



Keay Roofing Services Ltd

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Oxford Cottage Farm, Winkfield Lane, Winkfield, Windsor, Berkshire, SL4 4QS

Proposed roofing works

Scaffolding required under all areas that we recommend to be stripped and retilled.

Main old pitched roof at the front of the property which is approximately 50 square metres

We advise this section of roof to be stripped back to rafters:

New breathable membrane to be installed

New 5u felt to be installed

New weather treated battens to be installed

New handmade clay plain tiles to be installed matching in a like for like with old

New sand and cement render to be installed underneath gable ends of adjoining roof 5

linear metres with 5 metres of tile sand and cement fillet

Two small valleys on dormer to be replaced with lead Ridges on small dormer to be replaced with new clay like for like bedded into position using lime mortar mix

Bedding the small verge also with lime mortar mix

Main ridgeline above the front addition all to be lifted and cleaned

Ridges broken or damaged to be replaced with new like for like

8 metres by 2 storey scaffolding required for the front section to be re-tiled.

Rear pitched tiling which adjoins the flat roof at the rear of the property and is the back addition to the main front old roof:

All tiles to be removed and disposed of

Battens to be removed and disposed of

Old membrane to be removed and disposed of

Both valleys which are lead to be removed and disposed of

New breathable roofing membrane to be installed

New 5u felt to be installed

New lead valleys to be installed 6 metres in total

New battens to be installed

New tiles to be installed cutting to size where required 3.5 linear metres of render to be renewed with 3.5 metres of tile sand and cement fillet

Main ridges on ridge line to be reinstalled, rebedding and repointing into position using lime mortar mix

12 metres 2 storey scaffolding required for this section.



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At the rear of the property there are two flat roofs 8 square metre flat roof and a 12 square metre flat roof.

Recommended works:

All adjoining ridges to be lifted with care

All adjoining tiles to be removed with care

New bitumen torch on overlay system to be installed ensuring all drip edges and upstands are installed correctly

All tiles to be reinstalled replacing any which are broken or damaged

All ridges to be reinstalled rebedding and repointing into position using lime mortar mix.

At the property there is a second chimney

There are currently two open holes on the top of this chimney where on one side should be a chimney pot with a bird guard and the other side this open void requires capping off using natural slate and lime mortar.

Recommended works

Insufficient flaunch currently on top of chimney to be removed

New chimney pots to be installed and secured into position using lime mortar

New multifuel vented bird guard to be installed to new pots

Open void next to new chimney pot to be closed off and capped using natural slates and lime mortar creating a whole new flaunch on top of the stack using lime mortar.

Section of roof on right hand side of old main roof has 3-4 suspected broken tiles underneath hip ridges

Recommended works

Tower scaffolding to be erected below these works to allow safe access to broken tiles

Hip ridges on top of broken tiles to be removed with care

All old mortar to be disposed of

Broken tiles to be cut to size and installed where required

Hip ridges to be rebedded and pointed back into position using lime mortar.

Side lower roof elevation strip back to bare rafter, install 5u felt and factory graded batten, breather membrane felt, retile and new ridge into position with fresh mortar mix. New lead abutment flashing to verge. New cover flashing New lead apron Code 4 lead.