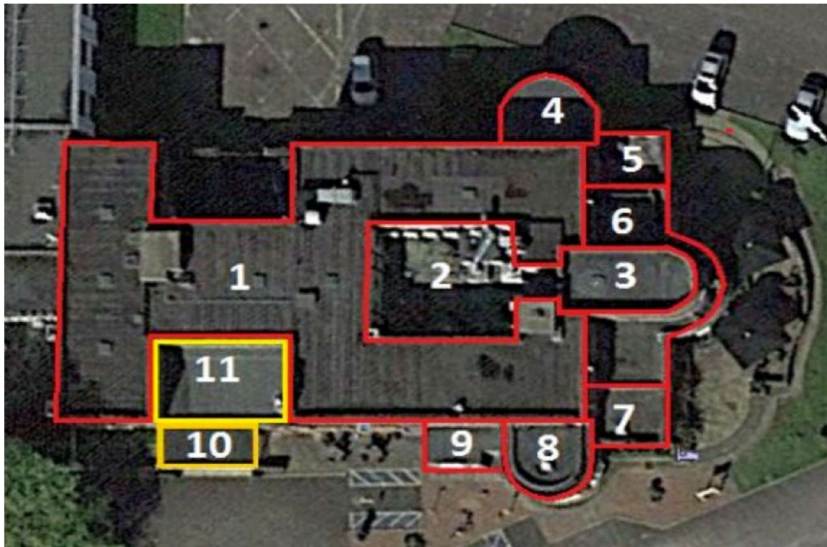


Client	Fusion Student	File Ref	150888
Project	The Comet, Hatfield	Date	25/05/2018

Roof works to The Comet Hotel, Hatfield – Listed Building Consent Works Statement.

Appraisal

- 1) The Comet building is provided with 11 individual roofs (see below image), 8 of which will be refurbished as part of the scheme. Roofs 9, 10 and 11 belong to extensions which are to be demolished.



- 2) The roofs generally comprise a central atrium flat roof and ancillary flat roofs to the various annexes provided around the perimeter of the main building.

- 3) These roofs comprise either a concrete or clay pot deck with cement screed and asphalt substrate. All roofs are finished with bituminous felt. Rainwater discharges via asphalt lined chutes in parapet perimeter.

- 4) The felt to the main roof and central atrium roof is in a poor condition, with the following defects noted:

- a. Loss of bond between felt and substrate, with large areas of delamination / bubbling noted.
- b. Solar degradation throughout.
- c. Moss growth throughout.
- d. Evidence of ponding in numerous locations.
- e. Perimeter upstand pointed with cement mortar, which has degraded and cracked.
- f. Asphalt lined chutes cracked and split and in poor condition.

- 5) The remaining roofs are all generally considered to be in a fair condition, although all roof coverings are reaching the end of their economic lifespan.

Works

- 6) The following works are proposed to all roofs:
 - a. Remove existing felt coverings.
 - b. Prepare substrate to receive new high performance felt covering, free from all lumps and bumps, etc.
 - c. Supply and fit new bituminous primer.
 - d. Supply and fit new vapour barrier.
 - e. Supply and fit new flat board insulation.
 - f. Detail all penetrations (inc. rainwater goods and services) with lead or felt as appropriate.
 - g. Supply and fit new underlay and capsheet.
 - h. Install new high performance felt.
 - i. Install new lead substitute flashing to perimeter of roof.