



Reference No: PS - 1386

Roof Condition Report

Project Name:

The Furze – External

Description:

Roof Condition Report

Prepared For:

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Prepared By:

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Number	Action/Cause	Appendix B
1.	<p>Painted Lead Roof Terrace 01C:</p> <p>The lead roof terrace has been subject to remedial works over time and been painted with a fibreglass reinforced liquid membrane. Cracking and splits can be viewed on the upstands/terminations and at points of the door thresholds along the terrace. This would lead to water travelling behind the liquid membrane and this product is incompatible with lead due to the thermal expansion and contraction which occurs with lead at different temperatures. The terrace falls back towards the building and the rain water gully appears to be flat with one outlet leading on to Flat Roof 01A. The gully could not be fully inspected due to debris however assumption would be significant rainfall would result in the gully overflowing and the thresholds would be compromised and appear to show historic signs of this.</p>	1 - 12
2.	<p>Flat Roof 01A:</p> <p>The lead roof has had repairs conducted over time to the detailing and flashings around the masonry, presumably in an effort to prevent future ingress as this has been the source of historic ingress into room 9.4, however the raised section has not been coated with any other product. We were unable to determine if the lower section falling back towards the painted roof terrace had been coated due to the build up of lichen present.</p>	13 - 20
3.	<p>Slate Roof 01:</p> <p>This is the main roof above the front entrance so must be assumed it forms part of the oldest section of the building, this appears to be in keeping with visuals from the internal survey of the same area. There have been repairs over time to the slates, the upstands onto the parapet, the parapet themselves and also the perimeter which frames the slate roof down onto the parapet. Repairs are also evident to the chimney stacks, there is one to the rear right one to the front left and a central chimney.</p> <p>Historically there was severe ingress resulting in internal damage to room 40.0, this appears to have been repaired at some point using new slates, lead flashings under the slates and it has been heavily coated in a liquid membrane and onto the parapet upstands. That liquid repair has failed over time and it is assumed that it is the cause of continuing ingress to that area</p>	21 - 38

	<p>The lead flashing around the central chimney stack appears to be in reasonable condition and there is no signs of ingress internally in this area.</p> <p>The upstands on the other two chimneys present on the roof have been heavily treated with a liquid membrane preventing adequate inspection of the masonry however it is assumed these have been historic issues due to the presence of the liquid treatment.</p> <p>The rear chimney stack terminates on the junction between this roof and Slate roof 09 and there is heavy build up of vegetation, lichen and moss. There is also a wooden access hatch to the roof space and this has become detached leaving it open to the elements.</p> <p>The lead flashings of the rear double skylight appears to be in good condition however there is heavy algae and lichen build up in the gully directly beneath onto slate roof 09 suggesting the rainwater doesn't drain adequately from that area.</p> <p>The ridge and hip slates appear to be in reasonable condition however there are a number of slates that require replacing or repositioning and when this is undertaken further inspection should be given to the ridge and hips whilst on the roof.</p>	
4.	<p>Slate Roof 02:</p> <p>There is a missing ridge slates at the gable end which will be allowing water to traverse under the slates, the slate is in the lead gully at the bottom of the roof therefore poses a risk of falling off in high winds.</p> <p>There are a number of loose, cracked and broken slates visible.</p> <p>The lead flashing around the chimney stack and the masonry at the base require attention, they appear at the end of their natural lifespan and it is assumed it is some time since they were installed, these should be replaced during roofing works.</p> <p>The cast gutters are sagging and in need of replacement, internal corrosion is visible from above.</p>	39 - 46
5.	<p>Flat Roof 02A:</p> <p>The roof is constructed of a bituminous membrane assumed on a timber deck. It is at the end of its normal lifespan and severe cracks and defects are visible throughout. The roof appears to have some damage to the substrate due to undulations and it is assumed at some point water have penetrated the system resulted in damage to the substrate beneath. There are defective laps on the upstands of the sides of the valley gutters in</p>	47 - 82

	<p>the centre of the roof and these defects will also be allow rainwater to penetrate beneath the membrane.</p> <p>The roof is heavily soiled with moss, debris, redundant plant and the rainwater goods appear blocked as a result. The cappings and upstand are split and cracked in various places also allowing ingress.</p> <p>Numerous repairs appear to have been undertaken over time to lead flashings on upstands and liquid repairs to the flat areas around the outlets. Repairs have been carried out to a vent pipe which the rubber has degraded and cracked and will be a point of ingress.</p> <p>The grp rooflight covering the void below has been replaced in time however has been cracked in various places and requires replacement.</p>	
6.	<p>Slate Roof 03:</p> <p>A number of hip slates have slipped and require replacing, these can become dislodged over time and is a sign the mortar had failed and is no longer supporting them.</p> <p>There are areas of concern on the lead flashings in the gully's between this roof and Slate Roof 07 and remedial works should be undertaken.</p> <p>There are a number of damaged slates that require relacing near the eaves</p> <p>The guttering requires replacing due to damage as a result of the weight of the moss and debris currently in the guttering.</p> <p>All of the fascia boards and soffits need to be removed and replaced with new.</p> <p>The masonry supporting the eaves of this roof is in extremely poor condition and it appears has been constructed on top of the old flat roof, this is the audiology suite underneath where the old flat roof is visible.</p>	83 - 88
7.	<p>Slate Roof 04:</p> <p>There have been a number of slates replaced on this roof over time, however at the rear of the roof bordering the adjacent glass roof, a replacement slate has become dislodged entirely and is on the glass roof. It is unclear whether this slate has caused the glass to slip down or something else has caused this yet the glass appears to have been competed dislodged from its support above and is protruding over the guttering. This will result in rainwater entering the building at the top of the glass pane.</p> <p>Despite the replacement slates installed there are still damaged and broken slates visible on the roof.</p>	89 - 95

