

Dormers & Side Roof – Wayside Cottage, Burndell Road, Yapton.

Description of Works: The side roof and dormers are currently in a dilapidated state as can be seen from the attached pictures. Some rafters have failed due to prolonged water ingress, others have evidence of beetle infestation. All lead flashing has been stripped off and some clay tiles have been removed further exacerbating the water ingress. A fascia board is screwed directly to the masonry wall to provide a fixing for the black plastic guttering. The dormers have been constructed and positioned on the edge of the side roof to produce a very makeshift appearance splitting the clay tile section into three. The timber clad, felt roof and odd sized, double-glazed fan light windows further divorce the dormers from the rest of this historic cottage.

The proposal: Install new roof rafters with exposed rafter ends which will be more in keeping with a building of this age. Continue the run of rafter ends along the front of the dormers to provide a base for lead flash and 2 or 3 rows of clay tiling. Paint rafter ends (Farrow & Ball – Pointing), Install Heritage grade PVCu rainwater goods to replace the existing black plastic guttering. Replace the timber cladding and roof felt on the dormers with a pre-weathered 'Quartz' zinc clad usually used with historic properties. This is very lead-like in its finish.

Proposed Schedule of Works:

- Strip off clay tiles and set aside for reuse.
- Remove old roof rafters, wooden cladding & roof felt from dormers.
- Install new wall plate & rafters using 150mm x 50mm treated C24 grade softwood with overhang at the lower end to provide exposed rafter ends.
- Reform dormers to original dimensions with 1500mm x 1000mm window openings.
- Felt & batten pitched roof.
- Retile using original and reclaimed clay tiles to match existing.
- Install lead apron flashing and soakers to dormers.
- Install 0.7mm thick VM Zinc 'Quartz Plus' flat roof covering to dormer with standing seam joints at 600mm centres.
- Install 0.8mm VM Zinc vertical cladding to dormers with seam joints at 430mm centres.
- Install new hardwood single glazed casement windows to dormers (Window O & P).
- Undercoat and then finish coat in Farrow & Ball French Gray inside and out.
- Install new rainwater gutters and downpipes supplied by <https://castironeffect.co.uk/>

See supporting documents:

- Photos of existing side roof and dormers
- Window drawing and profile for new dormer windows
- Typical VM Zinc 'Quartz Plus' cladding
- Rainwater goods detail
- Building drawings - existing & proposed

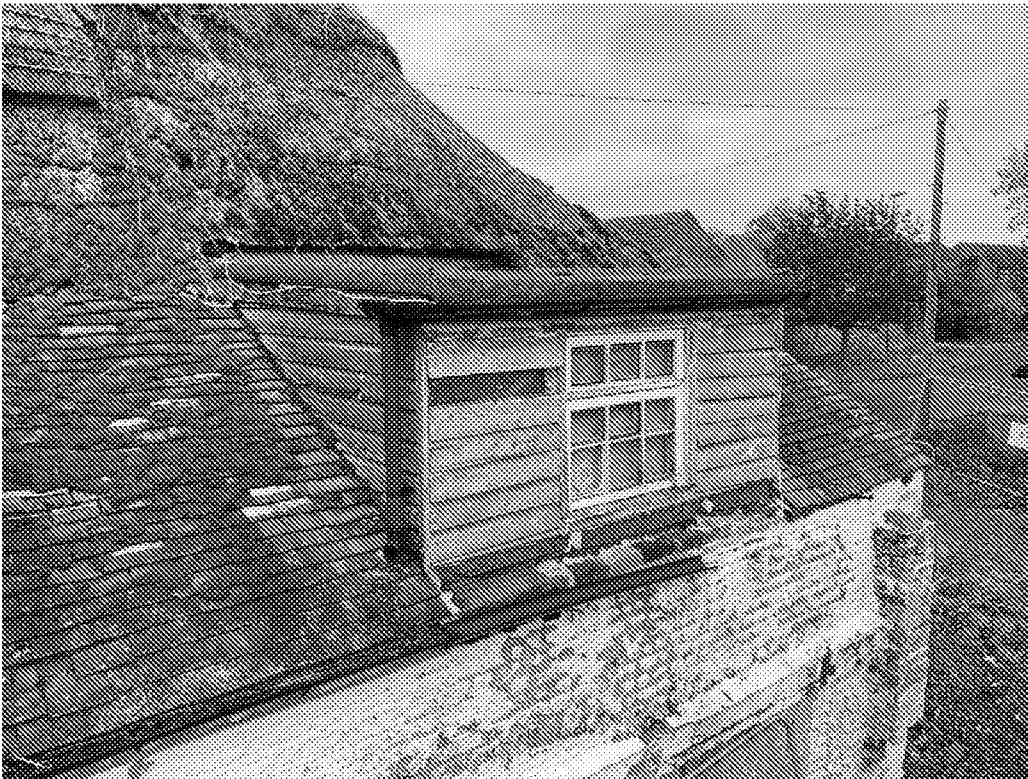
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Photos of Existing Side Roof & Dormers:

