Design Access Statement for

Roof refurbishment, Christchurch Studios, 38 Portland Street, Clifton, Bristol

Prepared on behalf of : Bristol Old Vic Theatre School

1.0 Introduction

Tuffin Ferraby Taylor LLP (TFT) have been employed by Bristol Old Vic Theatre School, to submit an application for Listed Building Consent on their behalf for the replacement of the roof coverings and gutter linings and repairs to the parapet, to put the building back in a good state of repair and to ensure the roof structure is wind and weather tight.

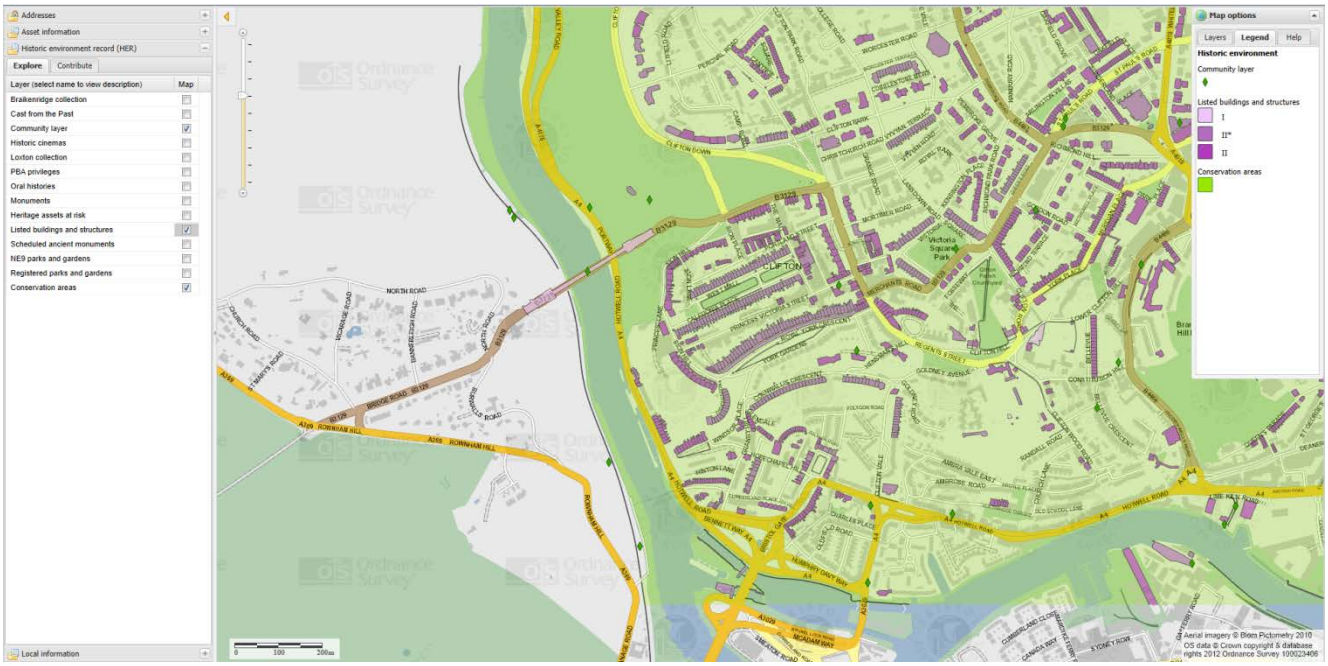
The property is a four-storey, mid-terraced building in Clifton, Bristol. Currently occupied entirely by Bristol Old Vic Theatre School, the building is in use as a media school, subdived into various recording studios, fitted with extensive sound recording equipment.

Location of Christchurch Studios.

The property is of solid masonry construction with a traditional pitched cut timber framed roof. The roof is covered with bituminous felt and asbestos cement slates. However, the roof has been patch repaired numerous times in response to reactive maintenance and leaks. The covering comprises a number of different types and quality of cement fibre slate, which are poorly fixed and unsafe. The existing bituminous sarking felt beneath is very brittle with numerous holes and tears. The existing zinc-lined parapet gutters have been inappropriately patch repaired with bitumen felt, again as a short-term, reactive measure only. Furthermore the back face of the

parapet has been rendered with a hard and inflexible cementious render, which has cracked, and there has been ongoing water ingress into the property as a result. This has been exacerbated where the 4no. rainwater outlets to the parapet gutter are under-sized. The water ingress has caused minor damage to isolated areas of lath & plaster ceiling internally and caused decay to a section of timber wall plate. We estimate the roof was last re-covered approximately 30 years ago.

The property has Grade II listed building status and is situated in the Clifton conservation area.



Clifton Conservation Area, Bristol

2.0 Design/Scope of works

The reason for the proposed works are to undertake essential maintenance and refurbishment work to ensure the building is returned to good condition and remains structurally sound and weather tight.

Roof

The primary concern is to undertake the repair works as swiftly as possible to prevent further water ingress and decay of the historic fabric of the building. Due to the fact that it is proposed to renew the roof covering entirely, it will be necessary to introduce insulation – with due consideration to not unacceptably alter the appearance or character of the building. Note the roof structure and covering is not visible from street level and is hidden from view by the stone parapets.

The works here will comprise:

- Stripping existing roof coverings including existing asbestos cement slates, battens and sarking felt.
- A short section of decayed timber to the wall plate will be renewed on a like-for-like basis in terms of timber species, size and profile. The new section will be approximately 3m in length. Should it become apparent that further repairs are required, these will be undertaken in the same manor.
- Triso-Super 10+ 38mm multilayer insulation will be stapled over the top of the existing rafters. 38mm x 25mm counter battens will be positioned over the insulation and nail fixed to the rafters below, covered with a Web UV25 breathable membrane, 38mm x 25mm tile battens and Marley Eternit Rivendale fibre cement slates, installed in accordance with the manufacturers recommendations.
- Water damaged sections of lath and plaster ceiling will be repaired on a like-for-like basis.

The proposed solution will provide a warm roof with a breathable membrane. This will eliminate any requirement to disturb the existing lath and plaster ceiling below, reduce energy consumption, offer a design life of another 30-40 years, all with minimal alteration to the appearance or character of the building. No material alterations will be carried out to the building. Existing Velux type roof lights, brick chimney, dormers and access hatch will be retained.

Parapets

There has been water ingress into the building via the parapet gutters. This has damaged the timber wall plate. The works here will comprise:

- Renewal of the existing zinc parapet gutter linings with new (minimum) code 7 lead laid to equivalent design configuration as existing. This will be installed strictly in accordance with Lead Sheet Association guidance. Note the lead lining to the parapet is not visible from street level and is hidden from view by the stone parapets.
- The defective and unsuitable cementitious render to the rear face of the parapets will be carefully hacked off and renewed with a two coat lime based render (base coat 2:5 mix and finishing coat 1:3).
- The existing stone parapet copings will be lifted, a bitumenous DPM introduced and re-bedded using a 1:0.5:4.5 cement/lime/sand mortar mix.

3.0 Access

Existing access arrangements will not be compromised during the course of the works.

