

CASE STUDY: PRIVATE APARTMENT, COBURG, GORDON STREET

THE PROJECT AT A GLANCE

- ▶ **Specifier**
Delcon Design & Construct
- ▶ **Product**
Pull-down Access Ladder System



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Background

Located in Melbourne's charming, multifaceted and diverse suburb of Coburg, this residential project saw two adjacent townhouses with a rear laneway in need of a solution that would allow residents easy access to the upstairs room without compromising on the parking space.

Danny Bozinovski, Delcon Design & Construct Site Supervisor, explains that the garages were positioned at the back of the block with an upstairs room right above each of them. "The versatile spaces could be retreat rooms, store rooms or even lounges," Danny adds. It was key for these spaces to be easily accessible.

Challenge

In creating easy and safe access to these areas of the dwellings, Delcon Design & Construct had to ensure that the garage spaces underneath - designed to fit two cars each - wouldn't be compromised. "Because of that we couldn't put a normal staircase in - it would shorten the garage from a double-car garage to a one-and-a-half car garage," Danny says.

The other consideration was the size of the opening Danny and his team had to work with. Dictated by the garage's structure, the entrance was fixed at approximately 1520mm long x 650mm. "We had to follow engineering design, and that's how the engineer left that opening for us," Danny explains. "We couldn't amend that due to structural reasons."

In addition to that, it was absolutely crucial that the specified product came with a relevant compliance certificate.

Solution

AM-BOSS Pull-down Access Ladder System turned out to be the perfect solution. "When the clients want to park their cars, they can just pull the ladder up, accommodating space for two vehicles," Danny says. "Whereas if you have a fixed staircase, you can't fold it up - and you lose garage space." He adds that the working drawings stipulated an attic ladder system set-up.

Danny also notes that AM-BOSS was the only company Delcon Design & Construct could find that would not only offer a customised solution but also certify the product to comply with building regulations and codes. "Other brands will make custom stairs to match whatever the customer wants, but that's generally not abiding by the rules," Danny points out. "AM-BOSS, on the other hand, followed the NCC as part of their requirements, which is a big ticket item for us. Every other place we have gone to could offer us fancy staircases and ladder systems, but they wouldn't give us a certificate. They didn't want the responsibility. That's where AM-BOSS are champions in my eyes."

AM-BOSS manufactured each ladder to a specific ceiling height, on-grade at approximately 68 degrees, with a modification from 400mm wide to 450mm wide to suit the space. In addition to that, the ladders were manufactured with a special hatch size to accommodate the existing opening, and - in line with the client's preferences with regards to aesthetics and safety profile of the product - both ladders were manufactured with full-length handrail with ladder assembly anodised blue. Further enhancing the safety profile of the upstairs access, the ladders were also made with high frame sides complete with internal tread-step, and each ladder assembly came with the 100mm option, at no extra charge to the client.

"I can't really fault AM-BOSS," Danny admits enthused. "If I called and they didn't answer, they would always call me back. And because it was a custom job, they came out to the site to measure everything up, have a look and meet me - that sort of stuff is really good." He adds that even though there was a slight delay due to COVID, AM-BOSS delivered absolutely everything the client wanted. "Everything was perfect. We're 100% happy with the quality of the products," Danny sums up.

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