



# Design Report

## Grafton Bond Hotel

60 Hickson Road - 201 Kent Street,  
Sydney, 2000

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We create spaces people love.  
SJB is passionate about the  
possibilities of architecture,  
interiors, urban design  
and planning.  
Let's collaborate.

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**Prepared for**  
Investa

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**Issued**  
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# We create amazing places



At SJB we believe that the future of the city is in generating a rich urban experience through the delivery of density and activity, facilitated by land uses, at various scales, designed for everyone.

Ref: #5646  
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# Introduction

1

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## Introduction

### 1.1 Vision

Situated at the edge of Sydney's well established centre and the new commercial centre of Barangaroo, the proposed Grafton Bond Hotel will provide much needed supply and diversity of hotel accommodation while also improving pedestrian connections across the city.

The site sits at the base of the Maritime Trade Towers on Kent Street and Hickson Road, some 5 storeys lower on the western side. This lower street frontage is defined by a solid wall of Sydney sandstone and presents very few opportunities to access or traverse the site. Cut into this sandstone stratum is part of the original Grafton Bond Stores c. 1881. The proposal involves refurbishment and conversion of the old stores into over-sized boutique hotel suites, supported by a new 11 storey structure containing additional rooms and guest services.

The project enables the creation of an equitable, public through-site link initially identified within the Draft Central Sydney Planning Strategy. Under-utilised, private ground floor commercial space will give way to a high quality restaurant, bar and lounge accessible to the public. Removal of the unsympathetic 80's era additions reveals the eastern facade and contributes to the public square at the Grafton Bond Stores rear.

The Grafton Bond Hotel is a rare opportunity to splice Sydney's rich history and geography into the substantial change occurring on its western edge.





Introduction

1.2 Existing Site



Historically significant sandstone wall along Hickson Road



Western Elevation on Hickson Road



Southern Elevation on Napoleon Street



Eastern Elevation obscured by 1980's addition



**Introduction**

**1.3 Location Plan**

The site is located at 60 Hickson Road - 201 Kent Street.  
Some key landmarks surrounding the site include:

- 1. Darling Harbour
- 2. Future Barangaroo (Residential and Casino Precinct)
- 3. Barangaroo (Commercial Precinct)
- 4. Western Distributor
- 5. Lang Park
- 6. Wynyard Park



# Project Background

2

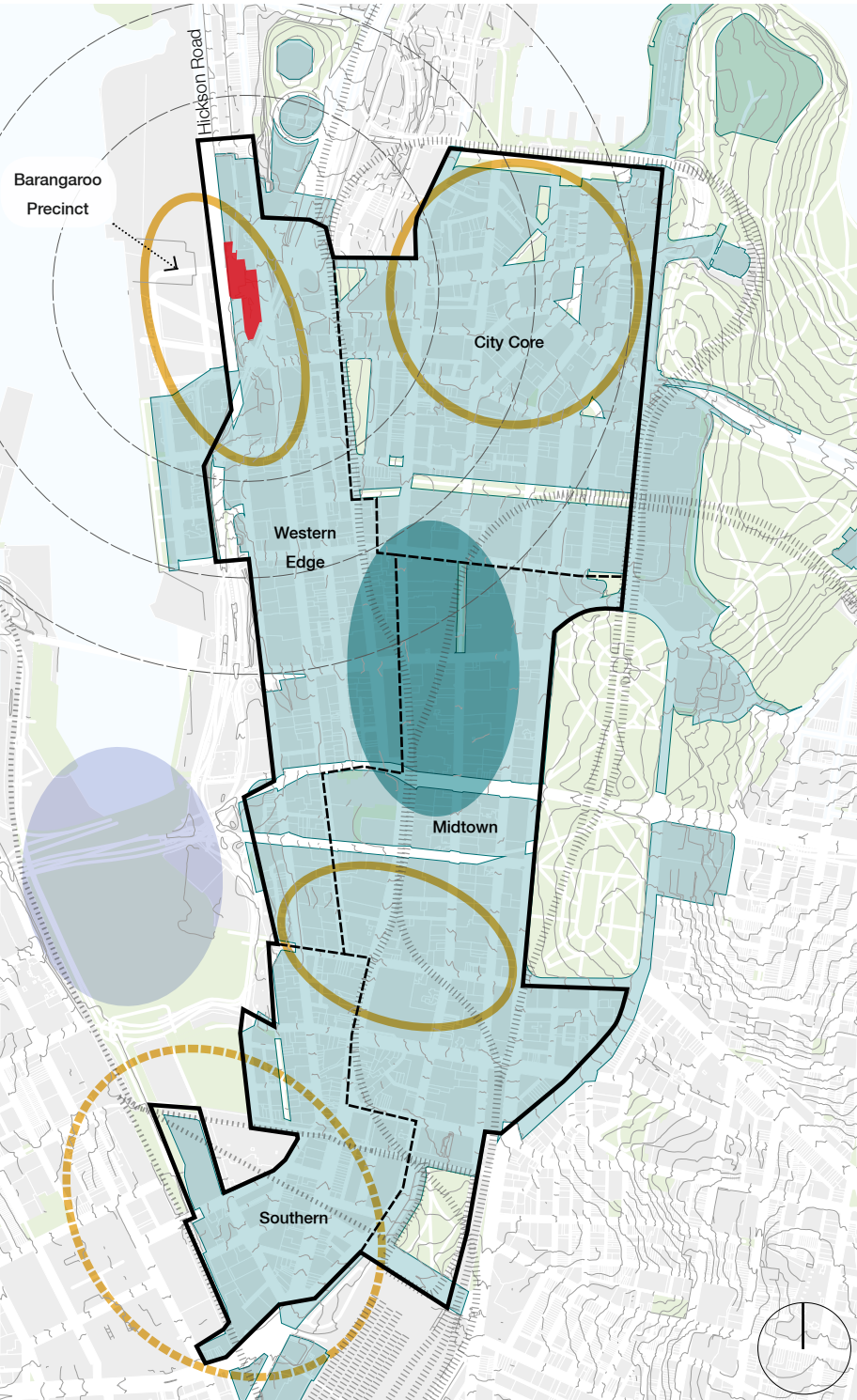
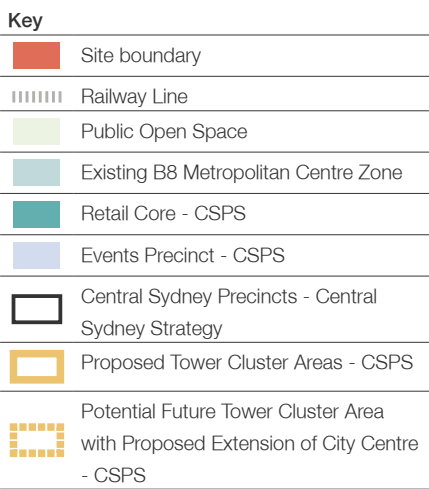


Project Background

2.1 City wide site context

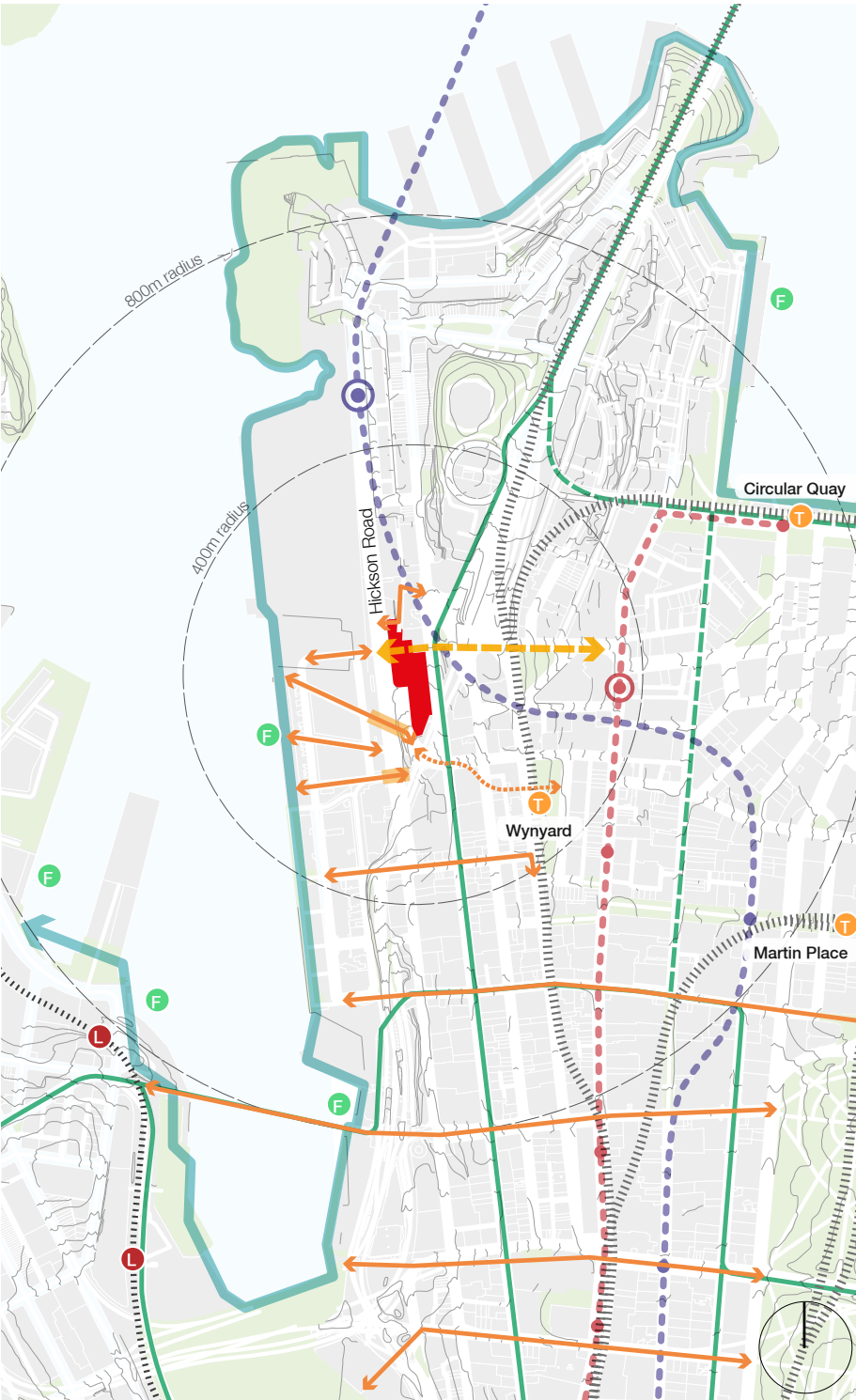
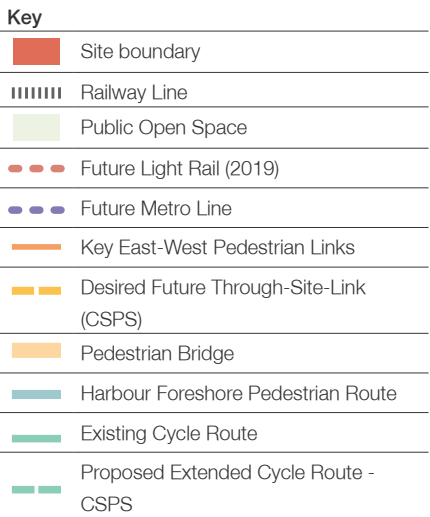
Land Use and Future Height Context

- The site is located within the existing B8 Metropolitan Centre Zone (Sydney LEP 2012).
- The site is identified within the ‘Western Edge’ precinct of Central Sydney within the Central Sydney Planning Strategy (CSPS), adopted for exhibition in 2016.
- The site is located within one of three ‘Potential Future Tower Cluster Areas’, proposed within the CSPS.
- The uplift proposed by the CSPS for the area aligns with the existing and planned future development within the Barangaroo Precinct.



