

Information Required to Discharge Outstanding Condition number 18 of Listed Building Consent Reference: CDN/23/0065 for the Adaptation of Fenton House, Higher Ardwick into Seven Apartments.

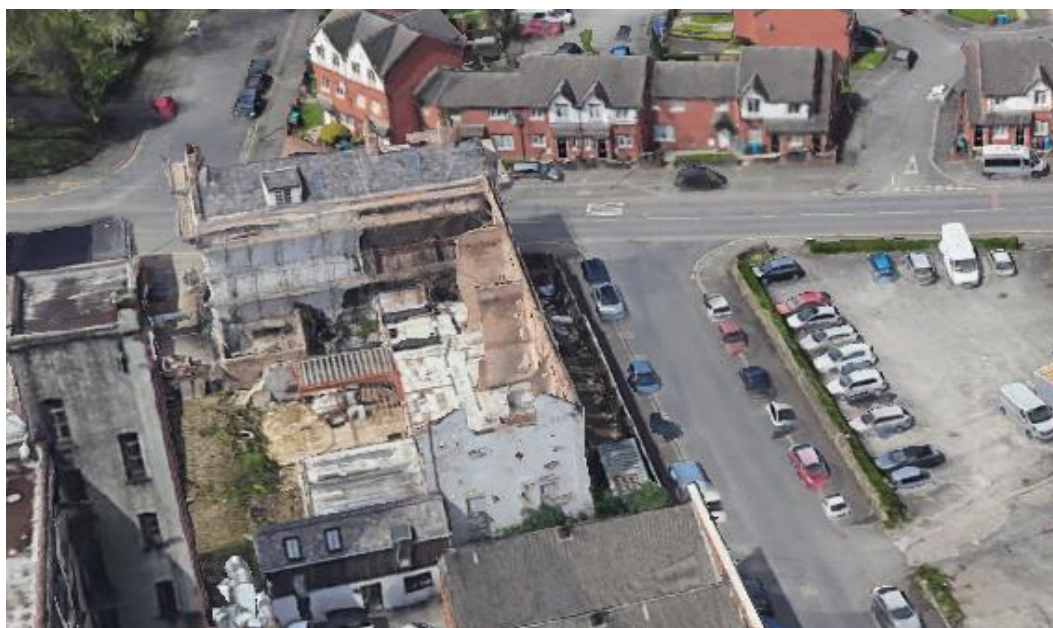
Document 2

Details and Method statement for Condition Compliance Details for Roof Insulation

1. Background and Method:

1.1 Fenton House, Higher Ardwick is a grade II listed building.

1.2 The existing roof of Fenton House was extensively damaged by a major fire that started in the adjoining connected terrace building facing Harkness Street. The fire occurred prior to the purchase of Fenton House by Mr Ahmed and before applications were submitted to adapt the listed building into seven self-contained apartments. The adjoining fire destroyed part of the roof covering and underlying roof structure including a significant area of the rafters.



Above - Google Earth image of fire damaged property facing Harkness Street. [April 2023]

1.3 During the inspection of the building in 2022 from the attic level, it was evident that the underside of the roof had been severely fire damaged and the attic level was exposed to the weather. There was no evidence during this inspection of the presence of insulation material within the roof structure. There was also evidence that the rafters had previously been covered throughout with a modern plasterboard which had been over-plastered. There was no evidence that the previous plaster ceiling covering had comprised lath and plaster, although this type of plasterwork was likely to have been present in the past, possibly prior to the listing of the building in June 1994.

1.4 The damaged roof was allowing water to enter freely into the building, and this was causing serious on-going problems and the spread of dry and wet rot in the floors below.

1.5 In 2023 the condition of the building had severely deteriorated, and the owner undertook urgent remedial works to secure the building against the weather. This work included the replacements of missing and damaged rafters, the installation of a breathable waterproof membrane and new battens under re-laid natural slate coverings, [some of which were salvaged from the original roof and re-nailed] Many of the pre-existing slates were in poor condition and had to be discarded.

