

**Client** Probuild

**Details** Conversion of an art gallery into commercial office fitout

**Area** 500sqm

**Completion** November 2007

Probuild commissioned Bates Smart to undertake a conversion of an Art Gallery in Rushcutters Bay into two floors of commercial office space with a car park below. With Probuild's existing strong presence in Melbourne, the building in Rushcutters Bay was seen as a unique opportunity to raise the organisations Sydney profile.

Conversion of the gallery involved street level entry reconfiguration, alteration to the car park with a new shower amenity insertion. First floor was stripped back to an open plan volume with a new kitchen, bathroom and shower facility towards the back of the building. Level two became Probuild's new Head Office.

An existing mezzanine at the back of level two was removed and another one inserted along the southern side of the floor, enhancing the dramatic double volume and accentuating its length. Offices and meeting rooms were grouped and contained below the new mezzanine, with a boardroom and a staff café located on the upper floor with uninterrupted views to the open office space below.

Crisp, clean and contemporary colours and finishes inhabit the new space. Polished concrete floor, recycled rubber flooring to stairs and café, wool carpet to offices and meeting rooms creates a welcoming environment. Two types of timber slats delineate existing volumes from new insertions – light and evenly spaced slats for new; dark and irregularly spaced for existing. By utilising large skylights the office is able to operate with very little artificial lighting throughout the day. In a further effort to reduce the environmental impact of the fitout, existing workstations were refinished, and office furniture and storage were reused.

Probuild's Sydney office has earned a reputation for the successful delivery of complex projects of high quality and significant architectural merit. By installing the Bates Smart designed fitout themselves Probuild has been able to reinforce this reputation.

**Top left** Reception

**Bottom left** Collaborative area

**Right** Studio space and stairs to mezzanine breakout

