CASE STUDY

PIONEERING THE ADAPTIVE REUSE OF HERITAGE BUILDINGS

Banbury Village, VIC

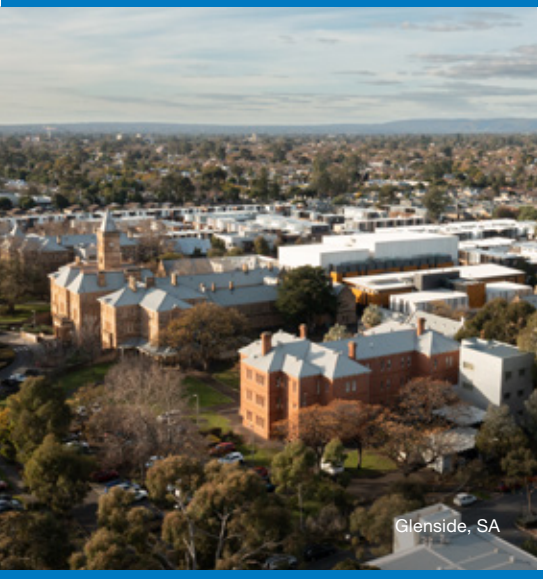
At Cedar Woods, we believe that the past has the power to shape the future. The adaptive reuse of heritage buildings is a testament to this philosophy. We understand that these historic structures are not just remnants of the past but are valuable assets that can enrich our new communities and reshape the environment.

Historic buildings lend character to our communities and serve a practical future purpose. By bypassing the wasteful process of demolition and reconstruction, we not only preserve the environmental benefits of these structures but also their embodied energy. This makes our projects much more environmentally sustainable than relying on entirely new construction.

In our dedication to preserving history, we also collaborate closely with historical experts and adhere to stringent local and state guidelines ensuring that we respect the integrity of our heritage sites while seamlessly integrating them into modern developments.

Cedar Woods' Managing Director Nathan Blackburne knows the value in the preservation of the past. "Where possible, we make a concerted effort to preserve or restore heritage buildings and structures of significance to ensure their legacy lives on. The environmental benefits, combined with energy savings and the social advantage of recycling a valued heritage place make adaptive reuse of historic buildings an essential part of a Cedar Woods community."

> ADAPTIVE REUSE PRESENTS A GENUINE CHALLENGE TO ARCHITECTS AND DESIGNERS, PUSHING THEM TO FIND INNOVATIVE SOLUTIONS THAT BLEND THE OLD WITH THE NEW. THIS NOT ONLY ENHANCES THE AESTHETIC AND FUNCTIONAL VALUE OF THE PROJECT BUT ALSO PROMOTES ARCHITECTURAL INNOVATION AND CREATIVITY.



Glenside, SA

KEY FEATURES AND ASSOCIATED BENEFITS

ENVIRONMENTAL BENEFIT

Embodied Energy Retention

The main environmental benefit of reusing buildings is the retention of the original building's embodied energy. Embodied energy, as defined by CSIRO, encompasses the energy consumed by all processes associated with the production of a building, from the acquisition of natural resources to product delivery. By reusing buildings, we conserve this embodied energy, making our projects significantly more environmentally sustainable than new constructions.

Reduced Environmental Impact

New buildings have higher energy costs, contributing to energy and raw material consumption, wood harvest, water supplies, landfill, carbon dioxide production, and greenhouse emissions. The Australian Greenhouse Office notes that the reuse of building materials typically involves a saving of approximately 95% of embodied energy that would otherwise be wasted, making the reuse of heritage buildings a logical and sustainable choice.

Resource Efficiency

The adaptive reuse of heritage buildings reduces the demand for new materials, thereby conserving natural resources and minimising the environmental footprint of new constructions.

SOCIAL BENEFITS

Community Enrichment

Keeping and reusing historic buildings offers long-term benefits for the communities that value them. Adaptive reuse restores and maintains the heritage significance of buildings, ensuring their survival and continued appreciation.

Enhanced Community Life

By transforming historic buildings into accessible and usable places, Cedar Woods enhances the quality of life in our communities. Our projects integrate heritage buildings into everyday life, making them focal points of community interaction and generating a sense of pride.

Preservation of Cultural Heritage

Adaptive reuse helps preserve the cultural heritage of communities, allowing historic buildings to continue telling their stories and providing a sense of continuity and identity.

