

APPROVED

By Craig Dryden at 1:26 pm, Aug 23, 2017

Springfield Court Flats Proposed Works



Springfield Court Flats are 14 Separately owned Flats that make up 'Springfield Court (St. Mary's) Ltd. The Building was originally the Springfield Hotel until 1970 when it was converted into separate accommodation. The building is granite stone faced on the front and west elevations with Asbestos roof tiles. The rear of the building is concrete block with a sand cement render paint finished. The building is not Listed.

The proposed works are to include:

- 1 Replace the existing roof tiles with a modern equivalent roof tile.
- 2 Replace the existing 'Shiplap' wood cladding on the dormer windows to the rear of the building.
- 3 Change the colour of the front elevation windows and entrance doors.
- 4 The existing fascia, gutters and barge boards are inspected and if required replaced with identical materials.

Details of Points of Works

1 Roof Tiles.

The existing Roof Tiles are 250mm x 600mm Asbestos (Pic 1).

The Proposed modern replacement is 300mm x 600mm Fibre Cement (Sample Included)

This replacement tile is the modern match to the existing Asbestos tiles and are frequently used within the islands.

The Buildings facing Springfield Court have the modern Fibre Cement tiles. (Pic 2).



Pic 1



Pic 2

A concern with the replacement roof tiles is that they are Blue Black in appearance which will stand out when first installed. The tiles will need time to weather as in Pic 2 where they will take on the appearance of the existing tiles. The existing tiles take on several different appearances within the roof depending on their orientation to the weather as in Pic 3



Pic 3

2 Replace Existing 'Shiplap' Cladding

The existing Shiplap Cladding is only located on the rear dormer windows.

The existing cladding is 150mm deep stained brown. Pic 4 – Pic 5

Due to the location and difficulty in maintain the wood cladding the proposal id to replace the existing wood cladding with a modern wood effect cladding which will not require constant maintenance.

The proposed cladding is 'Cedral Lap" cladding manufactured by Marley Eternit. The proposed colour is white, to soften the look of the cladding. (Sample supplied White and Brown).



Pic 4



Pic 5

3 Change the colour of the front elevation windows and entrance doors.

The windows and doors on the front elevation are painted in a cream colour. Pic 6

The proposal is to change the colour of the windows and window frames to 'White' which will match the properties facing Springfield Court Pic 7



Pic 6



Pic 7

The front entrance doors are also currently painted cream. Pic 8



Pic 8

The proposed colour for doors is 'Dulux' "Sea Moss" (sample Provided)
This colour is used on a locally Listed Building (Customs House, Strand, St. Mary's)

The Hung Tiles on the dormer windows and Bay windows on the front of the building will not be touched.