

# Tudor lodge Hotel

50 Field End Road HA5 2QN

## Roof tile replacement methodolgy

Issue date: 13-03-2024 / issue no: P1

Issue date: 01-05-2024 / issue no: P2

**J79 STUDIO**



## 1.0 Introduction

The statement is prepared for discharging approved planning application 4726/APP/2023/1695, Description of development: Alterations to existing Tudor Lodge Hotel building including the extension of existing dormer window on front elevation, replacement of existing French door with windows to match existing and the replacement of existing roof tiles with new tiles to match existing (Application for Listed Building Consent)

Condition no. 4, the description of the condition is as follow: **Prior to commencement of works, a full schedule of the replacement roof including a methodology statement in relation to proposed works and details/sample of the proposed roof tiles, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance to approved details.**

**REASON** To safeguard the special architectural and/or historic interest of the building in accordance with DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

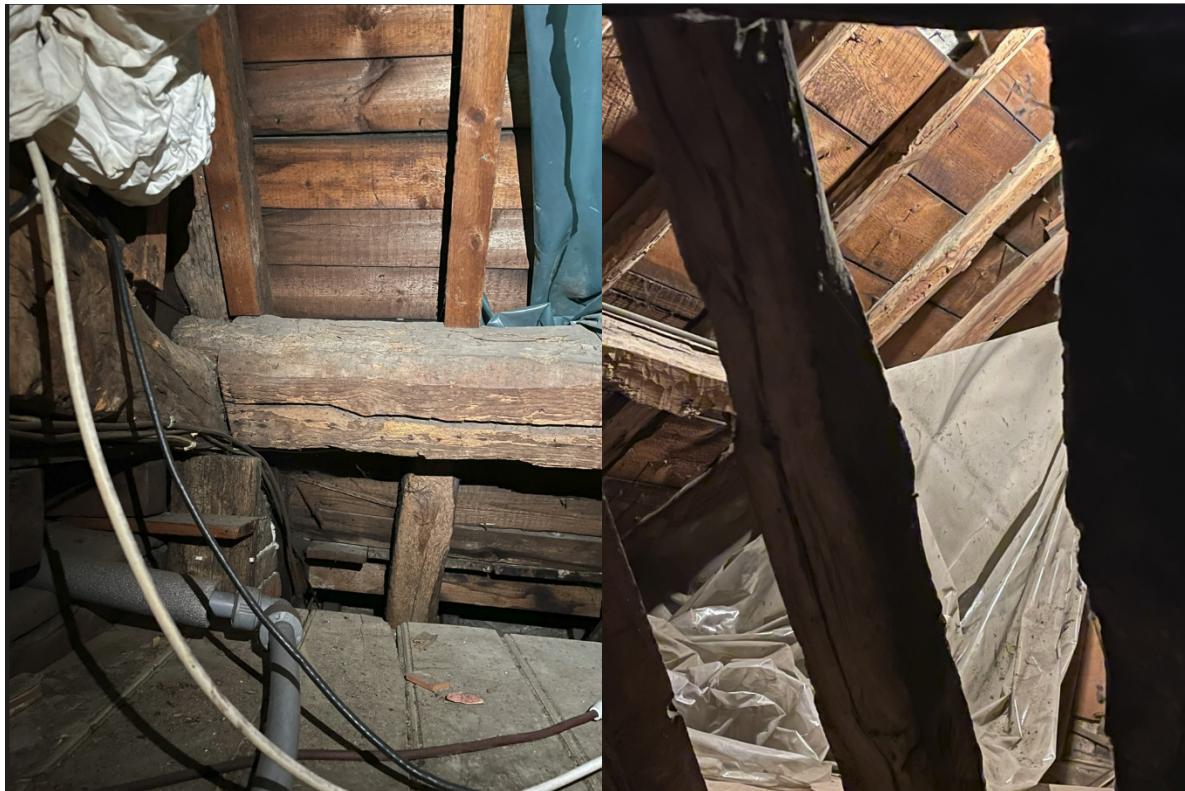
## 2.0 Location



Fig 1: Aerial site plan

The Tudor Lodge Hotel consisted of several buildings, with Hotel Building 1 being a Grade II listed building. The site is located at the junction of Field End Rd and Bridle Rd.

#### 4.0 Existing roof structure photo records.



**Fig 2 & 3: Existing main roof to centre of original buildings**

**Main roof to centre of original building:** The following was noted from the local areas that were visible. Traditional cut timber roof. Note that varying timber sizes are present as original timbers used rather than modern planed joists. 80mm x 60mm timber rafters, spanning from eaves up to timber ridge board. 160mm x 100mm purlins are present and breaking the rafters' span. 70mm x 50mm ceiling joists present.

**Rear wing of the main building (opposite end of building to area with proposed dormer):** The following was noted from the local areas visible. Traditional cut timber roof. 50mm x 100mm timber rafters at 400mm c/c, spanning from eaves to ridge board. 50mm x 150mm ceiling joists present.



**Fig 3: Existing extension roof structure local to proposed dormer**

**Existing extension roof structure local to proposed dormer:** From the local areas visible, the following was noted. Traditional cut timber roof. 50mm x 100mm rafters at 400mm c/c, spanning from eaves wall plate up to timber ridge board. 50mm x 100mm timber collar ties present. Loft floor joists are 50mm x 125mm timber joists at 400mm c/c.

## 5.0 Roof tile replacement methodology



**Fig 4: Existing roof tiles**



**Fig 5: Proposed replacement tiles**

The roof tile replacement methodology is to retain all existing roof structures. The existing batten is to be retained or replaced if beyond salvageable. Any replacement structure are to be photographed & Heritage consultant to confirm whether it can be replace or not.

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