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Project 2320

14 Templewood Avenue. London, NW3 7XA

## Re Roofing Methodology

08<sup>th</sup> Sept 2024

Rev A – 04.12.2024



Entrance elevation



## Re Roofing of the main tiled roof

- Scaffolding company to produce a RAMS method statement on how they will safely erect and secure the scaffolding, whilst making sure no damage occurs to the building. Scaffolding through ties used so not to damage the existing fabric, open top sash, guide pole through window opening and clamp either side of wall to the front and rear facade where there are plenty of windows. The flanking/side walls will require drilled anchor points due to the lack of windows. Drill fix through mortar joint with specialist fixings for secure fixing for H&S, avoiding damaging brickwork. Once works are complete, anchor point holes to be filled with mortar coloured to match the same colour as the brickwork.
- Erect the scaffolding carefully to all four sides of the house including forming a waterproof temporary roof and sides, forming a weather protection to make sure no weather damage can occur, Temp. security alarm fitted to the scaffolding. Once complete H&S/CDM consultant to inspect to check they are happy.
- Please see Michael Kilbey Associates Cladding & Roofing Consultant, Clay Tile Roof Report. They are specialist in roof coverings and have surveyed the existing roofs. The existing clay tiles are at the end of their life span, and they need to be replaced, stopping the spread of the water damage currently occurring.
- Carefully remove the ridge tiles.
- Start removing the existing tiles equally from both sides of the roof, to avoid uneven loading on the existing timber roof structure.
- Once the existing roof tiles have been removed. Remove the existing battens and non-breathable felt from the roof.
- Repair if possible any roof timbers or replace like for like any rotten/damaged roof timbers.
- Install from the external side of the rafters a vapour control layer, wrapping in and out of the rafters. Installed to manufacturer's recommendations, making sure not to damage the existing retained ceiling (lathe & plaster and modern plasterboard)
- To improve the thermal heat loss of the existing roof, it is proposed to place ridged insulation between the existing rafters and ceiling joists, tightly fitted being mindful not to damage the existing ceilings.
- Install new breather membrane over the rafters. A much-needed improvement to safeguard the longevity of the timber roof, allowing it to breathe allowing trapped moisture to escape.
- Fix new treated roofing battens in the same location as the existing, making sure the tile coursing doesn't change.



- Reuse historical original plain clay tiles and lay them in the front elevation roof slopes.
- Reuse historical original plain clay tiles and supplement with new clay tile to match existing and lay them on the other elevations roof slopes.
- Keep the existing plain clay tiles over the coach house and side wing roof, repair any existing damaged lead flashings,
- Once ready, carefully strike the scaffold, clean-up site. Finish.

### Existing Dormer Roof and Cheeks

#### Roof:

- Remove modern cheap felt covering and subbase chipboard deck, which has been poorly installed.
- Repair if possible any roof timbers or replace like for like any rotten/damaged roof timbers.
- Carefully remove and store the existing profiled fascia.
- Install from the external side of the flat roof joists a vapour control layer, wrapping in and out of the joists. Installed to manufactures recommendations, making sure not to damage the existing retained ceiling (lathe & plaster and modern plasterboard)
- To improve the thermal heat loss of the existing roof, it is proposed to place ridged insulation between the existing ceiling joists, tightly fitted being mindful not to damage the existing ceilings.
- Install new breather membrane over the joists.
- Following the Lead Association Recommendations; install 1:60 firrings creating a min. 50mm cross ventilation void, to avoid trapped moisture build up and the damage that causes. Vents via soffit.
- 18mm class 3 plywood over firrings, falling back toward the main roof matching the existing, draining onto the lead box gutter falling to each side. See Dormer roof section for details.
- Lead code 7 between lead rolls, symmetrically centred. Over building paper.

#### Dormer Cheek:

- Carefully remove the existing hanging tiles to the cheeks, remove from site.
- Remove existing horizontal battens.



- If there is existing sarking board, carefully remove and retain on site. Any elements rotten/damaged to be replaced like for like.
- Inspect the existing cheek studs, any rotten/damaged studs to be replaced like for like.
- Install from the external side of the dormer studs a vapour control layer, wrapping in and out of the studs. Installed to manufactures recommendations, making sure not to damage the existing retained ceiling (lathe & plaster and modern plasterboard).
- Fully fill between the existing studs with ridged insulation, giving much needed thermal improvement.
- If a sarking board was found, please re fix the existing board back over.
- Fix breather membrane back over
- Fix horizontal treated timber battens, fixed in the same location as the existing.
- Rehang new plain clay tiles, matching the existing, secured in place with hanging nails. Working with the lead soakers/flashing as it connects back into the main tiled roof.

**General Note:**

- The re-tiled position does NOT change position from the existing, everything gets out back in the same level/location.
- Internal finishes to be retained, whether it's lathe & plaster or modern plasterboard. Repair unsound/water damaged areas.
- Rack out all existing mortar to a depth of 20mm, a mix of cement & lime, then repoint with new lime mortar matching the original lime mortar type/colour.  
Before repointing, lightly clean the external masonry DOFF method of cleaning, by specialist cleaning company which has worked on historic buildings.

