



Survey Report

Hughenden Court, Mount Pleasant Road,
Hastings

Complete

Project Name	Hughenden Court, Mount Pleasant Road, Hastings
Area Name / Reference (if applicable)	No 35 terrace
Client	Homeowner/Director
Report Conducted By	Bob Saul
Site Visit / Report Date	2023-01-06

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Inspection Particulars

Site Access Confirmed/Granted By

Katja Seaton - Flat owner and
Director of the building

Attendees Present

Katja Seaton - Flat owner and Director of the building

Safe Access Provided to The Area

Yes

Confirm Safe Access To Area

Internal Lift

Access to terrace through doorway.

Weather Conditions at Time of Inspection

Clear and Sunny

Approximate Temperature at Time of Inspection

5 to 10°C

Project Photographs

Roof Overview

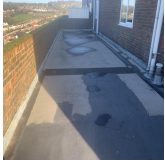


Photo 1

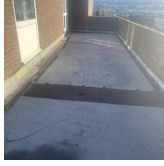


Photo 2



Photo 3

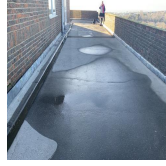


Photo 4

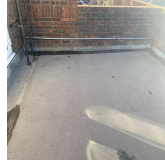


Photo 5

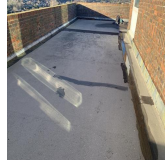


Photo 6

Project Particulars

Building Use

Residential

Existing Fall Protection

Yes

Parapet wall

Roof Draining Effectively

Yes

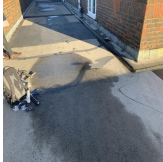


Photo 7

Ponding Water

Yes

Only in the gutter, there is only 1 outlet in the gutter for this area and hasn't been maintained. The ponding water may drain freely of the leaf guard to the outlet was cleared regularly.



Photo 8

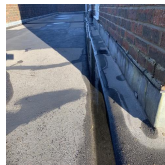


Photo 9



Photo 10



Photo 11

Core Samples

Project Roof Plan



Photo 12

Core Samples Taken

Yes

Please note that the findings of a core sample and the comments included within our survey report identify the materials within the sample and their condition only. Any comments offered are for guidance and specification proposal purposes only. Wherever possible, several samples are obtained to provide an overview of the roof makeup and its condition but is not claimed to be exhaustive. Should a more comprehensive analysis be required, we recommend employing a roofing contractor to cut open and then seal closed a larger roof sample. Repairs made by DANOSA UK to the roof following core samples are temporary only. If the roof is not to be refurbished before the next heavy rainfall, then a more permanent, robust repair should be carried out by a competent roofing contractor.

Core Sample

Core Sample 1

Location of Core Sample



Photo 13

Photographs of Core Sample



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18

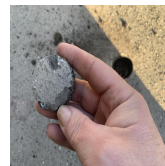


Photo 19



Photo 20



Photo 21

Build-Up of Existing Roof System (from Exposed Roof Coverings to Deck)

Asphalt 20mm
Concrete deck

Build-Up of Existing Ceiling (from Deck Underside to Ceiling Finishes)

Concrete deck
Void unknown depth
Plastered ceilings

Typical Details and Considerations

Item

Item 1

Photographs



Photo 22



Photo 23

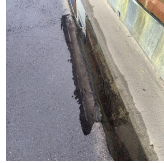


Photo 24



Photo 25

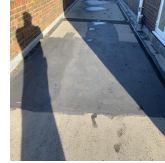


Photo 26



Photo 27



Photo 28



Photo 29

Comment

There have been various repairs carried out to the existing roof with liquid repairs covering cracks and some felt repairs carried out. We are unsure how much longer these repairs will last.

Item 2

Photographs



Photo 30

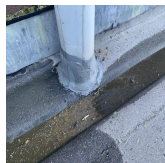


Photo 31



Photo 32

Comment

There have been some poor liquid repairs carried out to some pipe penetrations. From photos shown to me on site by the director these are still leaking and allowing water into the persons flat below.

Item 3

Photographs



Photo 33



Photo 39

Photo 34



Photo 40

Photo 35



Photo 41

Photo 36

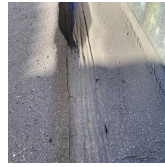


Photo 42

Photo 37



Photo 43

Photo 38



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48

Comment

There are various cracks in the existing asphalt roof covering which will allow water into the building.

