



Front elevation before compares with...



...the front elevation on completion

PRESERVATION TECHNOLOGIES

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CASEFILE

New windows, patio doors and facade works add value to Bellevue Hill residential property

The problem

Not only upgrade to add value, but also to fix issues associated with operating the old door and window systems.

Also years of deterioration of the pointing needed recitification.

The constraints

Considerable internal access was unavoidable and all units were to remain fully occupied during the project. Also, being in a heavily built-up area, the location of the site made for difficulties of access.

The solution

Full time supervision and significant project management was called for to deal with the constraints. An excellent window and door system was chosen to meet the client's needs.

A skilled team of tradesmen paid special attention to detail in repointing and to internal repairs and make-good works.

The methodology

The building has two effective tower blocks with a central stair and lift shaft joining them. The works started to the lower tower with the erection of a fully fixed scaffold and materials hoist. These were moved to the front tower on completion of stage one.

The workteam removed and replaced all patio doors and windows with new commercial grade aluminium systems, undertaking associated internal work to reveals such as patching, painting, removing and replacing blinds and shutters, and creating new door thresholds where required. They cleaned all facade brickwork, replacing some. A trial of various mortar colours preceded repointing of all facade brickwork.

The team painted all previously painted elements including handrails and metal window. They removed old spandrel tiles and installed a new tile system to enhance the building facades, including over the front elevation brickwork. They undertook some plumbing and minor other



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building works.

The result

There was an excellent working relationship between our site team, the architect and owners' committee and this proved essential to delivering the project to program and ensuring a quality outcome for the owners.

Project architect: Ollo & Co

Contact: Lynn Molloy 0412 021 465

Completed: June 2010

Letter of reference: *to come*



Work-in-progress on the side and rear elevations (left) resulted a value-added improvement (right)



Stage one works to rear tower



Lift shaft exterior done



Large window sizes



Typical window installation



Old spandrel tiling



Spandrel tiling and window