

Method Statement



The following statement identifies the proposed works that will be carried out, the order in which they will be undertaken and the techniques that will be used.

31 Charrington Street, St Pancreas, Camden, London NW1 1RE



1.0 Scope of Works:

- 1.1 Replace existing artificial slate roof tiles with natural slate roof tiles as per the specification/Schedule of works.
- 1.2 The existing roof has a butterfly design with a central valley gutter falling to the rear elevation which is finished with artificial slates and concrete ridge tiles. With scaffold in place for access, carefully remove slates, ridge and hip tiles and set aside for re-use (Re-use or just replace) where possible. Remove all lead flashings, lead covering to pitched areas, lead linings to scupper and hopper. It is not considered that the lead elements to the roof can be re-used as the folds and dressings will already have been bent, so will be thinner at these points, so the lead should be carted away from site.
- 1.3 Replace existing concrete hip tiles with a timber batten rolled in lead with 75mm flashing apron on either side.
- 1.4 This will involve carefully stripping off existing artificial slate roof covering and removing all existing timber battens and any associated sarking felt back to ceiling rafters. Re-covering existing ceiling rafters with new breather membrane and timber battening and re-cover with new natural slate covering.

- 1.5 The third floor level internally has evidence of water ingress so minor brickwork repairs may potentially be required. Mortar samples and brickwork samples can be provided if these repairs are required as part of the works after a more detailed inspection.
- 1.6 The extent to the damage of the roofing timbers will be accessed once the roof covering has been removed then any remedial work can take place to make like for like repairs in liaison with the conservation officer and building control.
- 1.7 Currently there is no safe access to inspect the roof structure. Therefore, following erection of scaffolding and stripping of the existing roof coverings, a detailed inspection of the roof timbers will be undertaken. Any water decayed timbers will be replaced to match the existing prior to renewing the roof coverings. The Conservation Officer will also be invited to inspect the roof following opening up works.

2.0 Roof Drainage:

- 2.1 The roof will be drained using the existing rainwater evacuation system. This will collect the rainwater in a central lead gutter which flows to a chute outlet connecting to a hopper at the rear of the property which is attached to a downpipe.
- 2.2 The lead chute outlet, as existing, has a good flow capacity, with an opening of 150mm.

3.0 Methodology Statement:

- 3.1 The proposed roof will function in the same way as the existing roof. The butterfly roof will direct water to the front and central gutters that leads it to a chute outlet at the rear of the roof to a hopper connected to a downpipe.
- 3.2 The reason for the roof replacement is to ensure that the roof coverings are watertight, as the current artificial slates have been installed incorrectly.