

Makeover preserves history with modern flair

Perth's Cloisters Arcade has undergone an \$85 million dollar makeover. Originally built in 1858, the unique heritage landmark has undergone a transformation, preserving history and incorporating modern design.

An 11-storey commercial tower has been built on top of the existing Arcade, replacing a two-storey building constructed on the site in 1971. The redevelopment includes a realignment of the Arcade to provide a north-south thoroughfare for pedestrians, and transformation of the two-storey office complex to the much larger office and retail centre.

The building is owned by the Perth Diocesan Trustees, which has identified the project as having the potential to improve commercial, retail and social environments for the City of Perth. The Arcade runs from Hay Street though to St Georges Terrace and its hoped the redevelopment will reactivate a key CBD site not being used to its full potential.

Precast manufacturer

Delta Corporation

Head Contractor

Probuild

Architect

The Buchan Group

Engineer

Aurecon Australia

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Contemporary finishes with precast

To preserve history and introduce a contemporary feel, the project incorporated the challenges of heritage constraints whilst calling for a modern office tower facade design.

National Precast member Delta Corporation was contracted to supply the architectural wall panels for the east and west sides. A total of 2125m² of polished panels was required. The wall panels were manufactured at 150mm thick, with heights up to 4.75 metres and widths up to eight metres. They were wet cast horizontally in steel moulds.

The panels used on the lower section of the development were a full coloured mix, with white concrete and quartz. The panels were honed to expose the aggregate, before being polished for a high quality finish.

The upper panels contrast with those in the lower section.

They were also manufactured with a full coloured mix, but with black concrete and granite. These panels were also honed and polished.

Delta's Jason Walsh says both panel types also incorporated aluminium feature fins into the finished face. "The builder wanted high quality architectural cladding and precast was the obvious solution," he said.

"The finish on the panels is sophisticated and contemporary, giving this office tower a modern and unique appeal."

Construction challenges

To reduce any disruption within the environment and car park, the construction needed to take place over three stages. Throughout the redevelopment, the historic Cloisters Building, positioned in front of the Cloisters Arcade on St Georges Terrace, remained untouched. As well, a heritage-listed Port Jackson fig tree was protected during construction.

The redevelopment has recently opened and boasts claims it has brought a modern and vibrant environment to the city, while improving the pedestrian network.

