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Site Visit and Report

of

The Roof Coverings at 15 Market Street, Woodstock

for

Lewis Property Renovations

Date of Visit

10th February 2023

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Introduction

Academy Consultancy and Design Ltd were asked by Mr. Wayne Lewis to view and provide opinion as to the life expectancy and condition of the roof coverings surrounding the glazed atrium covering the kitchen and day room of the above property.

The estimated life cycle and remedial works will have a bearing on the client's decision to redesign the current arrangement of lantern light configuration and change and model the appearance of the internal fabric of the building and visual outlook to the rear garden and also through the revised roof design.

We are awaiting drawings and 3D images of proposals to make further comments, but a record of our site visit is attached to this document with our initial thinking.

The original roof coverings, forming a series of gutters around the base of the two lantern lights extending into a small flat roofed area is of EPDM rubber and believed to be the original installation, aged at approximately 22 years of age.

It is believed that the waterproofing material has been applied directly to falls and cross falls created within the structure, and the assumption is this would be timber and probably of plywood construction.

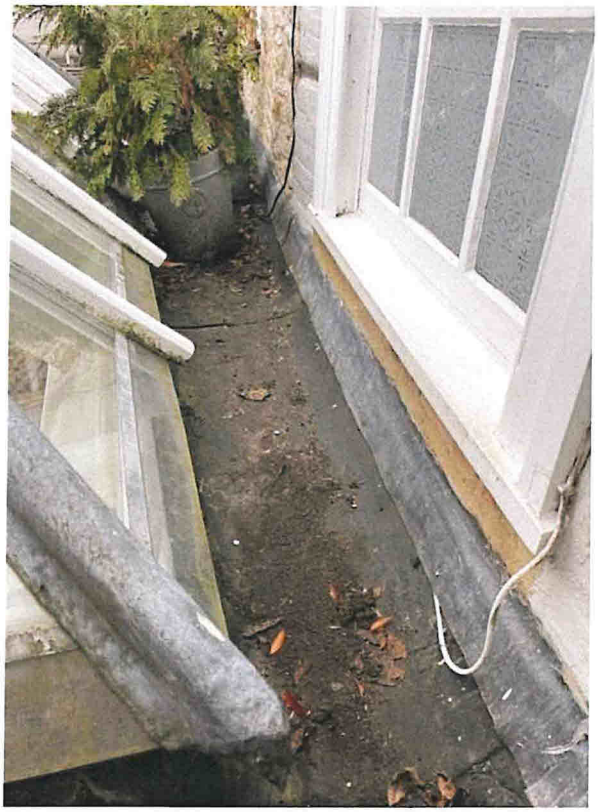
Due to the type of material and age, our experience shows that EPDM rubber has issues of maintaining its integrity at laps and joins. This is borne out by a location easily visible from the bedroom window of mud curling to one of the laps of the EPDM rubber.

Any remedial works or overlaying of the existing waterproofing would be problematic due to the restricted access and ability to provide waterproofing to the narrow sections between the glazed lantern units and the abutment with lead flashings and stonework. It would have been waterproofed originally prior to the installation of glass and therefore to be able to waterproof correctly in accordance with good practice, the glass would need to be removed and replaced to allow and facilitate this operation.

The proposal of the redesign of the roof will enable correct detailing of waterproofing and access to do so with the ability to change the method of glazing provided at the property which is currently under consideration.

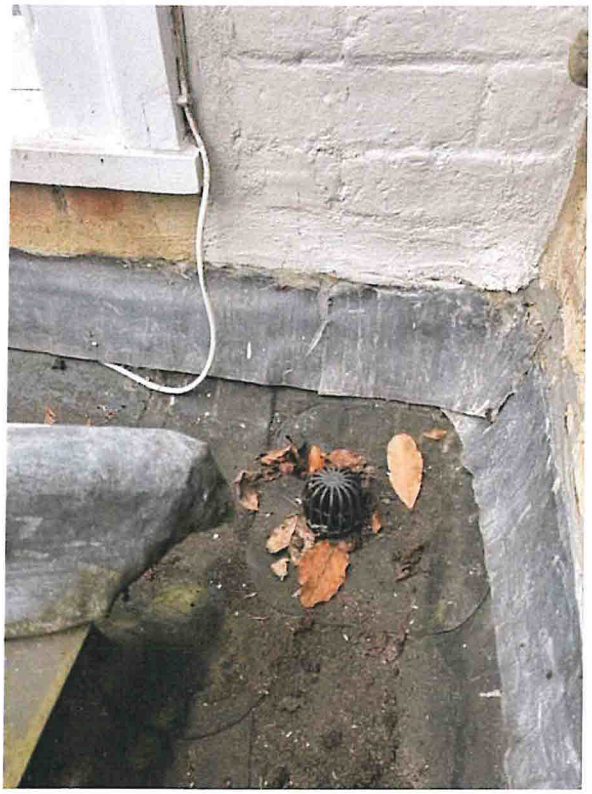
The attached photographs were taken for record purposes and for future reference and are of limited technical relevance at this stage.