Item 4

Photographs



Photo 49



Photo 50



Photo 51

Comment

The parapet perimeter upstand detail has had some felt repairs carried out which look to be still adhered but we can't be sure how long these will last. We are assuming these repairs are covering some cracks in the asphalt.

Item 5

Photographs



Photo 52

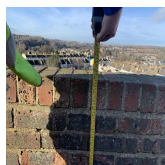


Photo 53

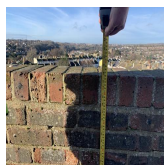


Photo 54



Photo 55

[DUK-B-\(G\)-321W - Abutment Over 250mm High With Lead Counterflashing \(Warm\).pdf](#)

Comment

With the new proposal of upgrading the roof and adding insulation, from a health and safety point

of view the parapet wall may require raising as we are proposing the deck will be insulated therefore raising the deck of the terrace area leaving the parapet to low be complaint to health and safety laws. The parapet detail upstand to the lead flashing is currently 150mm this will need to be raised to ensure there is a minimum 150mm waterproofed upstand installed above the new roof finishes so above the paving slab proposal.

Item 6

Photographs



Photo 56



Photo 57



Photo 58



Photo 59

Comment

The brick abutment internal upstand detail has limited height due to the cavity tray already installed with the extra insulation height this will only leave a waterproofed upstand of approximately 90mm. This is still not inline with Danosa UK standard detail and British Roofing standards. All details as highlighted in the Roofing British Standard 6229:2018 should allow for a minimum 150mm high waterproofed upstand above the new roof finish. Therefore leaving the detail non-compliant. While the detail would still be non-compliant due to the minimum upstand requirement not being achieved, our recommendation is to install a lead counter flashing dressed in to the brickwork a couple of courses above the top of the waterproofing. The lead counterflashing should dress down to overlap the waterproofing upstand by 150mm, i.e. below the ballast level. The lead flashing should allow sufficient ventilation gap to the weep vents. This would reduce the risk of rainwater ingress due to splash-back of rainwater but would not alleviate the minimal risk of rainwater ingress should there be localised flooding under the ballast line.

Item 7

Photographs



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64

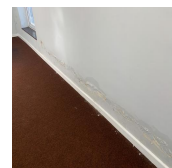


Photo 65

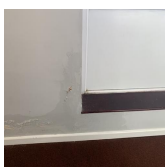


Photo 66

Comment

The brickwork looks to be saturated at the base of the cavity and also in higher areas of the brickwork. There is a lot of damp internally plus condensation visible at the window. There seems to be an issue with the cavity of the brickwork wall that we would recommend is addressed.

Item 8

Photographs

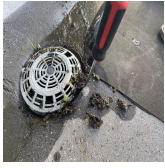


Photo 67



Photo 68



Photo 69

Comment

I was informed of water ingress in the area of the outlet. Not fully visible but using my probe I was able to probe underneath the asphalt around the outlet so there is a clear failure of the existing waterproofing in this area. There is only 1 single outlet on the terrace.

Note that where roofs do not drain to external gutter runs, then roofs should allow for a minimum of 2nr outlets, either rainwater outlets or a single rainwater outlet and an overflow spigot matching the water flow rate of the outlet which, when in operation, is visible from ground level, as per British Standard BS EN 12056-3: 2000 'Gravity drainage systems inside buildings – Part 3: Roof drainage, layout and calculation'.

Item 9

Photographs

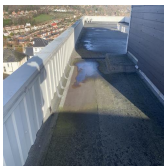


Photo 70



Photo 71

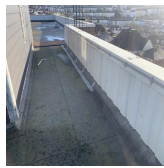


Photo 72



Photo 73

Comment

I looked on the roof above this terrace to see if I could pinpoint the issue with the damp brickwork. The existing asphalt roof covering has been overlaid with a bitumen mineral covering and is looking worn and old. The mineral covering is fading leaving the bitumen exposed and no longer UV stable. There were some repairs carried out in a liquid to the joints in this area.

Item 10

Photographs

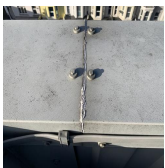


Photo 74

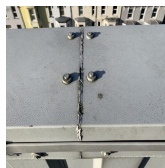


Photo 75



Photo 76

Comment

Also a cause for concern on the main roof above the terrace is the capping installed which is for aesthetic reasons only but could be allowing water into the cavity through the joints as the mastic has split.