Connectivity & Public Domain

- The site is located within 400m of Wynyard Train Station; the proposed future light rail stop, planned for completion by 2019; and within 500m of the proposed Barangaroo metro station.
- The Barangaroo Ferry Wharf, recently completed in June 2017, is located within walking distance directly to the west of the site.
- A through-site pedestrian link, located east to west across the site, is identified as part of the proposed Public Domain Structure Plan within the CSPS.
- An existing public through-site link is located to the far north, spanning east-west across the site.
- Other key local pedestrian links include the Wynyard Walk to the south and Harbour Foreshore Walk to the west.



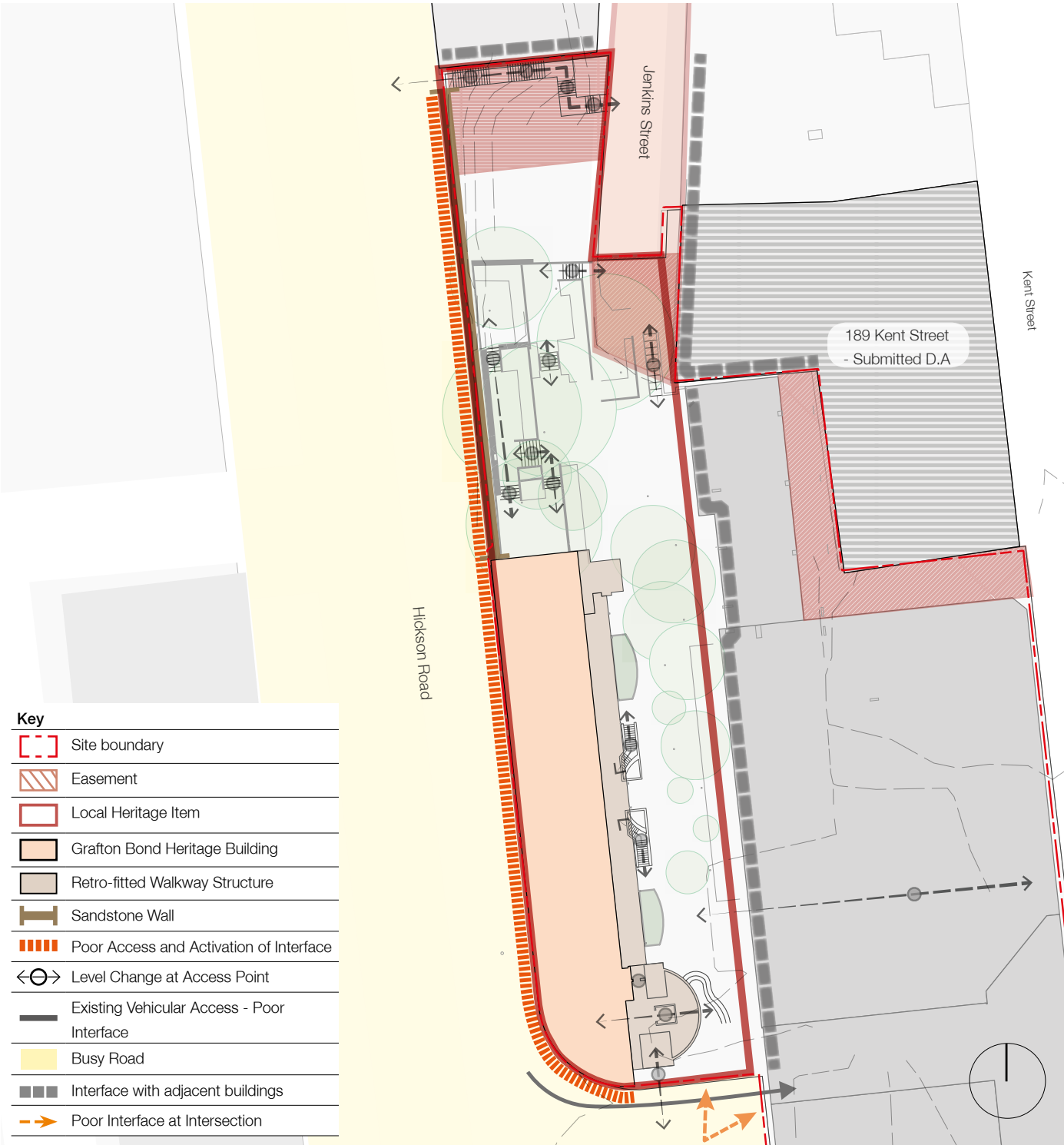
Project Background

2.2 Key Constraints: Local Context

The following key constraints have been identified within the local context:

1. Heritage:
- Existing retro-fitted structure is bulky and obstructs views to heritage building from internal plaza area.
  - Currently limited activation and accessibility to building along Hickson Road.
  - Heritage fabric of existing building and sandstone wall must be retained and well-integrated into any new development.
2. Built Form & Land Use:
- Development is restricted by existing easements within the site boundary.
  - Interface with and impact on the amenity of all neighbouring built form must be considered and tested in the design process.
  - DA submitted at 189 Kent Street for Mixed Use/ Residential building with maximum height of 80m.
3. Topography:
- Topography varies considerably across the site, resulting in a complex circulation and access network.
  - Existing sandstone wall permeates through site, creating significant level changes from Hickson Road across to Jenkins Street.
4. Public Domain:
- Currently poor interface and activation of built form along Hickson Road and Napoleon Street.
  - The recent Barangaroo development, in addition to the vacant lots, within the vicinity has resulted in reduced foot traffic and activity through nearby lane ways, back streets and public stairways.

5. Connectivity & Accessibility:
- Limited pedestrian access from Hickson Road, particularly along sandstone wall frontage.
  - Complex circulation and access network across site due to changing topography and multiple building uses and typologies.
  - Poor way-finding, including underutilised stair and lane way link along the western edge.
  - Limited crossings along Hickson Road between site and Barangaroo development.
6. Views:
- Outlook to and from neighbouring developments needs to be considered - including proposed residential site submitted as DA on 189 Kent Street.





Project Background

2.3 Key Opportunities: Local Context

The following key opportunities have been identified within the local context:

1. Heritage:

- Opportunity to restore and strengthen character of heritage fabric.
- Replace existing retro-fitted structure with improved circulation element.
- Provide opportunity for greater public interaction with heritage fabric through activated ground floor, additional entries and through-site links.

2. Built Form & Land Use:

- Recent and future high-rise development surrounding the site, including the Barangaroo Precinct, suggests redevelopment of the site would be appropriate for the new vision that has evolved for the Western Central Sydney Area.
- Opportunity to activate street frontage along Hickson Road through the restoration of the heritage building.

3. Topography:

- Opportunity to rationalise complex circulation system.
- The site's unique topography provides the opportunity to generate a similarly unique design, which enhances the existing landscape.
- The site's elevated location offers the potential to capture key views and minimise impact on the public domain.

4. Public Domain:

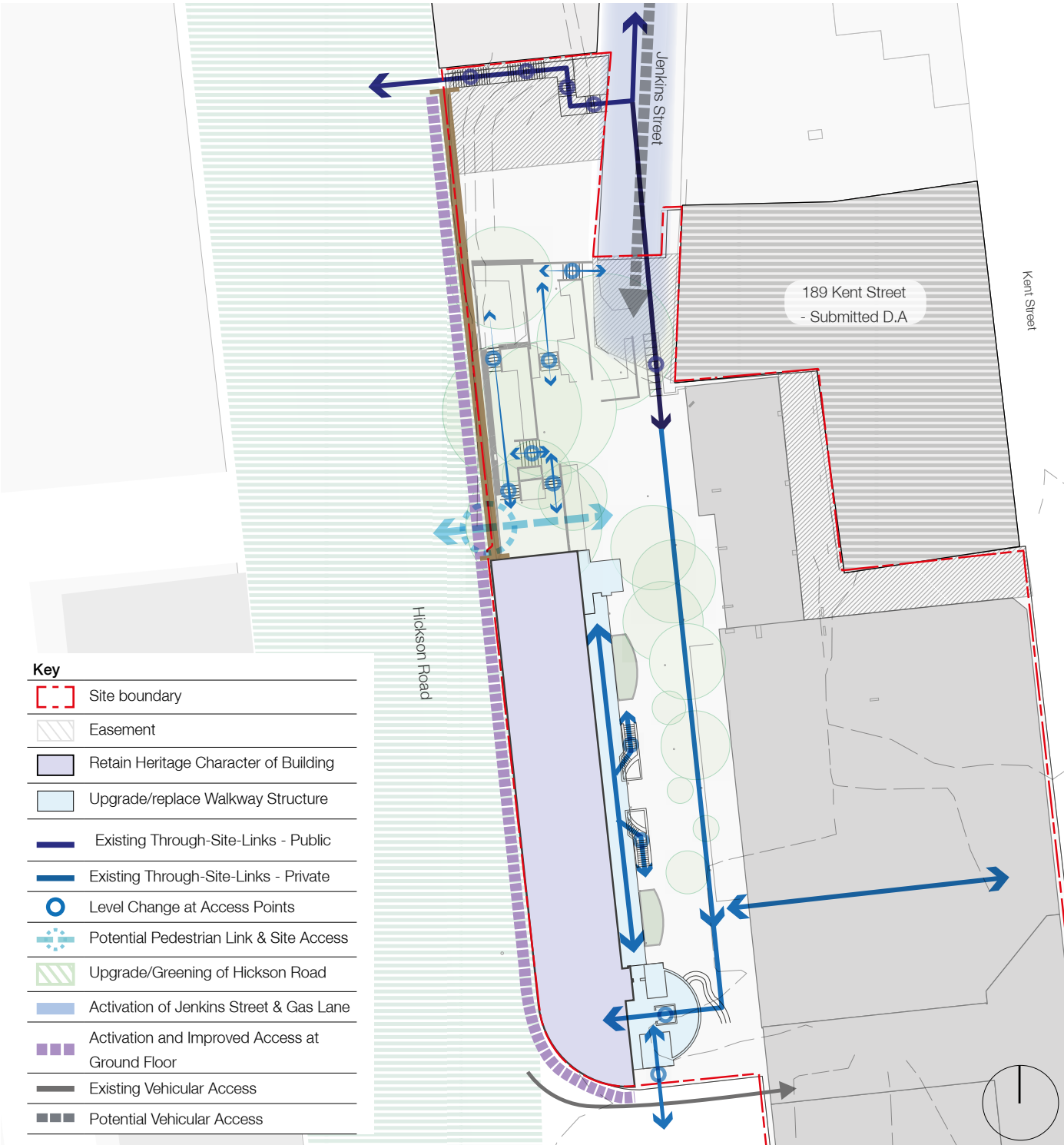
- Opportunity to activate Jenkins Street and Gas lane.
- Potential to upgrade and improve way-finding to existing public stairway at northern end of site.
- New development and restoration of existing heritage building will provide activation and an improved public domain quality along street-scape.

5. Connectivity & Accessibility:

- Proposed Barangaroo Metro Stop located on Hickson Road to the north.
- Newly constructed pedestrian bridge and underground 'Wynyard Walk' provides direct link to Wynyard Train Station, located within vicinity of the site.
- New development provides opportunity to enhance existing and provide new through-site links across site.
- Opportunity to enhance and better articulate access points and paths.

6. Views:

- The site's elevated topography offers the potential to capture key views.
- Tall development would provide the opportunity to capture potential view corridors, identified in strategic opportunities plan.







Indicative image only of potential outcome



Project Background

2.4 Precedents

The Grafton Bond site provides a premier hotel location to Barangaroo. The hotel consists of a refurbished and restored Grafton Bond Stores containing boutique suites, and a new, 11 story hotel. New restaurants and bars located on the ground floor of the state heritage listed Grafton Bond Stores will be accessible from Hickson Road, providing improved activation and pedestrian experience along the street.