	<p>The guttering is suffering from extensive corrosion internally and appears to be sagging at the rear.</p> <p>The hip and ridge slates appear to be in reasonable condition.</p>	
8.	<p>Slate Roof 05:</p> <p>There have been extensive repairs on this roof over time to the slates, the upstands onto the parapet, the parapet themselves and also the perimeter which frames the slate roof down onto the parapet.</p> <p>There is considerable build up of moss and debris in the valleys surrounding the entire roof which is blocking the flow of rainwater through the outlets into the hoppers.</p> <p>The lead flashings on the skylights appear in order however the flashing to the canopy adjacent has become completely dislodged at the bottom and is hanging down into the valley, in adverse weather conditions this may result in ingress at the base of the canopy.</p> <p>The ridge and hip slates appear in reasonable condition.</p>	96 - 108
9.	<p>Slate Roof 06:</p> <p>The lead flashing under the parapet onto the roof appears to have had the mortar replaced and the lead looks to be in fair condition.</p> <p>The first glass roof panel has slipped and become completely dislodged from its support above and is protruding over the guttering. This will result in rainwater entering the building at the top of the glass pane.</p> <p>The guttering is full of moss and debris and consideration will need to be given to replace if the weight of the debris has caused damage beyond repair.</p> <p>The slates appear to be in good condition however once the moss is cleared completely will have to be reinspected to determine if any are cracked, broken or have become dislodged.</p>	85/87/89 109 - 110
10.	<p>Slate Roof 07:</p> <p>There is extensive moss build up resulting in difficulty inspecting the slates for damage. This will have to be reinspected once moss is cleared to assess remedial works for the slates.</p> <p>Despite the presence of moss there are some visibly damaged and slipped slates that will need to be addressed.</p> <p>The guttering requires replacing due to damage as a result of the weight of the moss and debris currently in the guttering.</p>	111 - 123

	<p>All of the fascia boards and soffits need to be removed and replaced with new due to degradation and complete failure in some parts and mortar underneath the eaves repointed.</p> <p>The lead and metal flashings around the two skylights to be replaced although consideration should be given to simply replace the skylights with new during roofing works.</p> <p>The lead gully between this roof and Slate roof 03 requires attention as mentioned in section 6.</p> <p>There are a number of hip slates and ridges that appear to have slipped/moved where the ridge meets the hip and further inspection is required once moss is removed from all areas.</p> <p>The lead flashing adjacent to the mansard roof appears in good condition except at the junction of the ridge where it appears the mortar has become loose next to the downpipe.</p>	
11.	<p>Flat Roof 03A:</p> <p>The flat roof is covered with a reinforced single ply membrane with what appears to be pvc metal coated trims onto the verge/slate.</p> <p>The flat roof has a central high point on the ridge falling away to either side allowing rainwater to drain away however it is minimal, there are no outlets situated on the flat roof.</p> <p>There is ponding water towards the mansard at the edges suggesting that the substrate underneath has become sunk preventing the water from flowing freely down the slates and into the guttering below.</p> <p>The guttering is metal and is full of debris on both sides.</p> <p>The timber fascias have completely failed and need replaced.</p>	124 - 129
12.	<p>Slate Mansard Roof 01B:</p> <p>There are a number of slates that have become dislodged and broken.</p> <p>There is severe degradation of the fascias and timber around the top of the window frames and these are covered with a lead flashing.</p> <p>The windows have been replaced in the past however it appears the window surrounds were not due to visible ageing.</p> <p>The metal guttering is full of debris and requires further inspection once cleared to assess base corrosion.</p> <p>Slate Mansard Roof 02B:</p> <p>There are a number of slates that have become dislodged and broken.</p>	130 - 143

	<p>There is severe degradation of the fascias and timber around the top of the window frames and these are covered with a lead flashing.</p> <p>The windows have been replaced in the past however it appears the window surrounds were not due to visible ageing.</p> <p>The metal guttering is full of debris and requires further inspection once cleared to assess base corrosion. There are also service cables from Slate Roof 09-10-11 in the guttering.</p> <p>The mansard roof is bordered with Slate Roof 08 with lead flashings, the lead flashings appear in good order.</p> <p>Slate Mansard Roof 03B:</p> <p>There are a few slates that have become dislodged.</p> <p>The metal guttering is full of debris and requires further inspection once cleared to assess base corrosion.</p> <p>The fascia boards are badly degraded and require replacement on both sides.</p>	
13.	<p>Slate Roof 08:</p> <p>There have been repairs over time to the slates, the upstands onto the parapet, the parapet themselves and also the perimeter which frames the slate roof down onto the parapet.</p> <p>The ridge and hip slates appear to be in reasonable condition however there are a number of slates that require replacing or repositioning and when this is undertaken further inspection should be given to the ridge and hips whilst on the roof.</p> <p>The perimeter and upstands onto the coping have been historically coated with a liquid membrane. The perimeter appears to be in a reasonable condition however there is a large amount of fallen leaves, moss and debris around the perimeter preventing further inspection.</p> <p>The lead flashing on the abutment to the mansard roof appears to have been replaced or repaired in the past and is in good condition.</p> <p>The lead flashing from the ridge down to the perimeter at the hip slates appears to be in reasonable condition and there is no sign of ingress.</p>	144 - 155
14.	<p>Slate Roof 09:</p> <p>The two chimney stacks on this roof have been treated in the past with liquid repairs to the upstands and around the flashing onto the adjoining slate roofs.</p> <p>The rear chimney shows signs of severe intervention leading to the possibility of historic failure at a significant</p>	156 - 169

