

Site: The Manor, Edward Gardens, Bedhampton
 Date Visited: 27 November 2018
 Date Prepared: 04 12 2018
 Area of Work: Rear S/S Bay

Bay to East Elevation

Single store bay to rear containing French Doors and 4-over-4 sash windows to angled returns.

Schedule of Emergency Works:

A1.	Introduce new rafters
	- Inspect removed timber rafters to ascertain type and size. - Obtain new rafters to match existing in terms of type, grain and moisture content. - Replicate existing joining detail – notched and nailed to wall plate of bay. Reinforce as necessary with forged steel straps connecting plate and rafter as necessary. - Form hipped ends with jack rafter to replicate former detail.
A2.	Reinstatement of Roof Covering
	- Lay TLX Gold Insulating Breather membrane single layer loosely draped over rafters, no increase in ridge height - New 25 x 38mm (or similar and approved) softwood battens applied over top of membrane spaced to suit gauging of tiled covering - Relay salvaged existing plain roof tiles - Where required, additional plain tiles shall match the existing in terms of colour, tone, texture and size. - New tiles to be randomly mixed in with the existing tiles. - Finish dry verge in lime mortar comprising 1:3 NHL3.5 : Evenly grade washed sharp sand (not marine) - Bed ridge tiles in lime mortar NHL3.5 : Evenly grade washed sharp sand (not marine) - Reinstate finial to match existing, bed in lime mortar NHL3.5 : Evenly grade washed sharp sand (not marine) - Provide Code 4 / 5 Flashing at junction with main elevation, laid in accordance with the recommendations of the Lead Sheet Association - Prior to laying lead coat the underside with patination oil to prevent underside lead corrosion. - Where the roof slope are situated on exposed elevations, fix

	undercloak onto battens prior to laying of tiles and place end in gutter to prevent splashback.
A3.	Reinstatement of Rainwater Goods
	• Reattach renovated cast iron gutters and downpipes using brackets as per the original

Photographs



Before with roof on showing signs of failure of flashing, bonnets and delamination of tiles



As seen on 27th November 2018.

Prepared by:
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