

“Conserving
heritage,
one window
at a time”



BACKGROUND

Sealasash Window Renewal System Pty. Ltd. (Sealasash) is a business that specialises in reinstating and repairing wooden sash windows (e.g. double hung, casements, awning or Yorkshire sliders) and doors back to full working order and where required installing discrete high performance draught seals – see <http://sealasash.com.au>

The philosophy of the business is to conserve wooden windows.

The business was started in 2011 in Hobart by business owners Colm O'Shiel and John Brennan (<https://sealasash.com.au/sealasash-experts-timber-window-repair/>). The business now operates in Hobart, Melbourne, Sydney and Perth. In excess of 10,000 wooden windows have been overhauled, repaired, draught sealed, reglazed and repainted by Sealasash since early 2012.

We offer customers a sustainable solution for overhauling, repairing, draught sealing, reglazing and painting wooden windows. We have specialist experience with heritage buildings. Our approach is proven and our work does not compromise original design attributes. We have undertaken work on numerous heritage buildings in Hobart, Launceston, Melbourne, Brisbane, Perth, Sydney and off-shore in County Cork, Ireland.

We are familiar with and work to the principals of the Burra Charter for repairs to wooden windows. We adopt the Burra Charter philosophy of “do as much as necessary and as little as possible”.



Strata Units

BORAMBIL, 129 BOWER STREET, MANLY, NSW

Details: Located at the southern end of Manly beach, Borambil is a well known heritage block of 34 apartments which were constructed in 1928/9. Over 300 double sash windows are undergoing repairs, overhaul, draught sealing and painting. Crucially, our work at site does not require scaffolding because of our unique Sash Crab system, saving tens of thousands of dollars for the body corporate.



View at:

<https://sealasash.com.au/sealasash-restores-historic-windows-manly-beachfront-apartments/>

17 AUGUSTA RD, LENA VALLEY, TAS

Details: This building contains four large walk up units that are typical for the period 1930-1940s. The wooden window styles include classic double hung, push out casements and Yorkshire sliders. Windows were freed up, rot removed and repaired, new hinges and overhauled mechanisms with draught seals fitted. Touch up painting services were also provided by Sealasash and no scaffold was required.



View at:

https://youtu.be/QOVEX8ASD_o

148 GOULBURN STREET, SURRY HILLS, NSW

Details: An important component of the streetscape, this building typifies development for the Surry Hills area during the early 20th century and was used for warehouse and commercial purposes. The large double sash windows were replaced in recent years when the building was converted to inner city apartments. However, the windows were unbalanced, nailed/painted shut, leaking air and dust, and road noise was an issue. Sealasash were commissioned to balance, install acoustic draught seals and reinstate sashes to full working order.



27 CLIFF STREET, MANLY, NSW

Details: Located in a very desirable position, close to Manly beach, this set of red brick walk up units has over 80 wooden windows (double sashes and Yorkshire sliders). Windows were repaired, overhauled, draught sealed and painted. Sealasash's innovative sash crab system allowed painting on the outside to be undertaken safely and this saved scaffold costs for the owners.



Strata Units

11A SILEX ROAD, MOSMAN, NSW

Details: Over 100 wooden windows in this distinctive 9-unit art deco building were repaired, reglazed, overhauled, draught sealed and painted. Sealasash's innovative sash crab system allowed painting on the outside to be undertaken safely so also saving on scaffold costs for the owners.



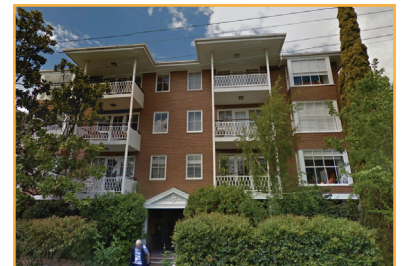
LINEAR PARK (EX TEPID BATHS) HOBART

Details: This art deco building, known as the Tepid Baths, was built in 1938 for the Tasmanian Education Department. It served many generations of students as a place to learn to swim. A recent redevelopment required the facade to be conserved and Sealasash worked on over 30 windows that had sustained heavy vandalism. Original windows were retained and where necessary repaired, then reglazed with thermal glass and draught sealed.



