

FLASH HOUSE FARM
LANE HEAD ROAD, CAWTHORNE, BARNSELY

ROOFING WORKS - DESIGN STATEMENT

REASON FOR WORK

Since its conversion from barn to domestic residence (2000/01) the area of roof etched green on the attached plan has suffered water ingress during wet weather conditions.

In recent years the problem has become more serious with continuous water ingress during rainy periods, seriously staining internal beams and, following a valuation of the property in April this year, the surveyor's report indicated that the roof was in very poor condition and should be replaced.

METHOD STATEMENT

Internal Works: Move all bedroom furniture to rear of rooms and cover with plastic sheeting.
Cover all floor coverings with plastic sheeting and hardboard
Strip plaster between rafters and cart away
Insulate between rafters to roof area
Fix battens to side of rafters
Plaster board and skim

External Works: Supply and erect scaffold to front elevation
Strip existing stone roof slates and set aside for re-use where possible
Strip lath and cart away
Supply and fix 'TRIISO' insulation – fixing to existing rafters with 50 x 25mm treated battens
Supply and fix Proctor 'Roofshield' breathable felt
Supply and fix 50 x 25mm treated battens to gauge
Supply and fix good quality York stone slate to match existing roof
Supply and fix lead flashings as required
Clean site of all debris of our making