

NORTH BLOCK ROOF COVERINGS

Design and Access Statement

There is a requirement to renew the pitched and flat roof coverings to North Block commencing with the central areas to the building.

Attached is a plan indicating the areas concerned and it is proposed to replace the pitched roof areas with slates to match the existing and to be agreed with Reading Borough Council planning department, to which an application for Listed Building Consent is being submitted.

This is the Design and Access Statement to accompany the application.

Pitched Roofs

Remove existing slates and flashings and dispose off site. The existing slates are a mixture of Eternit asbestos cement and natural slates. The Eternit slates are to be disposed of in hazardous waste skips in the appropriate bags with air removed and the bags sealed with tape.

Supply and fit new slates to the approval of Reading Borough Council to include a breathable membrane and treated sawn softwood battens securely fixed to the existing rafters. At this stage we are considering three alternatives:

- Marley Eternit Rivendale fibre cement slates
- Spanish Slate Quarries (SSQ) Del Carmen slates
- Welsh Natural slates

The slates are to be lapped to suit the pitch of the roof and to take account of the possible wind uplift and exposure to driving rain. Provide a double course of slates to the eaves and a top course sufficient to ensure that the correct lap is maintained.

Hips and ridges are to be formed with angled tiles bedded and jointed in cement mortar.

12 OCT 2016
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Pitched Roofs

Valleys can be formed as mitred valleys with Code 3 lead soakers or, alternatively, in Code 5 lead a minimum width of 500mm with the slates cut to leave a minimum of 100mm clear width.

The gutters can be formed with a single ply membrane system sufficiently lapped with the eaves of the slate tiling to form a completely weather tight junction.

Abutments to parapets, chimneys and other brickwork surfaces are to be formed with Code 4 lead flashings suitably lapped.

Flat Roofs

The existing felt flat roof coverings are to be removed and disposed off site.

Prepare the existing timber decking, supply and lay a single ply membrane system on 30mm flat roofing insulation board. There are a number of different systems available and contractors are requested to submit details of the proposed system for approval.

On removal of the existing roof coverings the timber decking is to be inspected as to its condition and suitability to receive the new covering and insulation. It may be that the decking is required to be replaced in which case this will be 18mm WBP plywood.

Provide the appropriate upstand detail at the junctions with pitched roofs and other abutments. Code 4 lead flashings are to be included to parapet walls.

Guarantees

A minimum guarantee period of 15 years will be required.

Access Scaffolding

Scaffolding and a hoist will be provided for access to undertake the Works.

The scaffolding will include an access staircase, suitable handrails, edge protection and suitably covered for the protection of people below.

Scaffolding

A hoist will be provided with a landing gate for the removal of existing materials and hoisting of new materials up to roof level.

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