ECONOMIC BENEFITS

Cost Savings

The embodied energy savings from not demolishing a building will only increase with the predicted rise in energy costs. This translates into significant cost savings for developers and property owners alike.

Market Appeal

While there is no definitive research on the market appeal of reused heritage buildings, they are anecdotally popular for their originality and historic authenticity.

CEDAR WOODS' KEY ADAPTIVE REUSE PROJECTS


Holy Cross Laundry historical sketch

GREVILLE – QLD

History of the Site

The Greville site in Wooloowin, Queensland, boasts a rich history dating back to 1882. Originally purchased by the Sisters of Mercy, the site was later converted to the Holy Cross Laundry, designed by prominent architect Francis Drummond Greville Stanley. When the Holy Cross Laundry opened in 1889 it became an integral part of the community, providing employment and residential accommodation to local women. Cedar Woods acquired the site in March 2017, with a vision to transform it into a vibrant community hub while also ensuring the preservation of its historical significance.

Adaptive Reuse Initiatives

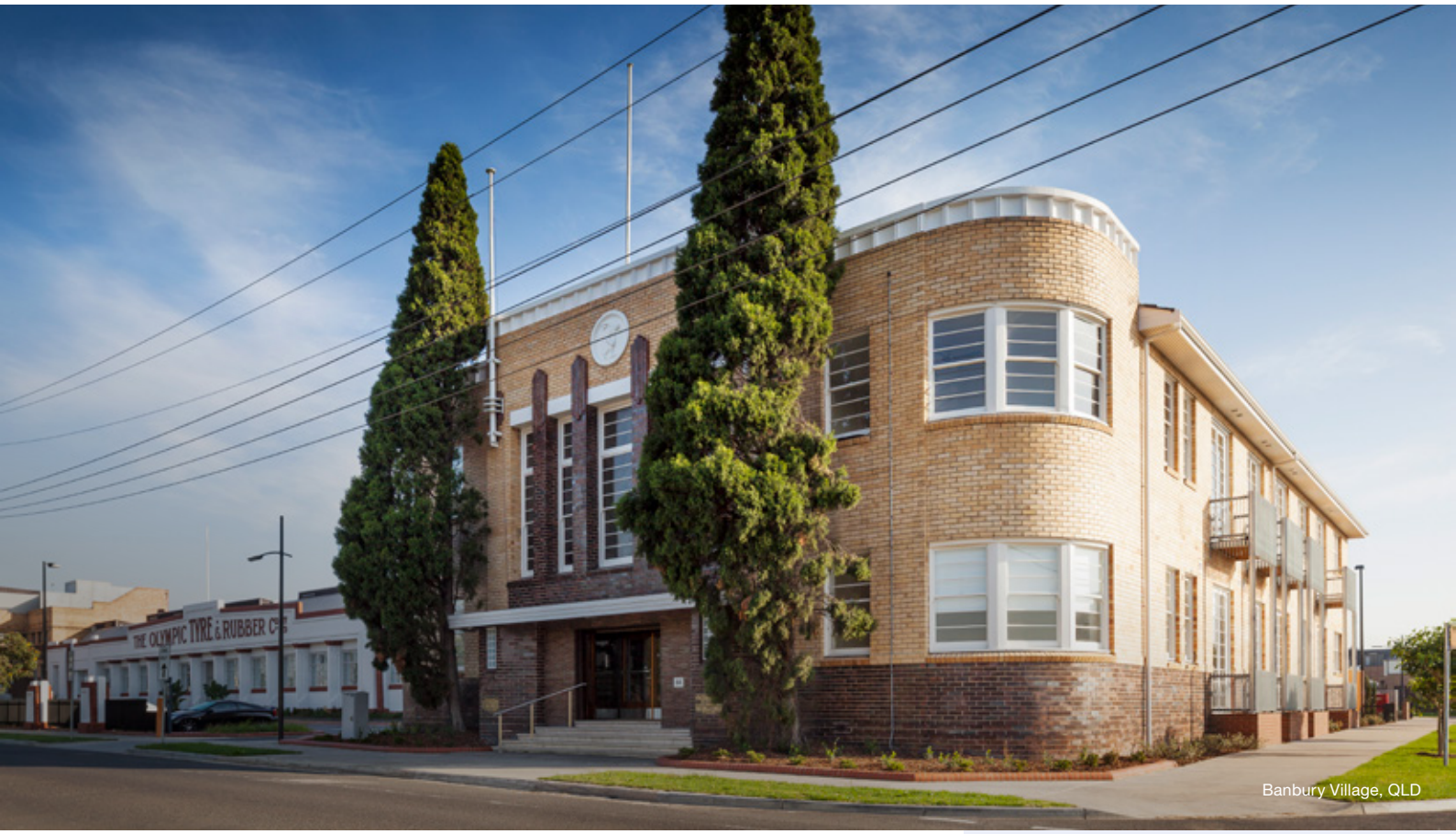
The heritage-listed Holy Cross Laundry building currently serves as a Sales Centre. Cedar Woods plans to adapt this historic structure into a series of unique homes that retain key heritage features while embracing contemporary design. Initial concepts have been carried out by the award-winning Rothelowman Architects, ensuring a blend of historical charm and modern functionality.

