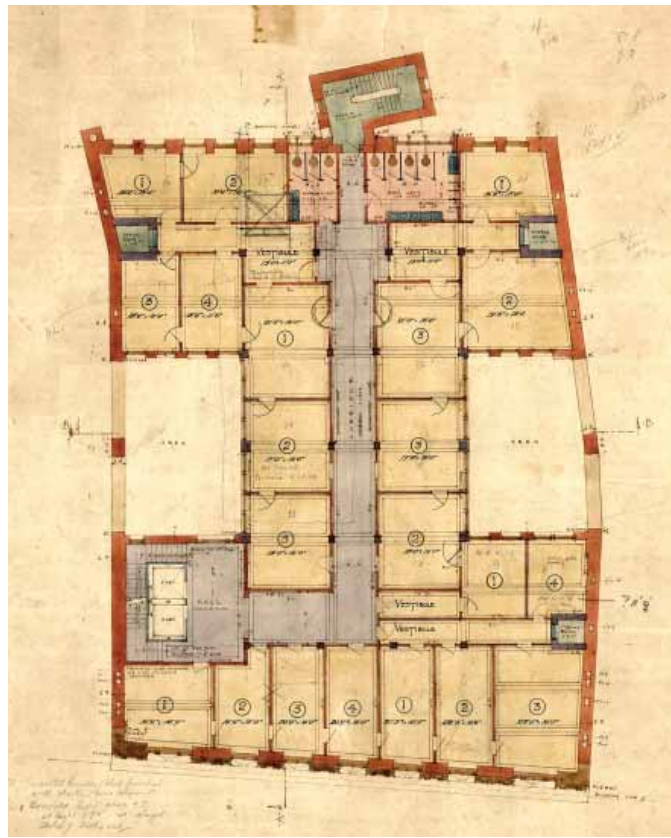
Throughout the design process, Jackson Teece liaised closely with the City of Sydney Council and the NSW Heritage Office to facilitate the approvals process.

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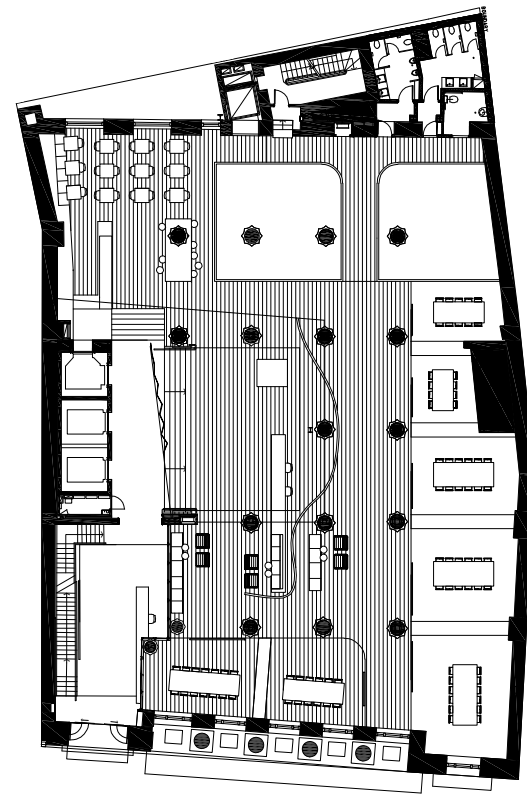


