

ROOF WORKS

Read in conjunction with drawing No.2646.002

A. OVERHAUL PITCHED ROOF COVERINGS

Location: Front (south facing) roof slopes (ref: P1-P7) encompassing 3 No. apex and associated 6 No. tiled valley sections. Cross refer to tender drawing No.2646.002

General Tiling: Survey roof with Contract Administrator (CA) off scaffolding and allow to renew 40 No. plain clay tiles with tiles set aside from roof renewal works.

Ridges: Carefully rake out and renew eroded/missing pointing and bedding to existing ridge tiles. Pointing to match existing.

Upstands: Renew any loose eroded mortar upstands with 3.5 NHL lime mortar.

B. RENEWAL OF PITCHED ROOF COVERINGS

Location: Remaining pitched roof slopes (P8-P18). Cross refer to tender drawing No.2646.002.

Demolition: Carefully strip back roof slopes to bare rafters and remove from site existing tiles, battens and felt etc. Care to be taken when stripping roof coverings to minimise risk of damaging ornate plastered ceilings directly below. Contractor to undertake inspection of ceilings directly below works at pre-contract stage to ascertain their type/condition. Only slopes that can be recovered with underlay in same day to be stripped. No roof slopes to remain unprotected overnight or during periods of predicted rain.

Inspection: Report any decayed exposed rafters to CA and thereafter attend site with CA to agree remedial works (renewal or splice repairs).

Wood Treatment: Supply and treat exposed timber roof structure with Sika 'SikaGard Universal 5 Star Wood Treatment' in accordance with manufacturers recommendations.

Insulation: Supply and install 75mm thick Celotex GA4000 PIR insulation boarding or equivalent between the rafters (allow separate extra over cost to upgrade insulation to 100mm thick GA4100 if rafter depth permits following exposure works). The insulation boards are to be cut to suit the width between the inside face of the rafters to ensure a 'friction fit'. Allow to cut the boards at an angle so that the board width is lightly oversized on one surface and then pushed into position and secure with battens along the rafter sides. Allow to maintain a minimum 30mm vapour barrier (ventilation gap) between ceilings and insulation. Insulation to be installed in accordance with manufacturers recommendations.

Underlay: Supply and lay Marely 'Universal Vapour Permeable Underlay' (lightweight high performance breathable membrane) or equivalent over existing rafters. Underlay to BS 5534. Tape seal all overlaps. Fix in accordance with manufacturers recommendations.

Battens: Supply and lay 25x38mm 'JB Red' high quality pre-graded roofing battens to pitched roofs (subject to rafters being < 600mm centres). Size and gauge to match existing (max. gauge: 100mm) and to comply with tile manufacturer recommendations.

MORETON HOUSE, HOLLY WALK, HAMPSTEAD NW3 6RA

General Tiling: Supply and lay Marley 265x165mm Marley 'ACME' plain clay tiles to pitched roof slopes (tech literature enclosed within Appendix). Include for all necessary tile-and-a-half tiles to abutments/verges. Gauge to match existing (head-lap not to exceed 65mm). Lay in accordance with tile manufacturer recommendations and BS 5534:2014 + A2:2018 and BS8000 Part 6:2013. All gable verges to be laid with NHL lime mortar mix. Profile to match original.

Ridges: Supply and lay half-round clay ridge tiles to match existing. Ridge tiles to be bedded on NHL lime mortar in accordance with BS553 and BS8000.

Tiled Valleys: Check exposed continuous support to each valley and allow to replace any rotten boards etc. Supply and install purpose made valley tiles to match plain tiles.

Render Side Abutments: Form rendered fillets where original abutments comprise cement fillets. Include for soakers. All fillets to abutting walls to be laid with NHL lime mortar mix. Profile to match original.

Ventilation: Include to supply and install 10mm Universal eaves ventilation system encompassing tilting fillets over rafters and 10mm over fascia strips. Ventilation to achieve 10mm continuous ventilation at eaves. Lay in accordance with tile manufacturer recommendations and BS 5534:2014 + A2:2018.

Rooflight: Include to renew lead soakers, aprons and flashings to timber framed rooflight within pitch roof slope 'P14'.

Drainage: Rehang gutters and downpipes allowing to replace any broken brackets. Include to seal open joints. Ensure correctly aligned (free from sagging), free flowing and free from leaks.

C. OVERLAY DORMER FLAT ROOF COVERINGS

Location: Dormers 'D1' and 'D2'. Cross refer to tender drawing No.2646.002.

Demolition: Carefully inspect roof decking for soft spots (indicative of potential decay). Allow to strip and renew 2 No. areas of 2m² decayed sections with 18mm thick OSB3 T&G boards over furring pieces. Boards to be laid with tongue and groove gap face up (usually writing face up). Stagger joints. Do not use sections of boards less than 400mm. Include for noggin supports as required. Secure using ring shank nails or screws (nail gun recommended) to penetrate 40mm into the joist at 200mm centres on each joist.

Enabling Works: Allow to lift and set aside metal tray work routed across flat roofs and associated cables/bearings to facilitate overlay works. Reinstate upon completion. Include for new packers/supports.

Inspection: Report any decayed exposed roof joists to CA and thereafter attend site with CA to agree remedial works (renewal or splice repairs).

Roof System: Prepare existing roof coverings and overlaid with SIGNature torch on system encompassing 'Signature Underlay 25' and 'Signature Fire Rated Cap Sheet'. Include for all necessary upstands, drip battens, upstands and welted aprons. Felt system to be laid in accordance with manufacturers' recommendations and CP144: Part 3 1970. System to be provided with 25 year Insurance Backed Guarantee.

MORETON HOUSE, HOLLY WALK, HAMPSTEAD NW3 6RA

Leadwork: At junction with external walls, chimney stacks C3, C4 & C5 etc. supply and fix replacement Code 4 lead cover flashing turned 25mm into block joints and wedged @ 600mm centres. All leadwork to be installed in accordance with tile manufacturers recommendations, BS 6915:2001 + A1:2014 and The Lead Sheet Training Academy. Repoint joints. Allow to repair pebbledash render adjacent flashings.