



BUYER'S GUIDE

ROOFS AND GUTTERING

From slate to zinc, your choice of materials will define your build

1 WRAPPED UP

Located in a conservation area, the roof and exterior of this project are largely covered in Corten steel, which offers a burnt look. (020 7424 9611; piercyandco.com)

2 BOLD AND BEAUTIFUL

Staffordshire blue smooth-faced plain clay tiles, £31.20 per sqm, combine with hidden gutters to form a seamless transition from roof to brickwork. (01384 77405; dreadnought-tiles.co.uk)

You probably won't need to seek permission from the local council if you're re-roofing your home using like-for-like materials. However, if you are taking on a new self-build project or intensive renovation, you need to submit plans to your local authority, who may dictate the type of material you can use based on the surrounding buildings in your area.

This is particularly relevant if you live in a conservation area or if your property is listed. 'Re-roofing an average three-bedroom UK property could take between one and two weeks and would cost approximately

£4,000 including materials (felt, tiles and batten), excluding scaffolding,' explains Adam Jannece of JJC Construction (01273 857 886; jjcconstruction.co.uk).

Pitch perfect

The style of your roof is as much a deciding factor as the type of material you use. With pitched roof styles, which are more common in the UK, you'll find that materials such as clay, concrete and slate are traditionally applied. Even flat roofs, however, have a slight pitch of at least 10 degrees to ensure that rainwater can drain off, and while this style is commonly used

on extensions, modern homes are also adopting the design, especially if they're choosing to apply materials such as lead, copper or zinc.

Modern materials

Concrete tiles are probably the most popular choice of roof covering, as they are cost-effective and available in a number of different colours, styles and finishes. Coming in at least 20 per cent cheaper than clay, their nearest contender on price, concrete tiles can also last up to 50 years and can be applied to shallower roof pitches than both clay and slate. Expect to pay anything from £18 per sqm for these units.

British Standards require clay roof tiles to be able to withstand at least 150 freeze-thaw cycles and they can have a lifespan of more than 60 years. Expect to pay approximately £30 per sqm for high-quality British units from a company such as Dreadnought tiles (01384 77405; dreadnought-tiles.co.uk). Clay is a popular choice as it is the most affordable alternative to slate, and suits period properties. >

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