

DESIGN & ACCESS STATEMENT – PORTHCRESSA FLATS, ST MARYS.

Introduction

The subject property is a detached building consisting of 7 maisonettes at first and second floor level. At ground floor level integral domestic garages are provided. The building is of concrete frame construction provided with a dual pitched roof covered in concrete tiles. The main walls have been rendered externally with infill panels of vertical concrete tiles hanging. All windows are plastic construction and all intermediate floors appear to be of concrete construction.

Access to the maisonettes is through a rear courtyard with a reinforced concrete access path for access via three sets of concrete steps.

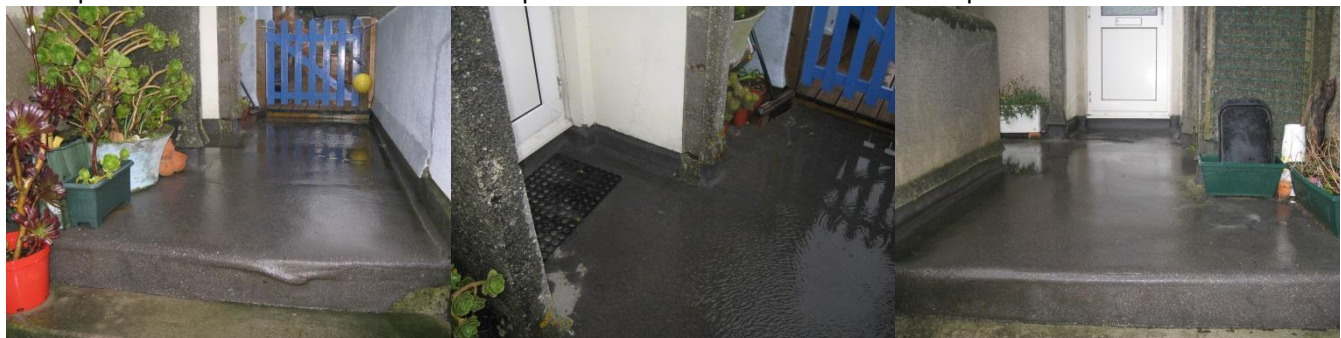
As part of a survey undertaken in April 2008 it is apparent deterioration and damage has been caused to the reinforced concrete structures forming the external walkways and staircases and the principal concrete frame. Further deterioration was also noted to the external fenestration and the vertical tile hanging.



Corroded Reinforcement and spalled concrete to stairs

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Failure of surface finish to walkways

Poor making good following removal of part of external porch

Poor making good following removal of part of external porch



Failure of vertical tile hanging



Corroded Reinforcement and spalled concrete to opening reveal



Poor condition of fascias and soffits.

The proposals relate to undertaking the necessary remedial works but also to try and improve the overall aesthetics of the building and improving the access arrangements to the maisonettes.

Design Statement

The main part of the project is to undertake the necessary repairs to the reinforced structure. It is necessary following our detailed survey to undertake the complete replacement of the external walkway and access stairs due to the reinforcement corrosion and failure of the concrete cover. The proposals included for the reconstruction of the stairs, walkway and associated timber stores in masonry with a rendered finish exactly to match existing. In order to reduce maintenance liability for the windows would be omitted from the revised scheme and upvc access doors would be provided to the store units themselves.

In order to assist with the improving of the aesthetics of the property the handrail, which is currently a rendered block wall, is to be replaced with a timber and glass balustrade as indicated on the proposals.

Further issues noted during our initial condition survey report to the vertical slate hanging. In several instances it was noted that the vertical tiles were slipping as a result of the failure of the fixings themselves and the battens attached to the external walls. Remedial works would have to be undertaken in this respect and it was decided that again to try and improve the overall aesthetics of the building but also to tie the building in with recent developments within the vicinity. To achieve this the vertical slate hanging will be replaced with a horizontal cedar cladding. This in conjunction with the decoration of the external walls in a cream colour to again match surrounding buildings we believe will improve the overall setting of the building and will significantly add to the local area.

Whilst scaffold is in place to undertake the cladding and redecoration works the installations at high level, including the gutters, down pipes, fascias and soffits will be replaced in upvc to match the colour of the existing which will reduce the immediate maintenance requirements of these elements.

The final aspect of the proposal relates to the provision of new storm porches to the maisonettes. It has been reported by several of the residents that due to the existing open arrangement of the doors, ie they open outwards, it is very difficult to get out of the maisonettes in times of hard weather when the wind is coming directly from the sea. Further to this, where previous alterations have been undertaken, including

the removal of porches, the remaining detailing has allowed for water to penetrate the structure at storage and low level. It is therefore our proposal as part of this scheme to provide new storm porches to all maisonettes. These porches will be undertaken in a style to exactly match the existing property but will incorporate a UPVC inward opening access door in the external wall. However in order to achieve this whilst still retaining adequate access past the porches the width of the walkways will have to be increased when compared to the original.

Impact Assessment

The above building is not listed, although situated within an area of high significance.

As previously stated the intention of the proposals is not only to rectify defects to the property also to improve the overall aesthetics and blend in with the surrounding areas. The material which has been selected for the external cladding and decoration works are to exactly match the recent developments which have been going on within the vicinity and therefore we believe that following completion of these works the building will be improved significantly with regards to its overall appearance but also blend in to the local setting.

Access Statement

Due to the nature of the existing building it will be very difficult to provide fully inclusive access into the maisonettes. However, every effort will be made in order to improve the situation by reducing the pitch of the staircases as much as possible and to provide suitable finishes to ensure that these are non-slip, tactile etc. Further to this the introduction of porches will make the buildings more user friendly especially for the old and frail as the issues with the outward opening doors will be removed.