

# CRAGO FLOUR MILL

BUILT  
NEWTOWN NSW

## BUILT FOR THE FUTURE

The Crago Flour Mill in the inner city Sydney suburb of Newtown has a fascinating history dating back to 1896 when it was originally constructed. Continually altered and upgraded, at its peak the mill ran 24 hours a day, milling three different kinds of wheat. In 1984 it ceased operation and was sold by Allied Mills Pty Ltd and converted into artists workshops. For the next 20 years the mill was used by painters, sculptors, musicians, stained glass makers, dancers and many other creative people. The adjacent silos were subdivided from the site in 2002 and converted to residential apartments.

In 2007, Built began work on the conversion of the building into the Flourmill Studios, a series of unique commercial strata-titled suites. Approached from Gladstone Street via a paved and landscaped courtyard the studios are topped by a framework of original steel columns and beams with the courtyard overlooked by 'Juliet' balconies adapted from the mill's early loading bays. The entrance foyer features heavy original timber columns and beams and incorporates the building's restored original goods lift.

Architects Allen Jack & Cottier combined with a highly skilled project team to create a series of 47 individual studios that evoke the remarkable history of the building. Great attention has been given to preservation of the numerous heritage fittings such as the drive shafts, wheels and pulleys that kept the mill running right around the clock. With both heritage and environmental concerns the studios are a model of contemporary recycling and renovation, creating an inspiring work space for the numerous creative enterprises that are likely to take up occupancy.

The studios range in size from 25 to over 250 square metres, some featuring warehouse-style timber columns and beams, original timber loading bay doors and historic sliding fire doors. Others offer double-height spaces with concrete ceilings, steel beams and the overhead soda hoppers once needed to produce flour. One of the most impressive and unifying features is the original pulley room which slices vertically through the building with the massive wheels and leather belts which once connected the mill's machinery to the motor room – now viewed throughout from the central hallways and foyers.

The sense of community is further enhanced by the common 'break-out' areas incorporating double-height spaces, balconies and tea stations

which all become informal meeting places for the building's users. Other heritage features include restored timber windows and loading bay doors, the new landscaped entry courtyard featuring the original steel structure and loading bay, the original restored goods lift and a mix of original timber flooring and polished concrete. Contemporary fittings include an exposed cable tray system for distribution of power and data, individual split-system air conditioners connected to each studio and a new passenger lift providing access to all floors.

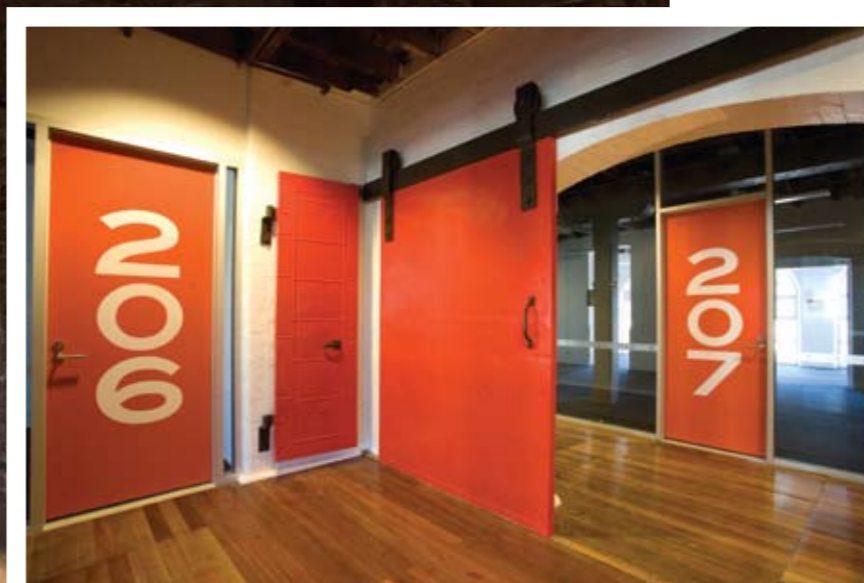
An interesting and timely innovation is the cyclists' room providing 32 bike lockers and personal lockers. 'Fuel' driven transport is accommodated with a total of 20 car spaces, 3 in the entrance courtyard and 17 secure spaces, the majority in car stackers, in the western courtyard. As well there is additional parking adjacent to the building available to occupants to lease.