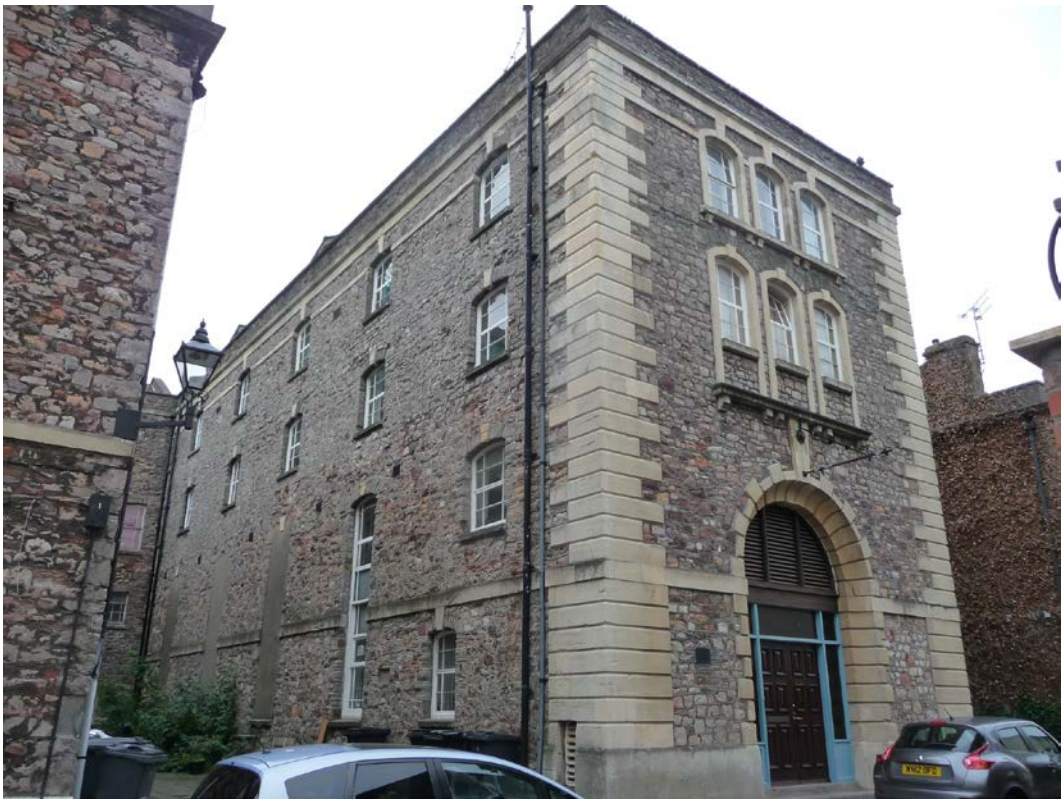
4.0 Programme and execution

Access scaffold will be provided to all elevations to provide a safe means of access to carry out the proposed repairs. A scaffold licence will be obtained for this in advance.

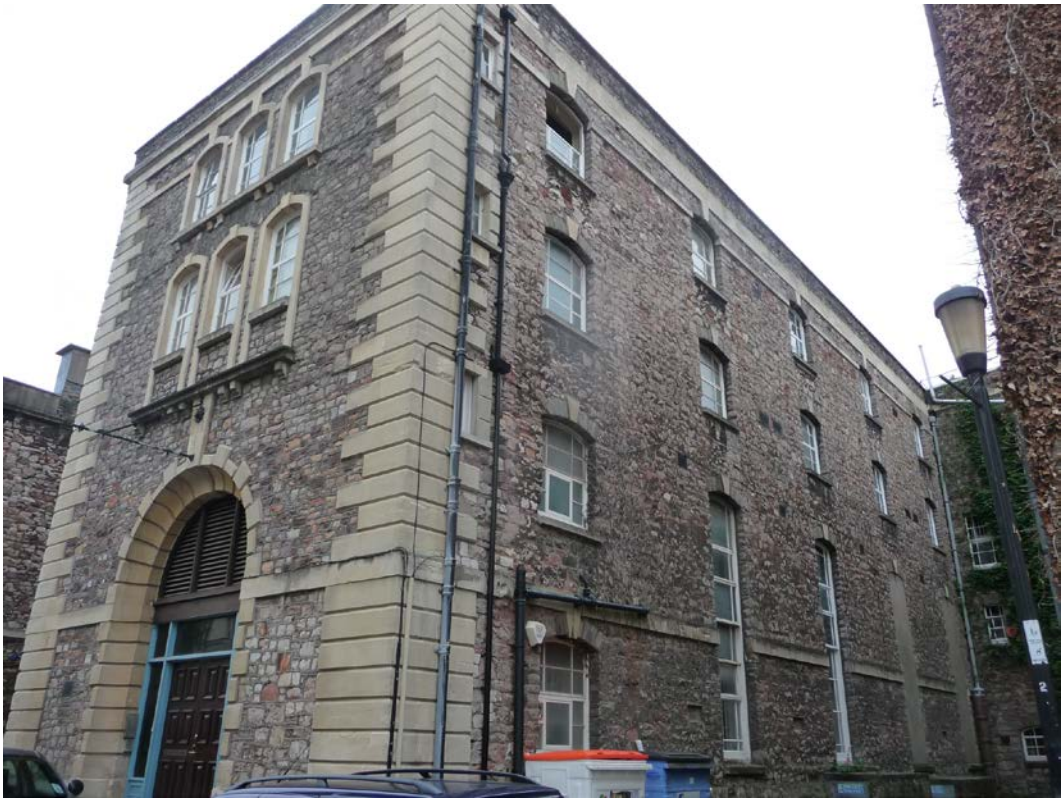
Once listed building consent has been obtained, the intention is to commence the proposed repairs immediately. The roof coverings will be stripped and re-covered in stages to ensure no part of the roof structure or internal finishes are left exposed during periods of adverse weather.

The repairs are likely to take 6-8 weeks and be carried out during November/December 2012. Upon completion, the scaffolding will be removed without delay.

