



*This was typical of the deterioration of the lintels*



*Lintels were built after major prep work internally*



*Facade done, with work zone yet to be removed*

## Inner city residential facade repair and restoration

**The problem:** The 1920s building in Surry Hills was converted from a warehouse into exclusive apartments. However, elements of the southern elevation were not adequately repaired at the time, leaving the new owners to live with leaking windows and corroding lintels, leading to damage to internal fixtures and fittings.

**The constraints:** The building sits on a corner with very narrow street access. It also had many power lines running close to the wall, and a number of trees. The footpath was very narrow, so no hoarding could be erected. Because parking was at a premium in this densely populated area, the work team were allowed no car spaces. And the building was to remain fully occupied throughout repairs.

**The solution:** Following extensive negotiations and planning with Council, a work zone was created along the wall area, a fixed scaffold system was built off the footpath, trees were cut back, and the wiring protected and isolated. Cars were able to park along the work zone while still allowing other vehicles to

use the street. Internally, apartments were isolated and protected from the extensive demolition work.

**The methodology:** Specialist teams removed and replaced the lintels, which included extensive new brickwork rebuilding and repairs to timber joists. All lead-based coatings were removed, the surface prepared and sealed with an epoxy primer, and a new membrane coating applied over this. New aluminium windows were installed to overcome the leaking issue.

**The result:** The Stage 1 works to this elevation ensured it was fully restored, protected and upgraded, providing owners with peace of mind for the future.

**Project consultant:** Diagnostech

**Contact:** Dennis Stephenson, (02) 9925 0288

**Completed:** February 2008



*Left: Access to the southern elevation, and  
Right: The southern elevation repaired and coated*



*After major preparation work internally, the  
lintel had to be completely rebuilt*

## Stage 2 residential facade repair and restoration

**The problem:** The 1920s building in Surry Hills was converted from a warehouse into exclusive apartments. However, as with the southern elevation, elements of the western elevation were also not adequately repaired at the time. This left the owners still experiencing leaking windows and corroding lintels, leading to damage to internal fixtures and fittings.

**The constraints:** The elevation fronts a narrow street with numerous power lines running close to the wall. Deterioration of the parapet wall brickwork was likely to raise technical issues once fully accessed. The building was to be fully occupied.

**The solution:** Following negotiations and planning with Council, the team built a fixed scaffold system off a B Class hoarding, cut back a tree, and protected and isolated the wiring. After investigating the deteriorated parapet, demolished and rebuilt the wall. Protection from the demolition work had to be provided inside the building common areas and apartments.

**The methodology:** Using the same specialist teams from Stage 1, the project followed similar lines as before. All reinforced concrete lintels were either removed and replaced with "T" bars and brickwork, or were repaired using concrete repair techniques. All lead based coatings were removed from the facade, the surface prepared and sealed with an epoxy primer and a new membrane coating applied over this. New aluminium windows were installed to match the southern elevation.

**The result:** The Stage 2 works provide the owners with even more peace of mind for the future in terms of maintenance expenditure.

**Project consultant:** Diagnostech

**Contact:** Dennis Stephenson (02) 9925 0288

**Completed:** February 2009



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To whom it may concern,

**RE: SMITH STREET, SURRY HILLS  
FACADE RECTIFICATION WORKS - STAGES 1 AND 2**

On behalf of the Owners Corporation of SP51732, Diagnostech specified and tendered a building facade remediation contract to a number of specialist contractors. Preservation Technologies were awarded stage one of the contract. The scope broadly consisted of;

- Installation of a fixed scaffold system to the facades
- Removal of all existing window lintels and installing new lintels along with repairs to brickwork
- Installation of brick ties to the external walls
- Removal of defective render and reinstatement of new render
- Removal of all windows and replacement with new fit for purpose aluminium windows. This included some special requirements for individual owners as well as changes in window configuration to one elevation
- Lead paint removal from the façade, priming and application of a waterproof membrane façade coating

As with many remedial projects some technical and some access issues arose which required practical cost effective solutions. Preservation acted professionally in all these matters and provided timely, economical solutions.

Overall the project was managed professionally, safely and delivered to a high standard and to the complete satisfaction of the client. The level of satisfaction was reinforced by the Owners decision to negotiate direct with Preservation Technologies for stage 2 of the project which is now complete and has proven a very successful remedial project for all concerned.

I am happy to provide a reference for Preservation Technologies and look forward to working with Preservation Technologies on future projects.

Yours sincerely,  
Diagnostech Pty Ltd

Dennis Stephenson  
(Managing Director)