The development provides opportunities to improve access from Kent St and Jenkins Lane by creating a new publicly accessible connection to Hickson Road and Barangaroo. This new connection will improve east-west linkages and permeability between Barangaroo and the CBD while enhancing the public accessibility of the Grafton Bond Store.

The new hotel takes strong design cues from the distinct built heritage surrounding the site. Heavy materiality and breakup of the podium level references the built character of the Grafton Bond Stores whilst the tower is light and modern, reflecting the contemporary towers directly behind it on Kent St.

Rooftop Precedents

Heritage Precedents



230 Fifth Rooftop Bar / NYC



The Porter House / SHoP Architects



Argyle Stairs / The Rocks / Sydney



Old Clare Hotel Rooftop / Sydney



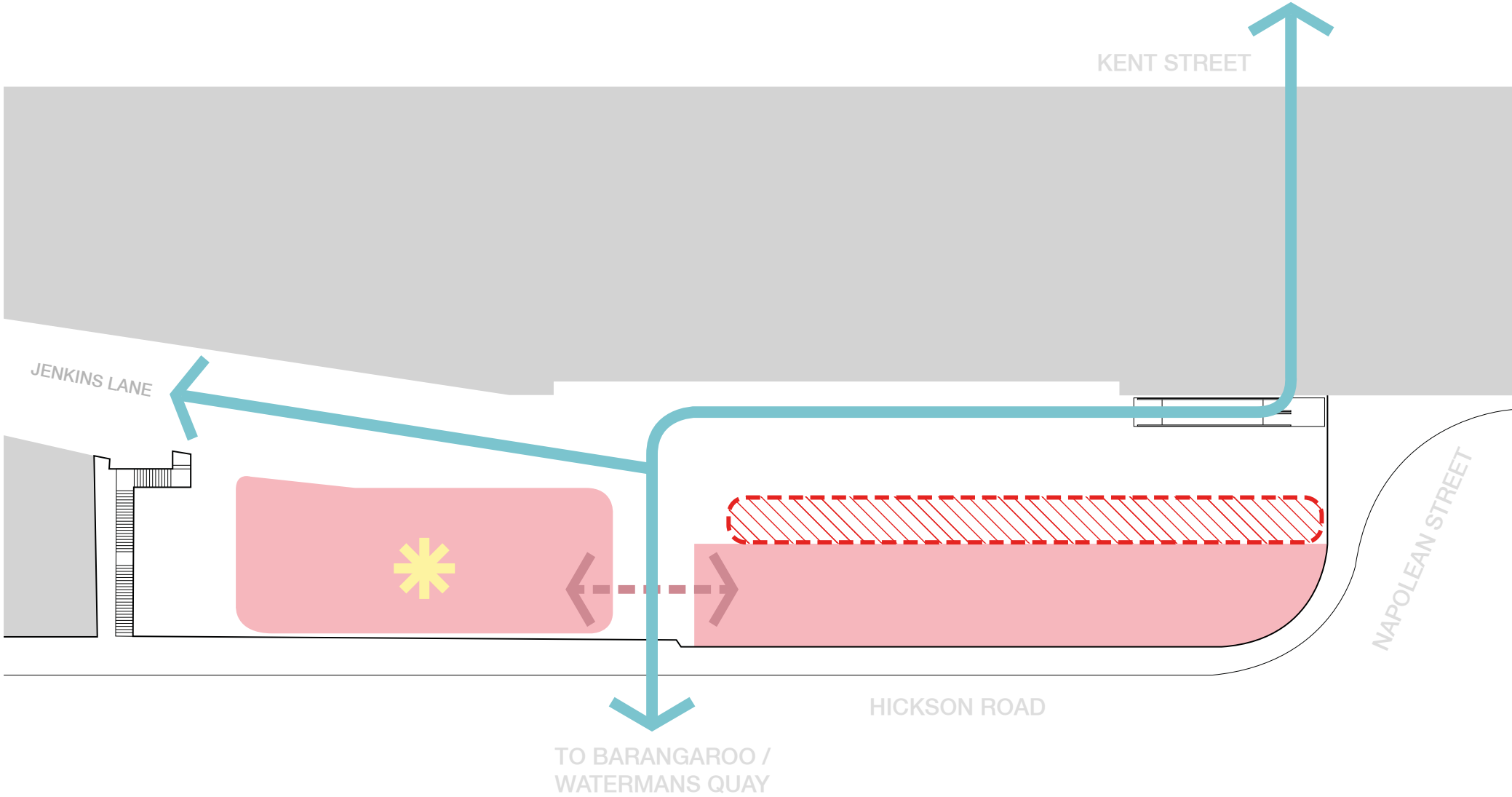
Former Rocks Police Station / Welsh + Major



Project Background

2.5 Concept

- 1. Create a new publicly accessible connection from Kent St to Hickson Road and on to Barangaroo
- 2. Reveal and restore currently concealed Grafton Bond Building façades
- 3. Create a destination to anchor the Grafton Bond Building into the fabric of the Barangaroo precinct





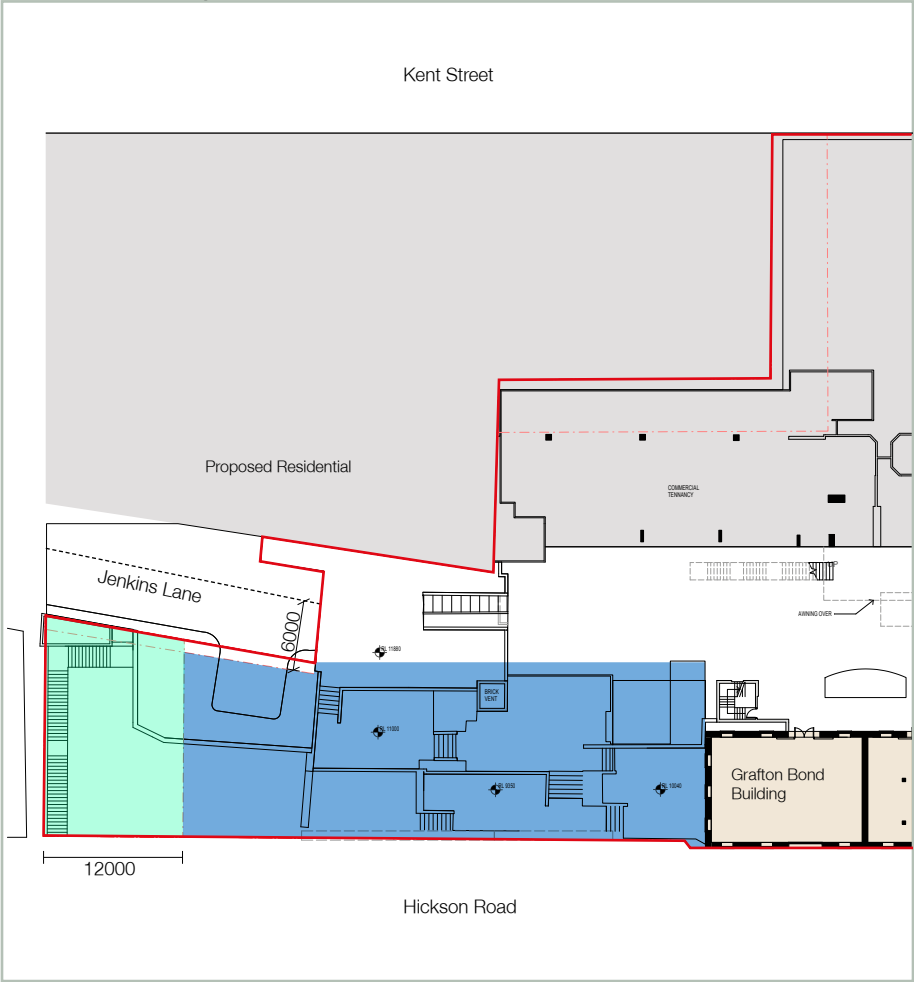
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


