



NO. 1 OXFORD STREET

Ground floor refurbishment

1 OXFORD STREET,
DARLINGHURST

PROJECT CATEGORY:
Refurbishment / Commercial

CONSTRUCTION VALUE:
\$3.00 million

CONTRACT TYPE:
Lump sum

PROGRAMME DURATION:
8 months

DESCRIPTION:

The 900m² refurbishment project entailed precise demolition to the existing granite and glass fabric within the ground floor foyer, lift lobby and external balconies. The refurbishment included an upgrade to 10 lift doors, and lift lobby walls, incorporating unique stainless steel angle trim and channels. Within the public foyer area a architecturally unique plasterboard ceiling was constructed incorporating indexed lighting coffers and AC delivery lateral diffusers applied to the external ceiling bulkhead. The foyer also incorporated a designer café.

New external glazing was installed to the facade. The glass reached from FFL to a set height of 4.6 meters and included 20 mm toughened glass fins from FFL to soffit. Incorporated within the façade glazing were double electric entrance doors set at full height and a serviceable width of five metres. In addition, a free-standing, toughened glass balustrade was installed to an external terrace. All glazing and stainless steel patch fittings were designed and delivered to the highest industry standards including a 50 year warranty against silicone seal degradation.

Stone installation included 900m² of internal and external granite stone paving. Granite steps were installed to both

street entries complete with ceramic tactile tiling and stainless steel handrails.

KEY CHALLENGES:

- The physical location situated on one of the busiest sites in Sydney, cnr. Oxford Street and Wentworth Avenue and its relationship to bus lanes and high volume traffic flow greatly impeded on site access and egress. Because of its location Council would not allocate a construction zone.
- Maintaining amenity to tenants during demolition that causes noise, dust and vibration was a major issue. Tenancies within the high rise building contained sitting Federal courts and this created significant discontinuity in the works
- Pedestrian traffic flow had to be managed and coordinated to not impede access into and out of the building. Staged A class hoarding was employed.

PROJECT SUCCESSES:

- Management of client and tenant relationships during construction.
- Not losing any productivity due to Workcover or City Of Sydney Council intervention.
- Ability to manage a challenging delivery programme and deliver a quality product.