	<p>level causing ingress. The masonry has multiple cracks visible.</p> <p>The guttering around the rear stack shows signs on internal corrosion and appears to have become dislodged from their supports along to adjoining roof 10.</p> <p>There have been extensive repairs over time to the slates and the flashing leading to the gully between roof 09 and roof 10.</p> <p>The ridge and hip slates appear to be in good order.</p> <p>There is an access door to the rear of roof 09 that has become broken leaving the roof space completely open to the elements, this rear elevation onto Slate roof 01 has also been treated with a form of liquid membrane repair however due to extensive build up of moss and debris onto that area it cannot be fully inspected.</p> <p>Slate Roof 10:</p> <p>This central slate roof has been subject to repairs to the slates and perimeter over time.</p> <p>The perimeter appears to have been heavily treated with liquid membrane and there is evidence of supposed ingress at the base as most of the slates on either side of the roof have been replaced at the point the slate roof meets the gully.</p> <p>The ridge and hip slates appear to be in good order.</p> <p>The guttering at the rear is corroded and have become dislodged from their supports and requires attention.</p> <p>Slate Roof 11:</p> <p>The chimney stack in the gully has been heavily treated with liquid around the base and it has failed and is cracking to the point some masonry is becoming cracked and broken.</p> <p>This roof has been subject to repairs to the slates and perimeter over time.</p> <p>The perimeter appears to have been heavily treated with liquid membrane and there is evidence of supposed ingress at the base as most of the slates on either side of the roof have been replaced at the point the slate roof meets the gully into the adjoining roof 10 and adjoining roof 05.</p> <p>The ridge and hip slates appear to be in good order.</p> <p>The guttering at the rear is corroded and have become dislodged from their supports and requires attention.</p>	
15.	<p>Slate Roof 12-13:</p> <p>The upper window has a roof constructed of slates with lead flashing at each hip, the gutter appear to be a narrow cast gutter with heavy internal corrosion.</p> <p>There is a lead flashing framing the base of the window frame and the frames are heavily weather beaten and degraded.</p>	<p>170 - 173 174 - 178</p>

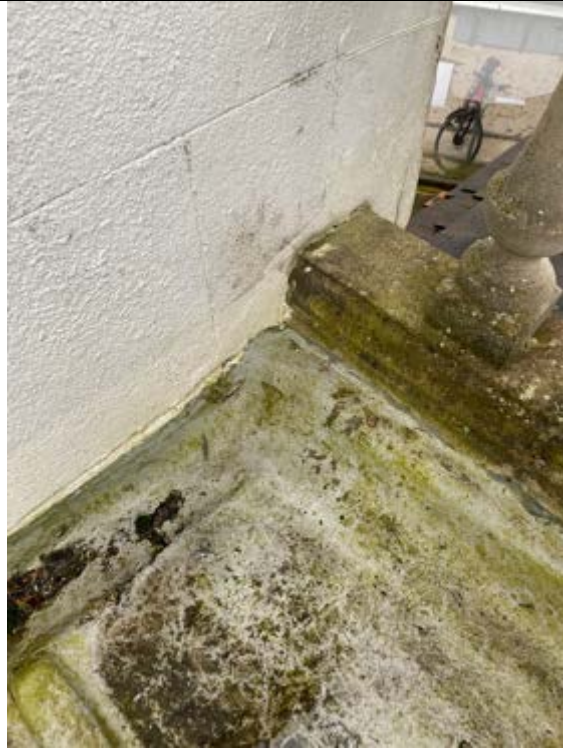
	<p>The lower window has a roof constructed of slates with lead flashing at each hip. The slates are in extremely poor condition with most being cracked, broken and dislodged.</p> <p>There is no evidence of a gutter present and it is unclear whether a previous gutter was in situ.</p> <p>The fascias, window frames and masonry around the frames are in extremely poor condition.</p> <p>The entire frames and both slate roofs require replacement and will undoubtedly be a cause of ingress into the building in adverse weather conditions.</p> <p>Slate Roof 14:</p> <p>The roof is constructed of slates with lead flashing at each hip, the gutter appear to be a narrow cast gutter with heavy internal and external corrosion.</p> <p>There is a lead flashing framing the base of the window frame and the frames are heavily weather beaten and degraded.</p> <p>The masonry at the top of the slate roof has failed and requires attention.</p>	
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APPENDIX B

