

92 BARRACK STREET HERITAGE BALUSTRADE REPAIRS

LOCATION

Perth, WA

CLIENT

Lease Equity

PROJECT MANAGER

Nathan Tan

DESCRIPTION

92 Barrack Street is located in the heart of Perth CBD, between Hay Street and Murray Street. It is a beautifully restored heritage building, housing commercial and retail premises.

In March 2020, Lease Equity contracted BUSS Group to complete remedial repairs to the buildings concrete balustrade to the front façade of the roof top. The balustrade was exhibiting signs of deterioration, due to corrosion, in the form of cracks and spalling.

BUSS utilised a specialised freestanding scaffolding system, erected through the studio windows and approved by a structural engineer, to access the balustrade/roof area. BUSS completed remedial repairs, which included concrete repair, cleaning of the steel reinforcement to remove corrosion, application of a corrosion inhibiting coating, reinstatement of the balustrade capping with repair mortar and coating with a UV/weather tolerant coating.

POINTS OF INTEREST

- The repairs were conducted on a heritage fabric, with the balustrades and corbling requiring intricate detailing;
- Utilisation of a custom designed scaffolding system for access provided uninterrupted movement to pedestrian traffic below; and
- Works successfully completed on schedule and to budget.



Image 1: 92 Barrack Street upper floor balustrade



Image 2: Extensive concrete deterioration



Image 3: Repairs completed; balustrade