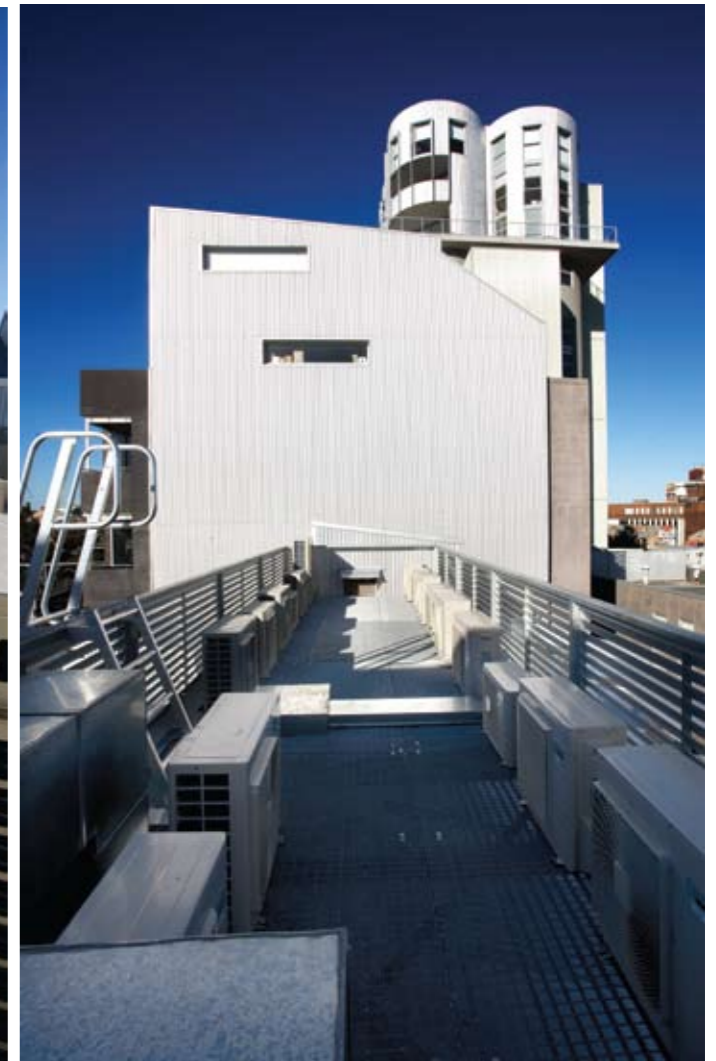
Built is one of Australia's most dynamic construction and fit-out companies, with turnover expected to exceed \$405 million in 2008/09. From its beginnings as a specialist fit-out company they have become a significant participant in the major property markets, employing a team of more than 260 people in three eastern seaboard states with a project capacity exceeding \$100 million.

The success of the privately owned company is the result of a deliberate organic growth strategy supported by continual reinvestment in the business. Built has always taken a partnering approach to its projects, developing successful relationships with asset owners and investors, architects and designers, to understand their needs and goals while also identifying optimal solutions.

Recent projects include the Qantas International First Class Lounges in Sydney and Melbourne, Fivex in Double Bay, The Post in Potts Point, the Hermès store, upgrade of the Queen Victoria Building in Sydney's CBD, the Ferrari Maserati Showroom in Waterloo, Sydney and the flagship 77 King St project in the Sydney CBD.

**Built NSW Pty Ltd**  
Level 1, 140 Myrtle Street  
Chippendale  
2008 NSW  
t. 02 8332 4111  
f. 02 8332 4199





## P.R. KING LIFT FLOURMILL

In transforming the 19th century Crago Flour Mill in Sydney's Newtown into 21st century creative studios, the designers aimed to provide the latest services and facilities in a way which would combine with remnants of the buildings past and be sympathetic to the heritage surroundings.