Known Defects



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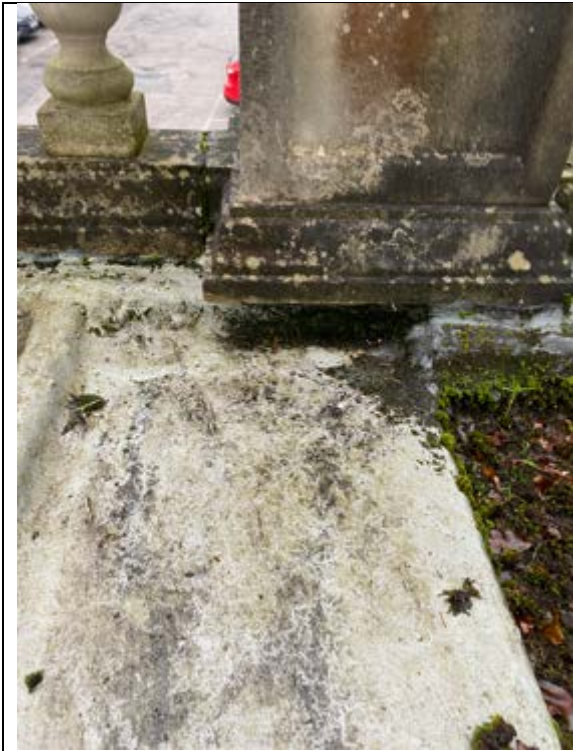
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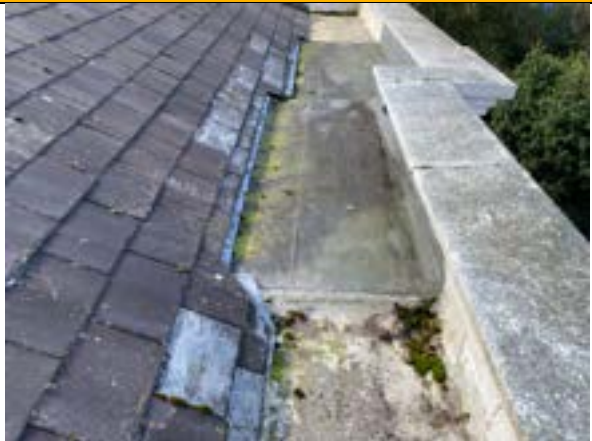
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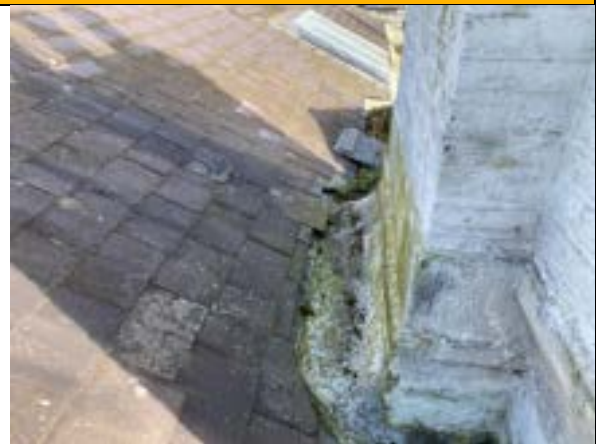
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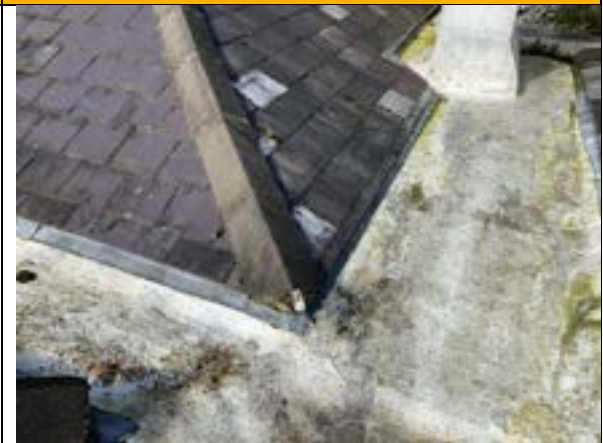
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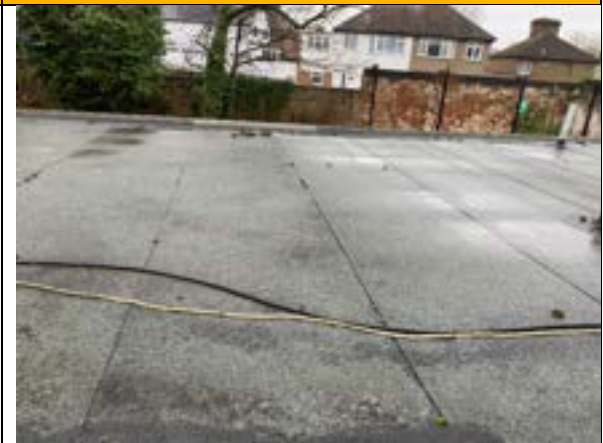
