

Merchant Place & Croy's Buildings

Roof Finishes & Details:

LBC Planning Conditions 17 & 18

APPLICATION NO: 22/02204/LBC
PROPOSAL:

Partial demolition of existing buildings and the redevelopment of the site to provide an educational facility, including the restoration of the existing buildings, internal and external alterations to the existing buildings, the erection of an 8-storey building, ancillary cycle parking, landscaping, public realm improvements and associated works

Contents:

Introduction:

The roof of Merchants is a mixture of traditional slated roofs with lead details and leaded flat roof areas. The conditional approvals relate to the method of slate removal/reuse and proposed methodology of roof details that are to be incorporated into the final design details.

In terms of reference the listed building conditions 17 & 18 has been written to sign off these finishes elements for the final construction.

In order to comply with these requirements the following information has been provided to satisfy these requirements:

Condition No 17

- Welsh Slate method statement for the removal of roof slates.
- Part plan showing areas of re-slating and statement of reuse.

Condition No 18

- Slate samples and outline specification for new slates.
- Typical lead roof details and finishes to be incorporated in to the final design.

Conditional Approval 17 Re-Use of Slates

Works to the roof of Merchant Place shall not be commenced until such time as a method statement and an implementation timetable for the retention and re-use of as many of the existing slates as possible has been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed buildings

Method of Slate Removal & Recovery

Guide to using Reclaimed Slate

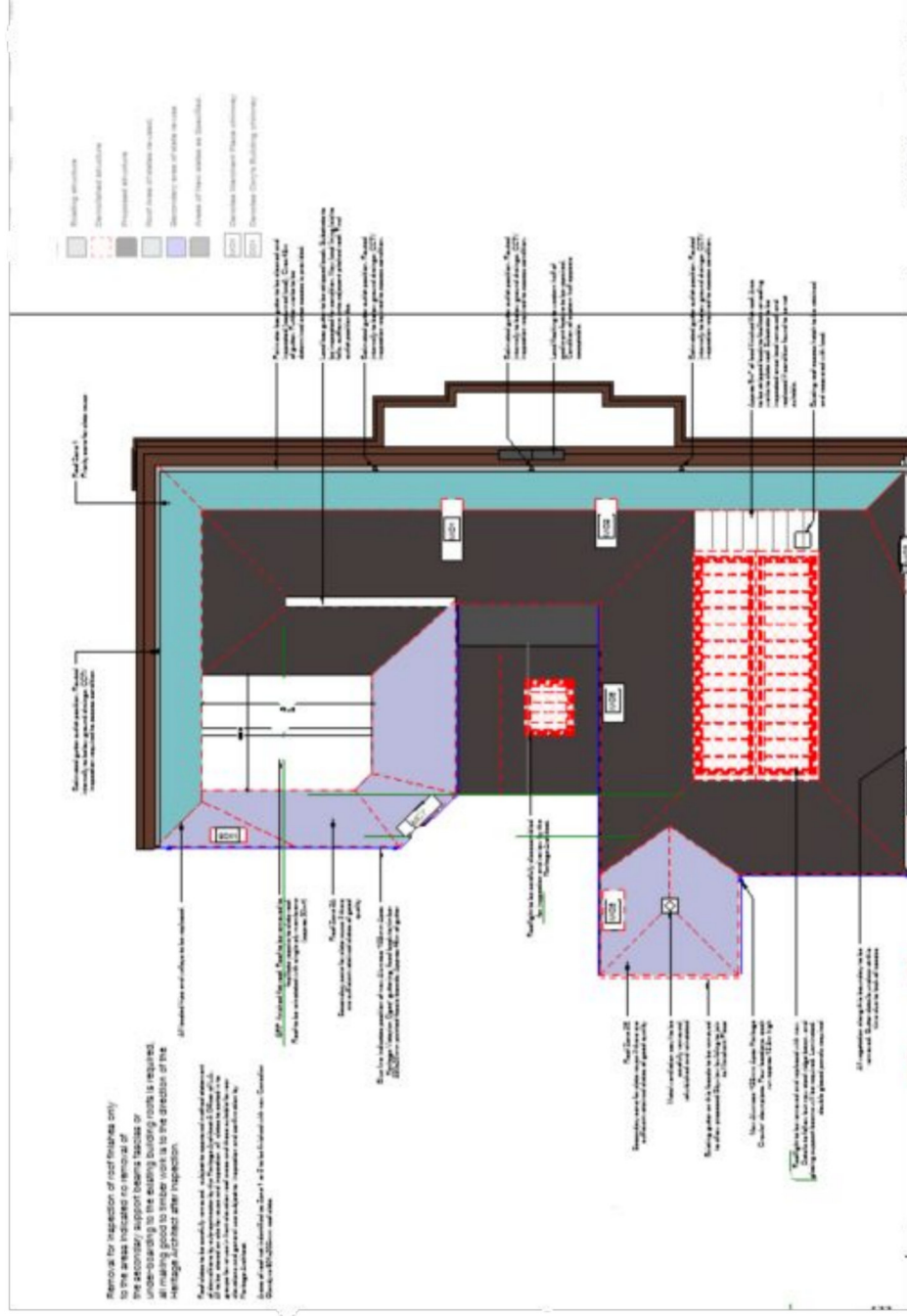
Welsh  Slate

 LES NATURAL SLATE & STONE SPECIALISTS

Method of slate recovery & sorting for re-use:

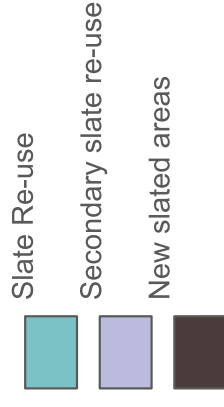
Welsh Slate roofing guide for the removal of roof slates is to be incorporated in to the specification for the removal of slate and sorting of these on site.(This is added as a separate document and gives the method statement of how the slates are to be removed from the building and a storage method for reuse.)

Areas of Slate re-use:



Part Plan of Expedite Demo drawing BD1-EDS-XX-03-DR-A-06103

The roofing contractor, Camillari roofing, has made as statement that there would be approximately 50% of re usable slates from the Merchant roof area. The area where the reusable slates are to be sited upon completion is intended to be the South and East Elevations of the roof surfaces. It is considered these are the most visible elevations of the roof surfaces and thereby considered to be more important surfaces to receive the reclaimed slates. The secondary reclaimed slate areas are shown on the rear roof areas where they are visible from the rear aspects of the site and the not as visible areas with the depth of roof and rear facing valleys to receive new slates.



Condition No 18

18 SAMPLES OF ROOF MATERIALS

Works to the roof of Merchant Place shall not be commenced until such time as samples of proposed new slates and ridge coverings, and an implementation timetable, have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed buildings.

Slate Finishes Existing & New Comparison



Slate comparison (original left, new right)

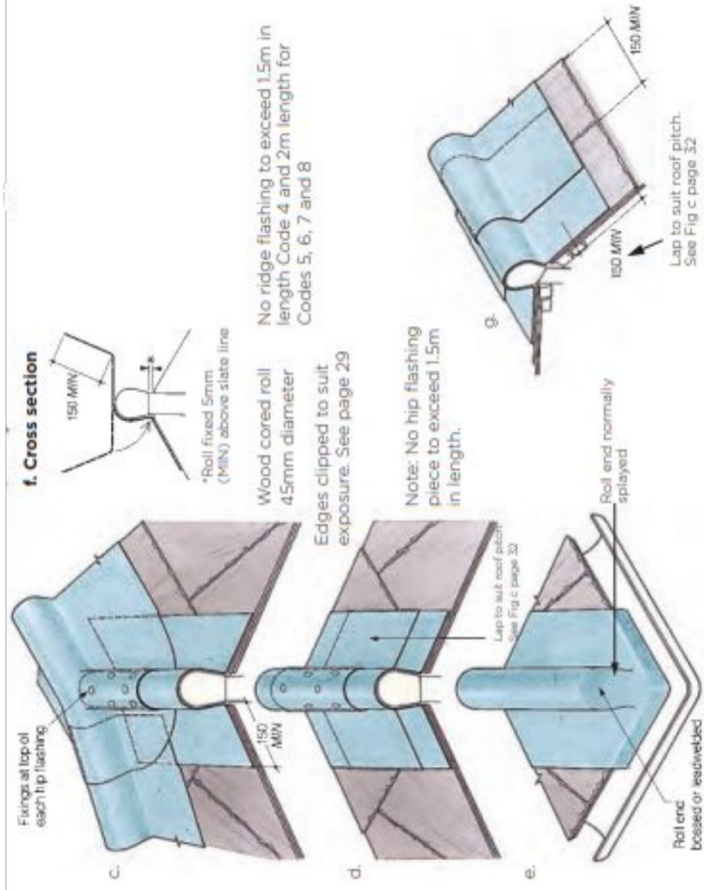
The existing slate off the roof is on left of the image, the new slate proposed is on the right.

New slate specification:

Canadian Glendyne 1st. Grade roof slate

Glendyne slate rock composition is 98% identical to Welsh slate, and is also a suitable match for the Ffestiniog (Welsh Grey). Therefore, the Glendyne slate is Snowdonia National Park approved. Perfect for heritage sites and conservation areas. Canadian Glendyne is classified in accordance with BS EN 12326 EN 13501-1 and is deemed to be fire rated. Additionally, Glendyne is categorised as an S1 slate to ASTM C406. With an expected life span in excess of 75 years.

