

Site: The Manor, Edward Gardens, Bedhampton
 Date Visited: 27 November 2018
 Date Prepared: 04 12 2018
 Area of Work: Later Extension to NW

Later Extension



Schedule of Emergency Works:

A1	Stripping of Roof
	- All roof tile, ridge and hip tiles of sound condition to be set aside and stored securely on site off of the ground and protected from the natural elements. - Any defective tiles to be removed from site. - Strip off all existing battens and remove from site. - Strip off any existing felt / breather membrane and remove from site
A2.	Renew 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, ridge and hip tiles • Where required, additional roof, ridge and hip tiles shall match the existing in terms of colour, tone, texture and size. • New roof tiles to be randomly mixed in with the existing tiles. • Bed ridge and hip tiles in mortar to match the existing. Use evenly grade washed sharp sand (not marine) • Provide Code 4 / 5 Flashing at junction with main elevation on tile joint, 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 is situated on exposed elevations, fix undercloak onto battens prior to laying of tiles and place end in gutter to prevent splashback. • Renew fascia boards and paint back as existing
A5.	Reinstatement of Rainwater Goods
	• Carefully remove existing guttering • Inspect to assess condition / re-use of existing gutters and downpipes where appropriate. • Where repairable, redecorate with 1no coat rust inhibiting primer (Red Oxide paint or similar and approved, 1 no. undercoat and 1no gloss. • If damage consider repairing with cold stitching method or replace on a like for like basis. • Reattach guttering using brackets as per the original • Reinstall downpipes

Photographs



Extension to rear – southern roof slope with broken , missing and delaminated tiles.



Extension to rear – southern roof slope with broken , missing and delaminated tiles. Exposed NW side with partially stripped roof slope.

Prepared by:
Murphy Associates and DGC (Historic Buildings) Consultants Ltd