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Proposed Envelope

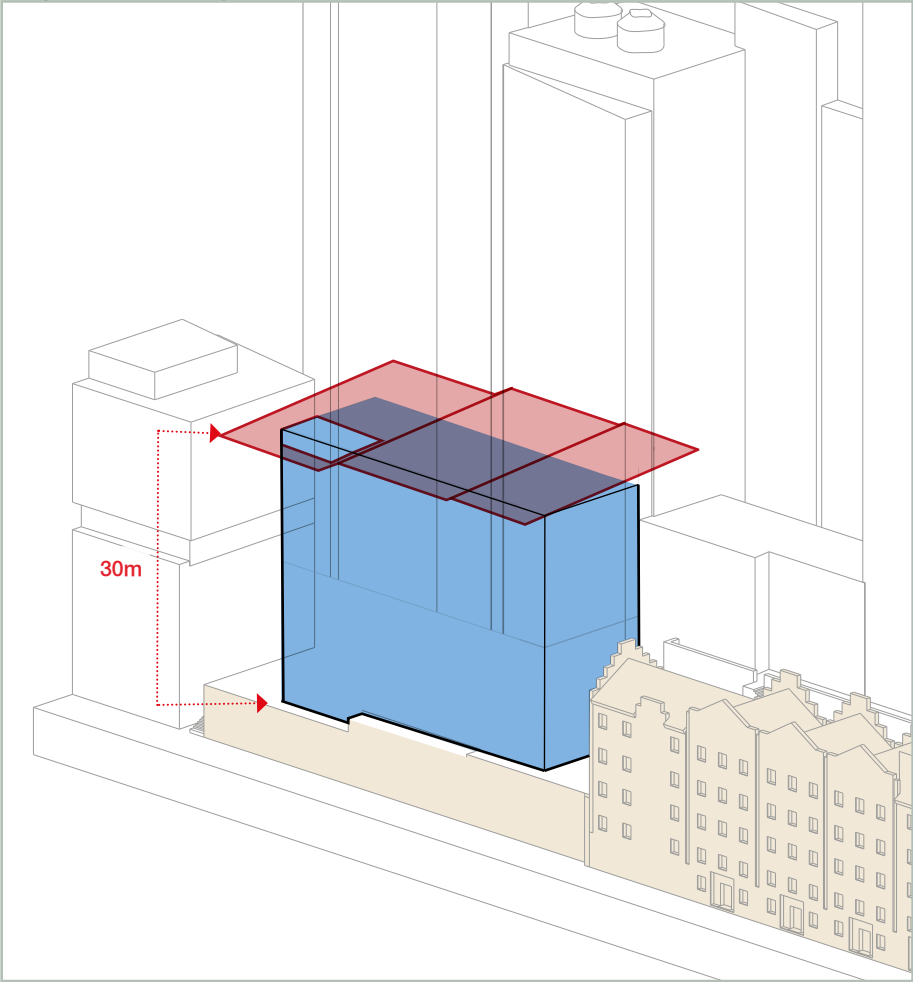
3.1 Building Height

Maximum Envelope



Key	
	Light and Air Easement
	Maximum Envelope
	Heritage Fabric

Height for feasible yield - 44m



Key	
	Compliant Height Plane
	Compliant Height Envelope - 30m
	Heritage Fabric



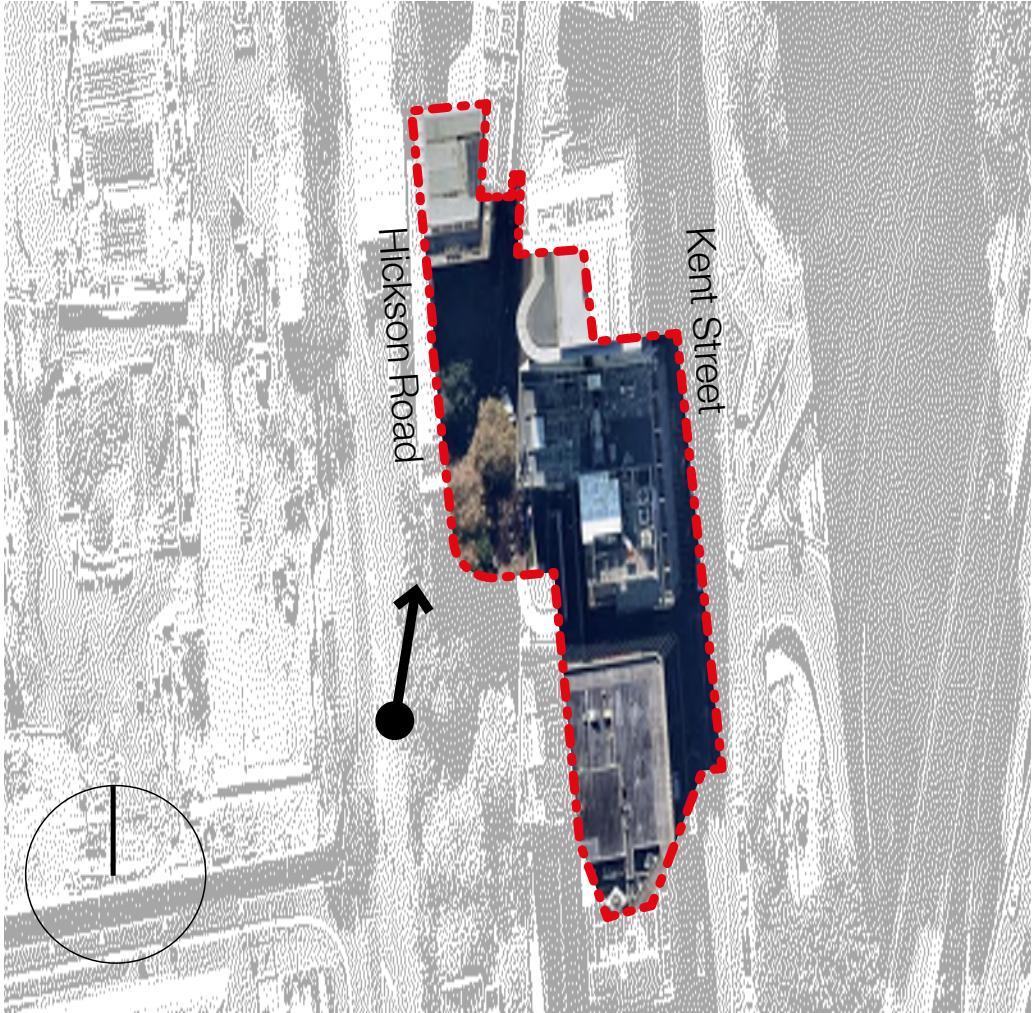
**Proposed Envelope**

**3.2 Street Impact - Building Envelope**

The following view analysis has been undertaken to demonstrate the impact from the street scape of a compliant height envelope of 30m.

The study indicates that there is minimal additional impact to surrounding built form and the experience from the street scape.

View Location



Height of proposed envelope





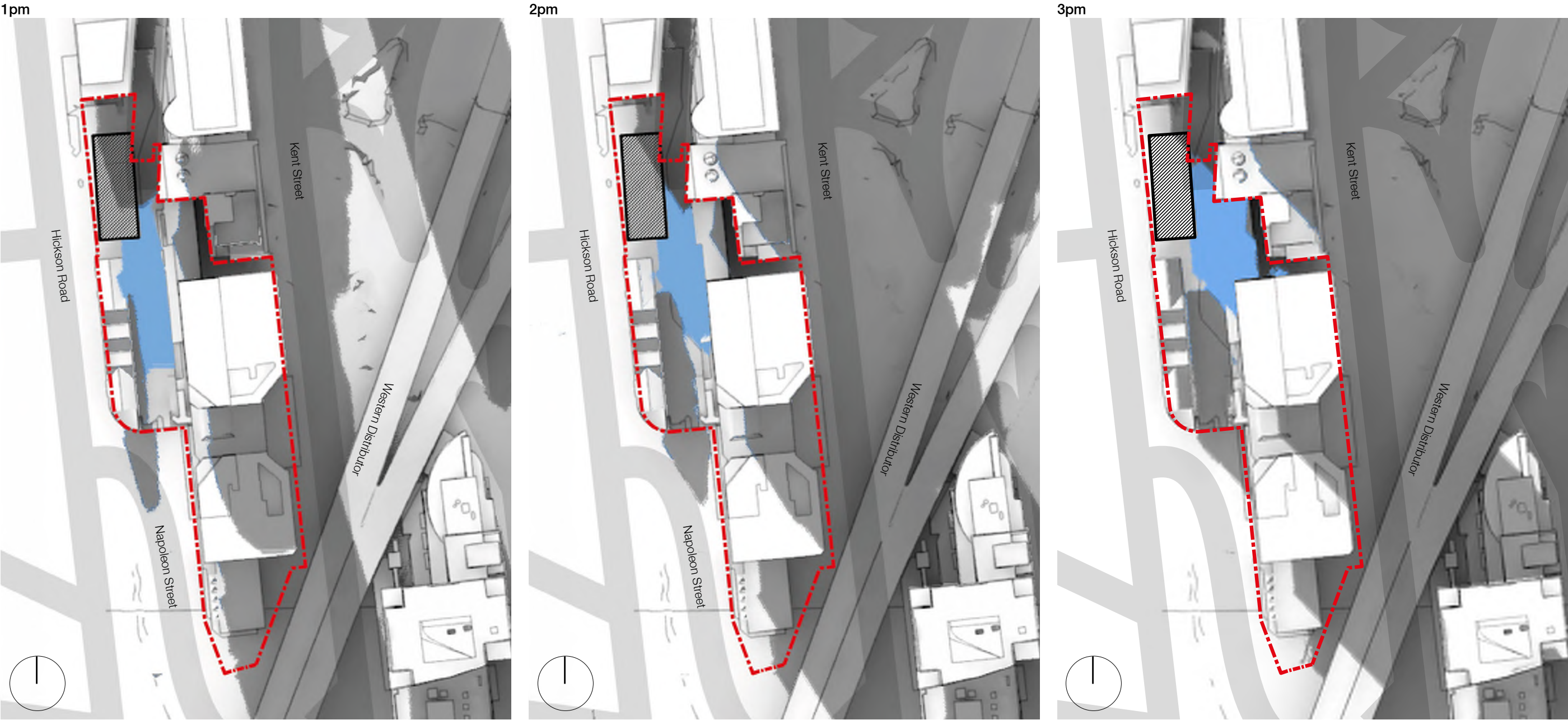
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3.3 Shadow Analysis: June 21, 10am-3pm





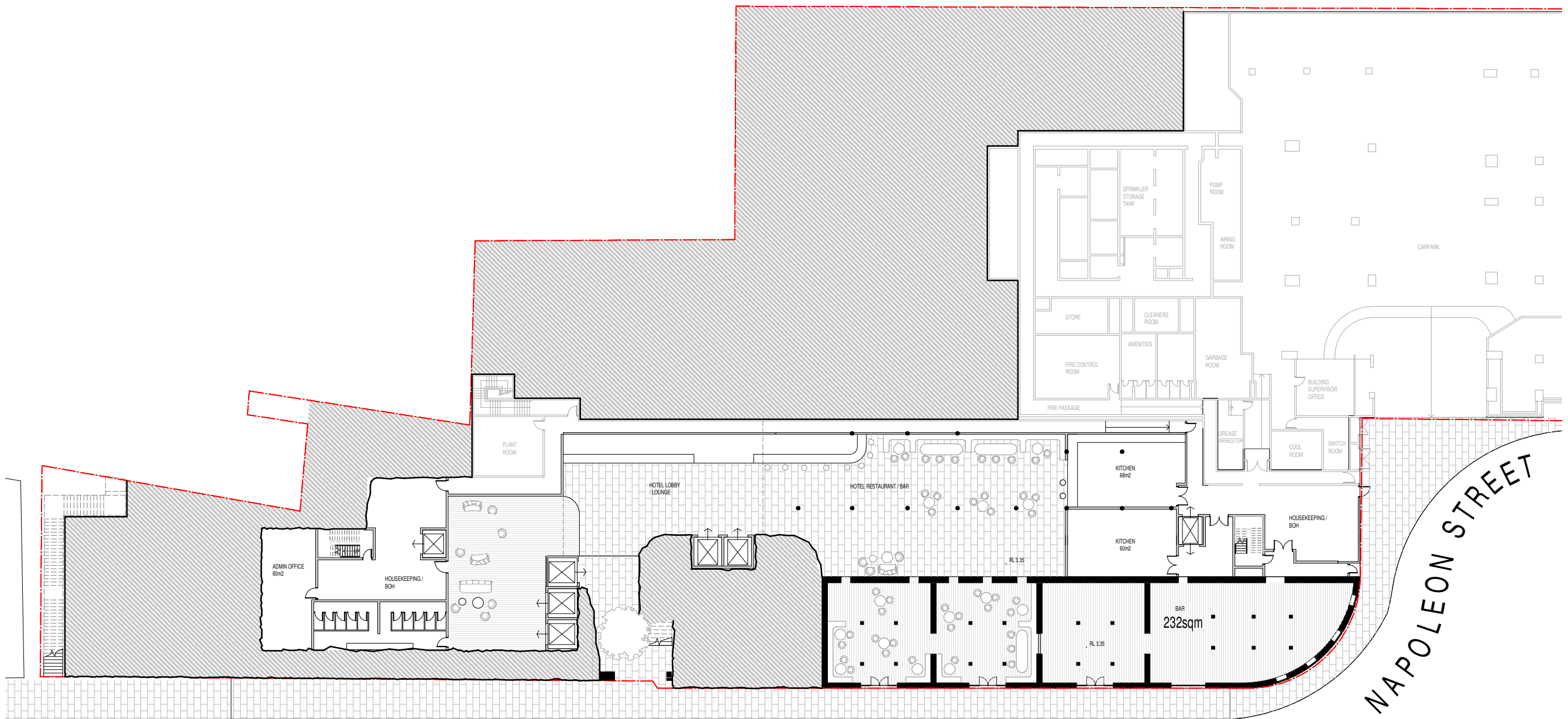
Proposed Envelope





# Architectural Drawings

4



HICKSON ROAD

NAPOLEON STREET

Level 1 Plan (Hickson Road)