Dormer roof felt in poor state:



South Dormer in poor state with flashing removed:



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South side roof and dormers in poor condition:



Left hand dormer above flat roof showing lead flashing removed:



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Left hand dormer – showing extreme dilapidation of tile roof and dormer:



Lean-to pitch roof timber failure due to wet rot:



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Side roof timber failure due to wet rot:



Side roof timber failure due to wet rot:



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Side roof timber showing wood worm infestation:



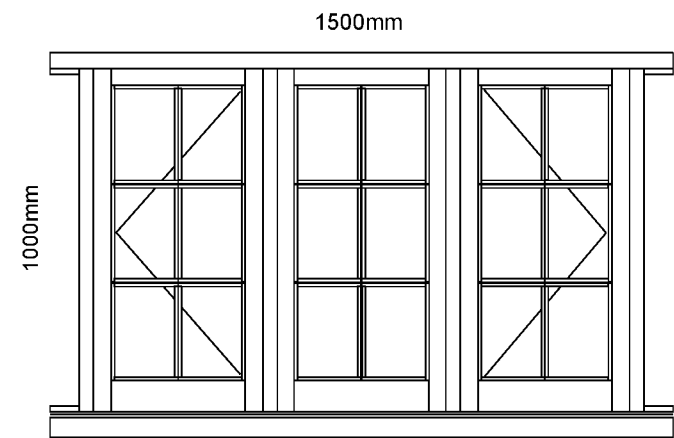
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Internal roof coverings collapse due to water ingress over stairs:

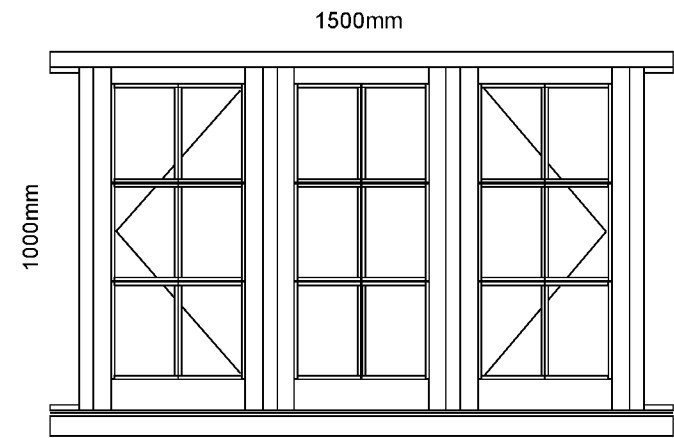


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Dormer Window Detail:

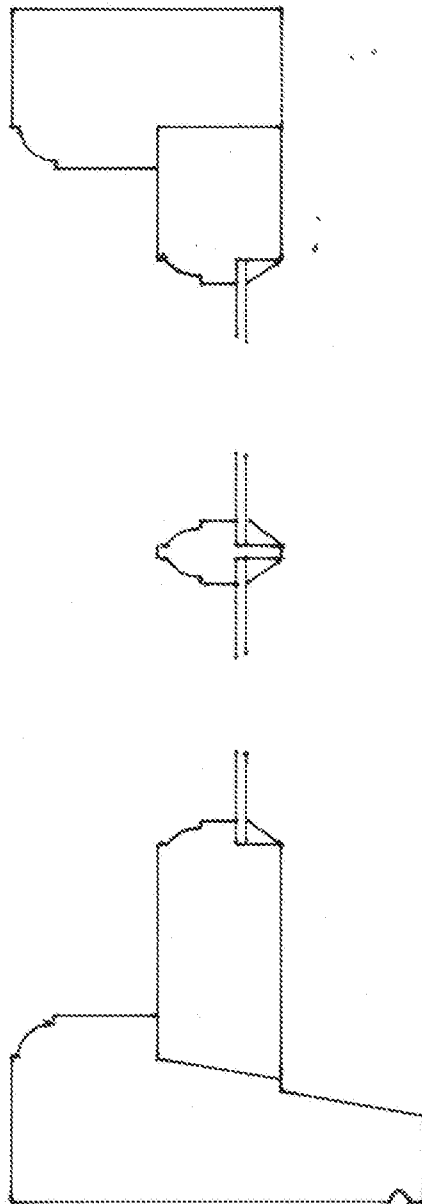


Window O - Bedroom 3 Dormer



Window P - Bathroom Dormer Window

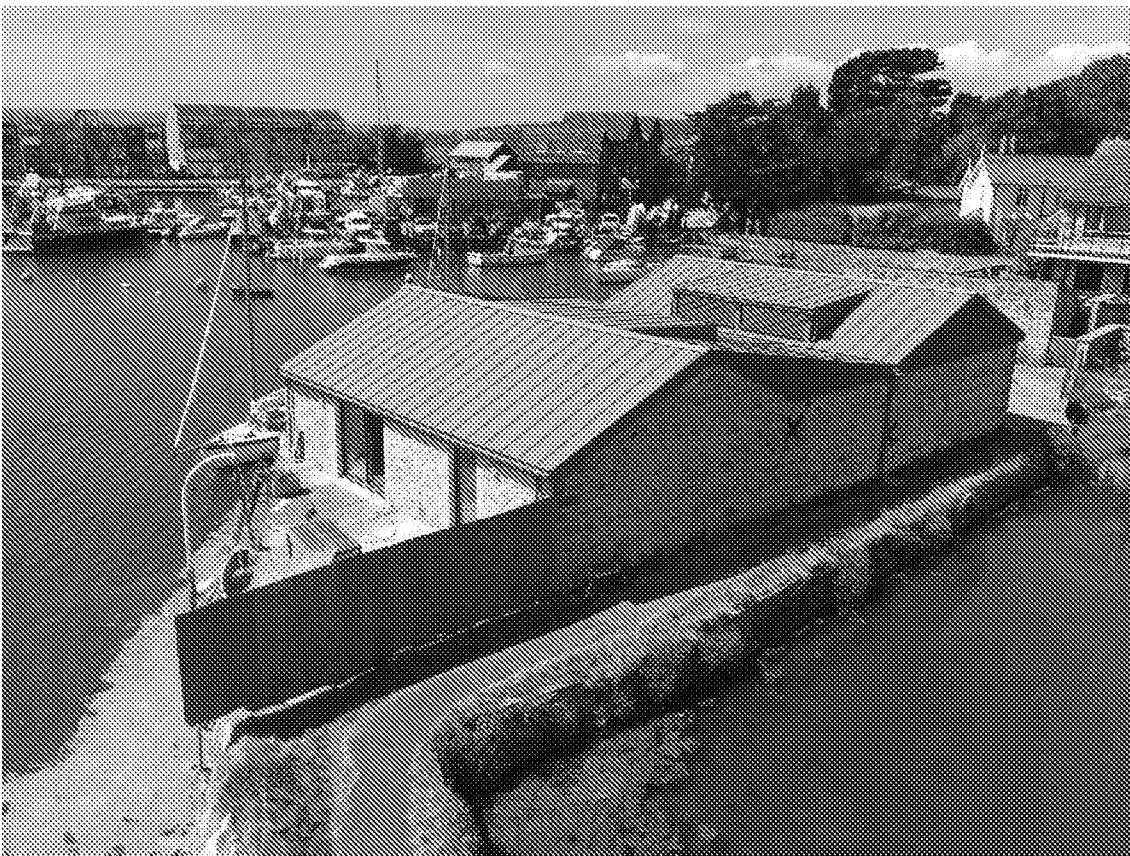
