GLENSHAW MANSIONS - DESIGN AND ACCESS STATEMENT 5TH September 2017

Glenshaw Mansions is a brick faced Victorian block of flats

In order to bring the block back into its original pristine condition, the external face of the building is being refurbished; the brickwork has been repaired , cleaned and repointed , the windows have been replaced ,all leaking and patched pipework has been repaired, straightened and/or replaced and all untidy wiring has been neatly fixed

The existing entrance and recessed lobby is covered with decorative ceramic tiles from the period but unfortunately, many of the tiles to the front entrance are cracked, broken and/or missing .In the past, attempts have been made to render and paint the missing areas , but this together with the cracks etc spoils the appearance and if left, the cracked tiles will deteriorate further in the future.

We have researched to try and find matching tiles , but there are none available and have therefore concluded that the only way to enhance the entrance is to cover over the tiles on the front elevation . The original tiles to the inner Lobby will be kept and preserved.

The new design for the entrance covers over the tiles with beading forming the appearance of simple panels to replicate the size and appearance of the original .

The works have been described on the drawing and will comprise carefully fixing plywood boarding on battens over the face of the tiles to the entrance returned into the side pier reveals , covering the plywood with stainless steel lathing and cement and sand render, finished with a smooth surface and with a paint finish. The false panels will be formed by using fibreglass moulded beads

In addition to this work, it is intended to move the position of the front entrance door towards the front but set back from the front piers . The existing entrance door is presently at the rear of the inner Lobby and from the front elevation one can see an untidy appearance of the door , partition panelling and part of the door to the meter cupboard.

The new door will be a timber door with raised and fielded bottom panel and an open top panel glazed with decorative glazed panes . This not only enhances the front entrance but also provide more security for the entrance to the block by not having a recessed lobby