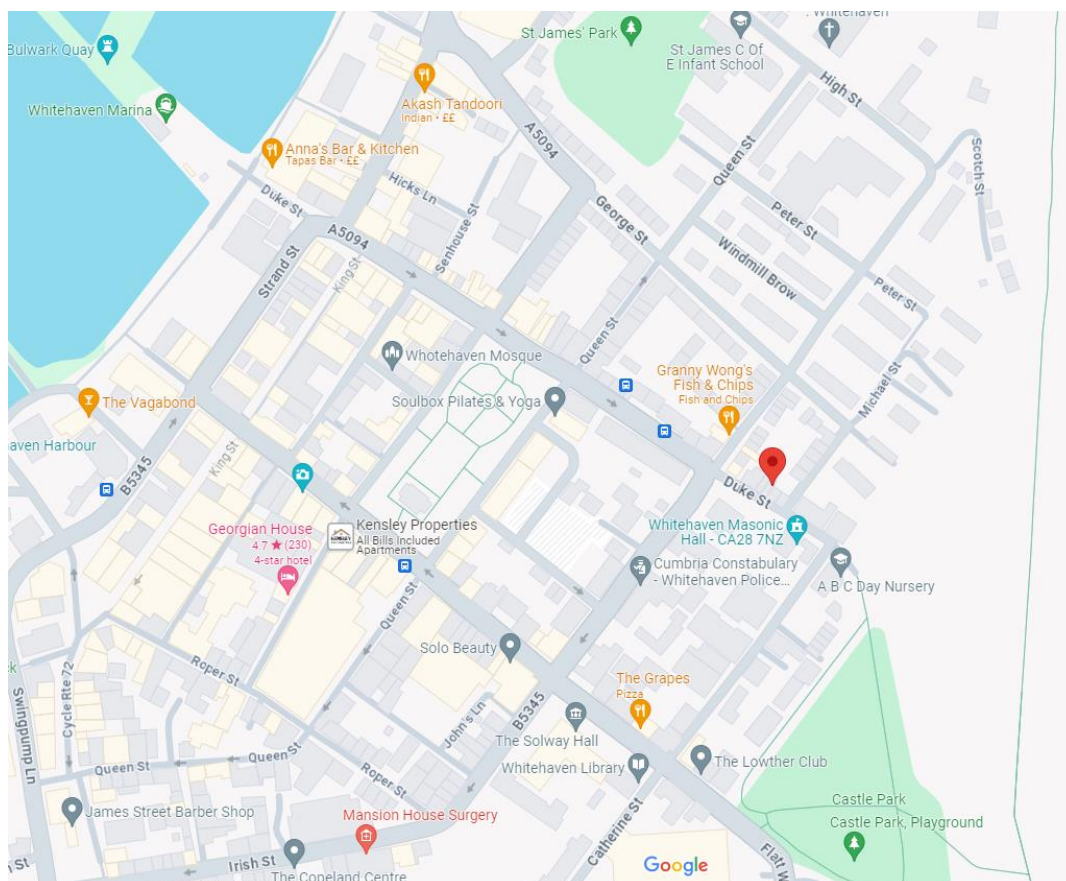


Replacement roof works at 47 Duke Street, Whitehaven, CA28 7NU

Location and site photos of works undertaken at 47 Duke Street,

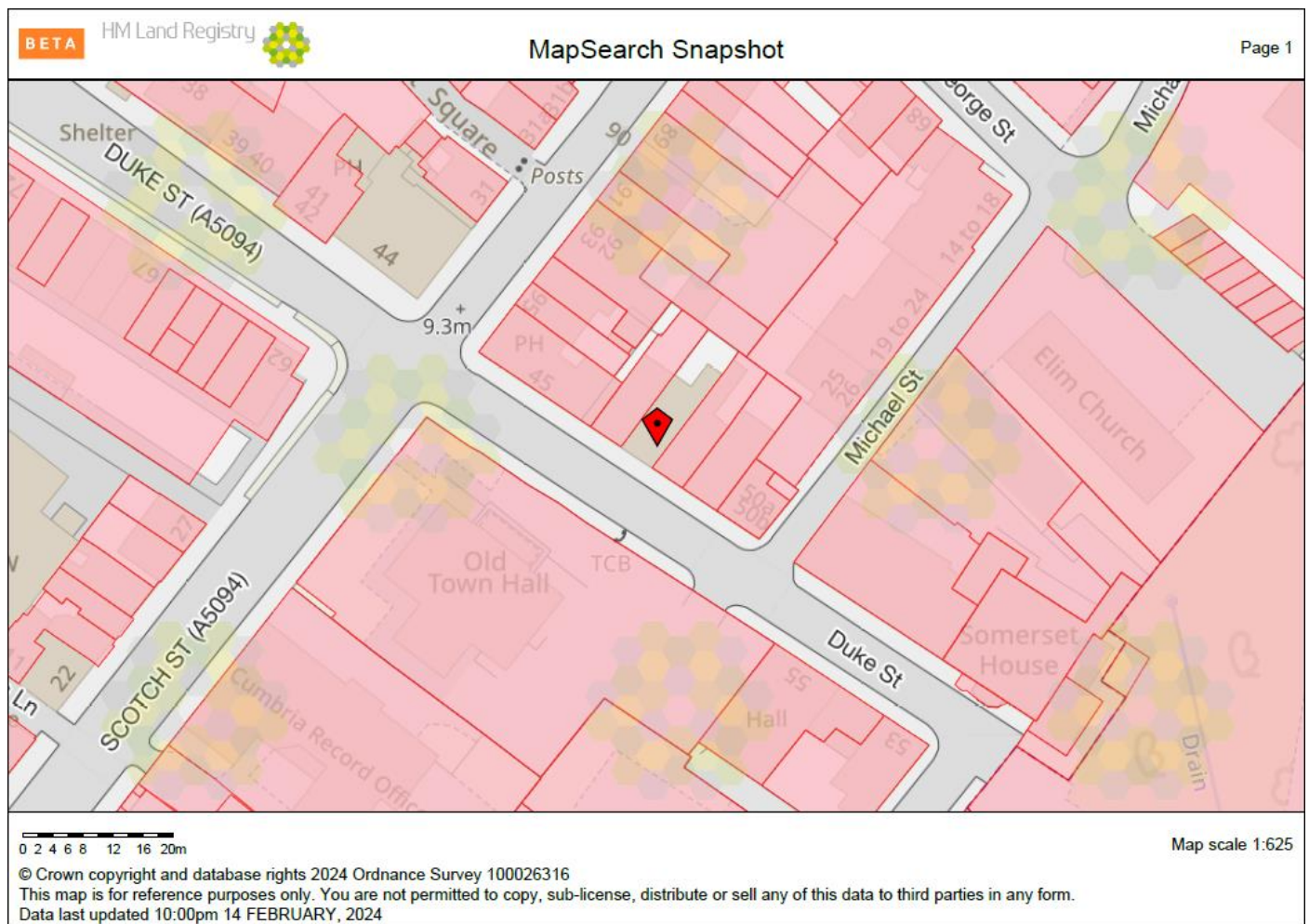
Works been undertaken are part of a Cumbria wide replacement programme been carried out by Riverside to replace roof coverings within their stock. As 47 Duke Street is located within a conservation zone a visit was requested from Andy Steele of Riverside by the Conservation Officer for the area Samuel Woodford to attend and view prior to works been undertaken. When viewed permission was given to proceed with the works by the conservation officer to proceed with the roof replacement work on the understanding that a retro application would be placed once all information was available to provide to conservation from Riverside.



Location of 47 Duke Street indicated as above by the red marker post as taken from Google Maps with pre work front elevation view of property below.



Map Search detail indicating the location of 47 Duke Street, Whitehaven with detail of boundary lines of ownership.



Works agreed,

- To replace the roof covering in a like for like slate and remove the leaking boarded up front dormer detail set back on the front elevation of the roof.
- Until access was available to view the roof via scaffolding it was thought that there would be a need for a roofing bond detail to be installed between number 46 Duke Street (on the left side of previous photo) and number 47. However, when viewed from the scaffolding it was apparent that a bonding had previously been installed on both front and rear roof elevations therefore allowing Riverside to replace the roof with a butted up to finish to the existing roof joint of number 46.

Roof Replacement details,

Slate – Westmorland late, re-used where possible and made up where required with matching Westmorland slate.

Membrane- replaced with proctor Roof shield.

Battens- treated 25 x 50mm.

Eave Roll – 5u

Ridge – re-use and made up any damaged with matching to existing ridge.

Site Photos,

