STATE HERITAGE BUILDING, FIRE RATING ENCLOSURES

70 George Street, The Rocks, NSW

SECTOR:

Building (Commercial)

PROJECT COMPLETION:

May 2025

ADDRESS:

70 George Street, The Rocks

CLIENT:

CBRE

VALUE:

$35,000+

PROJECT OVERVIEW:

Constructed in 1912, the building at 70 George Street is a State Heritage-listed former bond store and warehouse, representative of early 20th-century architecture with timber post-and-beam framing and brick load-bearing walls. Bowsers was engaged by CBRE to design and deliver multiple Fire-Rated Enclosures, ensuring occupant safety while preserving the building's heritage significance.

SERVICES OFFERED:

In collaboration with the project's Fire Engineer, RED Fire Engineers, Bowsers developed a tailored passive fire protection solution that met the building's unique structural and heritage requirements. This involved the design and installation of multiple BCA-compliant fire-rated enclosures for the copper pipes running through each level of the building, with minimal impact on the building's original fabric.

PROJECT CHALLENGES:

Requiring a bespoke approach and close collaboration with stakeholders, Bowsers employed non-invasive installation techniques to preserve the building's original brickwork. Furthermore, with no lift access available, a carefully planned manual handling strategy was implemented to ensure all materials were transported to each level of the building.

SOLUTIONS OFFERED:

Bowsers implemented non-destructive installation techniques, such as drilling into mortar and using steel bracing, to avoid any damage to the original brickwork. A two-man team was strategically scheduled to ensure sufficient manpower for transporting materials to each level of the heritage building within the required timeframes.

OVERALL OUTCOME:

The client was highly satisfied with the outcome, commending the team's dedication and expertise. This project highlights Bowsers' ability to seamlessly integrate modern fire protection solutions into heritage environments, ensuring the structure is safeguarded for the future without compromising its historical significance.



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