

DESIGN AND ACCESS STATEMENT for 4 PEMBROKE VILLAS TW9 1QF

Number 4 Pembroke Villas lies on the North West corner of Richmond Green and is semi detached with number 3. Both are part of the Grade II listing for numbers 1 to 10 Pembroke Villas and lies within the Conservation Area of Richmond Green.

Number 4 comprises four storeys, with a Lower Ground, Ground, and First floor with Bedrooms and Bathrooms on the Second floor formed within the roof space. A drainage trench around the property allows rainwater to soak away into the ground below the level of the Lower Ground floor. Foul and soil waste runs to the public sewer in the street.

The original hipped roof side extension has been incorporated into a more recent flat roofed front and rear extension during the 1940s. See below.



The original Welsh slate has been replaced with Spanish slate probably during the extension works of the 1940s (no planning record exists). These have deteriorated particularly badly along the lower part of the main roof (seen in the photograph above with the dormer window set within) and to the hipped side extension. This planning submission is to replace the existing discoloured and delaminated Spanish slate with new 250x500mm Del Mino slate matching the retained slate to the upper part of the main roof. Lead work to these areas, including around the dormer, the gutters and the wall cappings, will be replaced with new lead work. However the finished roof line will be maintained so as to preserve the lead flashing line where chased into existing parapets. Gutters will be reformed to ensure that correct falls to outlets are created.

This will constitute replacement of less than 50% of the total pitched roof so, although complete compliance with the current Building Regulations will not be necessary, the opportunity will be taken to add 90mm PIR insulation between the rafters and below a new breathable sarking membrane to improve the thermal insulation of the property.

All roofing work will be done using traditional detailing, complying with current Codes of Practice as stated in the detailed specification below.

SPECIFICATION FOR THE WORKS

Roofing works (to BS 5534 2018)

1. Some of the roofing slates have come to the end of their life and need to be replaced. Similarly some of the lead lined gutters are too shallow and rainwater is pooling, also some lead flashing has detached from the parapets. The combination of inadequate falls to the gutter and open joints to the flashing has let water into the interior.
2. The roofing slates and battens are to be removed from the worst areas as identified, being the lower part of the main roof and the hipped side extension. New slate, matching the existing and retained to be brought to site.
3. New 90mm PIR insulation to be inserted tight between the rafters leaving a 25mm ventilation path between the top of the insulation and the top of the rafters.
4. Supply and fix a breathable sarking membrane as by Tyvek or similar across the rafters, allowing it to sag onto the PIR insulation to provide a ventilation path in accordance with the LABC approved detail.
5. Fix new 25x50mm treated roofing battens at a gauge to suit the slates and re-fix the new slate with 2 no. galvanized steel, copper or aluminium 20 x 3 mm extra large clout head nails to each slate.

Hips and Ridge Tiles (to BS 5534 2018)

1. To be universal concrete and to be mechanically fixed as well as bedded.
2. Ridges fixed as follows: i) Gauge the tiling to ensure that the full lap is maintained in the top course. ii) Nail every tile in top two courses. iii) Fix and bed the specified units in mortar. iv) Fill and gallet exposed ends. v) Cut mitred joints at hip intersections.
3. Hips fixed as follows: i) Cut tiles to the line of the hip. ii) Nail the end tile in every course. iii) Fix and bed the specified hip fittings in mortar commencing at foot of hip. iv) Fill and gallet exposed ends. v) Fix hip irons with two galvanized screws.

Leadwork (to BS 6915)

1. Workmanship to be in accordance with the recommendations of the Lead Sheet Manual by the Lead Development Association unless otherwise stated. Milled lead sheet for flashings should conform to BS 1178:1982 and used as follows except where otherwise specified
2. Soakers at roof slope/wall abutments to be Code 3: Cut to length of tile gauge + lap +25mm and of minimum width 200mm to lie 125 mm under each course and turn up 75 mm against wall to receive stepped flashings. Lap soakers by 75 mm min and provide clips to bottom edge at 500 mm centres.
3. Flashings and general weatherings to be Code 4. Provide continuous stepped flashing at sloping abutment of roofing, 150mm wide with a minimum water line cover of 65mm and a maximum length 1500mm with 100mm minimum laps and turned in to raked out (min 25mm) brick joints (full thickness) and fixed with lead wedges at min 450mm centres and re-pointed in designation (ii) [1: 1/2: 4 1/2] mortar or polysulphide mastic. Lap soakers or upstand by 75 mm min and provide clips to bottom edge at 500 mm centres.
4. Rainwater chutes to be Code 7 - Lay in as one continuous sheet over underlay of spun polyester membrane as Geotec 220PY by Calder or similar. Nail each sheet at top. Dress into gutter at foot. At abutment with brickwork, dress over tilting fillets and turn up wall by 225mm above pitch of gutter and counterflash with stepped flashings as noted above.
5. Clips to be terne coated austenitic stainless steel not less than 50mm wide and 0.38mm thick and fixed at 500mm centres.

6. Nails to be large headed austenitic stainless steel nails with an annular, helical, or serrated shanks and not less than 20mm long.
7. Protection : Apply a thin coat of quick drying patination weathering oil where specified; apply with a soft cloth with a horizontal or vertical action.

The proposed work is to repair problems caused by water ingress caused by roofing defects, whether by deteriorated or slipped slates, poor lead flashing or porous concrete copings.

There is no increase to the footprint of the property. All surface water, waste water and foul water will be contained within the site as before. Waste disposal will remain as before.

Pedestrian access to the front of the house and car access to the driveway will remain as before.

prepared by STRONG DESIGN

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