

57 Harbour View Road
Pagham
West Sussex, PO21 4RQ

REPLACEMENT OF GARAGE FLAT ROOF WITH NEW PITCH TILED
ROOF

Project Overview:

It has been discovered that there is a serious infestation of wood boring beetle to a significant amount of the timber members and framework within the garage.

The existing 3 layer flat felt roof system is nearing the end of its economical lifespan, having been installed circa 15 to 20 years previous.

In order to mitigate further potential damage by the wood boring beetle and/or water penetration it is deemed necessary to replace both the felt roof and all supporting timbers, decking, framework and wood products within the garage.

Previous works to install a rear addition conservatory were undertaken circa 2 to 3 years ago, which spans virtually the full width of the property as detailed on the attached plans. This construction was necessary as when carrying out a modification to the original existing structure which was annexed to the garage, poor construction/foundation detail was discovered and the decision to demolish the original sun lounge and adjoining room was taken.

Due to the weathering detail of the conservatory it was necessary to construct a dummy pitched roof extending from the bungalow across the width garage flat roof. This improvisation enabled the sarking felt to be continued for the full length of the concealed box gutter to the conservatory.

The improvised dummy pitched roof is not considered the best arrangement in the long term. Therefore, due to the garage roof and woodwork requiring replacement it would be an ideal opportunity to renew the garage roof with a fully pitched tiled roof matched in to the bungalow. This arrangement would not only have a significantly extended lifespan over the flat roof options but also allow a perfect weathering detail for the conservatory to be provided.

It will be necessary to raise the flank wall of the garage by an estimated 5 to six courses for the provision of a “*Sussex Hip*” to be installed. Additionally the front elevation of the garage is to be extended forward by approximately 1.25 metres to align with the bungalow elevation and roof line.

Taking the orientation of the elevation into account it is not considered likely that there will be any impact on the easements with the adjoining property as there is only an entrance door and no windows in the vicinity.

Specification:

- All existing rainwater goods to be removed and retained on site for use by others.
- Existing “cap it” fascia boarding to gable end to be removed and retained on site for use by others.
- Existing garage door c/w “up and over” system guides etc. to be removed and cleared from site.
- Remove dummy pitch tiled arrangement to rear conservatory gutter.
- All flat roof felt to be removed and cleared from site.
- All flat roof boards/decking, joists, support members, framework etc. to be removed and retained on site for use by others, position to be agreed.
- Remove existing gate and support framework, retain for future reinstatement.
- Existing concrete area immediately in front of the garage to be cut/broken out as required to achieve the new dimensions.
- New foundation trenching to be provided to a depth of 1m and width of 600mm - from the new front elevation position up to, and exposing, the existing garage footings.
- Foundations to be constructed in accordance with current Building Control requirements.
- Install new single skin brickwork utilising the “Toothing Out” method matching in to the existing structure as closely as possible and continuing any existing DPC provided. New courses to be added to suit the provision of a Sussex Hip as required by the existing pitch of the bungalow roof.
- To provide and install new timber trusses, rafters and support members in accordance with the Trussed Rafter Association, British Standards and best practice.
- To Felt, batten, and tile the new roof section matching in to the existing bungalow roof structure as closely as possible.
- Reinstall new sarking felt to rear conservatory and ensure weather tightness.
- To provide a new garage door, side hinged with two thirds/one third opening arrangement in colour white to match the new front addition conservatory as closely as possible.
- Provide new rainwater goods and connect down pipe to spare way into the soak-away provided to the rear of the property.
- Reinstall the retained gate and framework in the original position.