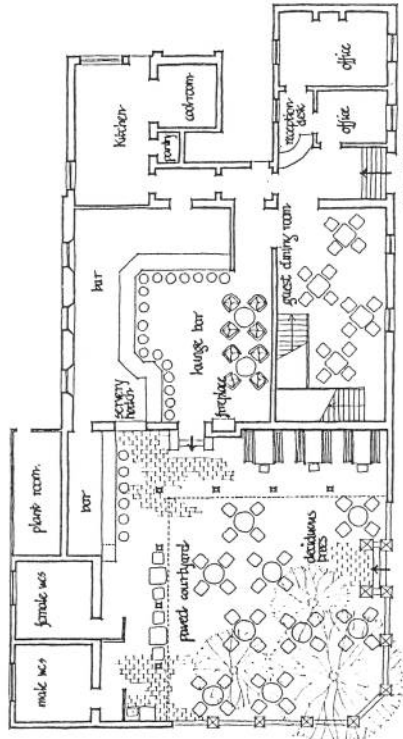
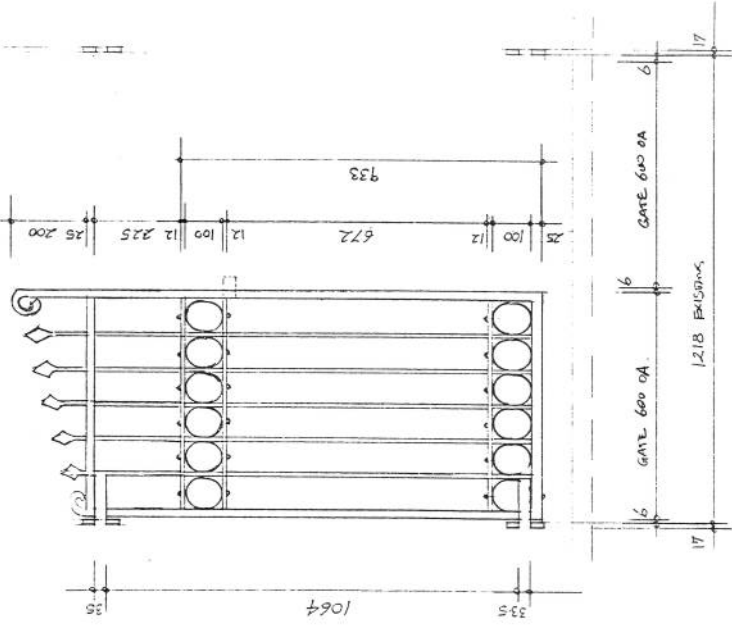


The Norfolk Hotel



Ground Floor Plan 1:100



EXISTING FLOOR PLAN

COMMENT

The building, until 1985, was the Odd Fellows Hotel. Wayne Donaldson and a syndicate of three friends purchased the property. Wayne had an ambition to create a courtyard pub, of an English public house scale, and recognized the potential of the Odd Fellows Hotel site. Wayne's previous experience in the renovation of the Fremantle Markets had given him a feeling for the use of materials and the aesthetic qualities of a Fremantle building.

Summerhayes Way and Associates were engaged for the schematic design stage. They developed Wayne's concept into a sketch proposal and obtained planning approvals.

Subsequently, Wayne had discussions with the Fremantle based builders Sahajam Rajneesh Builders, who were engaged on a cost plus basis to undertake the works. This decision and the Builder's abilities and dedication were integral to the project's final success.

Fremantle architect Martin Grounds, was engaged to undertake the design development, contract documentation and subsequently the contract administration of the project.

The extensive nature of the changes to the building (ie the demolition of that third of the building fronting the corner of Norfolk and South Streets to create the courtyard) necessitated documentation proceeding simultaneously with construction.

Wayne Donaldson's concept was to create a "one hundred" year old pub. Consequently, there was extensive use of recycled materials in construction. For example - roof sheeting, verandah columns and rafters, window frames and bar and fireplace joinery.