As a company synonymous with quality, P.R. King & Sons was contracted to solve the disabled access issues for the project in supplying a lift with proven reliability, a high quality finish and supported with a one year warranty.

P.R. King & Sons supplied and installed the Garaventa Xpress II Inclined Platform Lift in two separate locations with straight flights of stairs.

The Garaventa Xpress II is designed for wheelchairs and provides the option of independent access or attendant operation with one-touch controls, under platform sensing plate, bi-directional ramp sensors, emergency

manual lowering system, power-fold platform and ramps with the platform folding away to a narrow profile for maximum stairway clearance.

Garaventa has supplied over 50,000 lifts in more than 35 countries, specialising in lifts and other accessibility devices for the elderly and people with disabilities.

Represented on the east coast of Australia by P.R. King & Sons since 1984, Garaventa is one of several names comprising the wide range of lifts offered by Kings. The company also handles the 'Stannah' Stair Chair, 'Terry' Step-lift and the 'Inclinator' but is a name synonymous with 'lifts' since their incorporation in 1946.

Proudly Australian owned, P.R. King & Sons patented and installed their first 'Inclinator' in 1952 and it is still a world leader in outdoor inclined passenger transport with over 500 in service worldwide.

P.R. King & Sons are well positioned to provide consultancy and supply for almost all accessibility issues from their offices in Sydney, Melbourne and Brisbane with representatives in all other states.

**P.R. King & Sons Pty Ltd  
SYDNEY**  
155 Victoria Road  
Marrickville, NSW 2204  
t. 61 2 9560 7344  
f. 61 2 9568 3886

**MELBOURNE**  
1/11 Motto Court  
Hoppers Crossing, VIC 3029  
t. 61 3 9748 3488  
f. 61 3 9748 3597

**QUEENSLAND**  
P.O Box 871  
Biggera Waters, QLD 4216  
t. 61 7 5529 0573  
f. 61 7 5537 6441

## SHUTTING OUT THE COMPETITION

The innovative and highly distinctive redevelopment of Newtown's Crago Flour Mill site for residential and commercial use required a wide range of creative solutions when it came to retaining the original industrial qualities whilst articulating new elements. The use of Aluminium Plantation Shutters on the loft 501 area and as a surround to the air conditioning equipment located in two different areas on the roof was one such example.

Manufacture, supply and installation of these shutters was undertaken by the Sydney branch of Half Price Shutters, a company which manufactures, sells, installs and maintains Window Roller and Plantation Shutters. Originally commencing over 10 years ago in Perth and expanding into NSW in the late 1990's, the Australian owned company has further expanded from its Sydney base into the Central Coast, Newcastle and the Illawarra region.

Aluminium Plantation Shutters are made from Aluminium Alloy 6063 tempered to T5 as per

Australian standards, manufactured in Half Price Shutter's factory and come with a 7 year warranty. The shutters have the advantage of being installed either internally or externally, provide a low maintenance window dressing and can be used to close in balconies to shield the sun. They come in a variety of colours including wood grain and are backed by a seven year warranty.

Half Price Shutters took great satisfaction in seeing their product on display on such a prestigious project. The company has built a strong reputation supplying to the retail and domestic market with a whole range of outdoor and indoor shutter products. These include rollershutters used for both peace of mind as well as light and climate control, noise abeyance and storm protection.

The company also supplies plantation shutters as an excellent form of window dressing and insulation. As well as the standard plantation shutters the company also offers a range

of products including Basswood Plantation Shutters, Aluminium Plantation Shutters and Thermalite Planation Shutters made from a long lasting Polymer Extruded Foam.

**Half Price Shutters**  
37 Prime Drive  
Seven Hills NSW 2147  
t. 02 9760 6000  
f. 02 9760 6001  
[www.halfpriceshutters.com.au](http://www.halfpriceshutters.com.au)