Item 11

Photographs



Photo 77



Photo 78

Comment

Here are some photos of the repairs carried out to the laps of main roof.

Item 12

Photographs



Photo 79



Photo 80



Photo 81

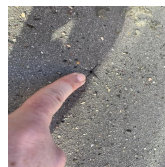


Photo 82

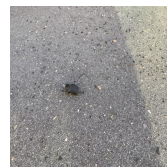


Photo 83

Comment

On the terrace roof there were some nails penetrating through the existing asphalt leaving areas open for water to get into the building.

Item 13

Photographs

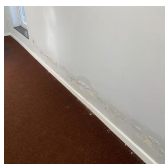


Photo 84



Photo 85

Comment

At the terrace level internally there were some signs of mould and damp on the walls, this is not caused by the roof terrace but by the issue with the damp brickwork which we would recommend is investigated further.

Recommendations

Overall Condition Report

The building was built in the 1970's and the roof area still has its original roof covering and has only had localised repairs carried out, therefore the roof is 40-50 years old. It served its purpose for that amount of time and needs to be addressed and upgraded with the amount of damp and damage caused underneath to the flats internally.

The condition of the existing waterproofing is of concern. The material covering is coming to the end of its serviceable life and demonstrating signs of age, fatigue and fragility that could lead to serious failure. Any water ingress would affect the upgrade potential of retaining the current system as part of an overlay solution. Investing in refurbishment works now offers the opportunity of minimising costs by using the existing waterproofing as a component of an overlay system. This waterproofing system is showing all the typical defects consistent with a covering of this age including; surface oxidation, cracks, splits, blisters, rucks and signs of repair. The roof is not insulated. Cold roofs are no longer recommended by British Roofing Standards. The current edition of Approved Document L, volume 1 (2021) paragraphs 4.11, 4.12 and 4.13 should be considered, along with the guidance and recommendations of BS 6229: 2018. The roof is roughly around 100m².

Proposed Method of Refurbishment

Any areas where the existing waterproofing is damaged, cracked can be repaired then it should be repaired, primed with BITUMEN PRIMER+ SA and a SELFDAN AP 2000 AVCL installed to any areas this occurs

The existing roof to be used as the AVCL.

Insulation upgrade to meet a minimum 0.35 W/m²K threshold value of Approved Document L, volume 1 (2021). If the client wishes to reduce this to a lower performance then please let us know. The insulation to be adhered using Thermobond adhesive.

Then apply ESTERDAN 30/P ELAST SEMIADHESIVO underlay to the field areas and ESTERDAN 30/P ELAST AUTOADHESIVO for detailing. Then finished with POLYDAN PRO 50/60 mineral capsheet. Please note all details should be installed as per Danosa UK standard details and any ancillary products should be from the Danosa UK product range ensuring compatibility.

On top of the finished waterproofing the roof finishes are to be completed with a layer of slabs so the waterproofing is fully protected from any use of the terrace area, underneath The slab packers should be a protection membrane installed DANOFELT PY 300 as per attached detail drawing.

[DUK-B-\(G\)-202W - Typical Cross Section with Paving Slabs on Paving Support Pads \(Warm\).pdf](#)

Important Notes

This report is part of our free on-site technical support service to our valued customers and their clients. However, it remains the company which installed or is installing the system's responsibility to comply with the conditions of any warranty or guarantee issued by DANOSA UK. Neither this report nor our visit transfer responsibility to DANOSA UK. All instructions made by DANOSA UK within this report must be completed for any issued warranty or guarantee to be considered valid.

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Photographs taken by DANOSA UK within this report may be used for promotional or educational purposes.

If you would like further information in relation to any of the points raised in this report, please do not hesitate to contact the author who will be happy to help.

You can find product datasheets, safety information and standard installation instructions on our website, or by contacting our technical team at uktechnical@danosa.com

This report has been issued by

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Please consider the environment before printing this report.

Appendix



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85

[DUK-B-\(G\)-321W - Abutment Over 250mm High With Lead Counterflashing \(Warm\).pdf](#)

[DUK-B-\(G\)-202W - Typical Cross Section with Paving Slabs on Paving Support Pads \(Warm\).pdf](#)