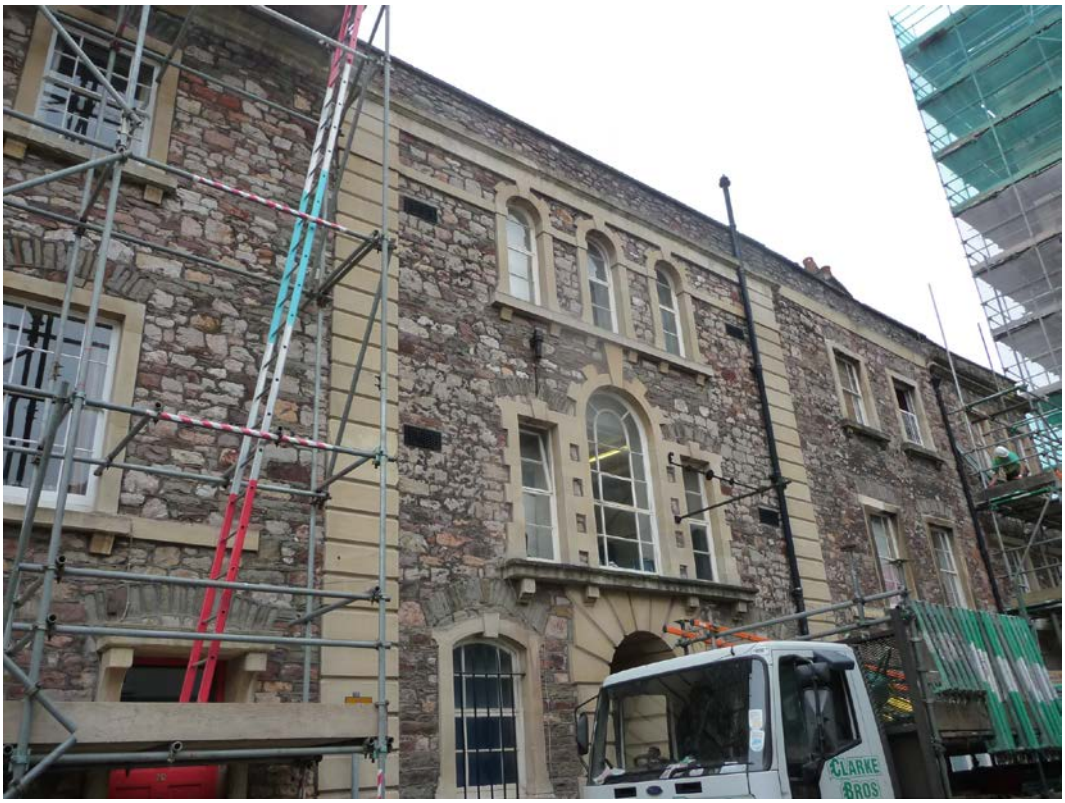
Photographs



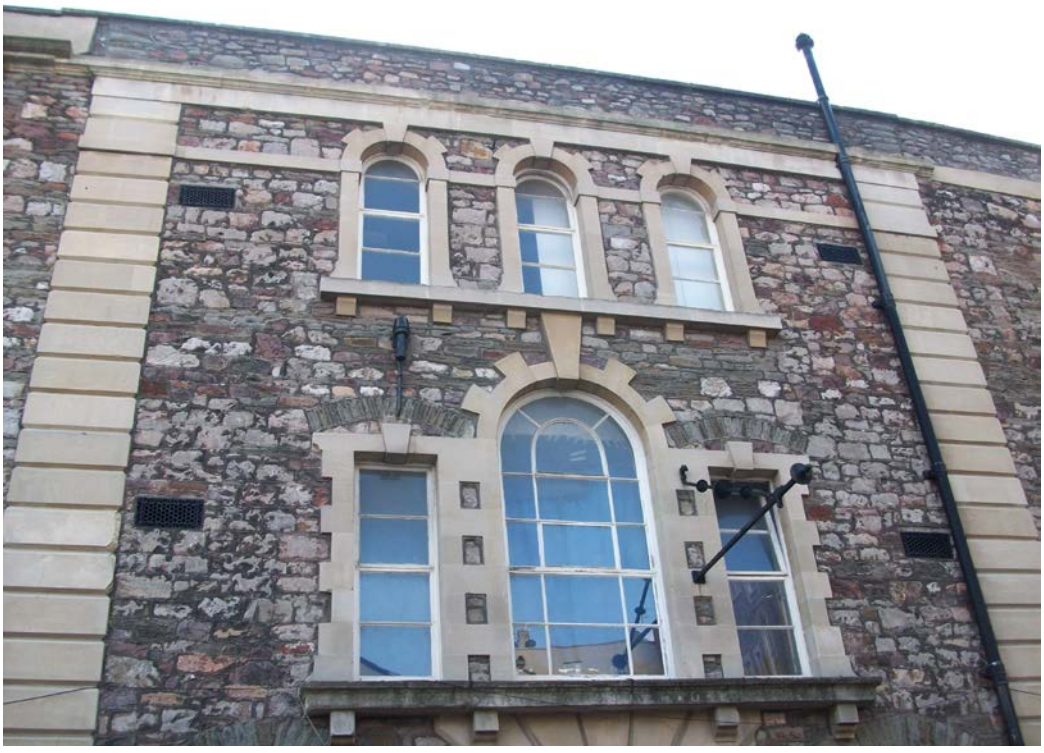
Photograph 1: Front and left hand (south and west) elevations, facing Portland Street.



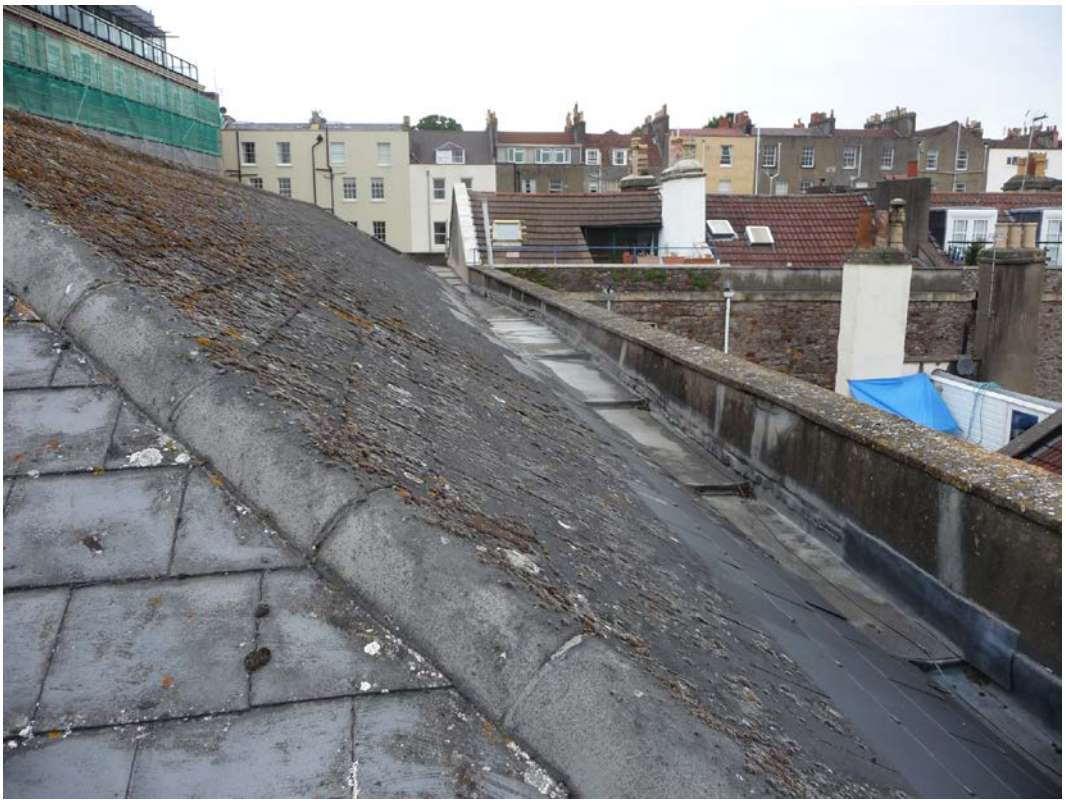
Photograph 2: Front and right hand (south and east) elevations, facing Portland Street.



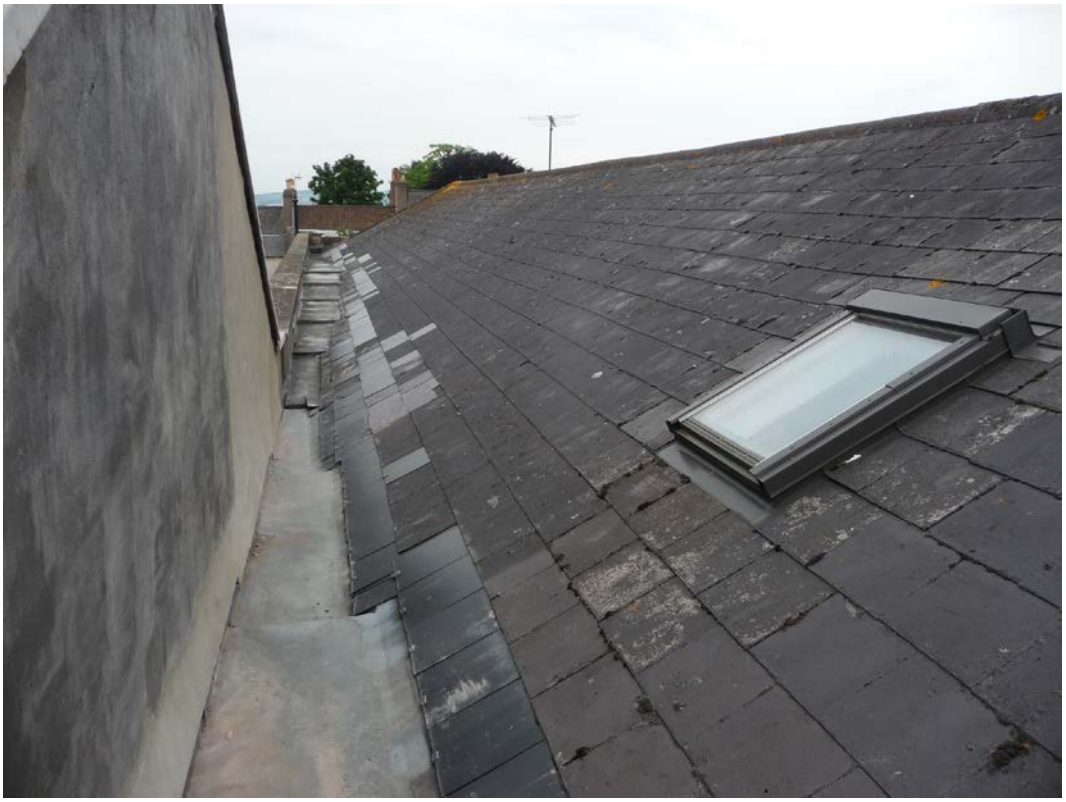
Photograph 3: Rear elevation facing Gloucester Street.



