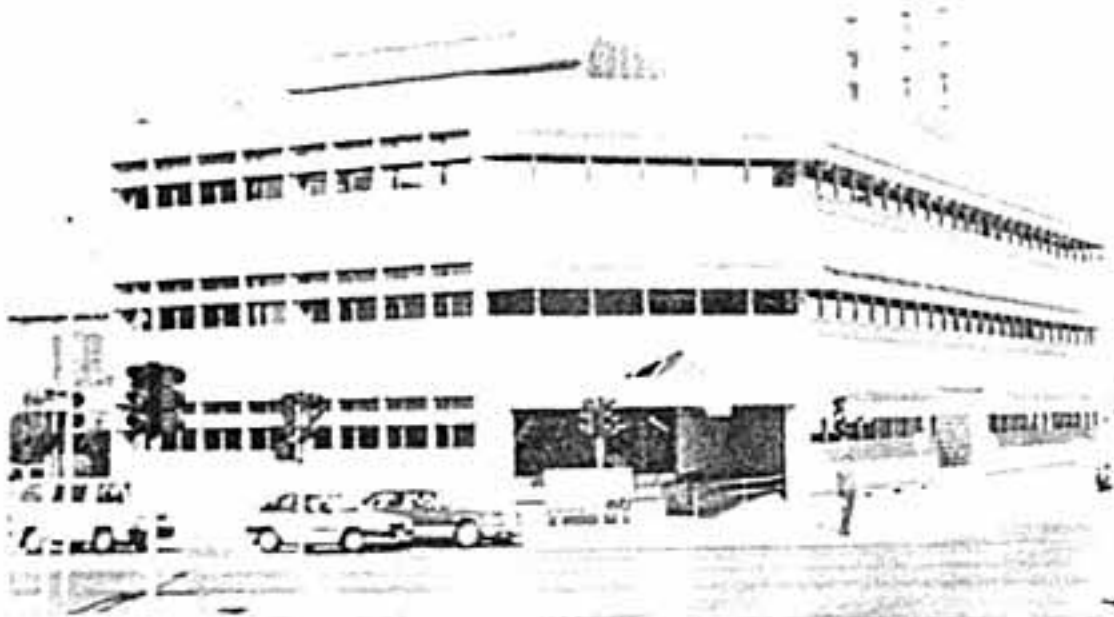


Commercial Projects:

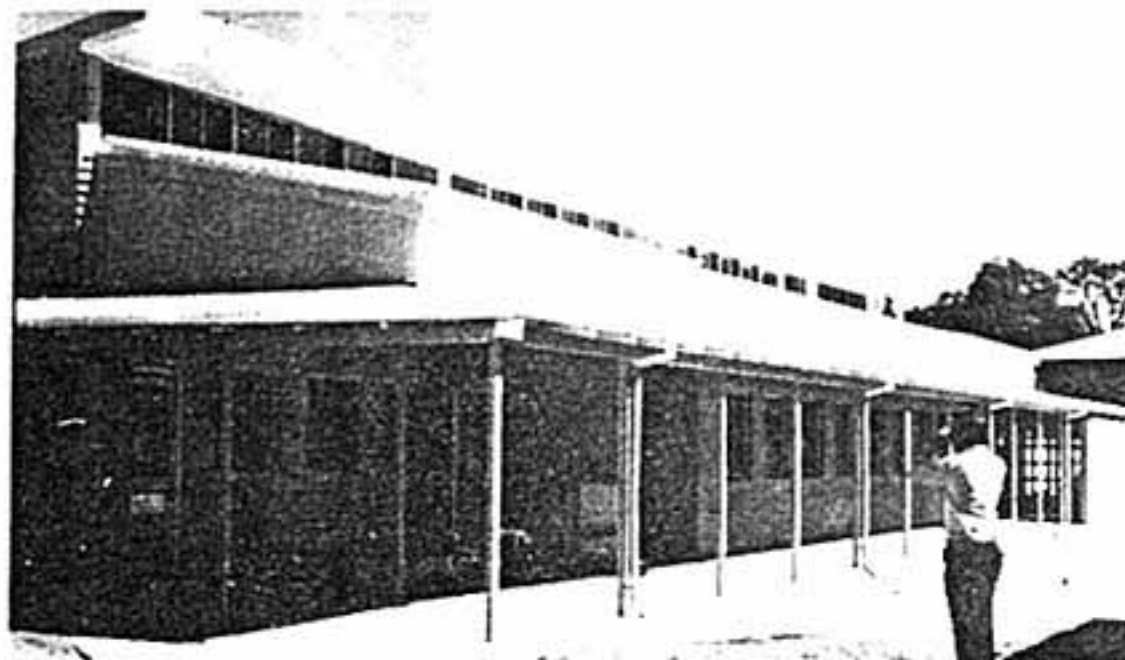
A transformation More than a face lift



The Russell Centre as it was . . .



As it is today . . .



East Beechboro Primary School

This building was designed for the Education Department's Building Management Authority as an experimental energy conserving set of class and activity rooms.

Quality of natural light throughout the building was of utmost importance in the design brief.

Passive solar principles were applied with respect to the correct areas and application of glass with strategic design of shading and a high level of natural ventilation with the outcome being that teachers have reported greater comfort in summer and winter than that offered by other buildings in the school.

This building, regarded as one of the ugliest and most energy cost inefficient buildings in Perth has had an enormous transformation.

The transformation has turned a building that operated at a loss due to the difficulty in obtaining tenants into a profitable operation now at almost totally full occupancy.

The key to the transformation of the Russell Centre was Tecto project's "Method Architecture" which brought in a collaborative process of academic input made at the onset of the project.

Economic validation, consumer research, life cycle and energy savings analysis, and environmental aspects were considered as were acoustics, thermodynamics and lighting before work began.

The renovation saw a ventilation well become a shade controlled solarium cum atrium while a new facade features external shade awnings which allow indirect light effects by reflecting natural light upwards through strategic parts of the panels.

The results of the project was that 80% was leased in six months whereas it had been almost empty for two to three years.

Outgoings have been substantially lower than other buildings in the region, traffic noise, previously a problem is no longer a nuisance, the building's value has increased far in excess of the purchase price added to the refurbishment price, the building aesthetics were improved enormously, lighting levels have improved and the building's life has been extended by at least a further 20 years.

Fremantle Rugby Club

Designed and built in 1979 in collaboration with the Fremantle City Council this building was actually constructed by club members on a self help basis.

Interesting aspects of this double storey building are its three metre wide cantilevered verandahs and excellent viewing facilities for members to watch the game.

No 5 Colin St, West Perth

Formerly a dilapidated block of flats, this building presents a good example of the type of work in renovation that is being achieved by Tecto Projects.

The brief was to recycle a building that had reached the end of its economic life into a building of strata titled office suites, thus maximising the site potential.

Additionally, building costs had to be kept to a minimum.

Sound attractive design, coupled with energy saving features, maximising air conditioning and fenestration efficiency resulted in a quick sale of the units and profitability for the client.