Scale - 1:20 at A4



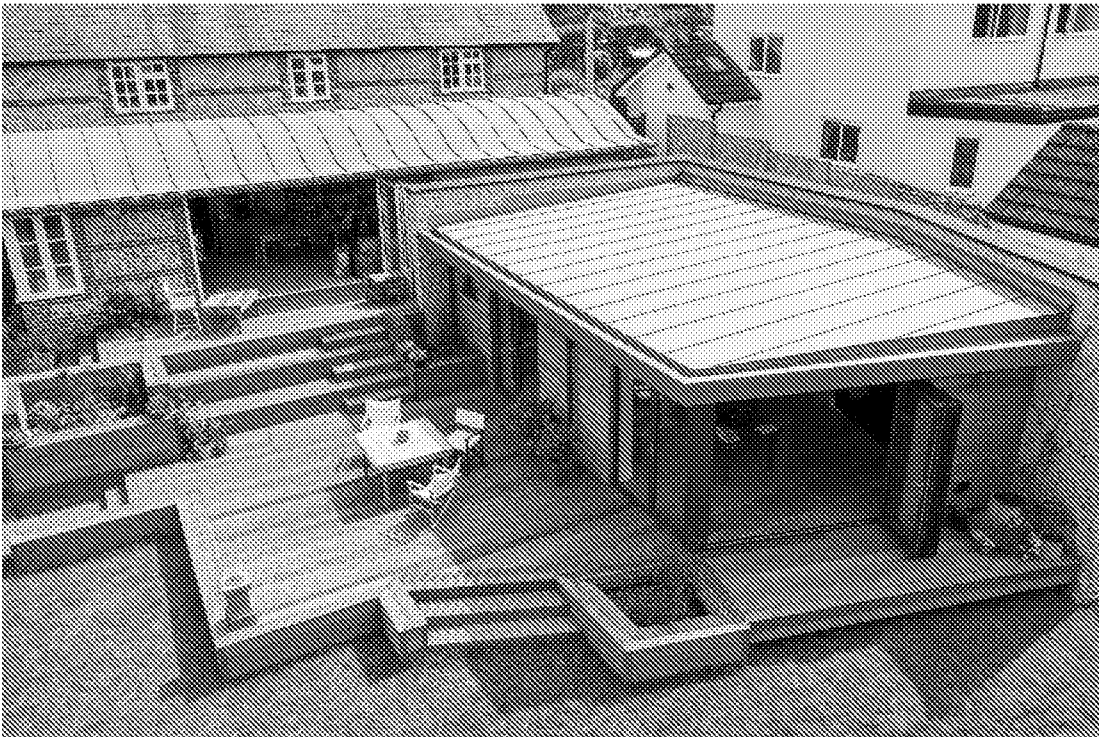
Wayside Cottage Window Profile
1:2 scale at A4