112 WALSH STREET, SOUTH YARRA, VIC

Details: Repairs and draught sealing on windows and doors on this architecturally designed block of units was undertaken in coordination with painting.



References

Jo Lyngcoln – Heritage Management

Seal A Sash

Reference


To Whom It may Concern:

As the Heritage Advisor to Woolmers Estate and Brickendon in Longford Tasmania I have no hesitation in recommending Seal A Sash for conservation work in the field of conservation of highly significant window and door joinery, including their sealing systems.

I have been the Heritage Advisor to both properties, which are World Heritage Sites as part of the Australian Convict World Heritage Property, for the past 15 years. I was the Conservation and Infrastructure Manager at Port Arthur Historic Site for eight years. As a historic conservation manager I am acutely aware of the Burra Charters principles and guidelines that help us to protect our heritage fabric.

Seal A Sash have demonstrated a level of sensitivity, capacity to research their projects, and record the work undertaken to ensure that the level of quality is exceptional. The company employs highly skilled joiners who confer with the client, take a precautionary approach and deliver their project on time and within budget. The Directors are constantly supervising the works and as such have an awareness of the projects they undertake. The level of communication is excellent and for a nervous consultant working on exceptionally significant fabric, is reassuring.

The most recent project was the sealing of the two large double hung 1840's windows in the Dining Room at Woolmers Estate. It required securing the space, which houses a highly significant collection of furniture, art and artefacts while the work progressed. Seal A Sash responded to the challenge with innovative and practical solutions. The result was excellent.



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References



Established 1912

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29th April 2016

To whom it may concern.

In 2016 Sealasash were contracted by HB to reinstate, reglaze (with high performance glass) and draught seal over 125 timber windows at Brisbane's well known heritage building "Yungaba House".

This type of work is very specialised and it is difficult to find the craftsmen who use an effective solution to draught seal timber windows without compromising heritage and visual aspects. This is why Sealasash was chosen to do the work at "Yungaba House".

They completed work to a high standard, on budget and within the allocated time frame.

I would have no hesitation in recommending the services of Sealasash as they were a pleasure to work with. If you wish to discuss further, please don't hesitate to call me on the number below.

A handwritten signature in blue ink, appearing to read "C. Taylor".

Christopher Taylor
Site Manager

HUTCHINSON BUILDERS | Established 1912

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References



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Sealasash Window Renewal System Pty Ltd
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25 November 2016
Our Ref: 2140368rec

SEALASASH SYSTEM REMEDIATION OF TIMBER WINDOWS
at
11A SILEX ROAD, MOSMAN (CLIFTON GARDENS) NSW AUSTRALIA

By way of introduction my name is Daniel Binnington the Senior Engineer and Building Consultant at Integrated Consultancy Group who is overseeing the remediation of the period art-deco style building at 11a Silex Road, Mosman. A major part of the project is returning complete function, weatherproofing and longevity to the aged timber window assemblies which currently rattle, are non-weatherproofed, difficult to operate and rotting.

Following a practical and informative presentation by Sealsash it was realised that such timber windows can be remediated by Sealsash to a fully functional weatherproof state to compliment the period architecture without replacement. This was the preferred and adopted financially viable option for the Owners.

Sealasash utilised their window renewal system to return the timber windows to a fully functional, compliant and weatherproofed state of which in my opinion is superior to the original as new window function. This was achieved without any obvious change in style or design but with improved aesthetics of the desired period window assembly presentation.

I am happy to recommend Sealsash Window Renewal System Pty Ltd not only as a Contractor with professional tradesman and supporting management systems but as a team of gentlemen who are skilled craftsman with pride in their work.

Yours faithfully
For and on behalf of
Integrated Building Consultancy Norwest ACN 119 674 298

Daniel Binnington B.E(civil)(hons.)
Senior Engineer and Building Consultant



References

NEIL SHILLITO ARCHITECT

BOX 4600, BATHURST ST POST OFFICE, HOBART 7000 PHONE 03 62 34 52 97 EMAIL shillitoarch@netspace.net.au

28 April 2017

John Brennan
Seal a Sash
21 Arthur Street
NORTH HOBART 7000

Dear John,

I'm just writing to say thank you for the excellent work at Anstruther House, restoring and sealing all the historic double hung sash windows.

