

I thought it would be easier if I put in writing the rationale why we decided a flat roof was preferable

- The roof design had been altered over the years to include a dual pitch roof to the rear of the main pitched roof, a quarter turn hip to the front, flat roof to the rear with parapet wall. Which, in my opinion made the roof disjointed.
- The roof construction was in a poor condition with several ridge beams and purlins having failed. Initially we had a structural engineer out to see if the roof could be salvaged
- Ultimately the poor construction of the roof and the building meant that we had additional structural works to make the building safe. The building had been neglected for many years and we only had a certain budget to bring the building back into a liveable standard.
- The brickwork had started to fail, and natural light was coming through once the plaster was removed. This also allowed water ingress into the building
- Internal structural walls had to be removed and rebuilt due to poor construction
- Additional footings and structural walls were built to help stiffen up the existing building.
- Steel rsj's were used to build the new flat roof which was advised by our builder and our structural engineer at the time.
- This was agreed verbally with Angela Forsyth prior to the work taking place
- The flat roof was the cheaper option but ultimately it was the best option to give the building structural integrity. It also meant that the additional funds that were saved against the cost of a pitch roof could be spent on the structural integrity of the building itself.
- I believe we have gone above and beyond to bring new life, not only into the building but to the area which is a poorer area of St Helens
- Prior use was supposed to be two commercial units on the ground floor and three flats above. The reality was that the upper residential area was being used as a 'doss house' with number of unsafe and unhygienic aspects to the building including a bathroom being used as a kitchen.
- Now the commercial area has been completed to a high standard which has brought new passing trade with the addition of new jobs to the area
- The 7-bedroom HMO has also been completed to a high standard to provide residential accommodation to any prospective new tenants