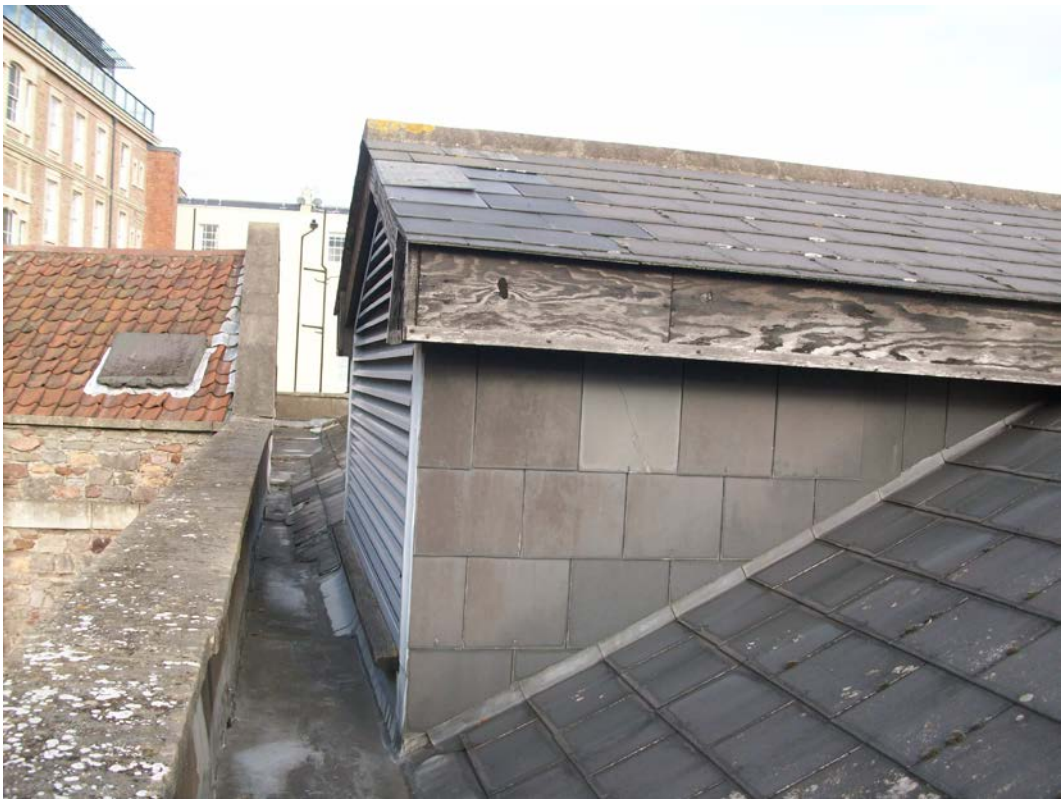
Photograph 4: Rear elevation at high level.



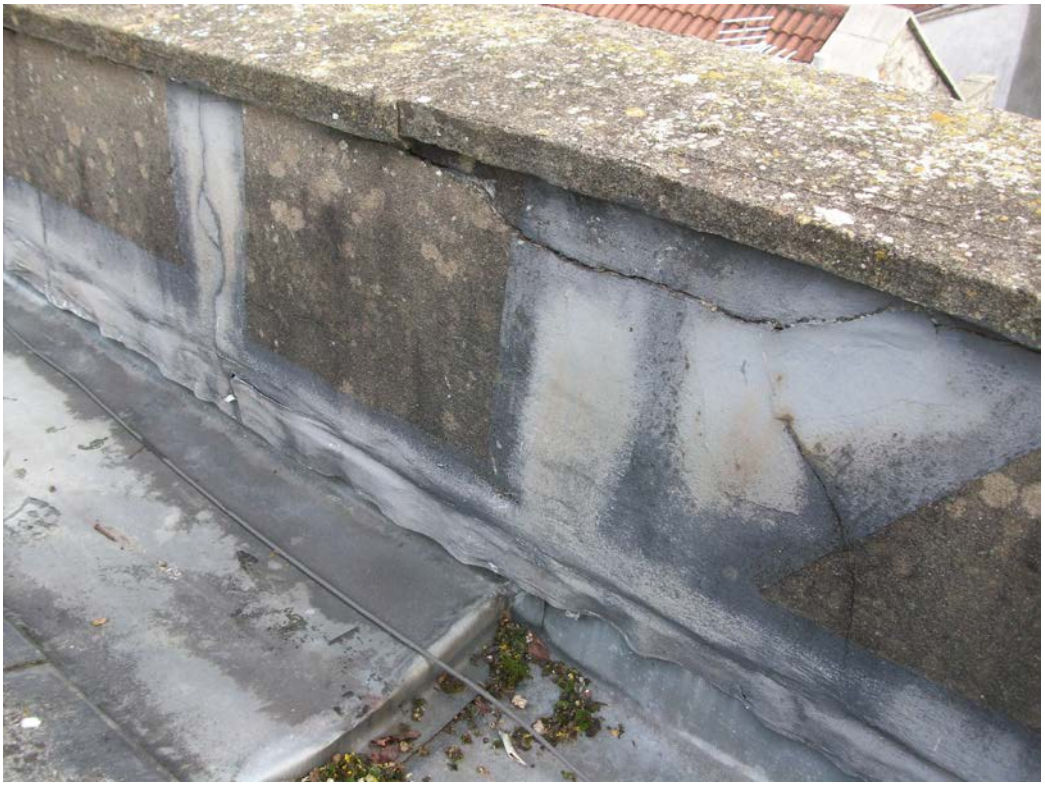
Photograph 5: Existing roof covering facing north (from south east corner).



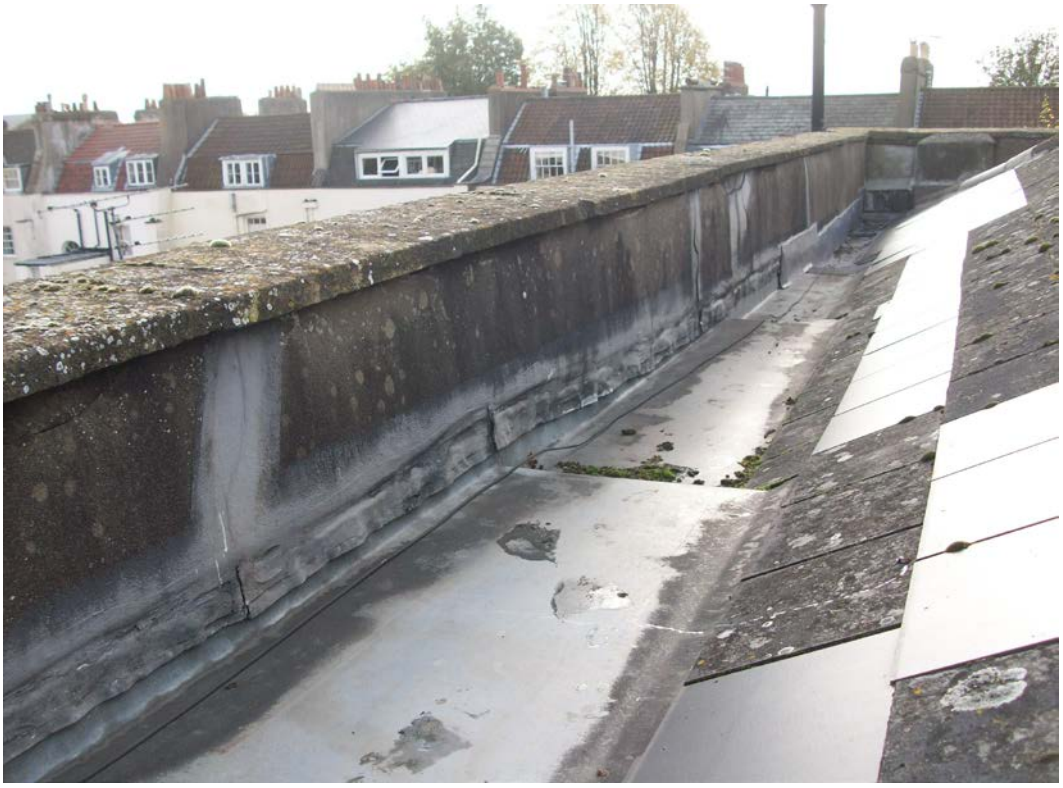
Photograph 6: Existing roof covering and parapet gutter adjacent to 10 Gloucester Street.



