# JUSTIFICATION FOR THE ROOFING REPAIRS AT 15 LAWFORDS WHARF, LYME STREET LONDON, NW1 OSF

## 1.0 REASONS & JUSTIFICATION

#### 1.01 a) The removal of the fibre cement slate roof to the recent addition

It is unclear how recent the rear extension is, however it was provided with a pitched roof covered with fibre cement slates, pitched at 12 degrees. We believe, that this roof pitch was chosen to accommodate the window to the stair area on the rear elevation and the flank window to the adjoining property (see the photographs in the D&A Statement). Slate roofs pitched at 12 degrees are not recommended, and this roof has leaked causing damage to the interior finishes. A remedial solution has been considered and it was agreed that the most appropriate solution to this problem was to strip the fibre cement slates and battens, provide a new ply deck dressed with a sheet roofing material. It was felt that, as the property is Grade II listed, the most appropriate sheet material would be code 5 lead. This leadwork will be installed in accordance with the Lead Sheet Association's specification and details. This new roof would then be dressed into the existing lead valley gutter.

In addition, there is a small kitchen extension which has a flat roof covered in a sheet roofing membrane. This roof is ponding and it is proposed that this roof be re-laid to falls and dressed with lead sheet as above.

#### 1.02 b) The Re-Roofing of the main cottage roof

The main roof of the original cottage comprises the original slates on the front elevation and fibre cement slates on the rear elevation. These roof coverings were locally repaired at the time of refurbishment. The slate roofs are supported upon a traditional roof structure comprising 4" x 2" softwood rafters and ceiling joists. At the time of refurbishment the roof void was insulated with mineral wool quilt to meet the building regulations requirements of the day. However, no provision was made for roof ventilation and now there are some considerable evidence of the onset of timber decay due to condensation build up within the roof void. The slates on this section of roof are poor and re-roofing would appear to be the most appropriate action to A, install a roofing system to resolve the roof condensation, and B, inspect and replace any decayed or decaying roof timbers. It is considered that this roof structure has been completely replaced in the past. The evidence for this is that the adjoining cottage has a slightly higher roof pitch and ridgeline, pitched at approximately 32.5 degrees, and the gable and party parapet walls are at approximately 32.5 degrees. Whereas the main roof to No. 15 is pitched at 30 degrees, giving a lower ridge line.

### 1.03 THE PROPOSAL

It is proposed to remove all existing slates and fibre cement slates and battens and to remove the existing loft insulation. It is then proposed to replace the roof timbers to the original pitch of 32.5 degrees, thus matching the adjoining ridge line. It is then proposed to insulate between and over the rafters, provide a breathable roofing membrane and to reslate using new fibre cement slates and ridges to match the adjoining cottage. It is to be noted that the adjoining cottage (no. 14 Lawfords Wharf) has recently been re-roofed with fibre cement slate and it would be the intention to match the colour and type of slate with this. This would give a warm roof construction which would prevent further condensation damage and avoid the use of unsightly roof ventilators, which is undesirable on a listed building.

New capped angled ridges will be provided to match the slates.

All lead flashings will be inspected and replaced as necessary.

Jeremy Poyser MCIAT Wakefield Poyser 20<sup>th</sup> April 2010