Scale  
1:400 @ A3



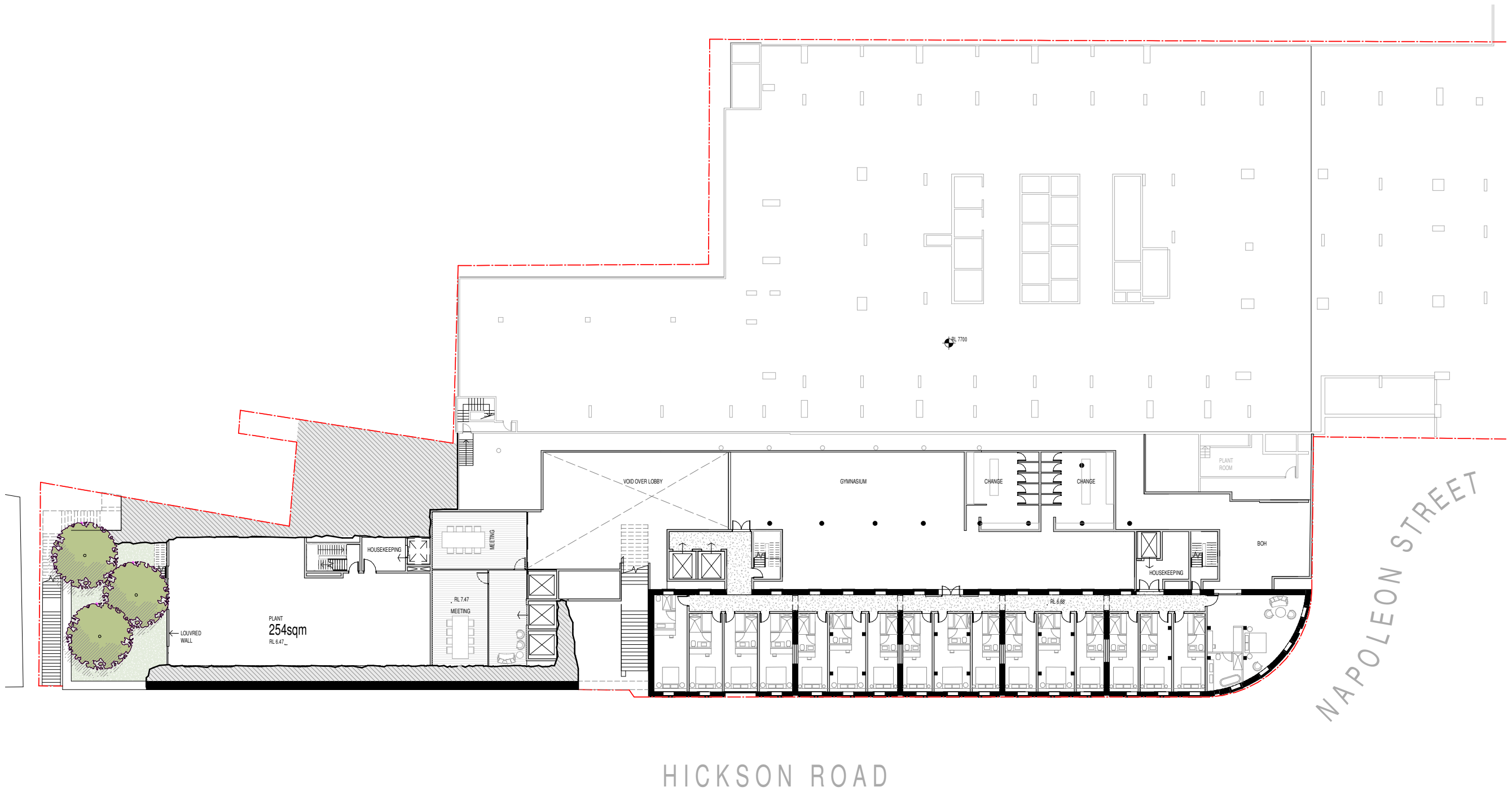
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Grafton Bond Hotel

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60 Hickson Road - 201 Kent Street Sydney, 2000  
Client  
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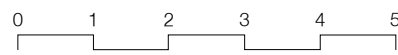
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Adam Haddow 7188 John Pradel 7004





Level 2 Plan

Scale  
1:400 @ A3



Drawing number  
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Revision number  
04

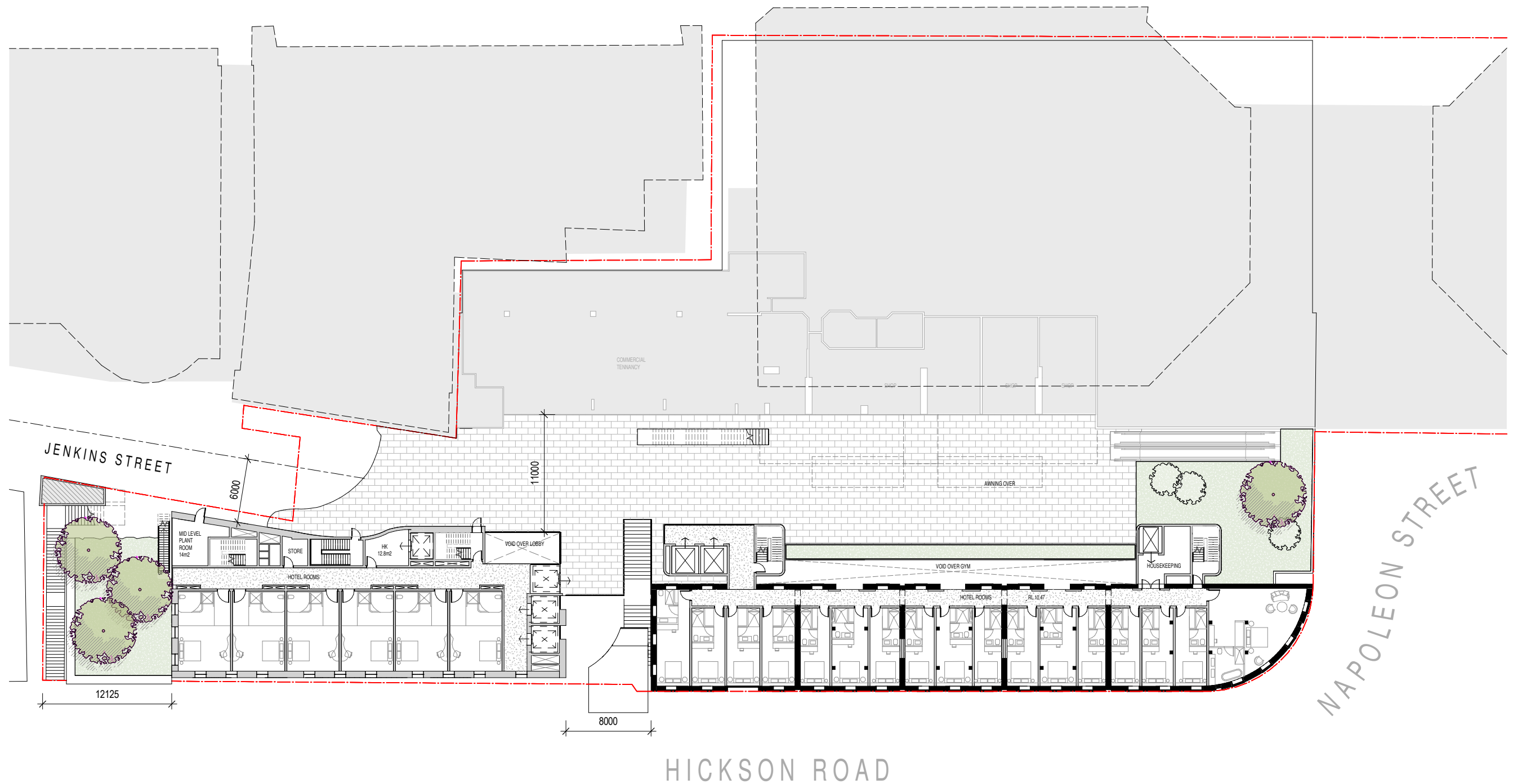
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Level 3 Plan (Jenkins Lane)

Scale  
1:400 @ A3

0 1 2 3 4 5



Drawing number  
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Revision number  
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Project number  
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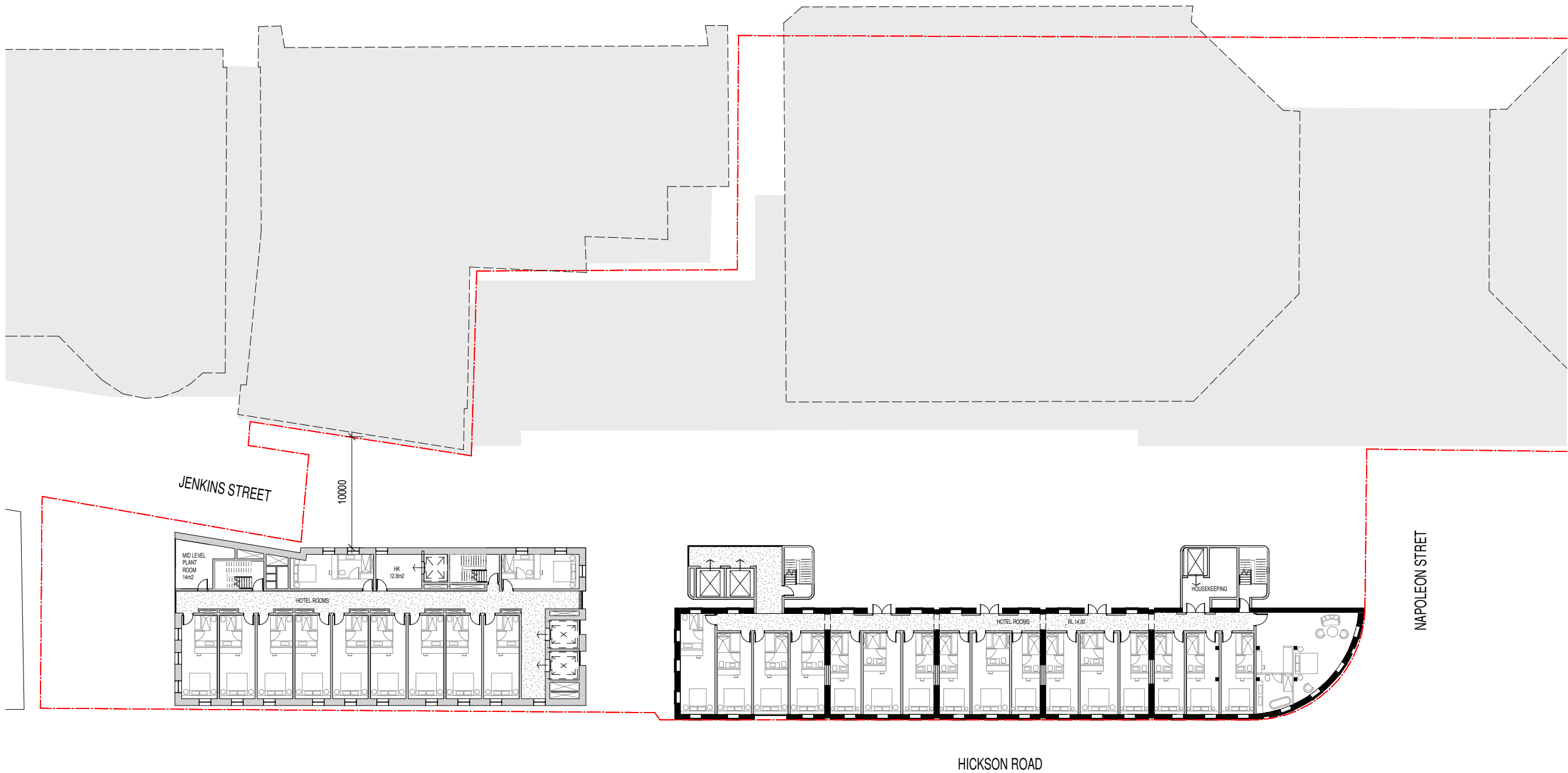
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Level 4 Plan