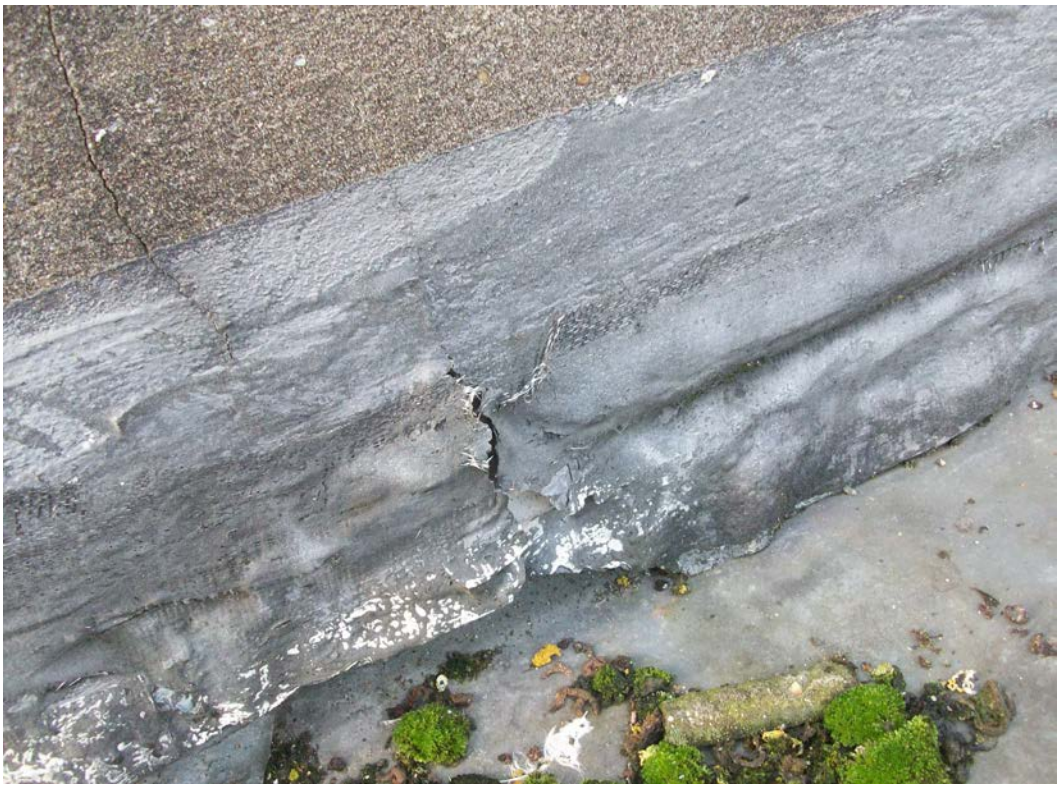
Photograph 7: Left hand (west) parapet, facing north. Timber fascia to dorma in poor condition.



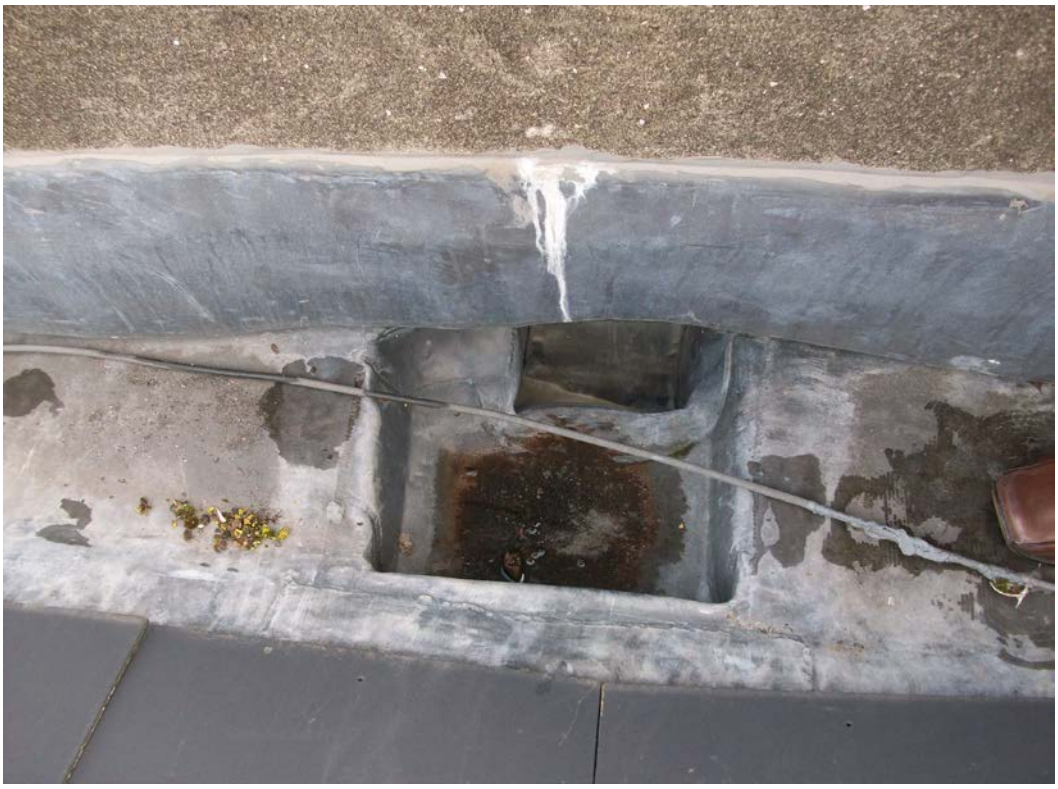
Photograph 8: Example of cracked and blown render to rear face of parapet.



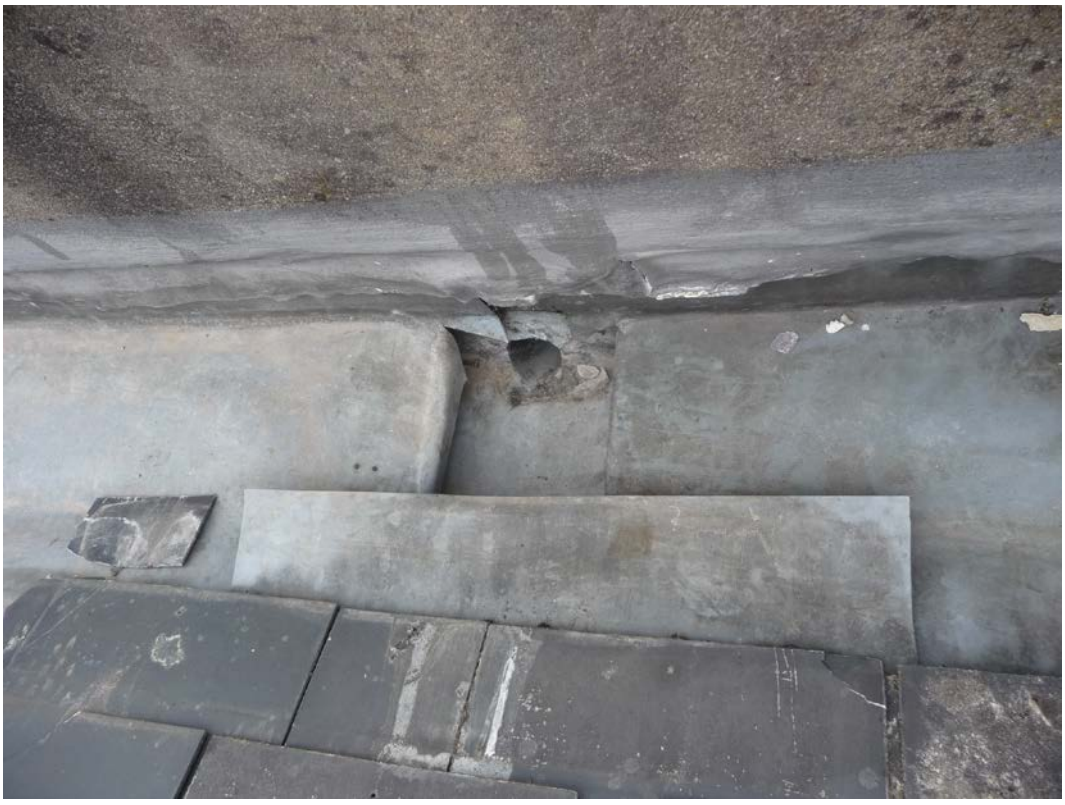
Photograph 9: Existing zinc gutter lining reaching lease end. Flashing upstands patch repaired.



