

## Dundanion Court Repair Guides

### Roof Edge Trims

#### Background

When Dundanion court was built the top of the timber cladding was finished with an aluminium edge trim. This went the full perimeter of the house and garage blocks. Roof finishes sealed into the rear of the trim and the front face projected slightly, acting as a drip for water and protecting the top edge of the timber. Visually it formed a continuous, clean, contrasting edge to the timber sheeting, binding the terraces together. The trim was also used on the roof of the store at the rear door recess. The profile of the trim was 36mm high.

Over the years, with different types of roof finishes being applied to different houses and garages one at a time, the trim was often removed, covered over or replaced by a different trim. The combined effect has been to leave a variable and messy edge to the tops of the buildings.

The adoption of a single approach to the roof trim over coming decades would have a unifying effect on the properties, tidying them up significantly.



The continuous aluminium roof edge trim binds together the individual house and garage terraces giving a contrasting clean termination to the timber cladding. (Photo 1980's).



Trim over store.



Original trim detail. Vertical depth 36mm.

## Dundanion Court Repair Guides

### Carrying Out Roof or Cladding Repairs

Where recovering of a roof is to be done, a small amount of pre-planning needs to be carried out to agree how best to do the work, and to confirm expectations for the work with the roofer.

Where a roof trim is still in place, either exposed or under a layer of roof covering, it may be possible to reuse it by cleaning it down with white spirit, or other dilutant. This can be best as it keeps the trim in position and in the correct location.

Where it is decided to install a new trim, care needs to be taken to ensure that it is installed at the original position, vertically and horizontally, so that the end result over the years is a continuous strip from one house / garage to the next, without steps or bends.

Confirming the original location for the trim accurately becomes more difficult where there is little evidence remaining on your own roof or on your neighbour's. Trims on other buildings could be inspected where this is the case.

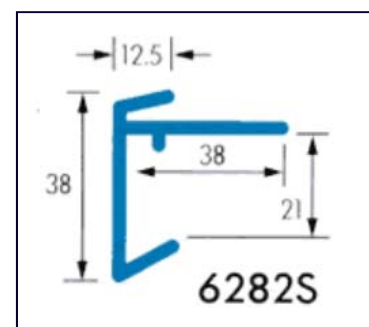
### Sourcing a New Roof Trim

Trims in aluminium are available for different roofing materials and from different suppliers. They could be made up from scratch, but this could be costly.

It is important to ensure that your roofing material is compatible with your trim.

The trim illustrated by 'Paptrim Products' was recently successfully installed on No.7 and is close enough in size and form to the original (being only 2mm higher).

Aluminium trim product code 6282S by Paptrim Products [www.paptrim.co.uk](http://www.paptrim.co.uk). Source from an appropriate builder's supplier and leave adequate time for sourcing and delivery.



### Questions:

Q: *Could I Get a Grant for this Work?*

A: As the trim forms part of the external presentation of the buildings so it could possibly be considered for a grant. Check with the granting authority.

Q: *Could I replace or reinstate my trim separately from getting the roof recovered?*

A: This can be done. The design of the roof to the houses facilitates this particularly with a slope on the back of the roof parapet.

Q: *Could a group project be done to address trims on whole terraces of houses or garages?*

A: There would be great benefit to this as it would coordinate the positions of all trims across party walls. Group work could be cheaper.