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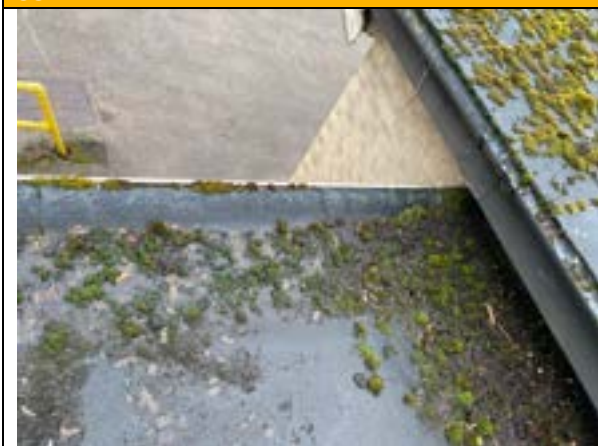
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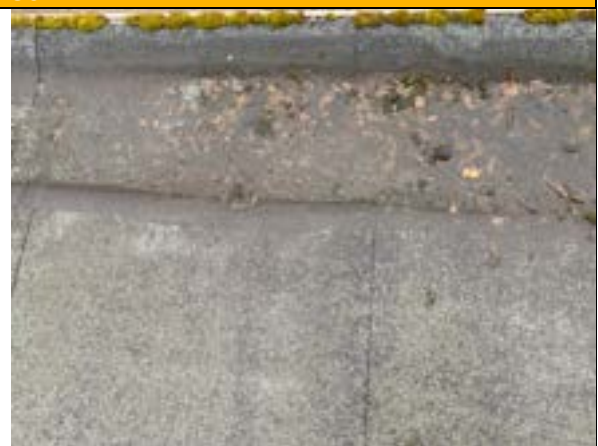
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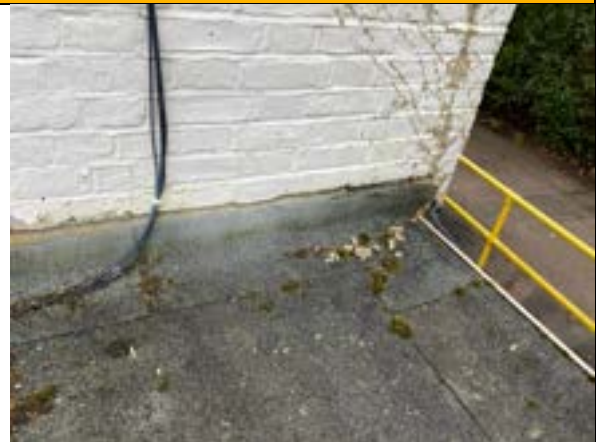
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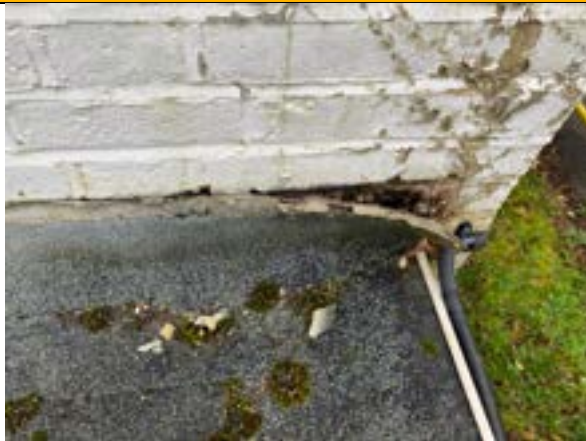
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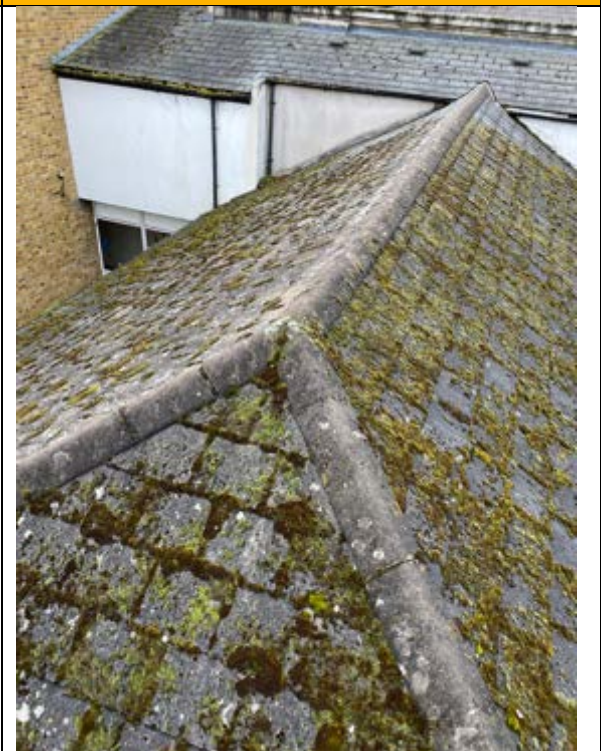
