SUMMARY OF PROPOSED WORK
IN CONNECTION WITH RE-ROOFING OF 2 SPIRE MEWS, EXETER STREET, SALISBURY, WILTS SP1 2AH

Location

2 Spire Mews is located on the east side of Exeter Street, to the rear of No. 108 Exeter Street (previous public house). 108 Exeter Street is a Listed Building but it is understood that 2 Spire Mews is now de-listed.

Proposed Works

The roof subject to the application is a pitched roof with ridge running east – west, with a hip section to the west and a gable elevation to the east.

Due to inherent damp penetration that happens within the property at first floor level, investigations have revealed that the issue is with regard to the use of plain tiles on a shallow pitch and therefore re-roofing works are considered the practical solution.

The proposal is –

To erect necessary scaffolding to the minimum necessary, including obtaining approval from adjacent owners to achieve support.

To carefully strip the existing roof of tiles and remove for disposal, including battens and felt and de-nail rafters.

Remove all debris off site.

To inspect all lead gutters and abutments for the adjacent buildings and repair/replace as may be necessary.

To south roof slope at junction with lead gutter, remove one course of tiles and extend lead gutter up lay board and over batten to prevent capillary action of snow/water.

Re-cover roof with roofing felt, Category F.1 appropriate to bats. Include for treated softwood battens laid at the appropriate gauge and cover roof with natural slate. Include for hips and ridge in matching colour slate and include hip irons. Make good around sun tubes and abutment to chimney stack. To gable end allow to provide undercloak and point in abutment with brickwork.

Clean out gutters. replace gutters to north elevation as may be necessary and leave in weathertight order.

Ecology

In view of a plain tiled roof being stripped, consideration was given to the possibility of the roof void being visited by bats and a Preliminary Roost Assessment Report was commissioned by the applicant.

The report is attached to support the application and attention is drawn to Items 4.1.2 which indicates the building had negligible bat roost potential and in Item 4.1.3 no recommendations for enhancement were put forward.

Attention is drawn to the photographs on Page 10 of the Report, particularly with regard to internal roof void view.

Photographs

1. Google Earth photograph of area with roof outlined in red.
2. North elevation at first floor level.
3. Roof area above north elevation.
4. South elevation showing abutment to adjacent flat roof property and need for improved valley.
5. View of south and west roof from adjacent property's flat roof.
6. North elevation looking west.
7. West elevation showing relationship to roof of No. 108 Exeter Street.