Scale  
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Revision number  
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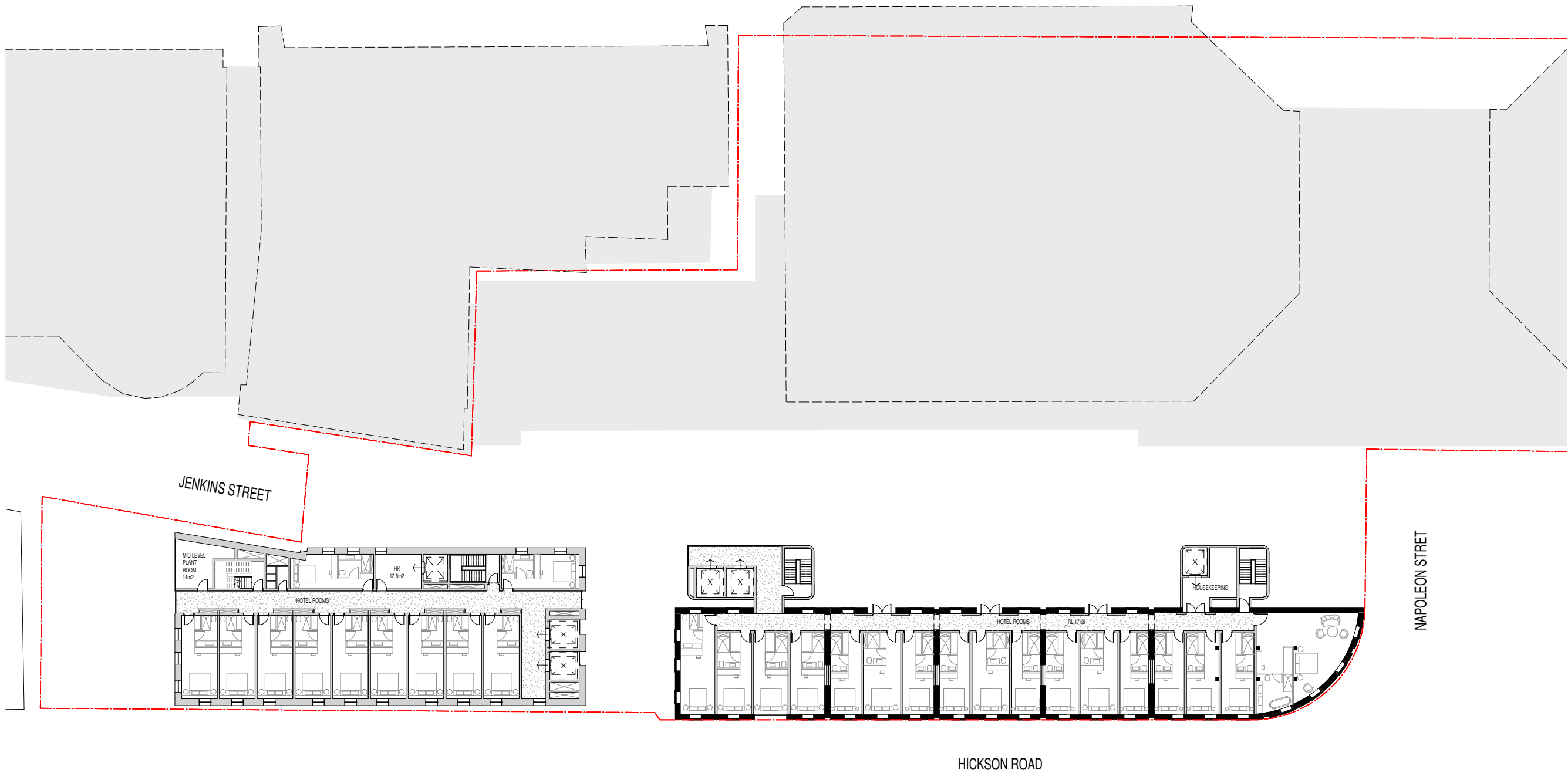
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60 Hickson Road - 201 Kent Street Sydney, 2000  
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Level 5 Plan

Scale  
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Drawing number  
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Revision number  
04

Project number  
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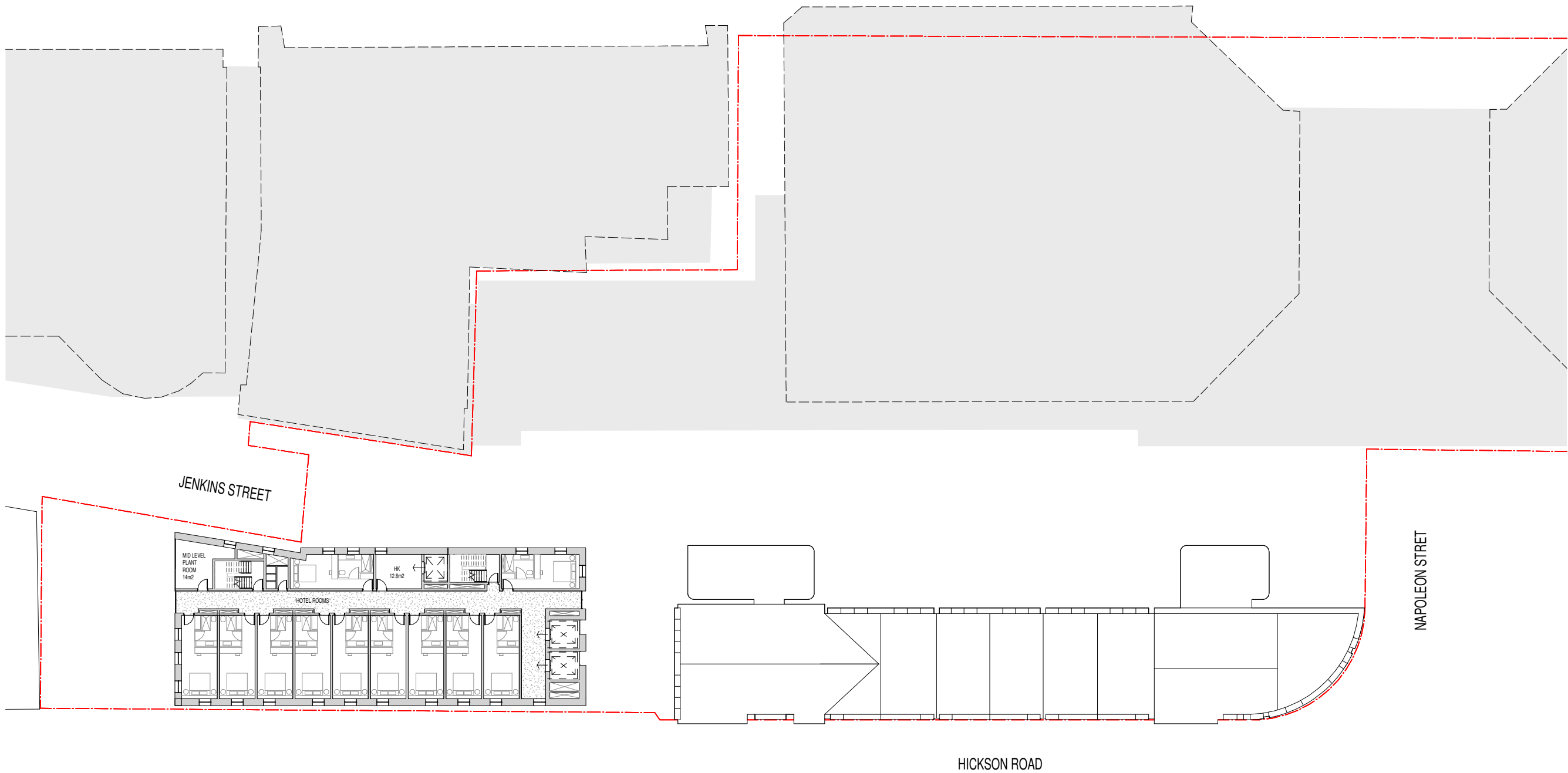
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Project address  
60 Hickson Road - 201 Kent Street Sydney, 2000

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Level 6 Plan

Scale  
1:400 @ A3



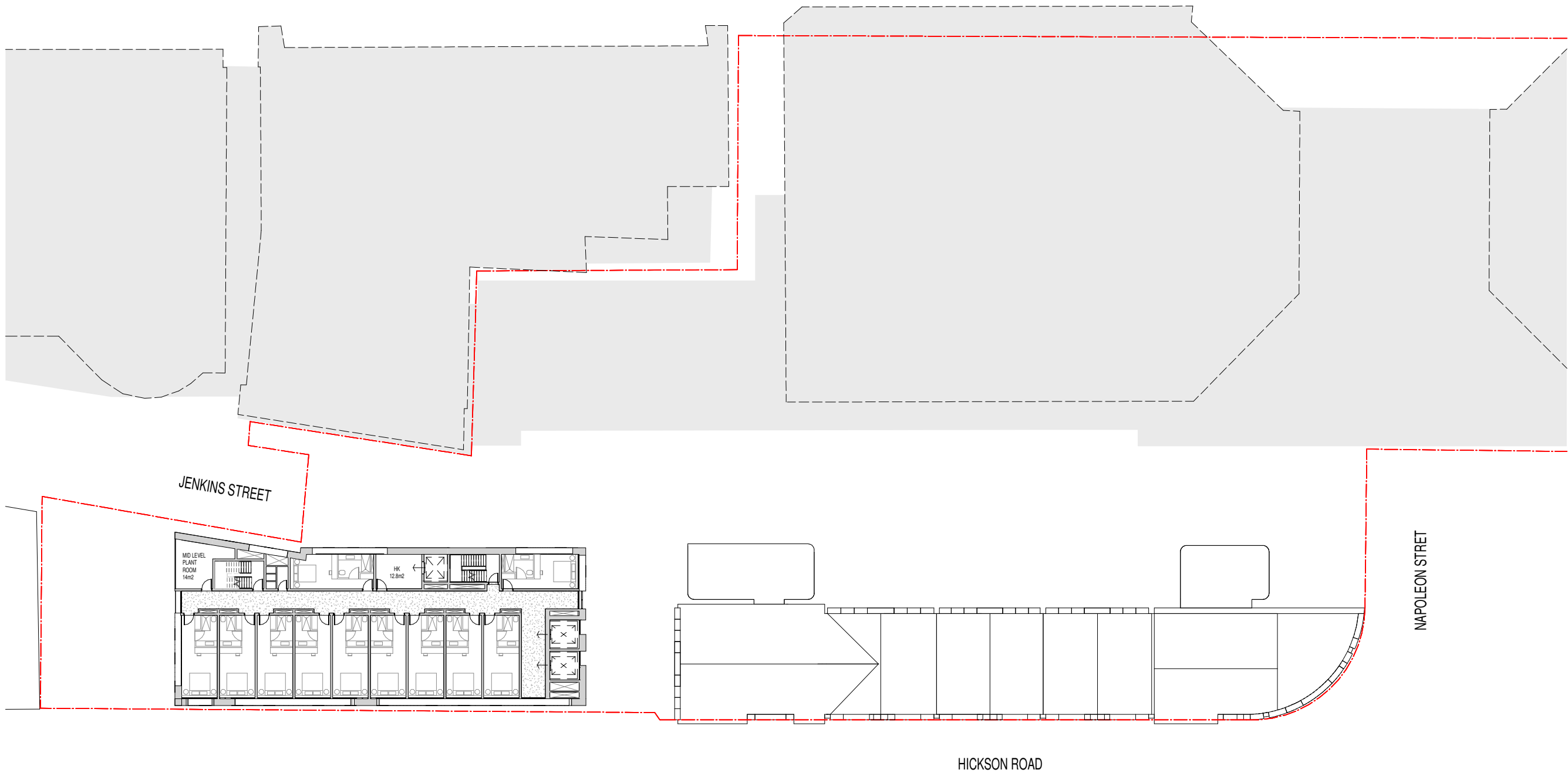
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Level 7 Plan