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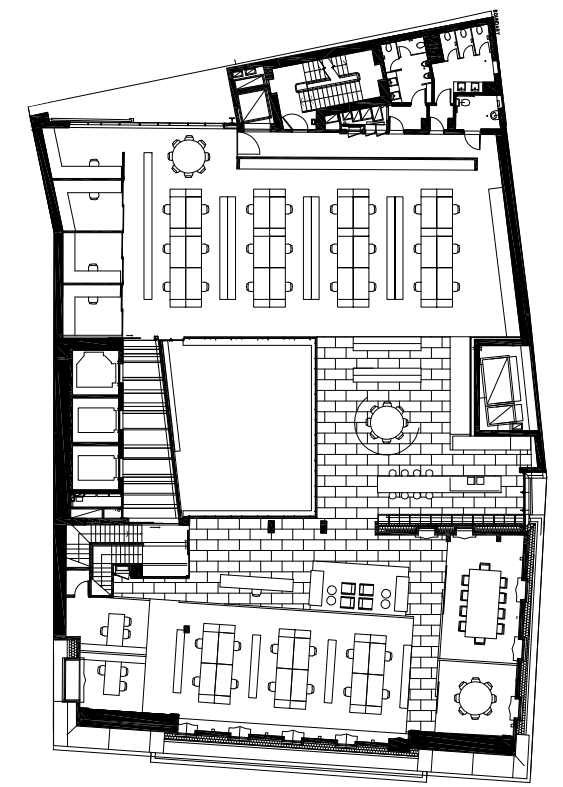
Original Floor Plan



New Entry Floor Plan



New Typical Commercial Floor Plan



New 7th Floor Plan

A-Grade amenity and facilities

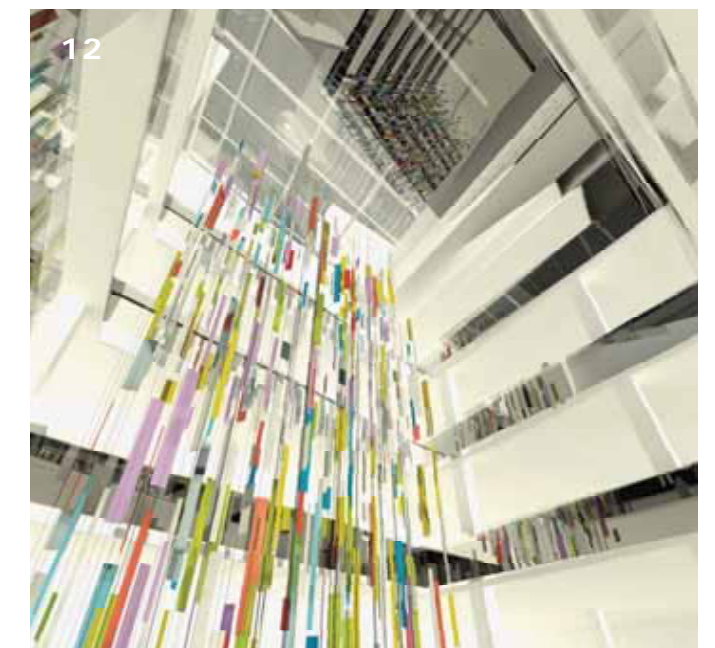
The new typical floor plan allows the building to be occupied in various configurations. A single tenant may take the building as a prestigious CBD flagship or, alternatively, each floor can be individually occupied or divided into two tenancies.

The plans show how the original building was designed and a possible new fitout configuration.

Three new lifts and services are provided in the former light wells which minimised the amount of demolition in the project and also the impact of the lifts and services on floor space.

Importantly for 39 Hunter Street, the atrium acts as a contemporary design device and an environmental tool. From a tenant's perspective,

in addition to achieving natural light and air flow, the atrium enlivens the internal spaces of the building through movement, views and activity which are all important components of contemporary office life.





Achievements

This project admirably demonstrates the successful improvement in the quality and performance of an existing building, and conservation practice in its widest context.

It resulted in a building which is now future-proof for the next 25 years, appeals to a broad number of high-profile tenants and has doubled its rent capacity.

As a private commercial venture it stacks up on its own merits. The new owners are passionate about the long-term viability of their ventures, they see no distinction between long-term commercial prudence and sustainable building practice.

This philosophy is very much in tune with Jackson Teece's long-held commitment to sustainable design and building.





