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Dear David

RE: 135 Arlington Road, Artists studio – Design and Access Statement

Further to our telephone discussion, find below the information you requested in respect to the replacement of the western cedar timber roof shingles and roof light.

Reasons for the replacement of the timber roofing shingles and roof light:

Due to the overshadowing of neighbouring trees and shrubs, the existing western cedar shingles did not receive sufficient sun to dry them out with the normal 25mm air cavity. Consequently, over the last ten years, they began to rot and the under boarding started to sweat.

This problem was exacerbated by an urban fox which started to dig up the shingles and created a large hole in the surface of the shingles causing water to enter into the studio. The roof became a walk way and sitting point for many local cats and the fox.

As a result of this animal traffic, the roof light became constantly covered in detritus of one sort and another. This situation was exacerbated by the ever increasing size of my neighbour's tree which would deposit sticky gunk onto the roof light along with the guano of the perching birds as the tree has now grown across the roof light.

In short, it turned out that the roof light was always covered in rubbish of one sort or another spoiling the space inside. The roof covering itself was also beyond its useful life and was letting water in.

It became clear that any replacement roof light had to be a vertically glazed unit to stop all that has been described above happening. It was also apparent that it would be best to have a waterproof under membrane to the timber shingles as a belt and braces solution to any new shingle roof and to double the amount of ventilation between the shingles and a fully waterproof deck.

The timing to replace the timber roofing shingles and roof light:

Earlier this year, there was a weather window of opportunity to carry out the necessary remedial work to allow the shingles to be stripped off and the deck to dry out. At the same time a second hand heritage window removed from another project was offered to me and a carpenter became available who could fit the window.

The timing of the remedial works was therefore a spontaneous decision that came about by the break in the weather and the availability of a carpenter to fit the heritage window.

The deck was able to dry out. It was then felted over including new roof battens. It was then counter battened over the felted battens to provide an increased air gap of 50mm. The western red cedar shingles were then replaced as per the original roof covering.

The appearance of the refurbished roof and roof light:

The roof will quickly weather and change colour to match the rest of the original cedar boarding. It will become more of a silver grey colour.

The roof light works much better. Although the glazed area is about 30% of the old roof light, now that it is vertical, it stays clean and provides a much better quality of light into the studio. The roof light is also openable, so it can provide cross ventilation through the room. The new roof light fits within the old roof light opening. It also provides visual interest in composition with the original wash house chimney and verdant landscape around it.

It is a good solution to what was a very annoying problem. Clearly beauty is in the eye of the beholder, but I think the final outcome externally and internally is quite a handsome solution; the natural materials sitting well within the context of the gardens and canopy of trees. I believe it to be more appropriate and considered than some off-the-shelf garden buildings/sheds that can be seen around the area.

Yours sincerely

Director
for and on behalf of Emrys Ltd.