



The Strand, St Marys



Reinforced concrete failure

The current condition of the property(s) known as The Strand, St Marys is less than favourable with render failure, structural concrete failure, roof failure, rotten timber fascias/soffits, corroded fittings and is generally in a state of disrepair. For these reasons we believe it is vital that remedial works are undertaken to patch repair failures to increase the longevity of the building and decrease the risk of a major failure.

The roof is intended to be replaced with a single ply system as the current flat roof system to the rear elevation has reached the end of its life span. The roof slope to the front elevation was recently replaced but to a very poor standard and this will also be included into the scheme. The new system will have an increased lifespan with a more preferable aesthetic appearance to that



Concrete lintel failure

currently installed. By renewing the fascia, soffits, rainwater goods and associated fixings the appearance and life expectancy of the new roof will be increased.



High level render failure

As part of the roofing works it is intended to remove the majority of the chimney stacks. This is due to the chimneys causing significant internal damp issue and the risk and cost associated with maintaining them. The chimneys removal is not considered to be detrimental to the streetscape and will provide a neat finish to the front elevation.

The flat roof to the front porches was also replaced relatively recently. Again this has been undertaken to a poor standard and hasn't rectified the water penetration issues. The repair of this element is included as part of this scheme and it has been decided to overdraw this with a pitched roof with a natural slate finish.

The repairs to the render and concrete are considered urgent to ensure there is no further deterioration to the building envelope. The repairs would simply include removing defective areas and replacing them with new materials.

Finally decorations are needed to timberwork, metalwork and render to protect the building and enhance the prestige and aesthetic nature. It is proposed that the property will be decorated in



multi-coloured heritage pastel colours to give a vibrant protective finish to the building (similar to that shown below) and further enhance the streetscape.

Impact Assessment



Lower Strand

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. The decoration works are to lift the externals of the property which are currently a bland and dilapidated render finish and will compliment properties along the Strand into the Lower strand area.

Access Statement

Due to the nature of the existing building and the works proposed it will be very difficult to provide fully inclusive access into the properties.