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Mr Justin Louis

1 Kings Avenue
London
N21 3NA

Roof Report 47 North Road N6 4BE

47 North Road

N6 4BE

Listing Details

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1079196

Date first listed:

10-May-1974

Statutory Address:

47 AND 49, NORTH ROAD N6

Description

The roof consists of two pitched sections of roof made up of Welsh slate and blue clay angle ridge tiles.

All flashings are Lead.

All valleys were originally Asphalt

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Both pitched roofs have leaded access hatches, into the attics. Access to the roof from the house is via a hatch into the roadside attic, at the front of the top floor of the property

History

The roofs of numbers 47 and 49 are joined. All rain passes down the valleys towards the rear, through an outlet, and into a lead hopper. It's assumed that all is original as per build. They were listed 10th May 1974

Current state of the roof

Asphalt has come to the end of its life. It was overcovered with mineral felt and also a liquid membrane of some kind, but this has failed.

There are many splits and tears amongst undulations in the valleys that signify damage to the timbers beneath, supporting the asphalt. And there are signs of water ingress internally to the timbers in the attic and damp stains on the lathe and plaster ceilings and walls of the top floor rooms.



Pic 1) splits to side valley



Pic 2) front valley split through mineral and sides are bulging.

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Pic 3) splits to front valley

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Pic 4) Front valley splits through the liquid covering and deeper than the felt layer



Pic 5) Rear Pitch Valley to hopper has sunk, retaining water

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Pic 6) front picture of the two pitched roofs

[Repairs to the ridges have been made over time with sand and cement and a mastic of some kind. Some slate repairs have also been done, judging from the visual of lead clips and the tiles' nail holes where slates have been turned upside down. There are also signs of degradation to slates due to their age, in order to replace valleys the bottom three tiles need to come out and in order to do that we need to start from the top and the ridges will also need to be removed and they I feel are past their life as 90% of them have been repaired with sand and cement or mastic of some kind we will do our best to salvage any decent slates and ridges also to try and re use them.

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Pic 7) cement repairs to ridges

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Pic 8) up the central valley showing sunk valley and cement repairs to ridges

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Pic 9) internal timbers showing decay from previous leaks

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Pic 10) internal from front valley directly underneath pic 9



Pic 11) opposite side of the internal timber paneling pic 10

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Pic 12) spine wall central to center valley



Pic 13) side wall of rear adjoining neighbor

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Pic 14) ceiling of rear room under the pitch roof

Internal Water ingress

Internal images the ceilings are made up of lathe and plaster and there are signs of water ingress, the paneled wall at the front bedroom which is directly under pic 9 and the front valley where there is signs of water ingress. The pic above 13 is the center of the room coming from the rear pitched roof. It's not in line with the valley but as you can see there is already water ingress and this has worsened since summer.

Project Works

We recommend removing the asphalt from the valleys and to achieve this we need to remove the slates from the roof and the ridges.

However, if the valleys prove to be sufficiently level, and subject to your approval, our client would like the option to use lead instead.

Once we have repaired any unforeseen damage to the valley boards, we recommend re-laying new BS988 asphalt roofing to an average thickness of 20mm on, and including black sheathing felt laid to, the valley falls. We will install 225mm asphalt upstands to all upstands under slates on EML, including fillets. We will supply and fix asphalt to all brickwork sides on EML, including fixing arris rails to all valleys. We will fit [all cover flashings, which will be lead clipped and pointed, then slate all roofs with new/ reclaimed Welsh slate. All ridges we will replace where necessary with reclaimed/new blue clay angle ridge tiles. All flashings will be lead and will be held in place with lead clips and will be pointed with sand lime and cement.

In summary, we propose a like for like replacement of the roof taking it back closer to the original and we aim to use new/reclaimed materials to achieve this and if we can salvage slates from this roof and ridges that we feel are in satisfactory condition we will re-use them where possible,

Our aim is to give this roof a new lease of life but maintaining the original features of it, retaining and reusing materials where possible.

Time is of the essence as the water damage internally is getting worse with winter upon us and we want to prevent any further damage to the lathe and plaster ceilings.



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Any further information you require, please contact us.

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