1.6 The urgent remedial works were carried out in accordance with the principles of minimal loss of fabric and like-for-like replacements of the pre-existing materials and specifications. Damaged materials were removed and new matching timber members were placed in position. The new timberwork in the roof was either replaced like-for-like for missing timber parts and timbers that were damaged beyond repair.

1.7 The new rafter pattern in the roof, where existing timbers were damaged beyond repair was replicated to match the pre-existing configuration in spacing, scantling and timber species/finish. A 75mm depth of Kingspan insulation was added between the rafters and this was covered by fireproof boarding and plasterboard. The boards were then skim-plastered to provide an attic ceiling that replicated the height and configuration of the previous ceiling present before the fire. This allowed free access to all the attic rooms as existed previously and as shown on the approved adaptation scheme for conversion of the building into six self-contained apartments. New conservation type low profile rooflights were installed in the locations previously occupied by fire damaged rooflights.

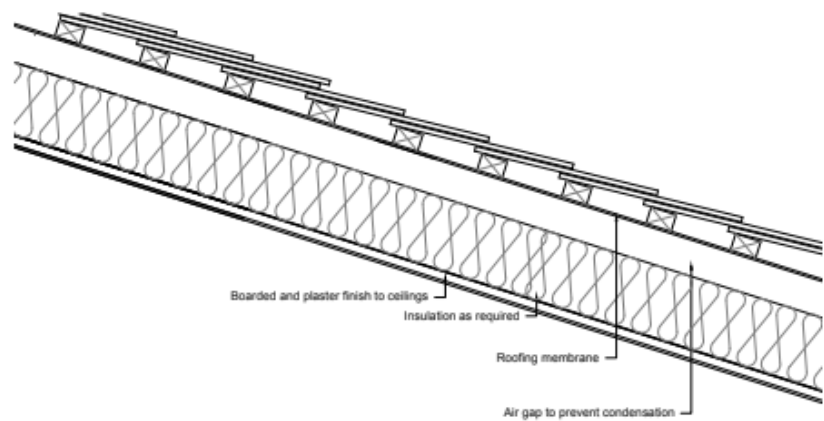
2. Insulation to the roof space - Specification.

2.1 Due to the fire, the upper floors of Fenton House retained no existing ceilings or insulation. The retrospective works have been to re-roof as specified elsewhere within the previously submitted documents. The ceilings have been insulated and boarded with a skim finish and painted.

2.2 All roof slopes were insulated with a layer of 100mm-120mm rigid board insulation, [Depending on the precise thickness of the rafters] allowing air gap on the side of the slates to prevent condensation. Insulation was cut by hand to fit between the existing rafters and friction held in place. Overboard insulation and rafters with 12.5mm plasterboard, allow for taping each seam with plasterer mesh tape. Finished with skim plaster and then paint once fully dried

Cross section drawing of the Urgent Insulation Works carried out at Fenton House

When Making the Existing Fire-damaged Roof Watertight



NOTE:

Current Situation:

Due to the fire, the upper floors of Fenton House retain no existing ceilings or insulation. The proposals are to re-roof as specified elsewhere within the previously submitted documents. The ceilings will be insulated and boarded with a skim finish to be painted.

Specification:

- All roof slopes to be insulated with 75mm rigid board insulation, allowing air gap on the side of the slates to prevent condensation. Insulation to be cut by hand to fit between rafters and friction held in place.
- Overboard insulation and rafters with 12.5mm plasterboard, allow for taping each seam with plasterer mesh tape.
- Finish with skim plaster and then paint once fully dried.

REV	DATE	DETAILS	PROJECT	Fenton House, Higher Ardwick		
			TITLE	Insulation of Roofspace		
			SCALE	1: N/A	REVISION	-
			DRAWN BY	HD	CHECKED	DATE
						24/06/2024
						STAGE