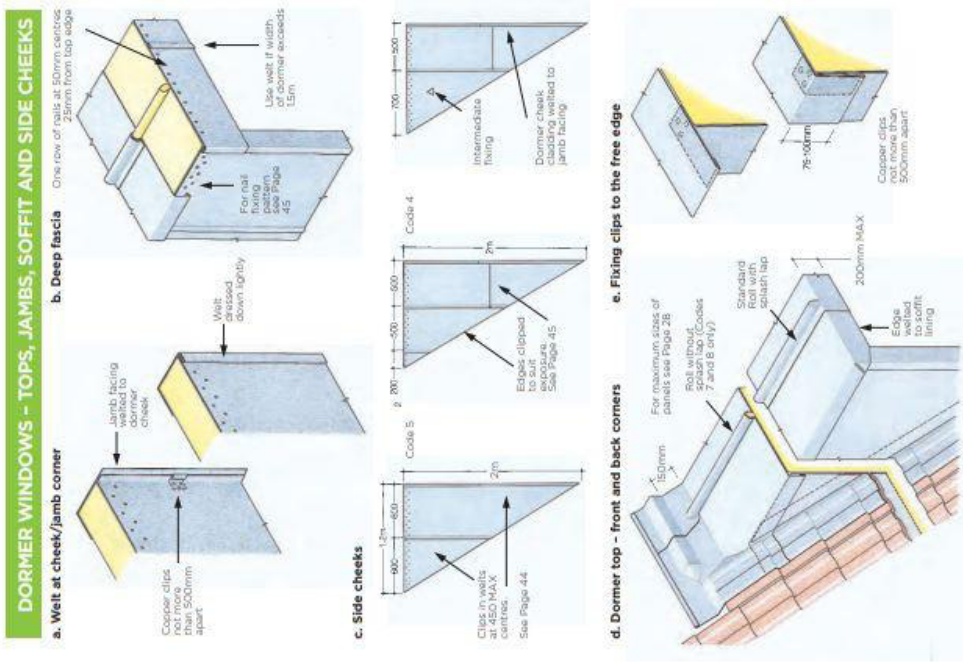
Ridge Details



The hips and ridges of the existing building are all lead rolled with a timber rolled core. The core is a traditional 50mm. timber curved top with lead soakers and laps to suit.

Lead hip flashings & details

Flat roof areas:



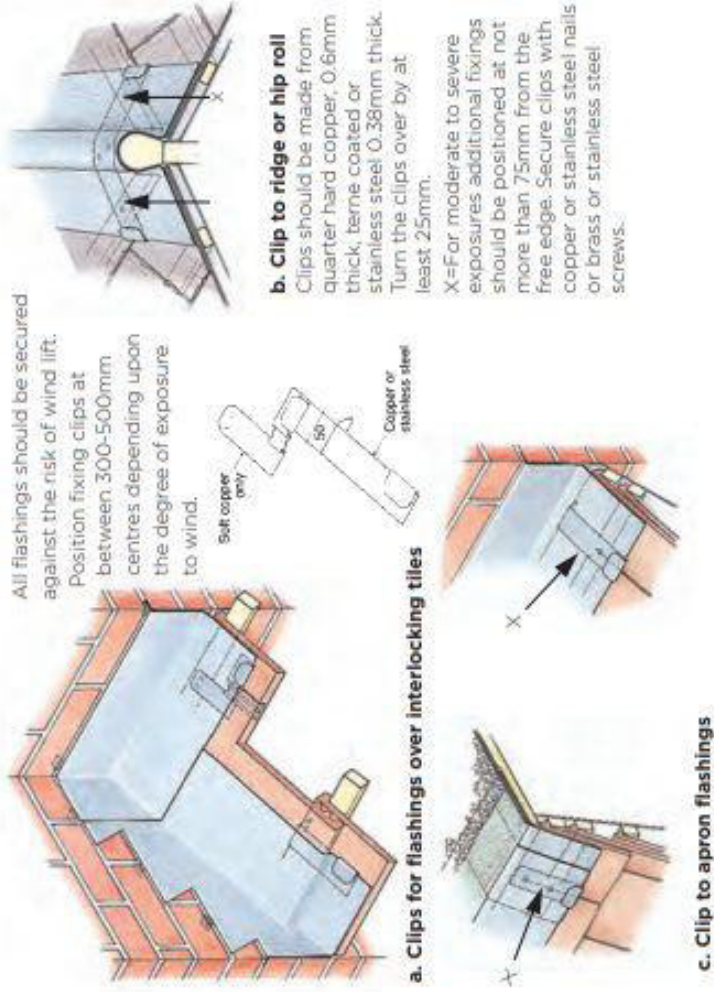
The flat roof areas of the building will have lead sheet roof finishes to match existing.

The existing lead details will be tested and investigated in accordance with the requirements of the specification and where replaced will match existing to these details.

All details shown have been taken from the Lead Sheet Association details published by:

Associated Lead Mills Ltd & Jamestown Metals Ltd,
 Unit B, Bingley Road, Hoddesdon EN11 0NX

Other Lead Details & Fixings



Lead clips and lap details to suit installation of lead flashings will be applied to the roof details.

All lead flashings and details will have patination oil finish applied to prevent a white carbonate layer forming on the lead sheet finish and staining the slate.

General Lead flashings & Details