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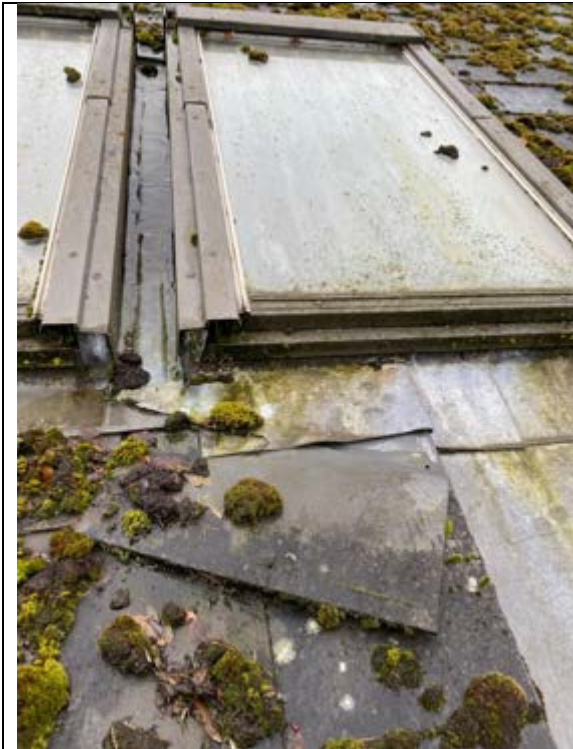
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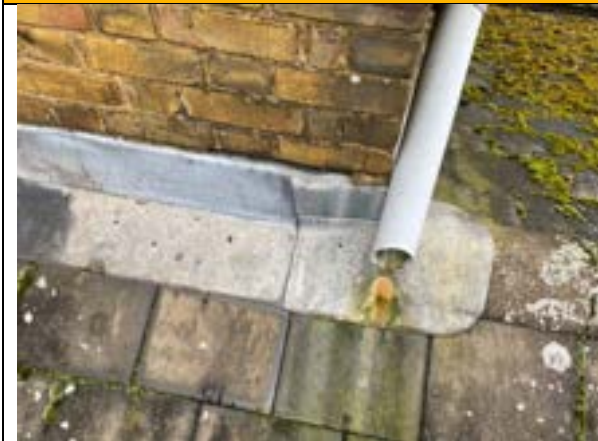
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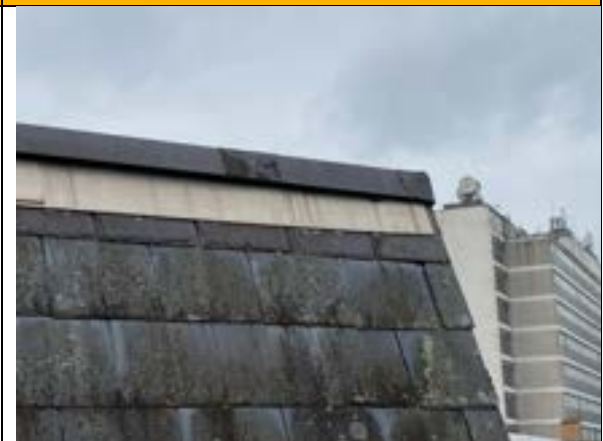
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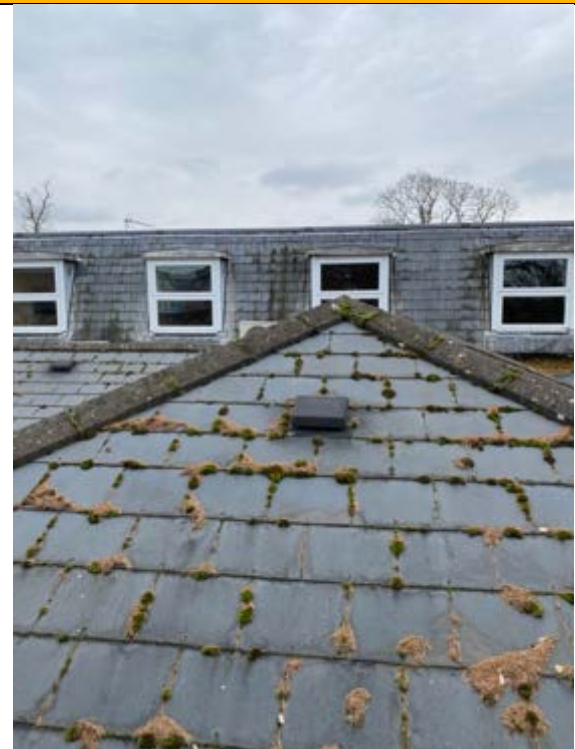
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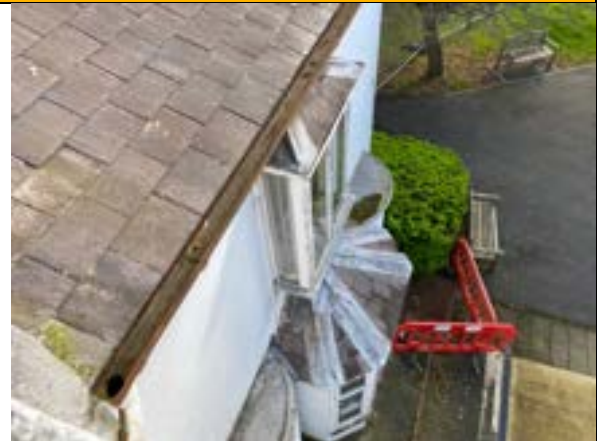
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Brief