Site photos 1 and 2 of roof bonding detail that was discovered with neighbouring address to be installed when scaffolding access gave full sight of the roof. This allowed the new replacement roof to finish to the existing roof bond.



Site photos 3, 4 and 5 External view of the dormer detail that was agreed to be removed due to it not serving any purpose other than been a source of water penetration from time to time.



Site photos 6 and 7 of internal view of dormer detail on the original roof.



Site photos 8 and 9 of new replacement roof with dormer removed.



The impact on the property and heritage statement

The roof was earmarked for replacement as part of Riversides programmed works for 2023/24. A prestart visit and discussion was undertaken in advance of works starting with Samuel Woodford the conservation officer for this area with the property been located in Whithaven`s conservation zone. There was agreement that the roof could be replaced in a like for like manner with the same materials been used for the replacement work i.e. matched slate, traditional methods of installation etc. The only change to the roof been the removal of the front dormer detail that was serving no purpose internally to the property as it was wrapped in flash banding from historical repairs therefore no internal light was been gained into the loft area. The loft area is not used for any purpose other than that of a normal loft space in that there is a water tank, pipework and cables but no domestic walls, flooring etc. The reasoning for the removal is to leave the roof without a detail that could potentially leak, was serving no use to the property and with the replacement of the roof covering the opportunity was gained to remove the detail and leave the the roof in a better condition with less future risk of water ingress for many years to come. Visually the impact on the property is little different as the dormer detail could only been seen when far across the road and in its state was not of an attractive apperance therefore the removal of this detail improves the overall appearance of the property.