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Key Initiatives in Sustainability

- 1 Use of the sprinkler tank as a store of 'coolth' for peak load lopping.
- 2 Central atrium introduced to maximise natural light on the floor plate and as path for air relief
- 3 Installation of state-of-the-art building services including displacement air-conditioning and energy-efficient DALI lighting controls
- 4 High efficiency luminaires used with high efficacy lamps, and high frequency ballasts
- 5 Gas-fired generators are used to run one of two chillers, as part of the peak load reduction strategy
- 6 Rain water collection and re-use. Also all storm water leaving the site is treated and filtered using a leaf filter
- 7 Recycling and re-use of existing timber flooring and protection of significant heritage fabric such as ceilings
- 8 Mould prevention
- 9 All timber and composite timber products used in the building and construction works are required to be sourced from post consumer re-used timber or FSC certified timber
- 10 Fire system test water has been designed to be stored and run on a closed loop
- 11 95% of all painted surfaces, carpets and adhesives/ sealants have been specified to comply with low VOC benchmarks
- 12 Carbon Dioxide monitoring and control
- 13 Unique strip out process including recycling and waste management strategies

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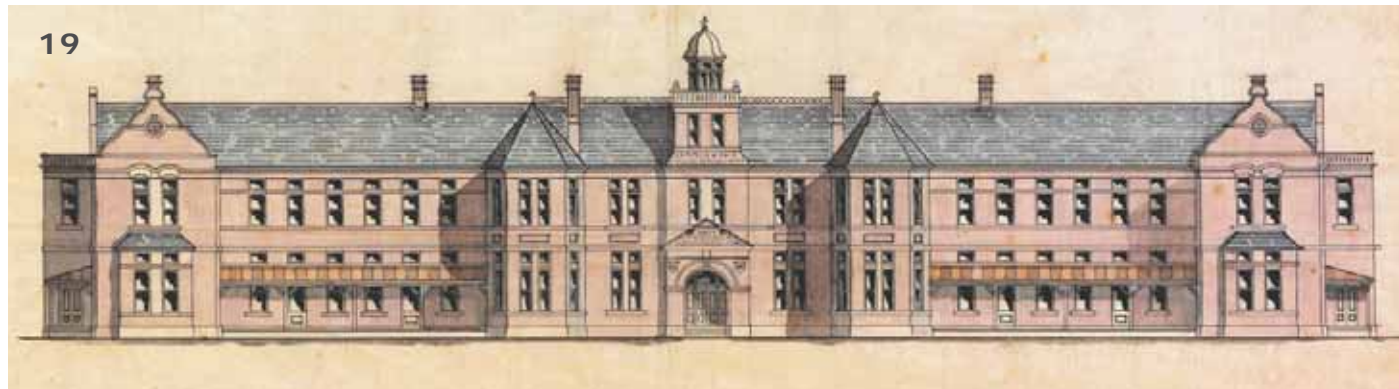
Carrington House Refurbishment - Case Study 2
 Built in 1890 as the central structure for Carrington Centennial Care; an aged care facility at Camden in Sydney's west, Carrington House has recently been made redundant as a hospice due to the construction of a new high tech care facility known as 'Grasmere Terrace'.

Jackson Teece has been appointed to refurbish the building to create the new administrative and commercial hub of the large campus style development.

