

## **Design and Access Statement – Pixie Nook**

The current rear section of roof at Pixie Nook covering the kitchen and bathroom element in the single storey portion of the building is laid to battens, felt and covered with sized slate. The roof area incorporates an architectural roof light and chimney stack from a defunct boiler.

The roof is developing into a poor state with leakage through the chimney stack and roof light and areas of loose and slipping tiles. It is not possible to do effective and sensitive patch repair and therefore we have been advised that the best course of action to maintain integrity is to strip and re-do the roof, light and chimney to restore the integrity and maintain the building.

This will be done using historic methods and materials as laid out below:-

Erect scaffolding to perimeter of roof for safe working platform and have skip delivered for loading debris materials in drive

Strip house roof of old slates felt and battens and top up insulation in loft to 300mm depth

Spay roof timbers with water based dual purpose wood treatment system from RGB.

Supply and fix eaves protection and system to fall in to existing gutters.

Supply and fix new tanalised fascia and black gutter ogge type gutter deepflow to new fascia board

Supply and fix British standard battens on breather membrane vp 400 high tensile breather membrane felt and tanalised British standard battens to set gauge of slates.

Fix slate windspurs to gable ends to lap on to stone wall render with 2 number copper nails per slate

Make up shortfall on ridge tiles for breakages and rebed old ridges with lime mortar limebond mix.

Carefully remove chimney and rebuild with new lead tray to match in detail as it looks now.

Supply and fix new cast iron conservation fixed rooflight to fit over existing opening.

This work is booked for March 2021