



Case Study 27

Swan Brewery

Perth WA

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Think Brick Australia
PO Box 751, Willoughby NSW 2068
(1/156 Mowbray Road, Willoughby)
Tel (02) 8962 9500 Fax (02) 9958 5941
info@thinkbrick.com.au
www.thinkbrick.com.au

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Swan Brewery, Perth WA

Client/building contractor: Multiplex Constructions

Architect: Cox Architects

Heritage architects: Clive Lucas, Stapleton & Partners

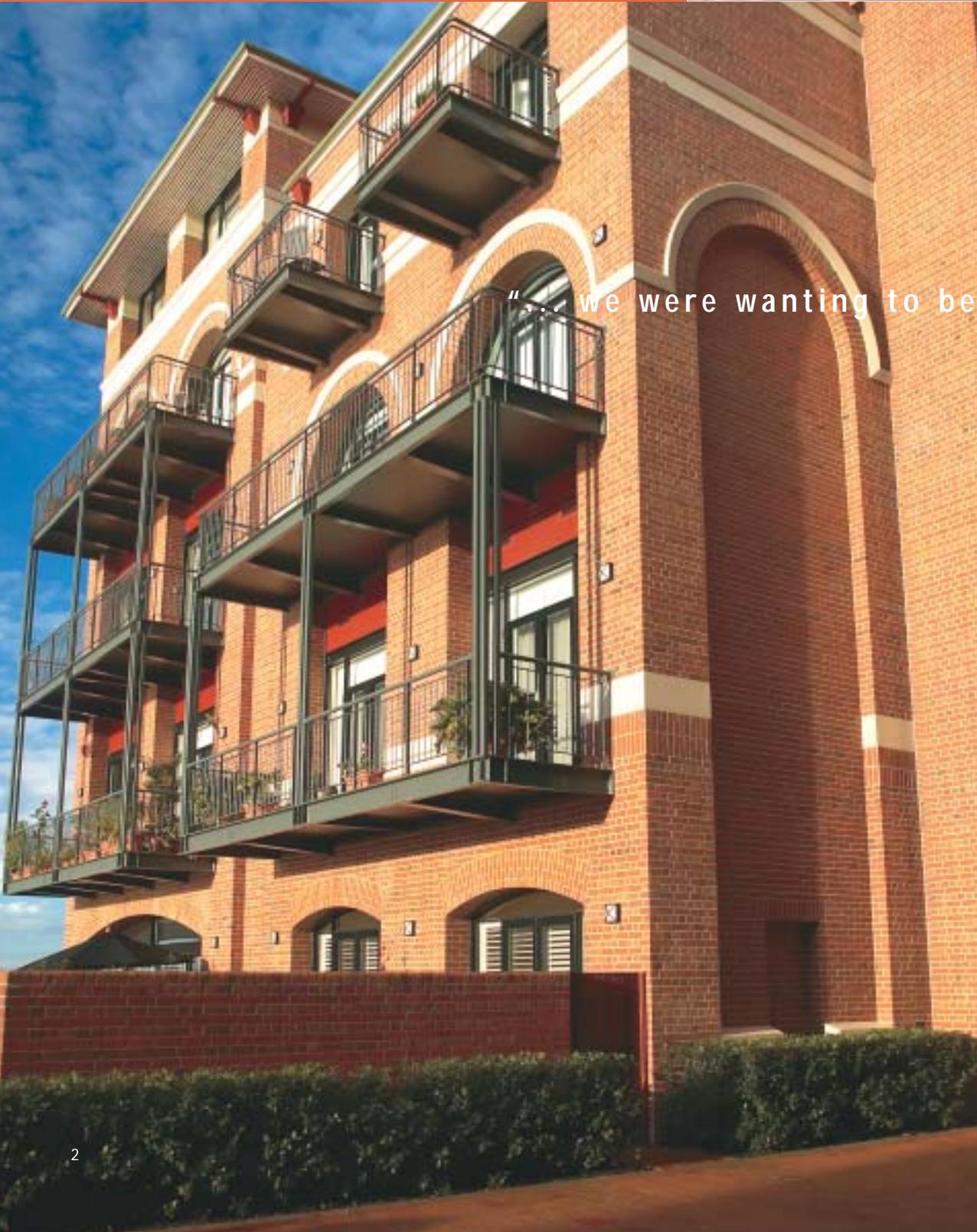
Construction cost: \$58 million

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"... we were wanting to be **respectful in**

Left:

The new construction adopts the colour, texture and form of the old without being imitative.

Above:

The complex is one of the few with frontage to the Swan River, allowing spectacular views of the Perth CBD.

Top right:

The brickwork is laid in English bond, with deep reveals, exquisite detailing and expressed arches.

Bottom right:

The Swan Brewery mixes new (left and far right) with old (centre right) and residential with commercial.



Swan Brewery

Perth makes remarkably little use of a riverfront that is the envy of many cities.

The Swan Brewery, one of the few built forms on the water's edge, was badly neglected when Multiplex first called Cox Architects into the project. An aborted previous development had gutted the complex leaving it exposed to the elements.

"My first impression was 'What the heck is here that's worth keeping'," recalls Murray Etherington, Cox's project director. "Although there seemed to be a lot of fabric not one piece was in any state to be used. It was far from a pretty sight!"

The first steps were to prop the walls and re-roof the complex to allow it to dry out. The river facade had been largely removed but fortunately the street frontage was intact. "The whole left hand block (as seen from the river) is entirely new," Etherington explains. "It has been designed as 'modern sympathetic', respecting the proportion and forms of the past without trying to mimic them."

Most of the 28 apartments in this block sold off the plan in days, despite multi-million dollar price tags. The rest of the complex is commercially tenanted.

The right or city end of the complex is "bookended" with a new entry building that also shelters the courtyard space fronting the river and old cellar buildings that house two restaurants (one with a micro-brewery).



terms of the brickwork texture, colour, form and proportions."

Although the new structures use pre-stressed concrete frames, the masonry is traditionally massive, with deep reveals, exquisite detailing and expressed arches. The new brickwork was laid in English bond (alternating courses of stretchers and headers).

The red brick chosen for the new work was close to the colour of the predominant original bricks. "Again, we weren't wanting to mimic the era gone by but we were wanting to be respectful in terms of the brickwork texture, colour, form and proportions."

Murray Etherington considers the Swan Brewery redevelopment to have been very successful. "At the micro level it has a remarkable degree of detail and you can see the level of tradesmanship that's gone through it. But when you look at it from afar it clearly hangs together very well."