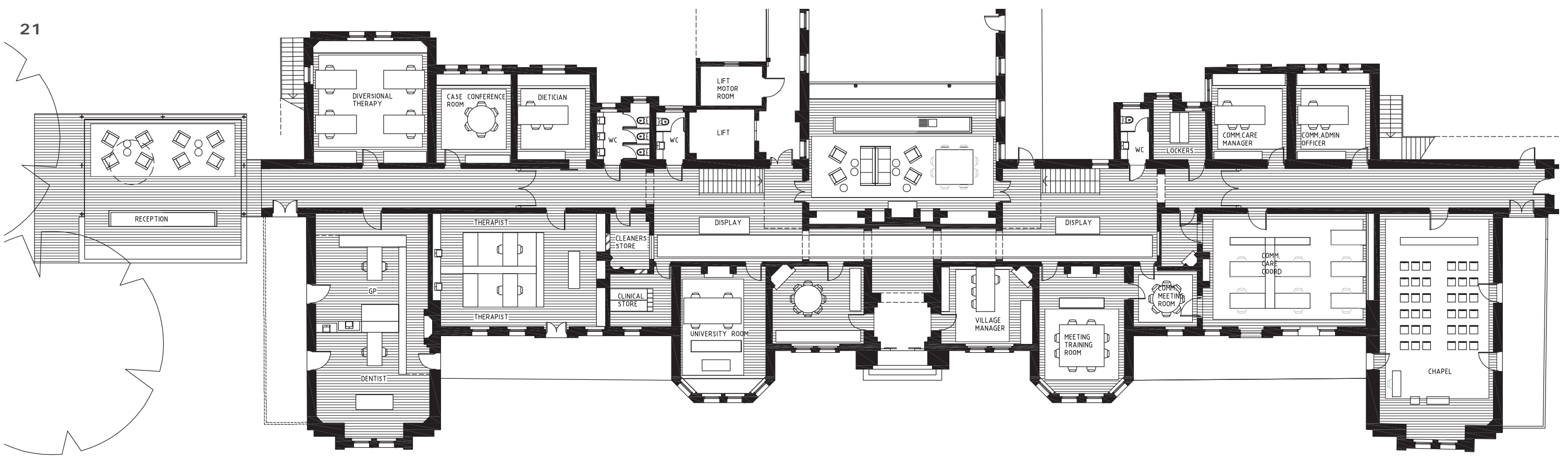
The project involves removing layers of existing medical infrastructure [whilst maintaining the notable heritage presence of the structure], the introduction of new air-conditioning, electrical, hydraulic and data services required to create a contemporary office.

Our approach is to introduce new services under the existing floor structures allowing minimal impact on the existing fabric. New joinery general fitments are introduced as free standing objects, allowing the gracious volume and proportion of the stately building to be best appreciated. This approach also allows all new components to be easily removed without damaging the fabric of the building.

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Jones Bay Wharf : Case Study

Paul Brace, head of Jackson Teece Interiors completed the refurbishment of Jones Bay Wharf as part of a joint venture between Batesmart & PTW. The adaptive reuse of a large scale early 20th century wharf, this project explores the revitalisation of an important heritage listed Wharf.

The challenge of this project was to establish the commercial appeal of working within a historic structure whilst ensuring the demands of a modern office environment are delivered.

Multi level office suites over a range of sizes from 90sqm up to 800sqm run in a parallel manner along the length of the wharf structures, perpendicular to the waters edge. The decision to orient the commercial spaces with voids perpendicular to the external skin was the key aspect of the planning decision making process.

This orientation allows for all commercial suites to have the same location benefits. The multiple levels could then be arranged around central void space, with the majority of mezzanines occupying only 60% of their available area. The void and the planning of floor plate around it allows for a number of benefits:

- 1 All occupants within the space have direct access to natural daylight and views of the harbour
- 2 All suites have external access and private balconies.
- 3 Louvres and operable windows allow for natural ventilation
- 4 The spaces can allow offices and meeting rooms in locations which don't impact on the view corridors
- 5 Services were planned within one new structure 1.5m wide over two levels containing bathrooms, kitchen, A/C and storage
- 6 The new suites were planned off the existing grid by 600mm. This enabled views of all existing structure, columns, timber and steel trusses to remain free of the new structure.
- 7 Public access to the perimeter apron of the wharf as maintained to form part of the cities foreshore walk between the City and Glebe.

The new intervention is designed in a contemporary manner to allow for a clear differentiation from the existing historic fabric of the building. This choice allows for the rich textural nature of the robust wharf structure to be the focus while allowing for the operation of modern commercial business.



Jackson Teece has over 30 years heritage, adaptive reuse and building refurbishment and repair experience



For more information on any of the projects in this document or to discuss a business opportunity please contact Mr Damian Barker, Mr Peter McKenzie or Mr Paul Brace of Jackson Teece.



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