Scale  
1:400 @ A3



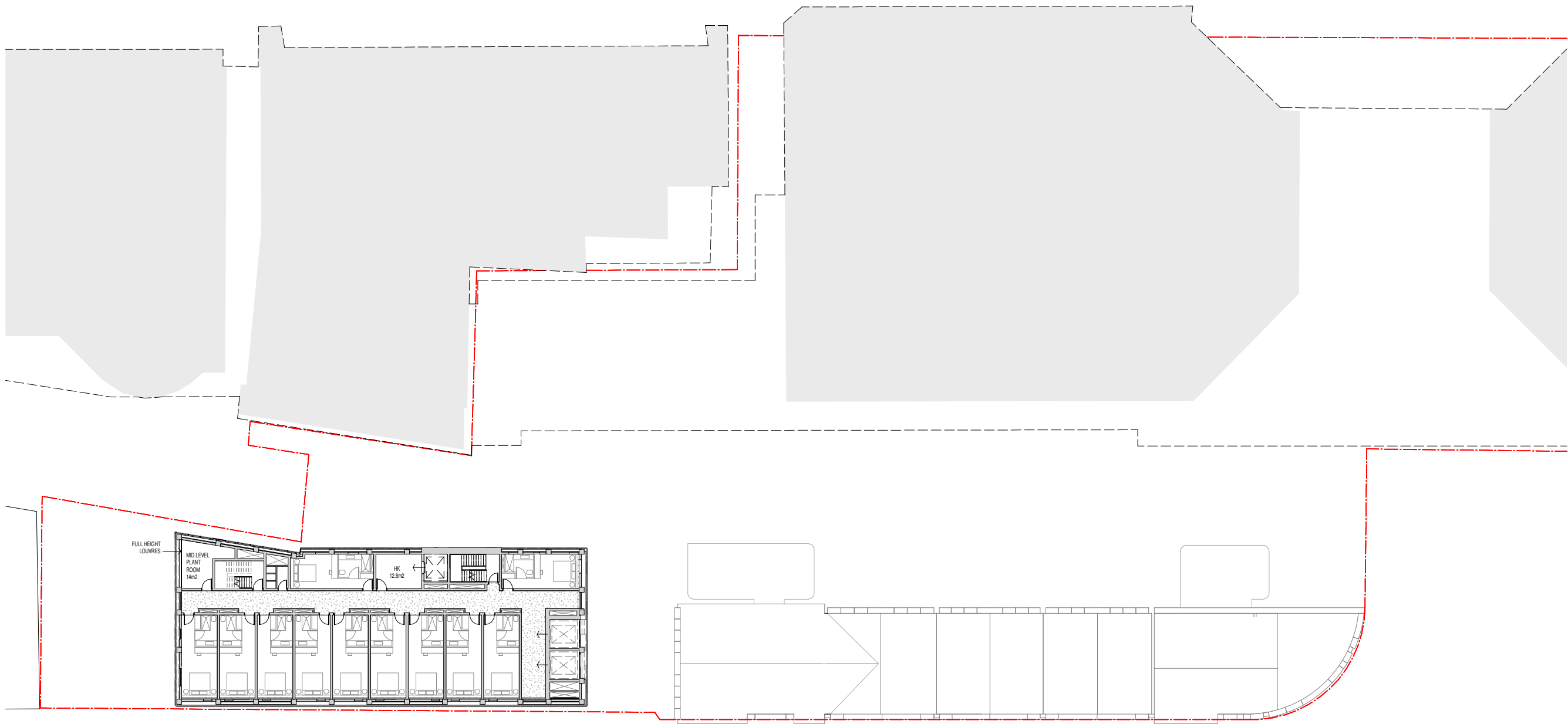
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Level 8-10 Plan

Scale  
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Drawing number  
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Revision number  
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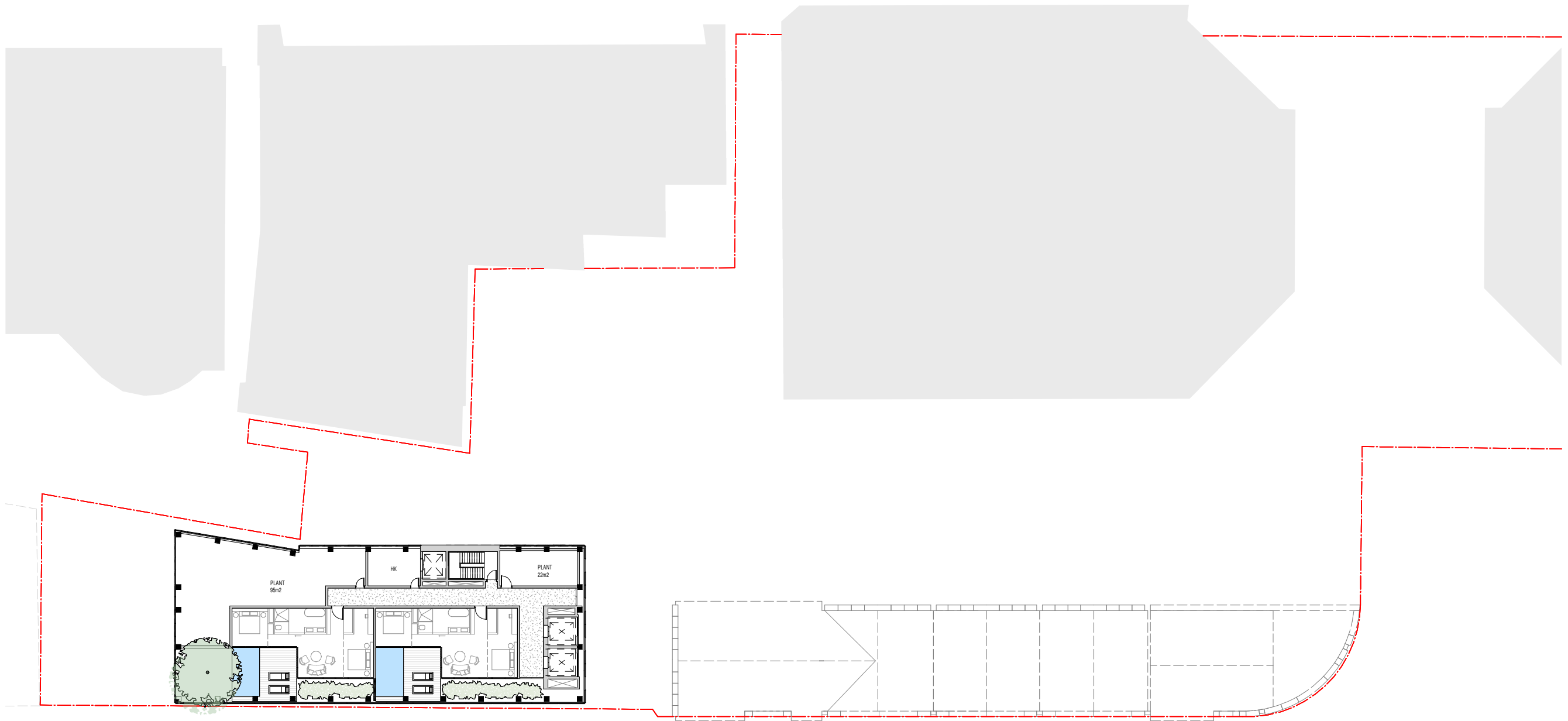
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Level 11 Plan

Scale  
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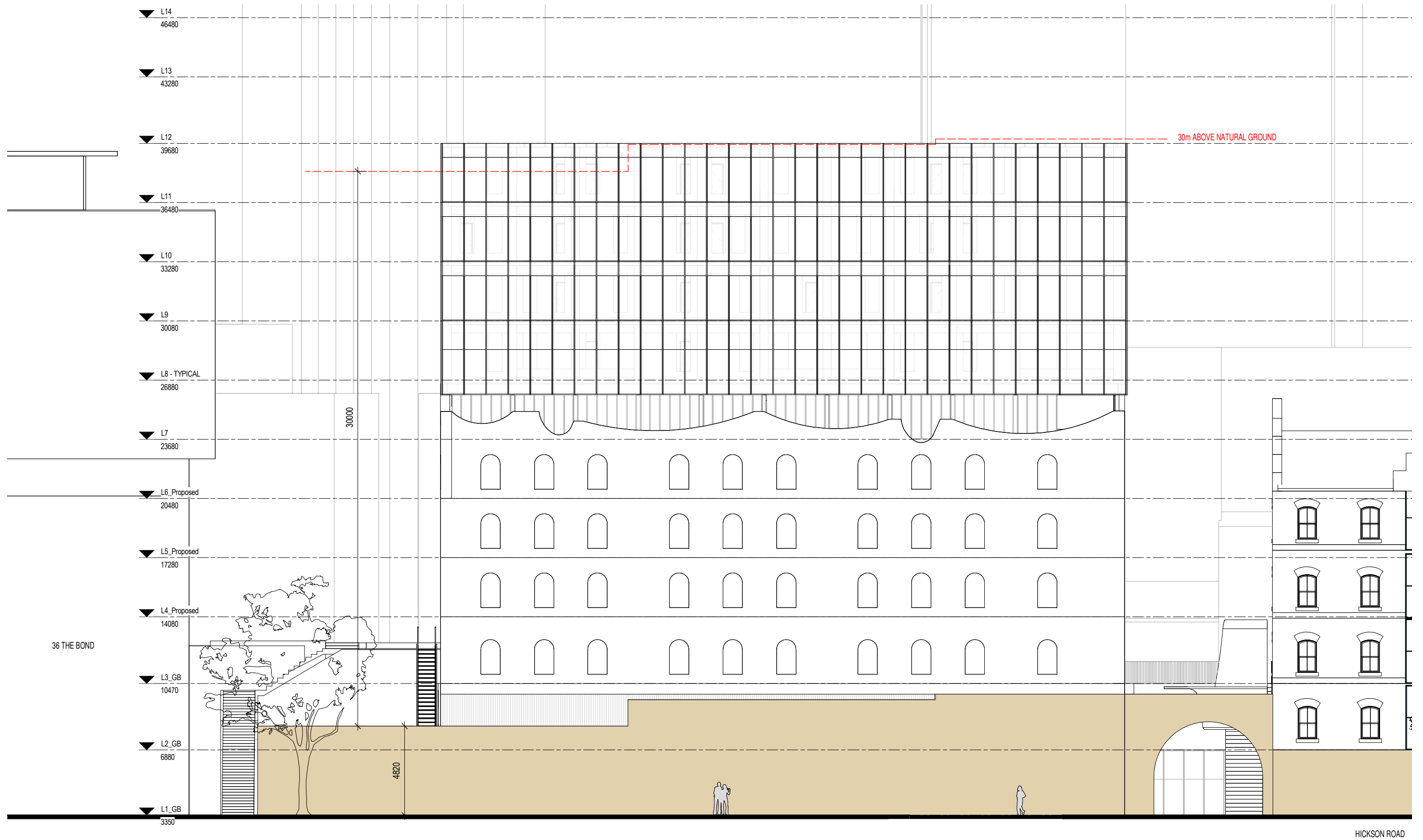
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## West Elevation