The most significant aspect of the project was the creation of the courtyard. In a city where existing buildings are normally restored, this project was a wild departure. The old front bars and rooms above were demolished to create a new north east facing courtyard. The end result is a building that appears to have "evolved" over the past one hundred years to its current form, whereas in reality, the new has no physical relation to the past. This is making new from old whilst retaining the integrity of the building and fitting in with the character of the street and Fremantle.

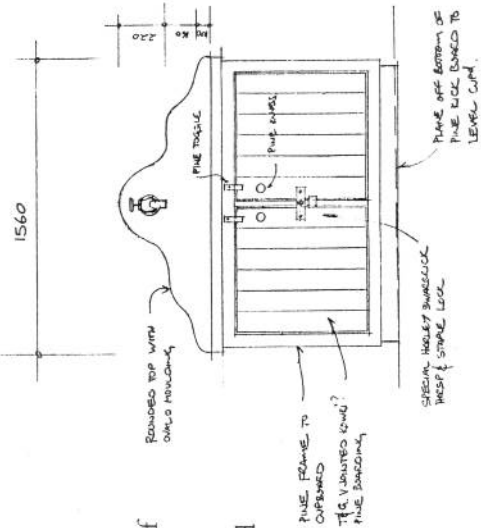
The courtyard, built over the basement restaurant, is extremely successful. Its orientation, north east, results in an extremely pleasant environment, sunny and sheltered from the prevailing south westerly winds. It overlooks the street and its activities, but is not overpowered by the street.

The height of the street wall and the level of the courtyard were extensively empirically researched and tested to achieve a comfortable screen for people in the courtyard, whilst maintaining just the right contact with the street.

Three trees were provided in the courtyard suspended concrete slab. These were located in the street corner of the courtyard to create a "garden court" feeling. They serve as a visual signal of the courtyard as a respite from the hardness of the street.

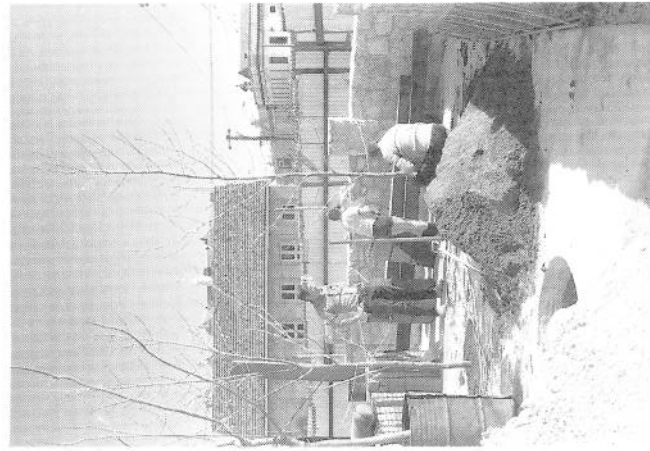
The courtyard is a good example of urban design. It becomes a "park", a place to rest away from the activities of the street but still part of the street, which "coincidentally" is a place where you can get a drink.

The project was carried out just prior to the America's Cup and its lasting contribution to the Fremantle environment is a great credit to Wayne Donaldson.]

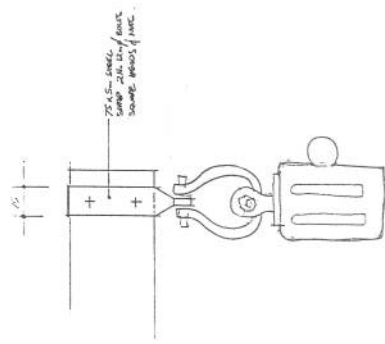


FRONT ELEVATION

COURT YARD GATE COCKER COUPES GARD. 1:20



"Wayne had an ambition to create a courtyard pub of English public house scale"



LIFTING BEAM STEEL FRAM