

Project details

Name	Garden State Hotel
Project Type	New Pub
Address	95 Flinders Lane, Melbourne VIC 3000
Client	Sand Hill Road
Client contact	Matt Mullins (Client Contact) Mob: 0412 730 607 Email: matt@sandhillroad.com.au Jenny Brookes (PR Contact) Mob: 0439 306 382 Email: jenny.brookes@sandhillroad.com.au
Site Area	815m ²
Floor area (m ²)	1945m ²
Costs (\$)	Undisclosed
Time schedule (design)	9 months
Time schedule (construct)	14 months
Date of completion	04 July 2016

Designer details

Designer	Technē Architecture + Interior Design
Office address	Level 2, 43 Hardware Lane, Melbourne 3000
Tel	+61 3 9600 0222
E-mail	info@techne.com.au
Website	www.techne.com.au
Social Media	Instagram: @technearchitects Facebook: www.facebook.com/technearchitects



Project team

Justin Northrop – Director / Design Architect

Jonny Mitchell – Senior Interior Designer

Giles Freeman – Project Architect

Fatma Seker – Documenting Architect

Tim Angus – Design Architect

Melita Kei – Senior Draftsperson

Francois Claassens – Senior Draftsperson

Bianca Baldi – Interior Designer

Natalie Iannello – Interior Designer

Nathan Ruttner – Interior Designer

Sam Mofflin – Graduate Architect

Ruby Maddison – Student Interior Designer

Ben Shackleton – Student Architect

Project consultant's details

Builder	Schiavello Constructions
Structural Engineer	Robert Bird Group
Project Manager	SEMZ Property Group
Building Surveyor	Gardner Group
Services Engineer	WSP Group
ESD	WSP Group
Landscaping	Ayus Botanical
Land Surveyor	JCA Land Consultants
Others	Acoustic Engineers – Marshall Day Geotech – GeoAust Fire Eng – Exova Warringtonfire



QS – Prowse

DDA – B4Compliance

Lighting Consultant – Light Project

Waste Mgmt – Leigh Design

Stylist – Eleisha Gray eleisha@eleishagray.com

Photographer: Shannon McGrath

shannon@shannonmcgrath.com

Description of the project

The Flinders Lane Pub is a completely new pub built on the south side Flinders lane, opposite to the entrance to the 101 Collins St office tower. The shell around the new pub is the remnants of the Rosati Bistro, itself a Melbourne icon 20 years ago.

The proposed pub is made up of 5 levels, 4 of which are accessible by patrons.

A public bar greets patrons from Flinders Lane, which gives way to an open courtyard. Central to the project is the garden courtyard beneath a glass roof. The courtyard is host to mature trees, terraced seating and an open bar and kitchen.

The laneway bar lies beneath, connecting the courtyard and Duckboard Place to the rear.

First floor offers a private dining room and balcony overlooking the courtyard and offering views back across the city's north.

The second floor shares this view across a double height ceiling space and an ornately decorated function space.

1. Design inspiration

The design is influenced by a number of things

- *A strong client brief and the collective project history that we share with sand hill road.*



- *The character and proportion of the existing building that is being retained as a shell. In particular, it's materiality and the level change through the site*
- *The desire for a central garden and how that should be interpreted in the context of an urban / industrial context*

2. Materiality and why

Concrete, indicative of permanence, excavation and ability to reflect applied material & texture.

Recycled elements from the building include Oregon floor joists into wall panelling, steel beams into columns and structure – character of material, context to the site, subtle layering to the story of the building

Botanical/garden references emanate out from the courtyard – rose garden in the basement, fern patterned flooring in the front bar, charred timber in the dining room.

3. Point of difference/unique attributes of project

Within the Melbourne CBD there is probably no other hospitality venue, based on the spirit of a pub, that offers a comparable variety of spaces and experiences under the one roof.

Purpose built 4 story pub in the heart of the cbd will be an important social meeting place. Several distinct but linked venues in one location encourage exploration/journey.

Mature trees, extent of greenery/foliage contribute to the sense of a hidden garden to be discovered and explored.

4. Atmosphere created through design

Authentic robust material palette, contemporary design with historical referencing – traditional aspect of tiled/timber panelled front bar re-interpreted for an urban crowd

Relaxed garden feel