Benefits

- **Environmental**: Retaining the Holy Cross Laundry building's embodied energy significantly reduces the environmental impact compared to new construction. This approach aligns with our sustainable development principles by conserving resources and minimising waste.
- **Social**: The adaptive reuse of this historic building enhances the community's identity and preserves a valued heritage site, ensuring it remains an integral part of Wooloowin's cultural fabric.
- **Economic**: The unique combination of heritage and contemporary design adds market appeal, attracting buyers interested in distinctive, historically rich properties.

> "THE ADAPTIVE REUSE OF THIS HISTORIC BUILDING ENHANCES THE COMMUNITY'S IDENTITY AND PRESERVES A VALUED HERITAGE SITE."

Greville, QLD



Banbury Village, QLD

BANBURY VILLAGE - VIC

History of the Site

The Banbury Village project in Footscray, Victoria, is set on the former Olympic Tyre Factory site. This site has a significant industrial history, being the home of the Olympic Tyre & Rubber Co., which operated under the ownership of Sir Frank Beaurepaire. The site's Art Deco buildings, which served as the company's offices and showroom, are key historical features that Cedar Woods committed to preserving and integrating into the development.

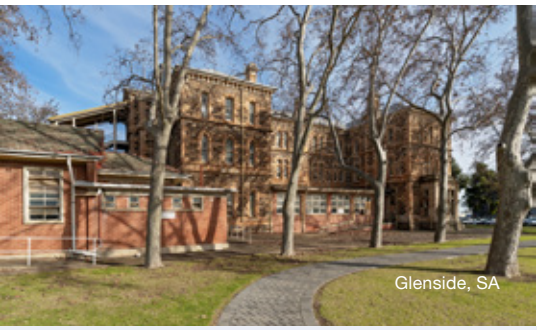
Adaptive Reuse Initiatives

Cedar Woods undertook a comprehensive restoration of the Art Deco buildings, transforming them into contemporary apartments while maintaining their historical significance. The project involved meticulous preservation of the buildings' architectural features, blending them with modern amenities to create a unique living environment.

Benefits

- **Environmental**: The restoration conserved the embodied energy of the original structures, reducing the need for new construction materials and minimising environmental impact.
- **Social**: By preserving and repurposing these historic buildings, the project enhances the community's cultural heritage, providing residents with a unique connection to the area's industrial past.
- **Economic**: The adaptive reuse of the site has been recognised by both Maribyrnong Council and the Heritage Council Victoria as an exemplary case of heritage retention, boosting local property values and market interest.

> THE SITE'S ART DECO BUILDINGS ARE KEY HISTORICAL FEATURES THAT CEDAR WOODS COMMITTED TO PRESERVING AND INTEGRATING INTO THE DEVELOPMENT.


Glenside, SA

> THE ELMS AND WARD BUILDINGS ARE NOTED FOR THEIR BLUESTONE CONSTRUCTION AND ARE LISTED ON THE STATE HERITAGE REGISTER.

GLENSIDE - SA

History of the Site

Glenside, located in Adelaide's east, is an area rich in historical significance, particularly due to its association with the former Glenside Hospital. The site features several historic buildings, including The Elms Building and the Ward Buildings (R2 and X), constructed in the late 19th century. These buildings are noted for their bluestone construction and are listed on the State Heritage Register.

