Otto Hirschfeld Façade St Lucia

Consideration:

The Otto Hirschfeld building was originally built in early 1960's with the top floor added in the early 1990's. The building façade is made up of reinforced concrete frame structure, steel windows and exposed brick infill panels. Rendering to the concrete columns, beams and awnings have deteriorated considerably due to aging and sections of concrete have been falling off the building in recent years. P&F has been carrying out remedial works to affected areas and is now proposing to carry out a comprehensive repair works to all concrete elements of the façade. The proposal will involve systematic inspection of rendering, removal of all drummy rendering, and repairing concrete works in accordance with engineer’s specifications including the application of a waterproof membrane paint.

As part of this project, brick infill panels will be cleaned and re-appointed, existing window air conditioning units at lower levels will be replaced with a chilled water air conditioning system and existing old windows with asbestos sealant will be replaced with new aluminium windows.

It is also proposed to install aluminium sun control screens to northern and southern facades in order to reduce heating and cooling loads on the building and to provide a safe working environment for the window cleaners. The screens to the northern and southern facades and the proposed replacement of existing windows and brickwork on the eastern façade with full height glazing will have the added benefit of improving the appearance of the building.

Description

Concrete elements of the facades will be repaired, rendered where required and painted with colour to match the existing colour palate. New aluminium windows will be powder coated to match recently replaced new windows elsewhere in the building. Sunscreens will be powder coated in light green colour to match existing alucabond panelling of the front stair tower. Brickwork will be cleaned, re-appointed and left as the existing colour.
EXISTING

PROPOSED

VIEW FROM SOUTH-EAST