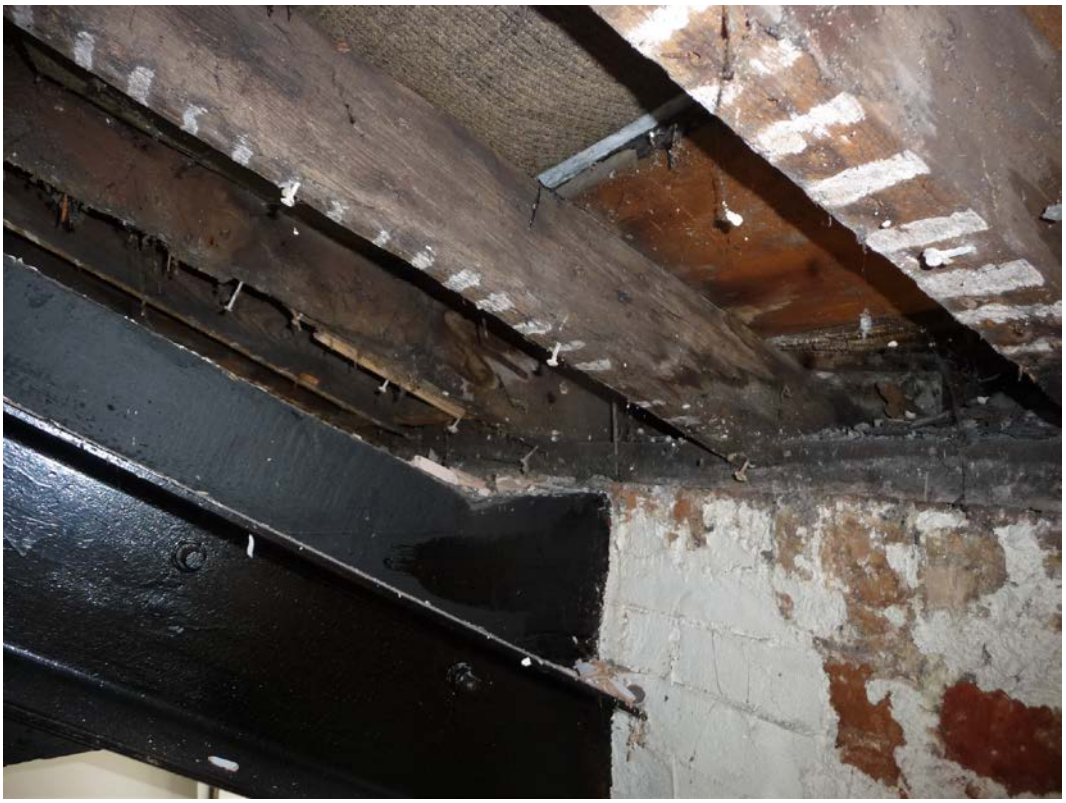
Photograph 10: Example of temporary repairs to gutter flashings.



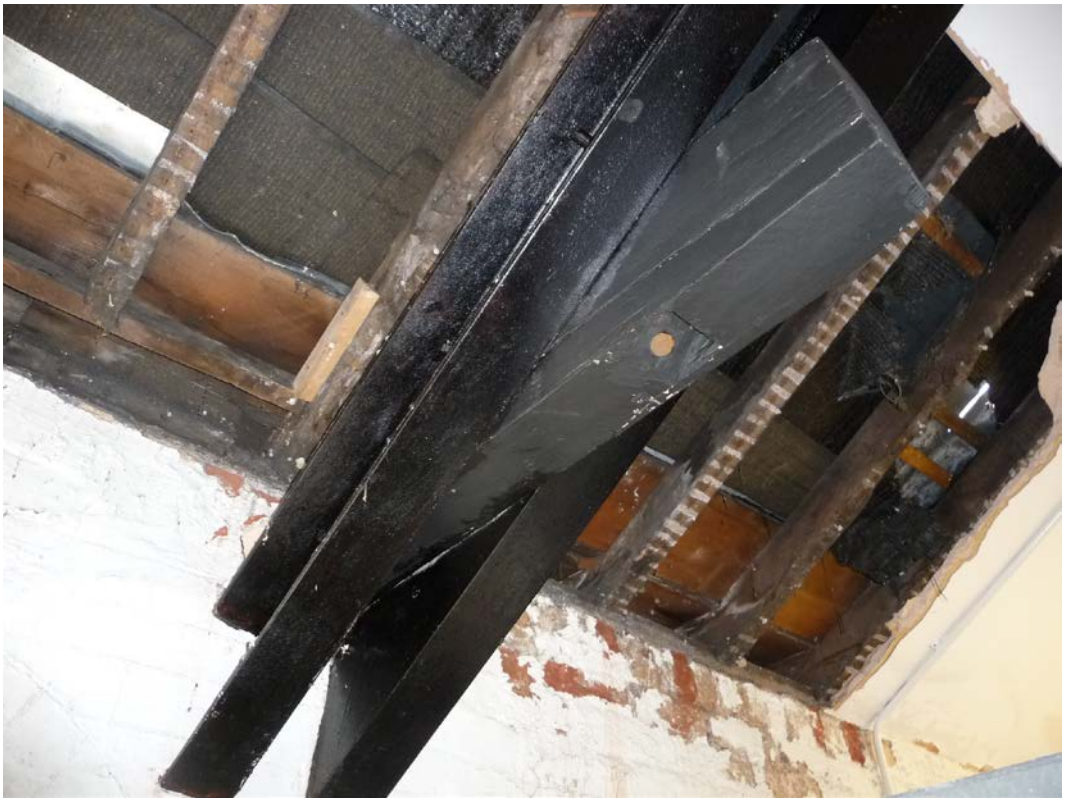
Photograph 11: Gutter outlets to be enlarged and re-lined.