Scale  
1:200 @ A3

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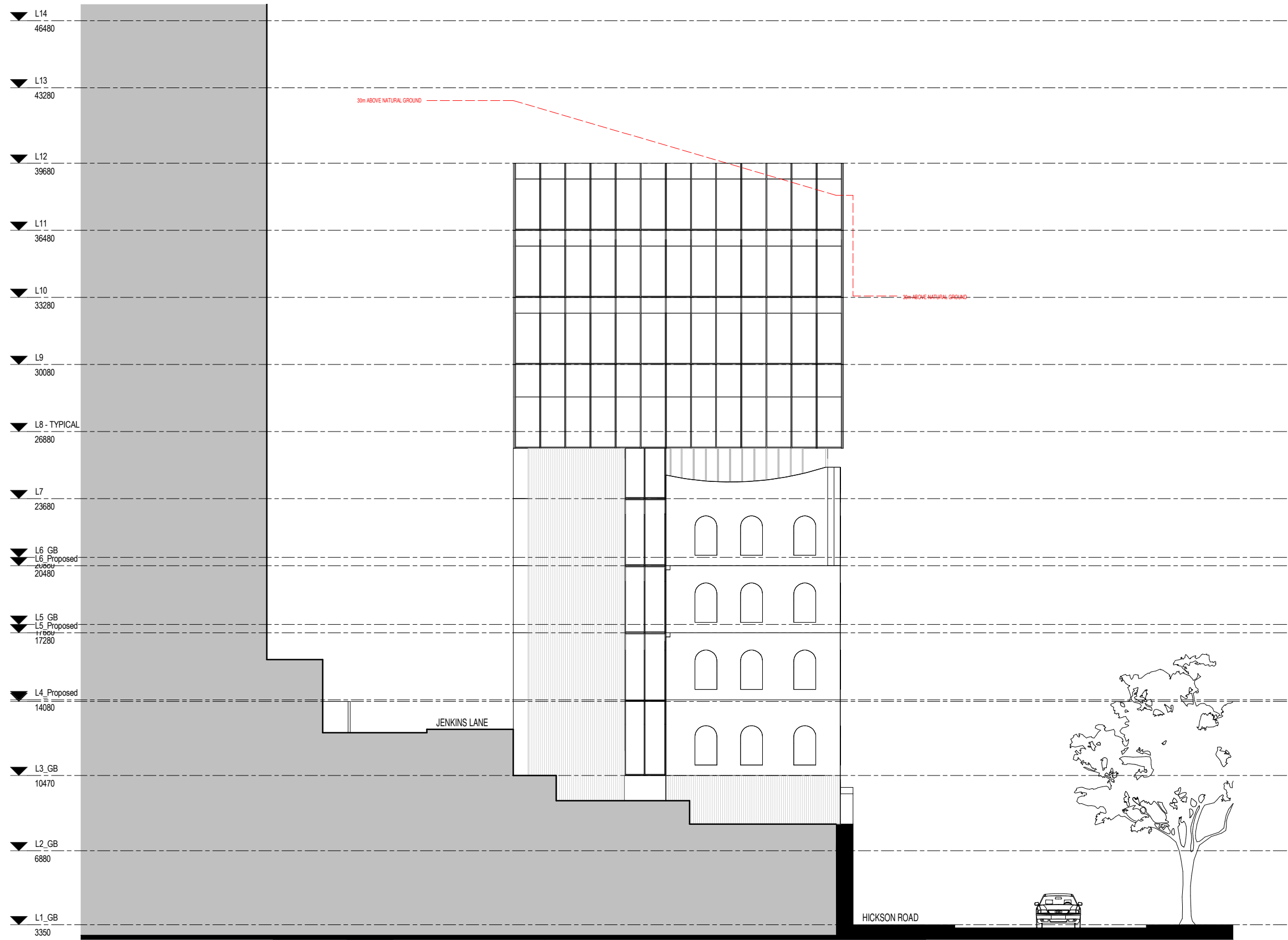
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Project number  
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North Elevation

Scale  
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Drawing number  
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Revision number  
04

Project number  
5646

Project name  
Grafton Bond Hotel

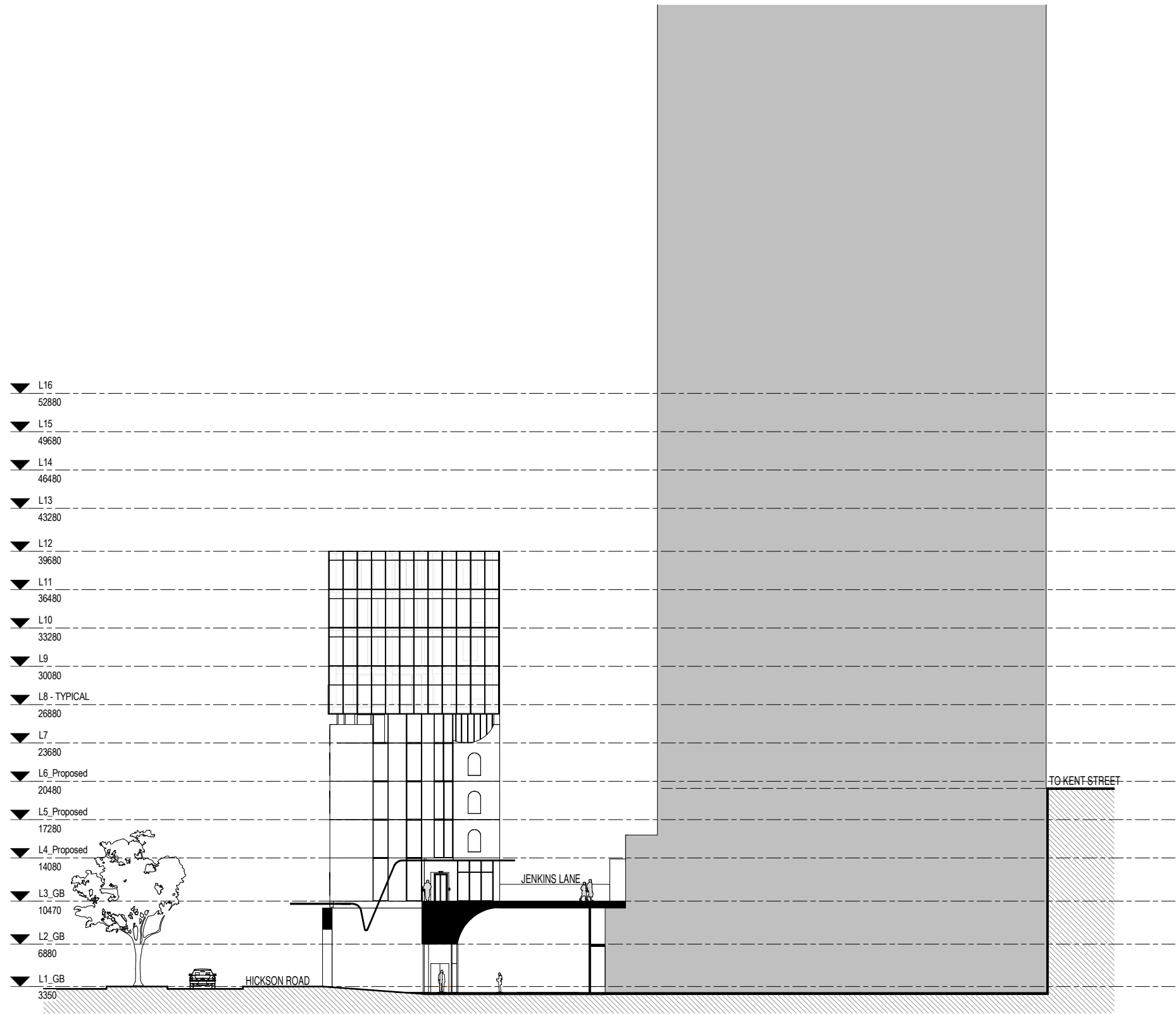
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Section 3

Scale  
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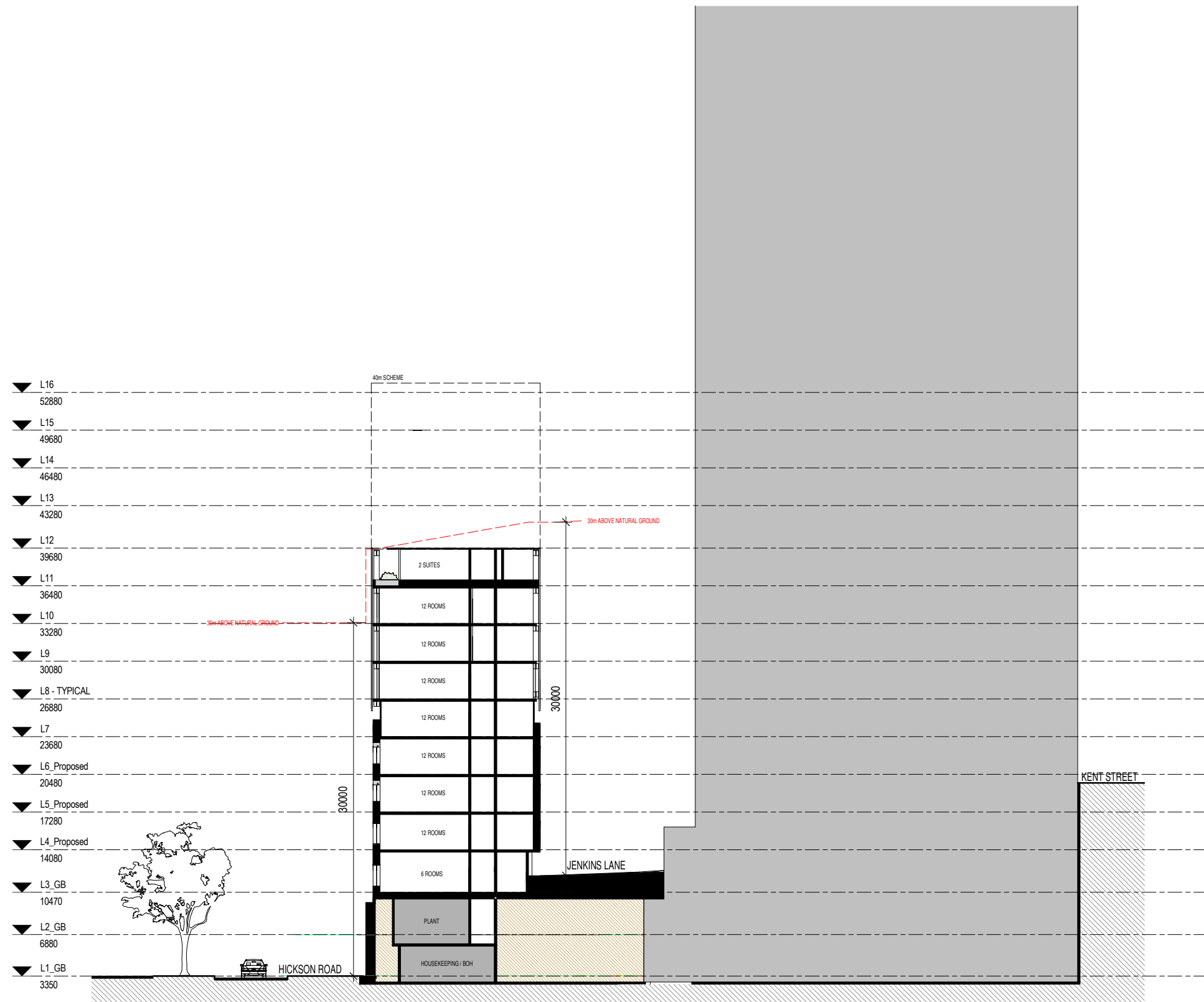


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04  
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Section 7

Scale  
1:200 @ A3



Drawing number  
SK-614  
Revision number  
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Area Schedule

Project			Job No.	HIVE Pool		Rev No.	Date			By
Grafton Bond Hotel			5646	Schedules and Tables		4	13/04/2018			BC
Location		Area Type				Room Types				
	RL	Floor to Floor	Existing GFA	Additional GFA	GFA - Total	GBB Standard	GBB Suite	New Build Standard	New Build Suite	New Build Accessible
Level 11 (Roof)	36.48	3.2		168	168				2	
Level 10	33.28	3.2		413	413			11		
Level 9	30.08	3.2		413	413			11		
Level 8	26.88	3.2		413	413			11		
Level 7	23.68	3.2		413	413			11		
Level 6	20.48	3.2		413	413			11		
Level 5	17.28	3.2	592	413	1005	15	2	11		
Level 4	14.08	3.2	592	413	1005	15	2	11		
Level 3	10.47	3.61	592	413	1005	15	2			6
Level 2 (Plant)	6.47	4*	773	64	837	15	2			
Level 1	3.35	3.12	739		739					
Sub Total			3288	3536	6824	60	8	77	2	6

Project Summary

Available GFA	13,299 sqm	Total Rooms	153
Proposed GFA	6,824 sqm	% Mix	39% 5% 50% 1% 4%
Site Area	1,500 sqm		

\* Plant level lowered locally from existing floor to floor to accommodate equipment



SJB Architects

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