



B|T|B
ARCHITECTURE
STUDIO

Berkemeier | Trousdale | Border

Paul Berkemeier, Brent Trousdale and Jason Border, of BTB Architecture Studio, bring a rare combination of creative, thoughtful design ability with a deep understanding of new and existing construction and building performance. These skills bring a capacity to assess the value, constraints and latent opportunities inherent in existing structures and to propose innovative approaches to both remediate, enhance and extend the quality and value of clients' properties.

BTB Architecture Studio has extensive experience working alongside consultants and specialised contractors, in remediation and upgrade projects, across a range of medium to large scale community and residential buildings. We bring an understanding of both the design and remediation potentials of contemporary material solutions and details, the current regulatory framework and liaising with owners and other stakeholders. BTB's services across these projects range from the earliest feasibility studies, to design and documentation and on to project delivery. Our work in this sphere is driven by a desire to not simply remediate but to also use the opportunity to enhance and extend the appearance and amenity of buildings, where the possibility exists.

CAPABILITIES & CAPACITY

Services:

- Architectural Design, Documentation and Construction Administration Services
- Project and Design Feasibility Studies
- Client/Owner liaison
- Urban Design, Heritage, Adaptive Reuse

Typical Value of Projects: \$500k-\$20m

KEY PERSONNEL

Paul Berkemeier Senior Consultant

Brent Trousdale Director

Jason Border Director

ACCREDITATIONS & ASSOCIATIONS

Australian Institute of Architects
A+ Membership

Nominated Architect:

Brent Trousdale ARB 7718

SELECTED UPGRADE & REMEDIATION PROJECTS

Completed & Current Projects

Bridgeview – 48 Upper Pitt Street, Kirribilli
St. Charles – 57 Upper Pitt Street, Kirribilli
5 Hunter Street, Sydney

Upgrade Feasibility Projects

3 Darling Point Road, Darling Point
3 Plunkett Street, Kirribilli
14 Edward Street, Bondi Beach
29 Newland Street, Bondi Junction
30-40 Blues Point Rd, McMahons Point
54-56 Beach Road, Bondi Beach

Cladding Replacement Projects

Auburn Civic Centre, Auburn
31 Market Street, Sydney
Adina Apartment Hotel, Darling Harbour
80 Pacific Highway, North Sydney

48 UPPER PITT STREET KIRRIBILLI



Before



BTB Architecture Studio was engaged by the owners of 'Bridgeview' to creatively and aesthetically rejuvenate the 1960's apartment block while, at the same time, resolving extensive construction and regulatory shortcomings. The eight-storey residential building, containing 47 apartments, suffered from long-term, widespread water ingress,

non-existent thermal and acoustic insulation and extensive fire safety and other building code shortfalls. Despite all apartments enjoying extensive Harbour Bridge, City and Opera House views, the building itself was also aesthetically unappealing, and apartments lacked even the smallest balconies from which to enjoy the context.

Rather than simply and pragmatically remediating the problematic building fabric and upgrading the inadequate safety measures, the owners elected to use the opportunity to combine this work into an extensive and wholistic additional scope, to uplift the appearance, amenity and value of the building and their individual apartments.

48 UPPER PITT STREET KIRRIBILLI



Marston Architecture was engaged for the initial phase of the project up to development approval with construction completed by Buildcorp Asset Solutions in late 2018.

The finished project consists of:

- Fire and essential services upgrade
- Complete façade recladding and remodelling
- Addition of balconies
- Entry upgrade with enhanced signage and wayfinding
- Window replacement
- Integration of air conditioning

infrastructure to individual apartments

The smoothly finished façade of curved cladding profiles, seamlessly integrates a complex set of remediation and engineering requirements, centralised and concealed services, added balconies

and properly designed, high performance replacement doors and windows.

The project received the 2019 NSW Master Builders Association “Home Unit Renovation – Open Price Category” Award, at the annual “Excellence in Housing Awards”.

57 UPPER PITT STREET KIRRIBILLI



Before



BTB Architecture Studio were engaged to undertake an investigation into and to report on options for the remediation and upgrade a 1960's apartment block, overlooking Sydney Harbour. A report was prepared to detail various scopes of work, broken down into high priority, priority

and overall building betterment. As well as addressing high priority issues, centred around BCA compliance, water ingress, hazardous materials and structural issues, BTB has proposed building betterment concepts including the addition of a swimming pool, gym, shared entertainment facilities, sun

shading to balconies and internal landscaping to uplift a dark and lifeless atrium. In addition BTB have identified a number of development opportunities relating to the building and its site, which present the opportunity to offset some or all of the remediation and upgrade work to the building itself.