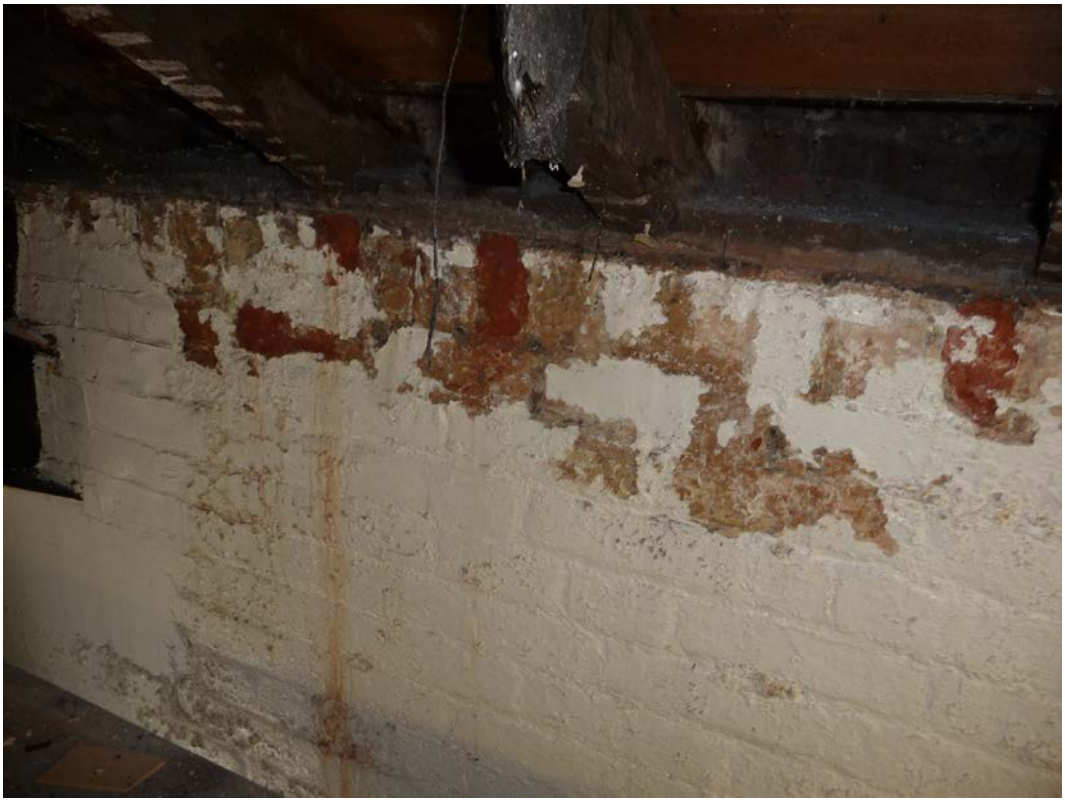
Photograph 12: Example of inadequate outlet to northern end of parapets.



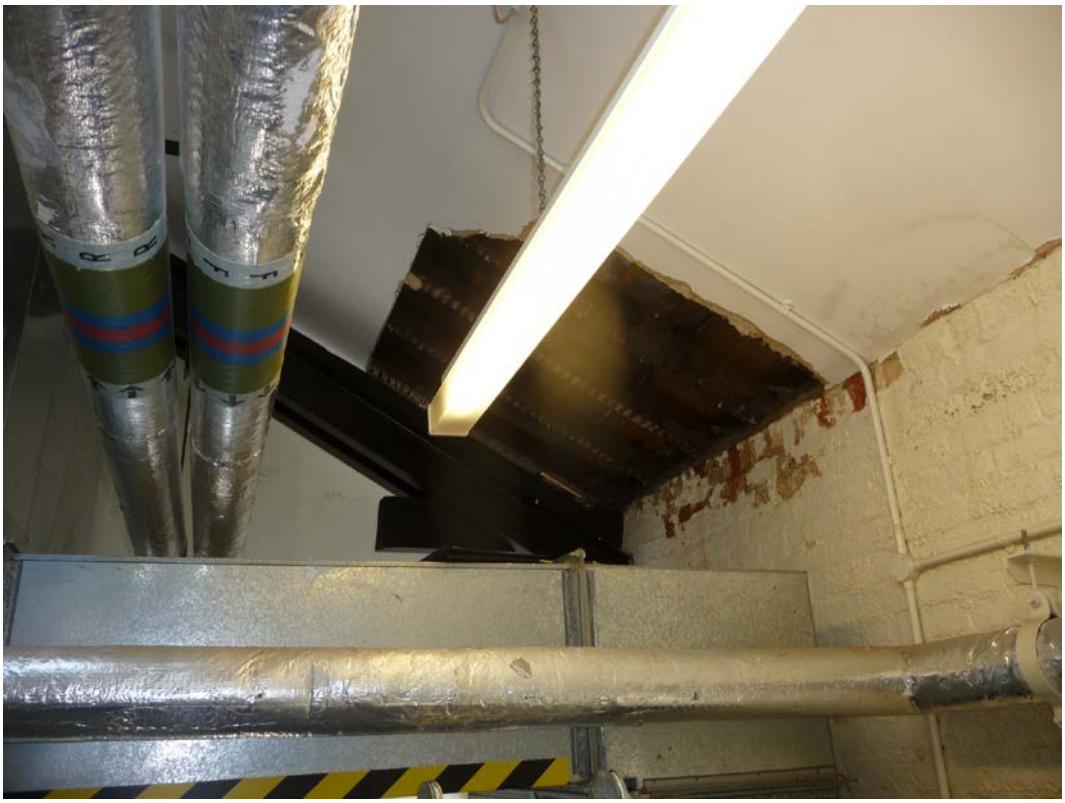
Photograph 13: Existing roof structure at eaves level. Damp affected ceiling removed.



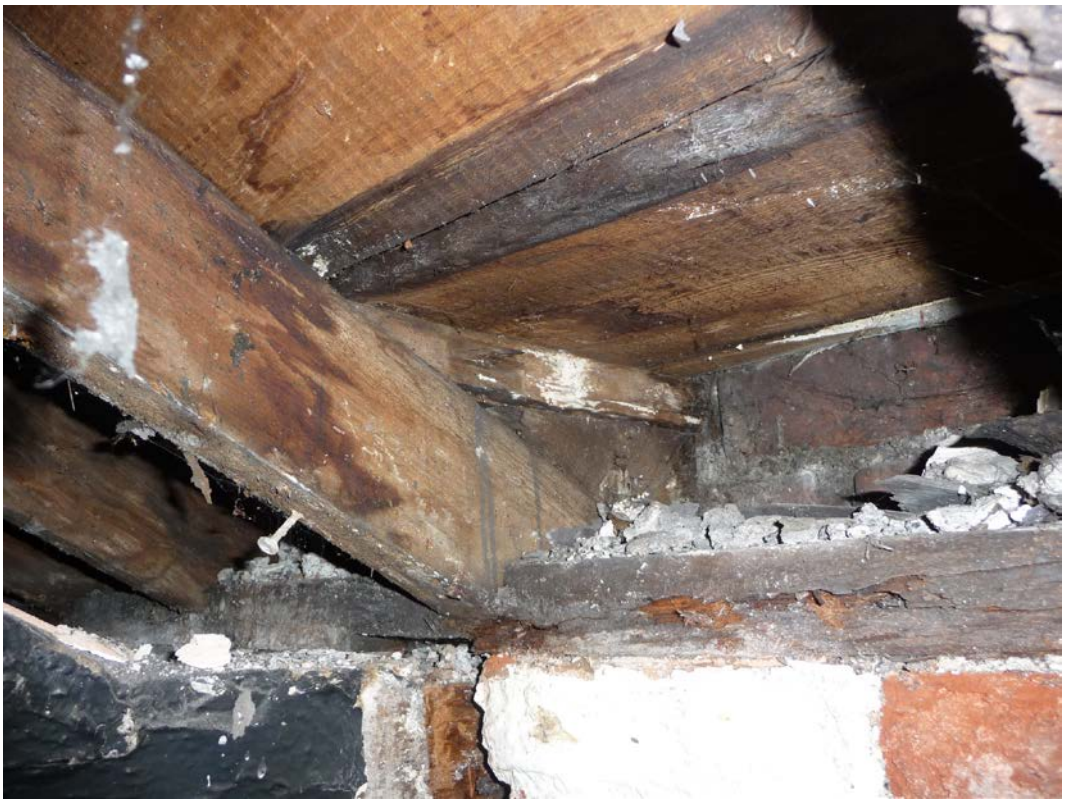
Photograph 14: Existing roof structure at eaves level. Existing structure to remain throughout.



