



Windsor Hotel

The Windsor Hotel occupies the Spring Street frontage in the Melbourne CBD, opposite the Parliament House and the Fitzroy Gardens, in a building that has held a hotel since 1883. The project was valued at \$380 million and completed in 2021. The works are a major refurbishment and upgrade of the hotel, delivering 270 five-star rooms and hotel amenities. The governing constraint is the heritage hotel. A building of that age and significance cannot be stripped back, new services have to be threaded through existing structure, and every intervention on the facade and the public interiors is subject to heritage approval — all on a site with no standing space on Spring Street. Baracon's role was project management. The appointment covered the consultant team, the construction contract and the programme through a refurbishment of this scale, with the project manager holding the client's position across the heritage approvals and the delivery. The refurbishment returned the hotel to its Spring Street address as a five-star property, and it remains the benchmark for heritage hospitality in the portfolio. It is the largest hospitality project in Baracon's portfolio, and it sits with the Lyall Hotel as the two hotel projects the practice has delivered.

PROJECT LOCATION

Melbourne CBD, VIC

PROJECT YEAR

2021

STATUS

Completed

BARACON'S ROLE

Project Management