BTB is collaborating with a preferred contractor to price the itemised scope of work, drawn from our report. From these documents, the building owners will decide on the extent of work to be undertaken, both essential and optional.

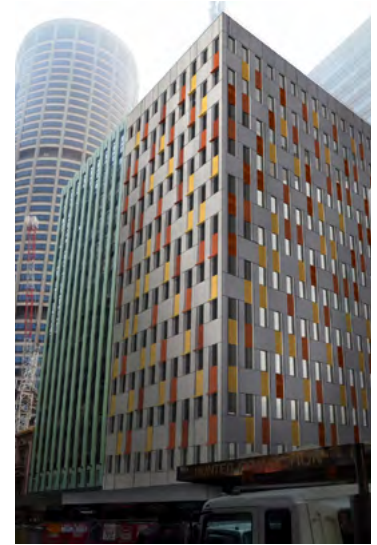
5 HUNTER STREET SYDNEY



Before



Before



BTB Architecture Studio was engaged by the Strata Committee of 5 Hunter Street, Sydney, a 10-storey office and retail building, in response to issues with the building's precast concrete façade and street awnings. BTB prepared concept design options that would not only stabilise and make safe the façade but provided a much-

needed upgrade to and refreshment of the building's public face. BTB concluded that the most appropriate and thorough remediation solution was to over-clad the entire façade and replace the existing awnings. This gave the opportunity for innovative design responses exploring contemporary

fabrication, patterns, colours and sun control measures, all informed by the building's prominent location and context, to increase its overall appeal and value.

The concept design options consider the following:

- Essential services upgrade

- Façade renovation
- New ESD initiatives
- Awning upgrade
- Opportunities for public art installation
- Connection and dialogue with adjacent heritage items

3 DARLING POINT ROAD DARLING POINT



Before



BTB Architecture Studio partnered with Buildcorp Asset Solutions to provide a proposal for 'building betterment' for a very prominent, 1970's apartment building on Sydney's prestigious Darling Point. Apartments in the building enjoy sweeping harbour views but relatively small balconies and outmoded door and window configurations curtail optimal enjoyment of the place.

The proposal considered the following:

- Additions to enlarge existing balconies, including new balustrades, sunshading and lighting.
- Replacement doors and windows for improved ventilation, thermal performance and connection between apartment interiors and balconies.
- Façade renovation and stabilisation.
- Project cost offset by construction of new rooftop penthouse.

54-56 BEACH ROAD BONDI BEACH



Before



BTB Architecture Studio partnered with Buildcorp Asset Solutions to provide a proposal for 'Building Betterment' for a 1970's residential apartment building in Bondi.

The proposal considered the following:

- Additions to enlarge existing balconies, including new balustrades and sunshading. The enlarged balconies sought to connect more rooms in each apartment to the external beachside environment.

- Replacement doors and windows for improved ventilation, thermal performance and connection between apartment interiors and balconies.
- Façade renovation and stabilisation.
- Common landscaped rooftop entertainment terrace, enjoying 270 degree views of beach and harbour.
- Potential project cost offset by construction of new, studio accommodation at the rear of the existing building rooftop penthouse.

3 PLUNKETT STREET KIRRIBILLI



Before



BTB Architecture Studio partnered with Buildcorp Asset Solutions to provide a proposal for 'Building Betterment' for a 1950's apartment building sited on the Sydney Harbour foreshore in Kirribilli.

The proposal considered the following:

- The addition of balconies to apartments. Despite the harbourside location, the existing apartments do not have balconies. The proposal explored options for the sensitive addition of balconies onto the building façade.

- Replacement doors and windows for improved ventilation, thermal performance and connection between apartment interiors and added balconies.
- Façade renovation and stabilisation.
- Common landscaped rooftop entertainment terrace, enjoying 180 degree views of the harbour, City, Opera House and Bridge.
- Repurposing of an existing rooftop pavilion room as a common space.
- Construction of car-stacking facilities to overcome a shortfall in on-site parking and street parking.

14 EDWARD STREET BONDI BEACH



Before



The Strata Managers for this 1970's apartment building sought construction tenders from remedial builders for essential maintenance works. Buildcorp Asset Solutions, approached BTB Architecture Studio to provide a suggested 'value uplift' proposal for a broadened scope of work that would provide a wholistic, designed approach to both remediate the building and enhance the appearance and amenity of individual apartments.

The proposal considered the following:

- Additions to enlarge existing

balconies, including new balustrades and sunshading. The enlarged balconies sought to connect more rooms to the external environment with access to sweeping coastal views.