This survey should be read in conjunction with PS – 1381 Internal Roof Survey and the November '23 Llewelyn Davies Internal Roof Survey Scope.

Premsurv have been instructed to inspect the external roof areas of 'The Furze'.

Conclusion

The building structure, internals and external roof areas have not been maintained for a number of years resulting in a plethora of issues that require significant redress.

All roof areas should be repaired and in most cases replaced, in line with the defect schedule commentary and the recommendations table below.

These must be conducted whilst paying strict attention and ensuring adherence to the listed buildings regulations and conditions imposed on buildings with listed status in order to bring the building up to current standards.

Number	Recommendations
1.	<p>Painted Lead Roof Terrace 01C:</p> <p>Allow to strip back the liquid membrane that has been applied to the lead roof and the upstands taking back to the lead finish.</p> <p>Allow to remove all flashing detailing into the upstands and replace with new ensuring accordance with current building standards for upstand/threshold allowances. Ensure all mortar and lead sealant replaced and chased out to provide a watertight seal between the mortar of the parapet and the lead roof.</p> <p>Allow to clear out the gully and inspect for defects and replace where necessary.</p>
2.	<p>Flat Roof 01A:</p> <p>Allow to strip back the internal ceiling in room 9.4 to allow substrate inspection from under the roof to allow for a decision to either, remove and replace the roof entirely due to water damage on the substrate or repair the substrate from underneath and preserve and repair the current lead roof.</p> <p>Allow to thoroughly clean down the lower section to determine if there is a coating present on the lead roof or it is simply a build up of debris. If a coating is found to be present allow to remove entirely back to the original lead roof.</p> <p>Allow to remove all flashing detailing into the upstands and replace with new ensuring accordance with current building standards for upstand/threshold allowances. Ensure all mortar and lead sealant replaced and chased out to provide a watertight seal between the mortar of the parapet and the lead roof.</p>

3.	<p>Slate Roof 01:</p> <p>Allow to strip back the front of the slated roof to expose the damaged joists and batons as a result of ingress into room 40.0. Strip back until joists and batons become dry and replace in line with listed building status. Allowance needs to be given to support existing joists in a similar way to the roof space above room 29.5. It may be the case that when stripped back the entire front section of roof 01 has to be replaced to ensure watertightness in future and to allow for the damages caused to be required in line with current standards.</p> <p>Allow to strip perimeter of slate roof back to original substrate and treat with a compatible waterproof membrane in line with listed building regulations. Allow to treat upstands of perimeter to coping stones to allow a watertight gully for rainwater to flow freely to external drainage and hoppers.</p> <p>Allow to strip back the base of both chimney stacks and refurbish the termination between the chimney stacks and the flat roof area gullies.</p> <p>Allow to fully clean down the roof slates and hip/ridge slates and reinspect when clear to determine which slates require replacement, refixing or realignment.</p>
4.	<p>Slate Roof 02:</p> <p>Allow to replace all broken slates and inspect the sarking felt and baton underneath to determine if they also need to be stripped back and replaced due to damage from ingress.</p> <p>Allow to replace the cast guttering to the front and rear with compatible guttering in line with listed building status guidelines.</p> <p>Allow to strip back slates, lead flashings and broken mortar around the base of the chimney stack and replace with new.</p>
5.	<p>Flat Roof 02A:</p> <p>Allow to fully strip up and replace all areas of the flat roof in line with current building regulations, ensuring a fall is designed in the roof for effective drainage and replace all rainwater goods internally and externally.</p>
6.	<p>Slate Roof 03:</p> <p>Allow to fully clean down the roof slates and hip/ridge slates and reinspect when clear to determine which slates require replacement, refixing or realignment.</p> <p>Allow to replace all broken slates and inspect the sarking felt and baton underneath to determine if they also need to be stripped back and replaced due to damage from ingress.</p> <p>Allow to strip off the fascias and soffits on all sides and replace with new and replace all guttering.</p> <p>Allow to replace the lead gullies between roof 03 and 07.</p> <p>Allow to fully overhaul the masonry supporting the eaves leading onto the flat roof and replace if necessary during roofing works.</p>
7.	<p>Slate Roof 04:</p> <p>Allow to fully clean down the roof slates and hip/ridge slates and reinspect when clear to determine which slates require replacement, refixing or realignment.</p> <p>Allow to replace all broken slates and inspect the sarking felt and baton underneath to determine if they also need to be stripped back and replaced due to damage from ingress.</p>