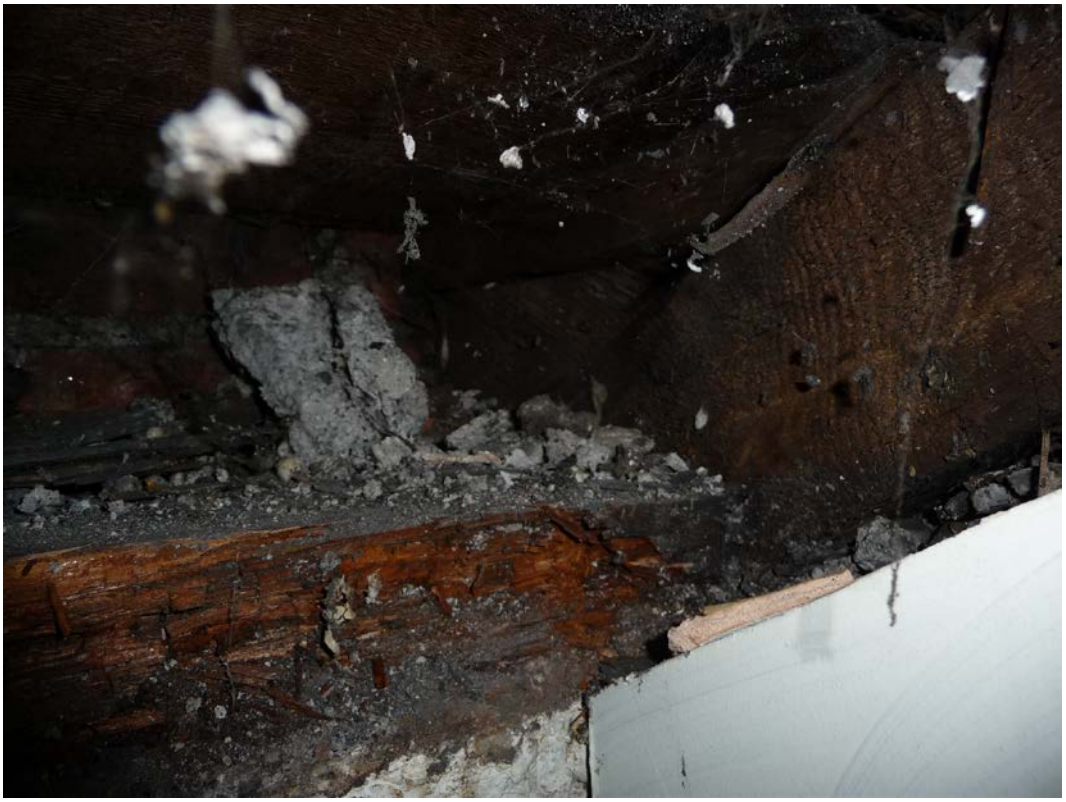
Photograph 15: Evidence of water ingress to inner face of brickwork.



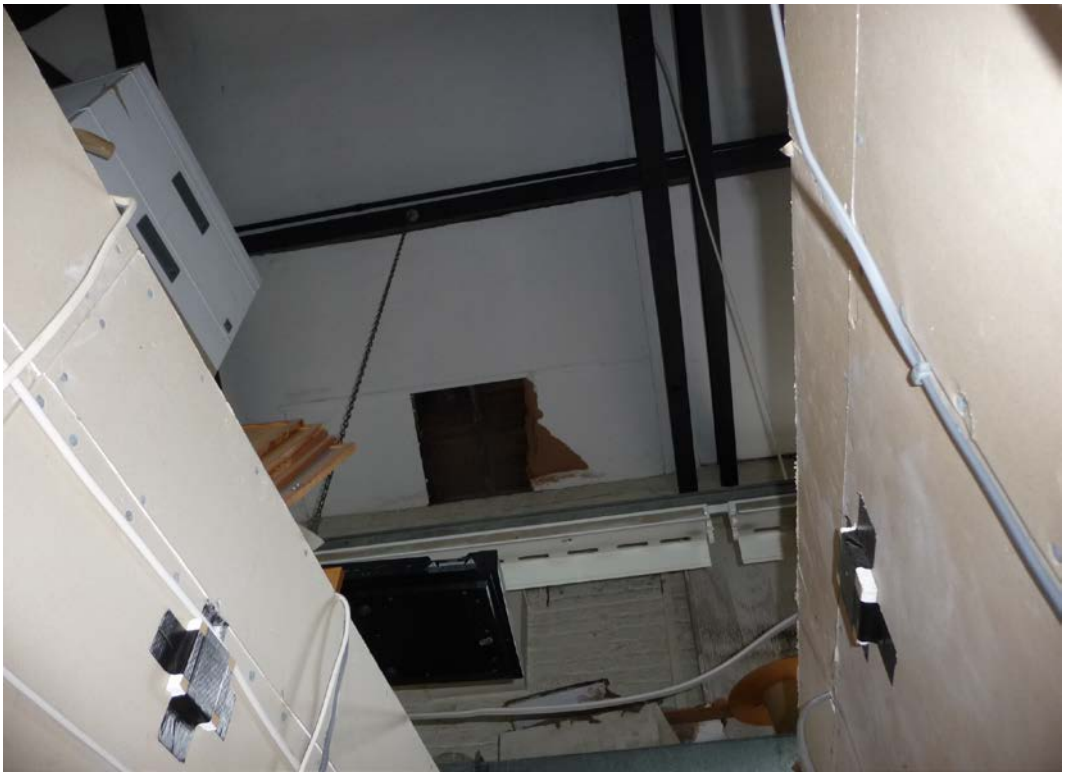
Photograph 16: Water damaged section ceiling above.



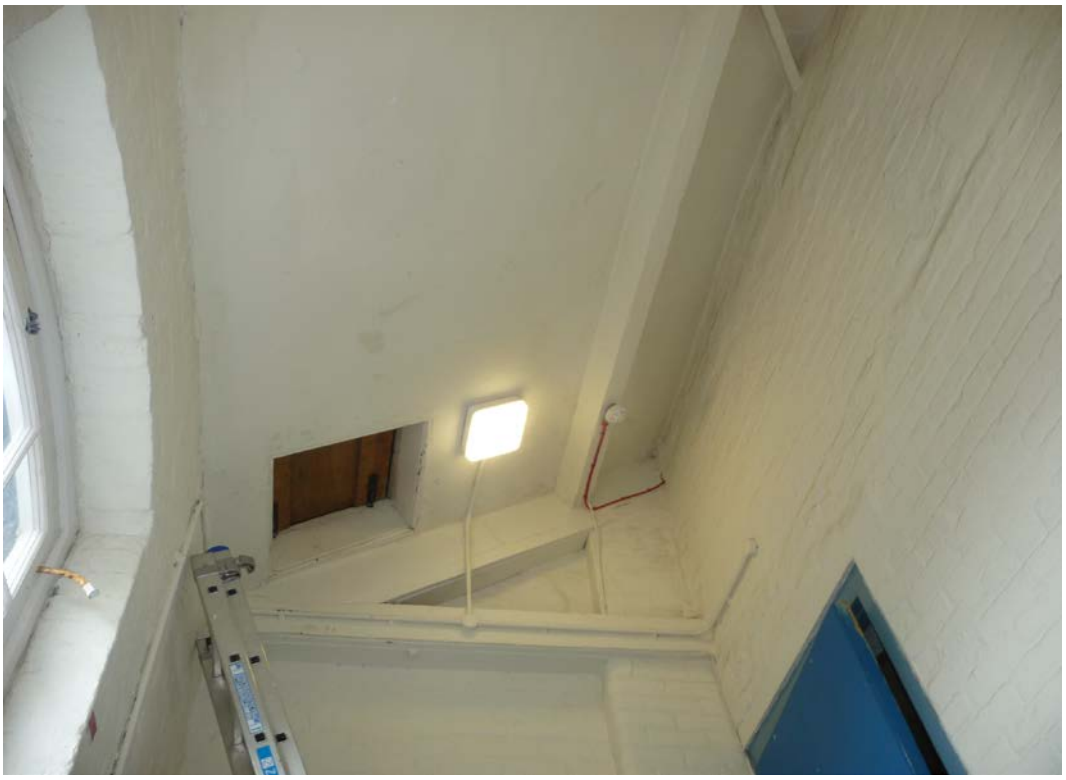
Photograph 17: Rotten section of wall plate to the northern end of the right hand elevation.



Photograph 18: Rotten section of wall plate adjacent to 10 Gloucester Street.



Photograph 19: Roof structure at mid-span. Original lath and plaster ceiling part replaced with plasterboard.



Photograph 20: Roof structure at SW corner of building and existing access hatch.