

DETAILED METHOD STATEMENT/SCHEDULE OF WORK IN RELATION TO ROOF WORKS

AT

8 MONTPELIER ROW, TWICKENHAM TW1 2NQ

Rev.00 June 2024

This statement refers to the methodology for roof works by Alan Baxter Partnership Engineers in their Structural Impact Assessment.

1. Installation of access scaffold at the front and rear
2. Existing roof coverings (slates and battens) to be carefully removed and set aside for assessment and later reinstatement. Existing timbers to be protected during the works.
3. Existing lathe and plaster ceilings at second floor (some of which have already collapsed) to be carefully removed. Existing coving retained as far as possible.
4. Remove water tanks and guttering finishes (strip lead etc).
5. Structural engineer/architect to visit and inspect in order to confirm final repair scope.
6. Remove fibreboard and boarding from existing rafters.
7. Timber treatment to all roof timbers to be undertaken by specialists.
8. Install bearer beams on party walls and cut pockets for new PFC valley beams
9. Install PFC valley beams (2 no.) either side of decayed timber valley beam in accordance with engineers details.
10. Carry out repairs to ceiling joists and rafters including splicing new sections and re-support at bearings where decayed or pulled out. Similar to be undertaken to gutter timbers at valley and behind parapet walls.
11. Reinstatement timber boarding and replace areas of fibreboard with timber.
12. Install breather membrane (Tyvek or similar).
13. Install 18mm marine grade OSB or Ply to provide support for leadwork gutters
14. Code 4 leadwork to gutters, stepped flashing and soakers in strict accordance with LSA guidelines.
15. Code 4 lead to existing dormer structure in strict accordance with LSA guidelines.
16. Reuse existing slates (or supplement where necessary with reclaimed slates from similar period) on new 25 x 50 softwood battens. Existing slates to be used on front roof slope first.
17. Replace existing hoppers and downpipes with replica cast iron effect pipework.
18. Temporary propping to be removed.
19. Install mineral wool insulation between and over the ceiling joists.
20. Reinstatement internal finishes (lathe and plaster ceilings).
21. Repair and refurbish existing coving by using a specialist that is experienced in working on listed properties.

Please note that this application is solely for the roof works at the property. The wider restoration of the property will require separate applications.