

Argyle & Cleland Bond Stores Fire Safety Compliance

Address: The Rocks, Sydney

Value: \$2.2 million

Date: May - October 2018



Overview

The Argyle Stores were constructed in the early 19th century with Cleland Bond Store built in 1914 to extend warehouse capacity. The Bond Stores complex is of historical importance within The Rocks precinct and over the years has been redeveloped whilst maintaining its heritage significance.

In addition to large back of house office areas, the building is occupied by separately tenanted food and beverage outlets, bars and restaurants.

To meet current standards and regulations, the fire safety system, which had not evolved with the building, required an upgrade to ensure compliance. This included new hydrant points, additional sprinklers, smoke detection, emergency/exit lights, fire hydrant and sprinkler booster connection points.

Challenges

- It was vital to ensure that the heritage fabric of the building was not damaged.
- Regular liaison and consultation with heritage authorities and architects was required throughout the project.

- Works carried out in a fully operational building that operated from early morning to late into the night, seven days a week, with each tenant having different expectations.
- Developing and maintaining good working relationships with each of the stakeholders to maintain efficiency in the program and to mitigate any potential delay costs was key to a successful outcome.

Services

TPS was engaged by Place Management NSW (formerly Sydney Harbour Foreshore Authority) to coordinate the completion of the fire safety design, stakeholder management, procurement of the principal contractor and manage the construction phase of the upgrade to deliver a compliant fire safety system.

Highlights

Coordination with each tenant to deliver the works without impacting on the operation of their business.