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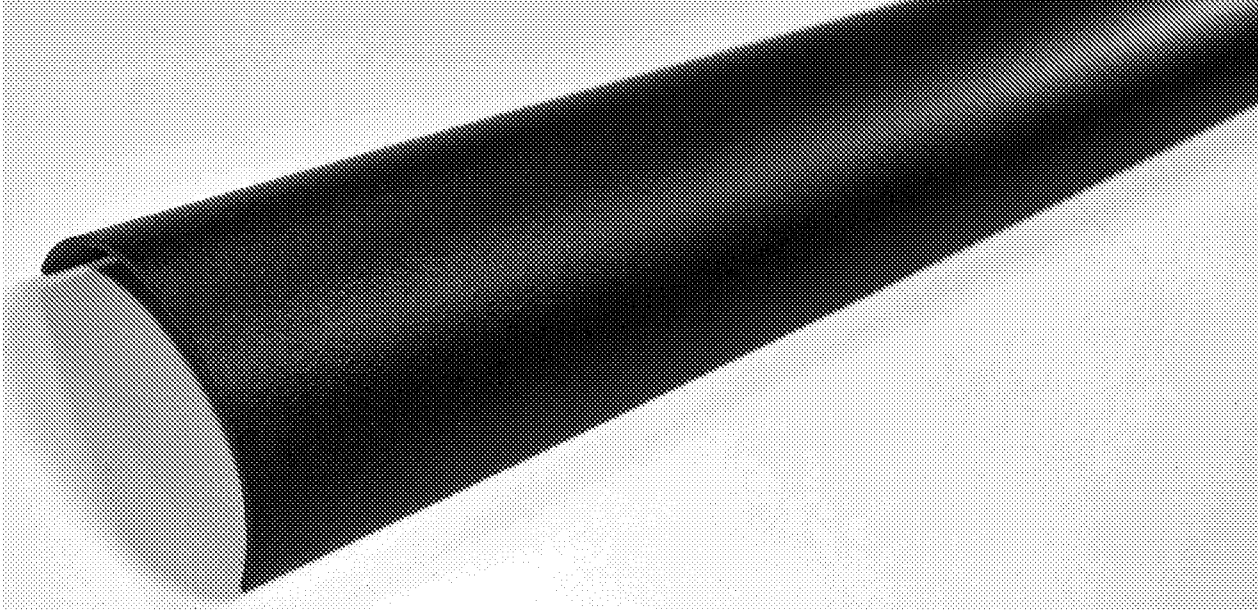
Typical VM Zinc ‘Quartz Plus’ cladding:



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Rainwater Downpipes & Guttering:



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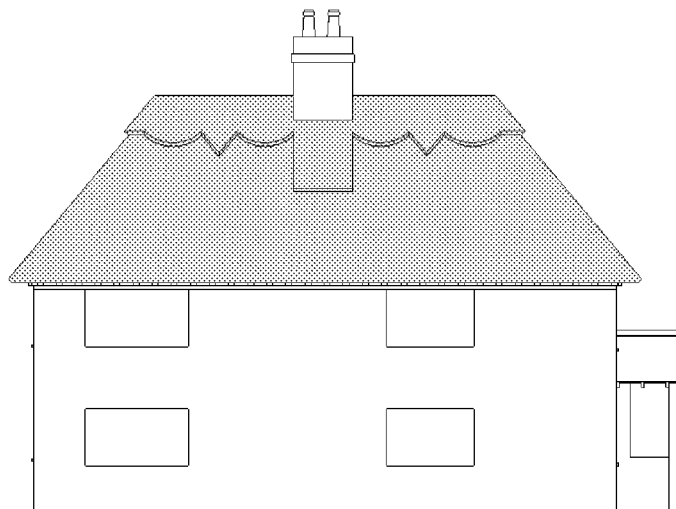
Building Drawings – Existing:



EXISTING WEST ELEVATION



EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION

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Building Drawings – Proposed:

PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



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PROPOSED SOUTH ELEVATION