

33 broadway



33 Broadway was designed by architect Julius Elischer and constructed in 1965 to be used as a showroom for furniture designer and importer David Foulkes Taylor. Elischer's design was for a double height, single-volume building with two steel framed mezzanine floors accessed by steel stairways connecting to a suspended central mezzanine.

The building was praised at the time for its use of light and the changing scales of space.

The original open showroom architecture was adapted into enough office and meeting space for 3 tenants whilst maintaining and embracing its original spatial qualities and diffused natural light.

A detailed approach was used on the internal office walls by highlighting the door frame linings and glazing reveals with solid jarrah. The internal perimeter walls were left in the original condition with a heavy textured paint finish that had been applied previously. The internal steel balustrades were replaced to comply with current building codes. All exterior door frames and doors were replaced in keeping with the originals with 1 exception to the upstairs door and door frame where a recycled door and frame were used. With the building interior being such a large and open area, high quality materials were also used to preserve the acoustic and thermal qualities necessary to maintain a practical working environment.

Discreet installation of items such as air conditioning, lighting, power and data cabling also had to be very carefully considered in preserving the original aesthetics of the building. The building's past has been preserved whilst ensuring the renovations haven't limited its future use. All architectural changes made are reversible.

"We're happy with the delivery and the results that Total Project Solutions achieved for our refurbished building" said Rod Mollet State President of RAlA.

The RAlA occupancy works were opened by The Hon Michelle Roberts MLA Minister for Housing and Works on the 22nd October 2007.