	Allow to replace the cast guttering on all elevations with compatible guttering in line with listed building status guidelines.
8.	<p>Slate Roof 05:</p> <p>Allow to fully clean down the roof slates and hip/ridge slates and reinspect when clear to determine which slates require replacement, refixing or realignment.</p> <p>Allow to replace all broken slates and inspect the sarking felt and baton underneath to determine if they also need to be stripped back and replaced due to damage from ingress.</p> <p>Allow to strip perimeter of slate roof back to original substrate and treat with a compatible waterproof membrane in line with listed building regulations. Allow to treat upstands of perimeter to coping stones to allow a watertight gully for rainwater to flow freely to external drainage and hoppers.</p> <p>Allow to strip back the base of chimney stacks adjoining roof 01 and refurbish the termination between the chimney stacks and the flat roof area gully.</p> <p>Allow to repair the damaged lead flashing on the canopy to ensure watertightness.</p> <p>Allow to repair or where necessary replace, the external cast hoppers and downpipes at the front and rear in line with listed building status guidelines.</p>
9.	<p>Slate Roof 06:</p> <p>Allow to fully clean down the roof slates and reinspect when clear to determine which slates require replacement, refixing or realignment.</p> <p>Allow to replace all broken slates and inspect the sarking felt and baton underneath to determine if they also need to be stripped back and replaced due to damage from ingress.</p> <p>Allow to replace the damaged guttering on front elevation.</p> <p>Allow to replace or repair the glass roof panel that has become dislodged/damaged.</p> <p>Allow to inspect the lead flashing on the abutment to roof 05 and replace where necessary.</p>
10.	<p>Slate Roof 07:</p> <p>Allow to fully clean down the roof slates and hip/ridge slates and reinspect when clear to determine which slates require replacement, refixing or realignment.</p> <p>Allow to replace all broken slates and inspect the sarking felt and baton underneath to determine if they also need to be stripped back and replaced due to damage from ingress.</p> <p>Allow to strip off the fascias and soffits on all sides and replace with new and replace all guttering.</p> <p>Allow to fully overhaul the masonry supporting the eaves leading onto the flat roof and replace if necessary during roofing works.</p> <p>Allow to replace or repair the lead flashing into the mansard roof at the ridge.</p>
11.	<p>Flat Roof 03A:</p> <p>Allow to strip off and replace flat roof ensuring an adequate fall is installed into the roof either through timber firrings or ctf insulation allowing for rainwater drainage onto the mansard.</p>

12.	<p>Slate Mansard Roof 01B/02B/03B:</p> <p>Allow to replace all broken/damaged slates and inspect the sarking felt and baton underneath to determine if they also need to be stripped back and replaced due to damage from ingress.</p> <p>Allow to strip off the fascias at the top of the window frames and replace with new.</p> <p>Allow to remove and replace guttering with new on all sides.</p> <p>Allow to inspect the mortar around the lead abutment from roof 01B to 03B and replace/renew where necessary.</p> <p>Allow to secure service cables away from the rainwater goods or remove if redundant.</p>
13.	<p>Slate Roof 08:</p> <p>Allow to fully clean down the roof slates and hip/ridge slates and reinspect when clear to determine which slates require replacement, refixing or realignment.</p> <p>Allow to replace all broken slates and inspect the sarking felt and baton underneath to determine if they also need to be stripped back and replaced due to damage from ingress.</p> <p>Allow to strip perimeter of slate roof back to original substrate and treat with a compatible waterproof membrane in line with listed building regulations. Allow to treat upstands of perimeter to coping stones to allow a watertight gully for rainwater to flow freely to external drainage and hoppers.</p> <p>Allow to repair or where necessary replace, the external cast hoppers and downpipes on all elevations in line with listed building status guidelines.</p> <p>Allow to remove redundant plant.</p>
14.	<p>Slate Roof 09:</p> <p>Allow to fully clean down the roof slates and hip/ridge slates and reinspect when clear to determine which slates require replacement, refixing or realignment.</p> <p>Allow to replace all broken slates and inspect the sarking felt and baton underneath to determine if they also need to be stripped back and replaced due to damage from ingress.</p> <p>Allow to strip back the base of both chimney stacks and refurbish the termination between the chimney stacks and the flat roof area gullys.</p> <p>Allow to replace the access hatch into the roof space bordering slate roof 01 in line with listed building status guidelines.</p> <p>Slate Roof 10:</p> <p>Allow to fully clean down the roof slates and hip/ridge slates and reinspect when clear to determine which slates require replacement, refixing or realignment.</p> <p>Allow to replace all broken slates and inspect the sarking felt and baton underneath to determine if they also need to be stripped back and replaced due to damage from ingress.</p> <p>Slate Roof 11:</p> <p>Allow to fully clean down the roof slates and hip/ridge slates and reinspect when clear to determine which slates require replacement, refixing or realignment.</p> <p>Allow to replace all broken slates and inspect the sarking felt and baton underneath to determine if they also need to be stripped back and replaced due to damage from ingress.</p> <p>Allow to strip back the base of the chimney stack and refurbish the termination between the chimney and the flat roof area gullys. If necessary, allow to strip back slates, lead flashings and broken mortar around the base of the chimney stack and replace with new.</p> <p>Allow to strip perimeter of slate roofs 09-10-11 back to original substrate and treat with a compatible waterproof membrane in line with listed building regulations.</p>

	Allow to repair or where necessary replace, the external cast hoppers and downpipes on both elevations in line with listed building status guidelines.
15.	<p>Slate Roof 12 - 13 – 14</p> <p>Allow to fully strip off and replace all slate roofs and lead flashings in line with listed building status guidelines.</p> <p>Allow to replace the frames and supports/lintels of the windows and strip back any mortar and replace in line with listed building status guidelines.</p> <p>Allow to ensure termination of abutment to building is watertight and repair/replace mortar where necessary.</p> <p>Allow to repair or where necessary replace, the external cast guttering and downpipes in line with listed building status guidelines.</p>

We trust the above and enclosed details meet with your approval and take this opportunity of thanking you for considering our services. Should you require any further information or clarification of our proposals please do not hesitate to contact us when we will be pleased to help you in any way we can.

Yours sincerely

Jon Pearson

Director



For and on behalf of