

METHOD STATEMENT

Willow Cottage, The Green
Dinton, HP17 8UP

This is to be read in conjunction with the Heritage Statement

The accompanying drawings (B1841.100-103) set out the provisional scope and nature of the proposed works.

Under normal circumstances, this should be a simple case of stripping back a failed felt flat roof covering and providing a new and more durable flat roof covering.

However, the thatch covering to the left side of the flat roof sits on the flat roof, presenting an obvious issue for stripping and recovering the flat roof. Such detailing is no doubt historically to blame for the current roof leak problems with the flat roof.

To strip and recover the flat roof, we will need to instruct a Master Thatcher to strip back the thatch currently sitting on the flat roof covering. Common sense states that the thatch is subsequently re-profiled to sit clear of the new flat roof covering, for its own protection and to allow for future flat roof maintenance access without having to strip the thatch back each time.

The proposal is to replace the felt roof covering for a more durable EPDM single ply membrane.

To overcome the problem back left corner, we propose to form a raised baffle detail, to direct rainwater run off away from that corner and into the gutter. This can then allow the lead abutment flashing detail below the flat roof eaves to be properly detailed along the full length of the thatch to cladding abutment junction.

The raised baffle simply formed using a timber angle file kerb and a sloped ply top deck draining to the kerb edge. The baffle then weathered with the EPDM covering.

Anticipating little or no insulation in the flat roof make up, we propose to incorporate new insulation on top of the flat roof deck, forming a 'warm roof' where roof ventilation is not required. There is scope to readily accommodate 50mm rigid board insulation on the existing deck.

Where the thatch is raised off the flat roof, the subsequently exposed roof framing under the thatch will need weathering. Fitting lay boards across the exposed framing and dressing the EPDM roof covering up those boards to form either a 150mm vertical or angled equivalent upstand, similar to the detail formed with the thatch eaves opposite.

The timber cladding to the rear of the flat roofed structure is badly decayed and regardless needs to be taken off to reform the lead abutment flashing detail with the thatch covering.

The cladding will be replaced to match existing, being one of the two profiles shown below:



Expecting little or no insulation behind the cladding, since this clad stud wall is of 1970's origin, new rigid board insulation will be sandwiched between the studs, the insulation being the thickness of the stud work. A new breather membrane will line the outside face of the stud work and the new cladding fitted onto new or salvaged vertical battens.

The single glazed French doors to the 1970's thatched extension have failed, with notable decay to the base of the doors and side light. The units are also significantly draughty. The door set is therefore considered to be past economic repair.

We propose to replace them with flush closing single glazed units to match existing. The units will be in sapele hardwood and factory spray painted. The glazing bar configuration and design to match existing.

Drawings of the existing and proposed French doors will be issued as soon as they are ready.



Existing French Door glazing bars- doors and side lights.



Existing French doors, with side lights.

David Buchanan
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