Photographic Schedule



Photograph 1
Shows the EPDM gutter taken from the bedroom window showing the lap approximately 200mm in front of the plant starting to curl at the edge. The EPDM membrane is dressed in a single piece to the underside of the lead cover flashing under the windowsill and to the other side, onto the timber curb, which would have been provided to support the lantern light.

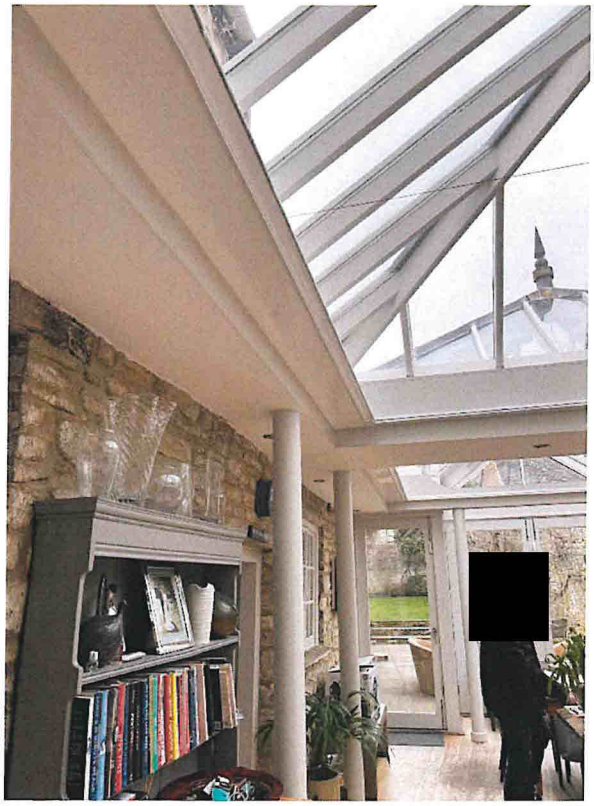
Photograph 2
Shows the location of the rainwater outlet, again in the corner from the bedroom window where viewed and photographed. The clients are maintaining the guttering to a high standard and a few leaves and debris are apparent but this is and will be an ongoing requirement to prevent blockage of drainage and overflow.



Photograph 3
Showing the same location with a coax cable being positioned under the lead flashing and also the lead hip to the corner of the glazed atrium.

Photograph 4
To the left-hand side as viewed from the window, the narrow gutter shows a little bit more debris, which should where possible be swept out with a long broom to prevent blockage. It is noted that the width and accessibility would prevent any possibility of providing waterproofing in any meaningful way at this detail and location.

Photograph 5
Shows the adjacent side of the roof where there is a greater expanse of roof area, containing planters and pots / ladders and a pipe penetration from the assumed wood burning stove below.



Photograph 6
Shows the underside of the construction taken from the viewpoint of where the outlets are photographed in photographs 1 and 2, with the internal boxed gutter being supported on the steel circular uprights.

Photograph 7
Shows the left-hand side of the roof taken from the garden where water is discharging through and into an external gutter at the front edge.

Photograph 8
As photograph 7 above, to the right-hand side.

End of Photographic Schedule

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Summary

With the age, condition and type of material, along with the client's desire to remodel the roof, it would be a timely process to modify both the design, falls and thermal performance of the roof and also give consideration to whether this may be duplicated and used as a roof terrace area, which was discussed during our brief visit. Obviously, accessibility and compliance for building regulations would need to be considered in this respect.

The options of reducing the apertures and glazing are currently under consideration and will form part of any further involvement once final details have been agreed with the client and we are able to comment and assist in finalising the roof design.

End of Report.