Adaptive Reuse Initiatives

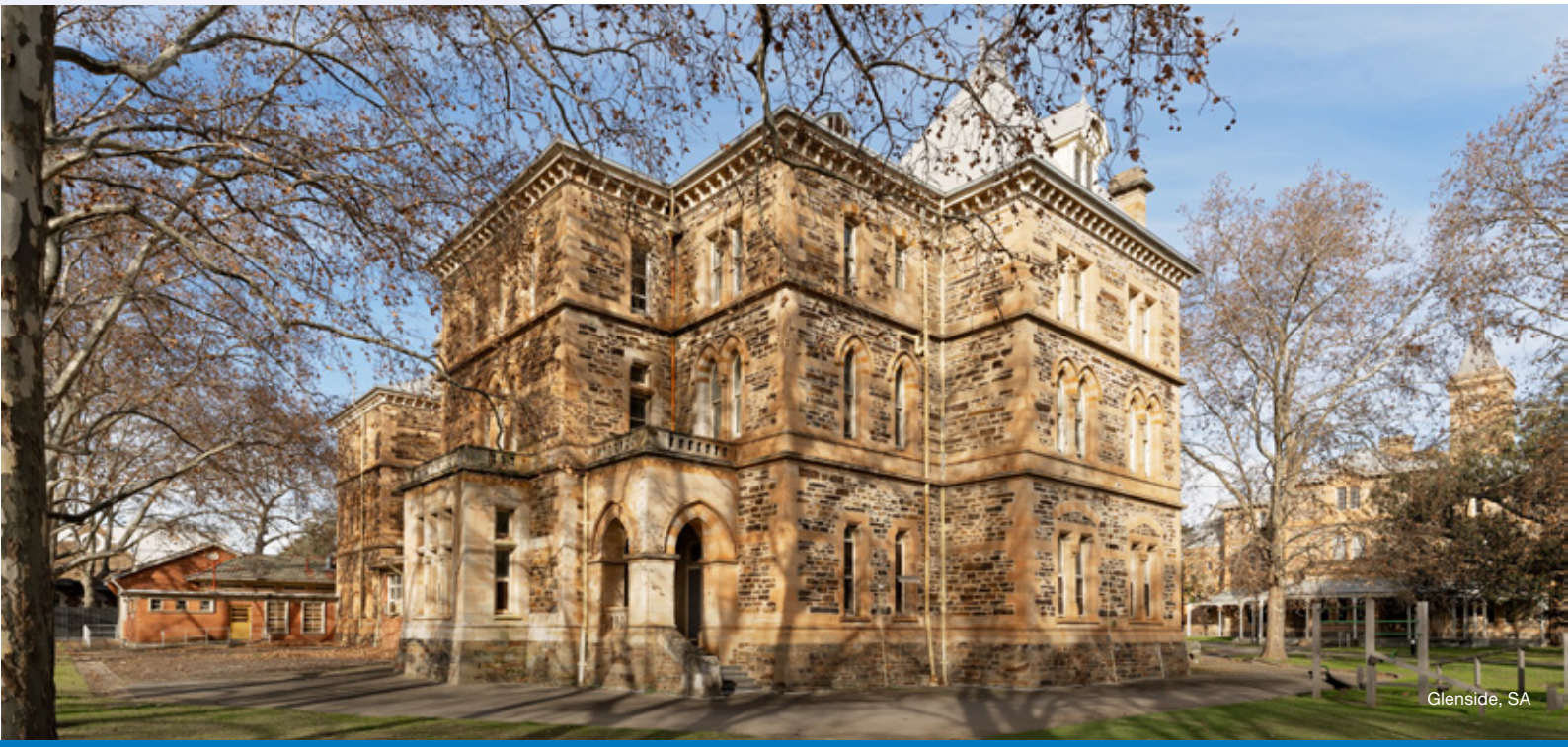
Cedar Woods is integrating these historic structures into a contemporary residential development. The Ward Buildings will be transformed into luxury homes, with sympathetic extensions that complement the existing bluestone base and red brick facade.

Benefits

- **Environmental**: The reuse of these heritage buildings conserves their embodied energy and reduces the demand for new construction materials, aligning with our sustainable development practices.
- **Social**: The integration of historic and contemporary architecture creates a unique community atmosphere, preserving Adelaide's cultural heritage and providing residents with a strong sense of place and identity.
- **Economic**: The adaptive reuse of these buildings adds significant value to the development, attracting buyers who appreciate the blend of history and modernity, and ensuring the long-term viability of the project.

Adaptive reuse in design and construction exemplifies innovation in thought by creatively repurposing historic buildings to meet modern needs, ensuring their continued relevance and utility.

By embracing adaptive reuse, Cedar Woods demonstrates a forward-thinking commitment to sustainable development, showcasing how innovative design can honour the past while building a more sustainable future.


Glenside, SA