

# InterContinental Hotel new ballroom and hotel upgrade

## HASSELL Design Statement

19 December 2016 (Updated 08 August 2017)

### INTRODUCTION

#### THE PROJECT

The InterContinental Hotel Master Plan Precinct encompasses the land bound by Macquarie Street to the east, Phillip Street to the west and Bridge Street to the south. Mulpha International owns both the InterContinental Hotel and Transport House.

The InterContinental Hotel is a luxury 5-star hotel overlooking Sydney Harbour, one of the region's premium accommodation options. The hotel was opened in 1985, with the heritage-listed refurbished former Treasury Building incorporated into the lower levels. An internal courtyard / atrium area (The Cortile) sits between the new and the heritage components and is currently used as the hotel's lounge and bar area.

The InterContinental Hotel currently provides the following facilities:

- \_509 guest rooms, including 28 suites
- \_2 restaurants
- \_15 meeting rooms
- \_1,718 square metres of conference facilities
- \_Capacity for 1,449 delegates across different rooms
- \_Club InterContinental Lounge – located on the rooftop on Level 32 presents a panoramic view from the Harbour Bridge to the Pacific Ocean

Following a minor refurbishment in 2003, the hotel now needs to undertake a comprehensive upgrade to remain competitive in the 5-star luxury market place.

The proposed new 5-star quality Ballroom to be located above Transport House provides the economic catalyst for this latest chapter in the evolution of the hotel.

### KEY DESIGN STRATEGIES

#### THE BALLROOM

- \_The new Ballroom is accessed from the hotel at Level 10 and sits above Transport House with unequalled views of Circular Quay and the Harbour Bridge.
- \_The new glazed volume will float above the masonry façade of Transport House (which remains untouched)
- \_3 dedicated passenger lifts serving from level 5 to the Crystal Ballroom level are introduced to allow for easy access for patrons.

#### NEW RECREATIONAL FACILITIES

- \_The relocation of hotel administration away from Level 9 allows the new recreation floor and swimming pool to take advantage of the northern aspect and views available from the roof of Transport House. New lifestyle amenities such as Gym, Spa, Beauty and Hair Salon are also located on this floor with amazing views over to the Royal Botanic Gardens.

## TOWER FAÇADE

\_The hotel façade has remained largely unmodified for the last 30 years. The concrete panels and aluminium windows are suffering from serious degradation which has a negative effect on their environmental performance and perception of quality. The proposal is to remove all the existing façade and replace it with a modern, high performance, curtain wall system to improve both performance and aesthetics. The new tower façade will re-invigorate the image of the hotel and help to establish its presence and status as a landmark in the surrounding urban landscape.

## PHILLIP STREET PORTE-COCHERE AND ENTRY

\_Improve the weather protection of the Porte Cochere and its visibility from the street by the addition of a glazed awning and windscreen element extended over the Phillip Street footpath and visible from Bridge Street and Circular Quay.

\_More open and visible Bridge and Phillip Streets entry and facade treatment / canopy

\_Upgrade of all finishes (wall, floor and ceiling) within Porte Cochere to provide a more contemporary arrival experience.

## MACQUARIE STREET ENTRY AND AWNING

\_New canopy to the laneway between Transport House and the Intercontinental Hotel to activate this space and to provide a more fitting entry to the group entry foyer on Macquarie Street.

\_Open-up new and larger entry from laneway into the group entry reception area.

## GROUND PLANE

\_Create a permeable ground plane with better visual and physical connections from the Bridge and Phillip Street entrance through to the Cortile, the hotel reception, the group entry foyer and the new ballroom lifts.

\_Re-activation of Bridge Street entry steps to level 6 and 7.

\_Activation of sunken terrace to Bridge and Macquarie Streets, as part of a new bar offering.

\_Activation of stairs from corner of Bridge and Macquarie Streets, as entry to the relocated Vera Wang bridal boutique on level 6/7.

