



Malthouse Court

Location

St Albans

Client

St Albans Borough Council

Contractor

BTS Special Works

Main Contractor

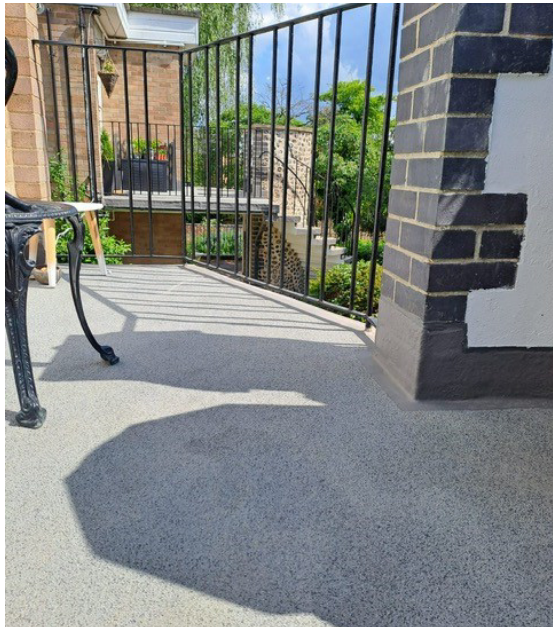
Morgan Sindall Property
Services

Building Type

Residential

Completion

March 2025



Malthouse Court

About this Project

The project involved comprehensive refurbishment works to external feature staircases, with a focus on restoring structural integrity, enhancing durability and improving safety.

New steel brackets were embedded into the facade and carefully integrated with the knapped flint render finish of the stair turrets. Our team restored the damaged structural concrete treads and risers, including crack repairs and surface re-profiling to reinstate the original form and function.

Sika corrosion management systems and anti-carbonation coatings were applied to protect reinforced concrete elements from environmental degradation. The Polyroof Protec system was installed across all stair treads and landings, offering robust waterproofing and anti-slip properties for long-term protection and safety.

Restoration of the lime render finishes around the stair turrets preserve the building's heritage character while improving weather resistance. All treated surfaces were decorated to match existing finishes.

Continuous safe access was maintained throughout the works via temporary staircases, minimising disruption and ensuring compliance with safety standards.

Works Summary

- Installation of new steel support brackets embedded into the facade.
- Restoration of damaged structural concrete treads and risers.
- Application of Polyroof Protec waterproof and anti-slip coatings.
- Application of Sika corrosion management systems and anti-carbonation coatings.
- Repairs to lime render finishes surrounding stair turrets.

