



HOME IMPROVEMENT OPTIONS

Help sheet produced by the Avenues & Pearson Park Residents Association September 2003

ROOFING

A Reuse existing slates: cost about £26 m2 laid

Take off existing slates and allow for 10% replacement of broken slates with reclaimed slates. This by far the best solution in terms of appearance and value for money. Byron Roofing is a good local company for this approach but many others will give a quote. Some roofing contractors make money by selling your stripped off slates to salvage companies.

B Natural Slates: cost between £35 - £48 m2 laid

The availability of alternative foreign slate quarries to Welsh slates has made roof replacement with natural slate possible. The appearance is superb and many slates carry a 75 year guarantee.

Types: Eternit F Pendennis Graphite
Eternit Torres, Noyant, Cambourne and Trelaze
SSQ Del Carman Slate

C Interlocking reconstituted slates: cost between £26 - £28m2 laid

Can offer a cheaper alternative to natural or fibre cement slates because they use less material and are simple to install. Can look very good. They use 80% slate dust in manufacture.

Types: Sandtoft Britlock
Marley Melbourne
Redland Cambrian

D Polymer Modified Concrete Slates: cost between £22 - £28 m2 laid

Offer a thinner and more lightweight alternative to ordinary concrete tiles. However are not as convincing as natural or reconstituted slate solutions.

Types: Marley Monarch
Marley Marquis

E Fibre Cement Slates: cost between £25 - £30 m2 laid

These come in two types smooth and riven, the riven being at the top end of this price range. They are pre-drilled which makes it easier on site. Can however appear too thin visually.

Types: Eternit Rivenvale (Riven)
Eternit Thrutone (Smooth)
Sandtoft Britslate (Riven)

F Concrete interlocking tiles: cost £25 m2 laid

These do not resemble slates and are thick and heavy. Although concrete tiles are cheaper on paper, most roofs need extra reinforcement. This requires Building Regulations approval — which can prove expensive.

Types: Marley Modern

WINDOW REPLACEMENT

UPVC Windows

Besides being expensive, they have several problems. Visually they cannot be made to resemble the wooden windows they replace and are approximations. They tend to be set too far forward in the reveals. UPVC discolours, and turns powdery with age. It cannot be recycled, is toxic to humans and has been banned in some European Countries. **There are alternatives to UPVC:**

A Wooden box sash windows

These can easily be made by many local joineries, and can be single glazed in K glass to give good insulation values. Mouldings and details can be made to exactly match existing Victorian or Arts and Crafts windows. Maintenance can be reduced by painting in Dulux Weathershield system. Secondary double glazing units are simple to install.

Cost excluding glass for 6' x 4' - £465

B Wooden mock sash windows - top opening

Cheaper alternatives to box and better in appearance than UPVC. Can be made to take double glazing units.

Cost excluding glass for 6' x 4' - £425

DOOR REPLACEMENT

Doors can be easily made up by local joinery manufacturers to exactly match Victorian or period doors. Dulux Weathershield paint system recommended to reduce maintenance periods.

Cost excluding glass for 6' x 3' door - £185

Local joinery manufacturers, including:

Cottingham Joinery	Tel: 870728
Brian Fawcett	Tel: 01964 670818
Jubilee Joinery	Tel: 224275

can make these items and wooden replacement windows.