\_Activation of main Macquarie Street portico with seating / entry and entry to the level 6 hotel restaurant.

## CORTILE

\_Removal of existing roof to Cortile installed in 1985.

\_Replace with new contemporary glazed roof improving daylighting levels in Cortile and enhancing the experience of the space.

## HOTEL FOOD & BEVERAGE

\_Relocation of the hotel restaurant to a more prominent position in the Macquarie Street heritage building with the potential for external street access.

\_The improved food and beverage offering and 'increased sense of permeability' will help to create a destination and will help to draw pedestrian traffic to the northern CBD, in conjunction with other proposed developments in the area.

\_Improve ground floor connectivity by relocating the bar from the Cortile to the Macquarie Street frontage and activating currently unused areas.

## HOTEL FUNCTION AND MEETING FACILITIES

\_In addition to the new ballroom, the hotel function and meeting rooms will be upgraded and modified to provide a level of service consistent with the Intercontinental Hotel brand

#### CLUB INTERCONTINENTAL LOUNGE

\_The InterContinental Lounge at roof level is a major draw card for the hotel. The relocation of the cooling towers from the rooftop level down to level 8 will allow a substantial expansion of the lounge area. With its world class location and world class views the Club InterContinental Lounge will become a new exciting destination not only for the hotel guests but also for the residents, workers and visitors in Sydney. Improved access via the main hotel lifts is proposed as part of the expansion.

#### ROOM REFURBISHMENT

\_All hotel rooms and room floor corridors and lobbies will be fully upgraded and refurbished, introducing new bathrooms and furniture.

\_In addition, the new hotel facades will add approximately 0.6m depth to the rooms.

\_The room upgrades will also include an increase in the percentage of hotel suites within the total room count.

\_The relocation of the gym and swimming pool away from level 31 allows additional rooms to be introduced, compensating for rooms lost for the new Ballroom.

#### MINOR MODIFICATIONS

To support the Key Design Strategies a number of minor modifications are proposed to the Intercontinental Hotel:-

\_The rationalisation and re-structuring of goods handling (both goods-in and waste-out) as well as food preparation strategies (main kitchen and satellite kitchens) allows the introduction of a major function space without the need to substantially expand these functions

\_The relocation of hotel administration from Level 9 to Level 4 frees up space for the expanded hotel guest recreation facility

\_The relocation of the hotel engineering department from Level 3 to Level 8 will free up space for hotel back-of-house functions

\_Relocation of the hotel cooling towers from the roof to Level 8 will free up valuable space for the Club Intercontinental Lounge

\_Expansion of public toilets at Level 7 to cater for the increased function space

#### STAGING

The proposed construction works at the InterContinental Hotel will impact upon all hotel areas including basement, podium, tower and roof resulting in some level of works or refurbishment being undertaken at the same time. This will have a comprehensive and accumulative impact on the functionality of the hotel and its ability to provide the expected level of visitor experience.

Two options for carrying out the works are being considered:-

\_The first option is to keep the hotel operational and progress through the works floor by floor. There would be times where several floors at a time would be impacted due to the complexity and this would result in a program of works that may span several years and cause considerable disruption. Careful consideration of the impact on the InterContinental Hotel brand and potential loss of customers would need to be taken into consideration.

\_An alternative option is to close the InterContinental Hotel for a shorter period, to undertake the works in a comprehensive and coordinated manner. There would be no disruption to guests and it would provide the opportunity for a grand opening, showcasing the new and refurbished facilities. Obviously, this option needs to be considered in light of the financial implications.

#### DESIGN EXCELLENCE

\_Mulpha International is committed to the achievement of excellence in the architectural design of the Intercontinental Hotel

\_To reach this goal, the proposal is for the project design team to work with a design review panel, to be appointed and agreed with the City of Sydney and the NSW Department of Planning and Environment.

\_Reviews will occur at regular intervals through all phases of the design and documentation of the project to ensure that a consistent level of design excellence is achieved and maintained from concept to detail.