The standard of workmanship has been impressively high, particularly on the bowed sashes facing the street.

The draught and sound sealing of the pre-existing gaps is near perfect and, combined with the high performance E-Tech glass is expected to give the house a significant boost in heat retention and general energy / insulation performance.

Great value for money.

I have been very impressed with Seal a Sash's ability to co-ordinate with the allied activity of the builder and his painting subcontractor during the construction stage .. to appear and complete on schedule.

I will be happy to recommend your service to future clients and colleague architects.

Kind regards,



Neil Shillito

References

THE EXECUTIVE COMMITTEE FOR
27 CLIFF STREET MANLY

1 November 2016

To whom it may concern

Reference: Seal a Sash

Over the winter of 2016, Seal a Sash worked on our block of 8 apartments to renovate and paint our external windows. They did a tremendous job and the end product has transformed the building.

From the moment we first met the directors, Colm and John, we felt they were a company we could trust and so it proved to be. The work was carried out efficiently, with a minimum of fuss and to the time and cost budgets that we had agreed.

Of particular note was their desire to accommodate our needs and their ability to adapt and innovate to do so. Specifically, we wanted to coordinate the external painting of the windows with Seal a Sash's main service of renovating the windows and to do this without the need for expensive scaffolding. This they managed to achieve by adapting a system that boxed in the windows with plyboard. This allowed them to renovate and allowed the painters to paint the windows whilst they were removed and to prepare the external sills and frames, including the removal of lead based paint, and paint them also. All this was performed with an unwavering intent to manage the health and safety aspects of the work.

Throughout the process Colm and John recognized the need for regular communication and this they did with all parties. They were in constant touch with us as the Executive Committee, they dealt professionally and courteously directly with tenants / unitholders to alert them to progress and when they would be intending to move on to work on those units and, from what we could see, they worked seamlessly with the painters who were sub contracted by Seal a Sash. They were also always directly contactable by ourselves or responsive if we needed them to call back. In addition, as Executive Committee, we were on site or visited the site on numerous occasions and found all members of both the Seal a Sash and the painting team to be courteous, hard working and professional.

Whilst the process necessarily involves creating dust and dirt they adopt a system that minimises the impact of that as the work progresses through sealing off areas of the apartment as they worked and also managing extremely well any mess or disruption to the common areas – indeed the common areas showed very little evidence of work going on inside the units themselves. They then performed a thorough clean up of each unit after completion.

Overall we were extremely satisfied with the outcomes, and the process to get there, and would have no hesitation to recommend Colm, John and the Seal a Sash team to others.

Yours sincerely
The Executive Committee

27 CLIFF STREET MANLY NSW AUSTRALIA

References

ED & DI SCOTT

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Mosman NSW
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To whom it may concern

OLD SASH WINDOWS - YOU NEED SEALASASH

Our building was constructed in the 1930's and we required the wooden sash windows to be restored, not replaced.

Nearly 100 wooden windows in total in a beautiful art deco building in need of repair. Sash cords were broken, windows would not open, they rattled at night in a storm, paint had weathered, and timber had started to deteriorate. We as the owners in the building with strata had been putting it off thinking it was going to be too hard.....

Then we discovered Sealasash. John and Colm were a pleasure to work with.

They were able to restore all the windows to fully functioning windows without the need for expensive scaffolding. The painters that work on their team are true craftsmen.

The windows look fantastic and work a treat. We highly recommend their services.

We would be happy for future customers to look for themselves by appointment.

Ed and Di Scott

References

The following referees may be contacted to discuss the quality and effectiveness of our work:

Daniel Binnington, Heritage Engineer, NSW, phone 0402 178 688

Chris Chainey, Hutchinson Builders, Contract Manager, phone 0400 323 492

Joanna Lyngcoln, Heritage Consultant, phone 0407 950 963

Brett Noble, Site Works Manager, "The Barracks", phone 0409 804 743

Andrew Bennett, Bennett Construction, Hobart, phone 0417 340 527

Sophie Shellswell-White, "Bantry House", Ireland sophie@bantryhouse.com