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## Nomination for URBAN Award

### Ayers House Renovation



Image c/o G-Force Building & Consulting Pty Ltd

Ayers House, an important historic structure forming a significant part of North Terrace, is on the State Heritage Register. In 2011 works were tendered to conserve and restore the slate shingle roof. Following this, further stages were added to conserve the bluestone front wall and gates, complete a full external repaint and associated repairs and undertake some internal works to the Ballroom.

The aim was to retain existing original fabric wherever possible, any removal to be only where the original was beyond repair.

The extent of the painting works included high quality detailed re-painting of the structure, including rendered areas, all fascias and gutters, windows, doors and shutters, verandahs and all other previously painted areas.

The slate roof replacement has truly improved the look and condition of the building. The works included replacing the slate with new Welsh slate to match the existing, new flashing, gutters and downpipes and the installation of a roof access walkway system and anchor points to enable safe access to the roof for future maintenance works, all without affecting the aesthetic appeal of this beautiful building.

The final result is a beautifully conserved building taking over 4 years to complete, painstakingly restored using the best materials and practise available whilst respecting the heritage of the building.