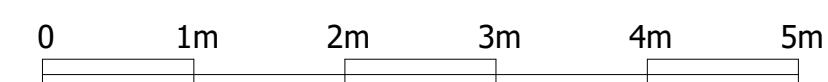


## Proposed Roof Plan

1:50



- 1 Main Roof No. 28
  - Clean down roof tiles to remove lichen and moss growth.
  - Re-fix slipped tiles to isolated locations.
  - Replace missing / damaged tiles to isolated locations to match.
  - Ensure ridge tiles are secure and re-bed where required. Repoint all existing ridge tiles.
  - Remove cement mortar flaunching's to ridge tile party wall abutments and replace with code 4 lead soakers and flashings.
  - Undertake repairs to flaunching and pointing to the front chimney stack.
  - Remove existing waterproofing to the central valley gutter and replace with code 7 lead including gully openings.
  - Undertaken an timber rot assessment to the roof timbers and arrange treatment as directed.
  - Undertake an environmental clean and disinfection of the rear roof void to remove the bird guano.
  - Check mesh around rainwater gully openings and ensure fully secure to prevent bird access into the void.
  - Install new mineral wool insulation to the rear roof void to a depth of 270mm and insulate loft hatch.
  - Reinstate loft insulation to the front roof void and ensure even coverage. Insulate loft hatch. Ensure eaves ventilation is maintained with proprietary vent trays
  - Remove felt and liquid applied water proofing to the dormer roofs and replace with code 7 lead.
  - Remove UPVC rainwater goods and replace with black cast iron equivalents.
  - Remove the felt and liquid applied water proofing to the rear box gutter and replace with code 7 lead. Replace any rotten/ decaying timbers.
  - Remove and replace the roof access door with new external timber door set including associated ironmongery and decoration.
- 2 Main Roof No. 29
  - Clean down roof tiles to remove lichen and moss growth.
  - Re-fix slipped tiles to isolated locations.
  - Replace missing / damaged tiles to isolated locations to match.
  - Clear the two central valleys of weeds and vegetation and leave free flowing.
  - Check mesh around rainwater gully openings and ensure fully secure to prevent bird access into the void.
- 3 Eastern Closet Wing Roof
  - Remove existing metal roof and replace deck with 18mm ply and install code 7 lead.
  - Reposition the eaves gutter to prevent this discharging water onto the face of the window to the ground floor toilet.
  - Undertake repairs to the timber window frame and walls prior to redecoration.
  - Replace eroded and defective bricks to the exposed brick parapet and include to install coping stones.
- 4 Rear Lightwell Roofs
  - Remove the existing rooflights and install new aluminium framed rooflights achieving a U-value of 2.2 W/m²K.
  - Remove corrugated roofing sheets and replace with new metal Polyester Paint Coated Roof Sheets. Include for new timber frame.
  - Adjust rainwater gutter draining the lower eastern closet wing roof to ensure this discharges into the eaves gutter of the roof below.
  - Undertake timber repair to the window frame and cill prior to redecoration.
  - Remove polycarbonate roof cover and softwood timber frame to the rear lightwell and make good surfaces.
  - Remove bird netting and replace with new following completion of the works.
- 5 Western Closet Wing Roof (AC)
  - Allow to recover the roof with a 3 layer built up felt roofing system providing a min 15 year guarantee. Include for addressing the falls to ensure water is diverted away from the door frame including an increased upstand.
  - Remove UPVC rainwater goods and replace with black cast iron equivalents.
  - Remove and replace parapet wall capping's with code 7 lead.
  - Remove and replace timber door with new external grade door to match including for increased upstand height. Include for ironmongery and decoration.
  - Undertake localised patch repairs to rendered walls where cracking to match.
- 6 Conservatory Roofs
  - Strip the existing roof slates and reinstate the natural slate roof coverings including the ridge tiles, new timber battens, underfelt and code 4 lead flashings. Re-use existing where possible and install new slates to match where required.
  - Strip the existing valley gutter waterproofing and install code 7 lead.
  - Strip the existing dormer roof waterproofing and install code 7 lead.
  - Remove the existing rooflights and install new aluminium framed rooflights achieving a U-value of 2.2 W/m²K.
  - Remove UPVC rainwater goods and replace with black cast iron equivalents.

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**KEY:**

-  Main Roof No. 29
-  Main Roof No. 28
-  Western Closet Wing Roof (AC)
-  Rear Lightwell roofs
-  Eastern Closet Wing Roof
-  Conservatory Roofs

Rev:	Date:	Description:	App:



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DRAWING TITLE:

Proposed Roof Plan

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