- Replacement doors and windows for improved ventilation, thermal performance and connection between interiors and balconies.
- Façade renovation and stabilisation.
- Potential project cost offset by construction of new penthouse accommodation on the existing rooftop, integrated into vertical circulation, lifts, service risers etc.

29 NEWLAND STREET BONDI JUNCTION



Before



BTB Architecture Studio partnered with Buildcorp Asset Solutions to provide a proposal to extend and upgrade a former hotel, now a studio apartment building, in Bondi Junction. BTB and Buildcorp identified that current planning controls for the site would permit two additional residential levels on top of the existing, an opportunity which could be used to offset the cost of the extensive upgrades necessary to the building.

The proposal considered the following:

- Essential services upgrade to the existing building.
- Upgrades to all existing common areas.
- Façade renovation and upgrade.
- Upgrade of the street level frontage including the building entry foyer.
- Addition of up to two additional residential levels on top of the building, integrated into vertical circulation, lifts, service risers etc.

30-40 BLUES POINT ROAD MILSONS POINT



The Strata Committee of this building approached BTB Architecture Studio and Buildcorp Asset Solutions. BTB were asked to provide a proposal for extensive remediation, value uplift and 'building betterment' for this superbly located, 1950's apartment building, sited on the Sydney Harbour foreshore.

The proposal was wide-ranging and intended as an alternative strategy to selling the whole building and site for complete redevelopment:

- Options to insert new vertical circulation and lifts to overcome existing, non-compliant travel distances and access.
- The addition of balconies.

- Replacement doors and windows for improved ventilation, thermal performance and connection between interiors and added balconies.
- Façade renovation and stabilisation.
- Repurposing of existing, under utilised or redundant utility areas of the building to create additional apartments.
- Construction of low scale garden apartments/townhouses within the existing garden.
- Construction of underground parking facilities to overcome a shortfall in on-site parking.
- Essential services upgrades
- Upgrade of entry and common spaces generally.

Cladding Replacement Projects

ADINA APARTMENT HOTEL DARLING HARBOUR



BTB Architecture Studio partnered with Apex Diagnostics to prepare a planning application to replace non-compliant, polyethylene core Aluminium Cladding Panels (ACP) on the façades of an apartment hotel in Sydney's Darling Harbour area. BTB prepared drawings, sample panels and a Statement of Environmental Effects (SEE) for submission to the Local Government Authority, the City of Sydney Council.

The work entailed the following:

- A planning application for replacement of non-compliant aluminium composite cladding panels.
- Investigation of options to match the colours and finishes of the replacement panels with the existing panels.
- Advice on and input into the proposed extent of cladding replacement.

AUBURN CIVIC CENTRE AUBURN



BTB Architecture Studio prepared a planning application to replace non-compliant, polyethylene core Aluminium Cladding Panels (ACP) on the façades of a large civic building in Auburn, dating from around 2000. BTB prepared drawings, sample panels and a Review of Environmental Factors (REF) for submission to the Local Government Authority, Cumberland Council.

The work entailed the following:

- Planning application for replacement of non-compliant aluminium composite cladding panels.
- Exploration of options to change the colours and finishes of the replacement panels to refresh the buildings appearance on completion.
- Ongoing advice and research during construction in relation to compliance, detail, material upgrades and replacements.

Cladding Replacement Projects

31 MARKET STREET SYDNEY



BTB Architecture Studio partnered with Apex Diagnostics to prepare a planning application to replace non-compliant, polyethylene core Aluminium Cladding Panels (ACP) on the façades of an office building in Sydney's CBD. BTB prepared drawings, sample panels and a Statement of Environmental Effects (SEE) for submission to the Local Government Authority, City of Sydney Council.

The work entailed the following:

- A two-stage planning application for replacement of non-compliant aluminium composite cladding panels.
- Investigation of options to match the colours and finishes of the replacement panels with the existing panels.
- Investigation of internal fire upgrade work needed in a podium-top childcare centre to create complying egress pathways and safe spaces for the evacuation of children.
- Advice on and input into the proposed extent of cladding replacement.

80 PACIFIC HIGHWAY NORTH SYDNEY



BTB Architecture Studio partnered with Spectrum Property and Projects to prepare a planning application to replace non-compliant, polyethylene core Aluminium Cladding Panels (ACP) on the façades of an office building in Sydney's CBD. BTB liaised with Fire Engineers, Consultant Planners, Contractors and Project Managers before preparing drawings and sample panels for submission to the Local Government Authority, North Sydney Council.

The work entailed the following:

- A planning application for replacement of non-compliant aluminium composite cladding panels.
- Investigation of options to match the colours and finishes of the replacement panels with the existing panels.
- Advice on and input into the proposed extent of cladding replacement.

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