

ROOF WORKS

Read in conjunction with drawing No.2646.002 and 2646.003.A

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 and 003.A

General Tiling: Survey roof with Contract Administrator (CA) off scaffolding and allow to renew all slipped, broken and laminated 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.

Scaffolding: Erect scaffolding around building to facilitate works. Scaffolding to be designed and erected in manner to minimise the quantity of restraint anchors into masonry. Any anchors fixings to be made good upon removal of scaffolding.

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. SALVAGE TILES THAT ARE IN GOOD CONDITION FOR REUSE. SALVAGED TILES TO BE CONSOLIDATED AND RELAID ON A SINGLE ROOF SLOPE TO MINIMISE LOSS OF FABRIC. ROOF SLOPE TO BE AGREED SUBJECT TO ASSESSING ON SITE THE QUANTITY OF TILES THAT CAN BE SALVAGED.

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. Any timber that is beyond repair to have splice repair in order to maintain as much of original fabric as possible.

Insulation: Supply and install minimum 75mm thick 'natural' insulation such as 'Therma Fleece Cosywool slabs' or equivalent between the rafters (allow to provide thicker 'natural' insulation slabs if rafter depths permit. Insulation to be laid in accordance with manufacturers recommendations and guidance notes from English Heritage. Allow to maintain a minimum 30mm vapour barrier.

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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.

General Tiling: Salvage existing tiles that are in good condition. Salvaged tiles to be consolidated and re-laid on a single roof slope to minimise the loss of fabric. Roof slope to be dependent upon quantity of tiles that can be salvaged.

General Tiling: Supply and lay Edilians 'Amber' traditional plain clay tiles to pitched roof slopes (tile sample chosen at site meeting with Planning Officer & Conservation Officer). Include for all necessary tile-and-a-half tiles to abutments/verges. 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.

Side Abutments: Form rendered fillets and lead flashings and soakers. Render fillets to be laid with NHL lime mortar mix. Profile to match original. Lead flashings and soakers to be installed in accordance with The Lead Sheet Training Academy.

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 overclad 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.

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.

D. EXTERNAL WALLS & MASONRY

Pebbledash Render: Localised missing and off-key render to be renewed with pebbledash render to match existing with regards material and appearance.

Stonework: Localised spalled and cracked stonework to be repaired by qualified stonemason with masonry to match original. Material and finish to match original. Work to be undertaken in accordance with Historic England guidance.

E. JOINERY REPAIRS

Item: As part of periodic redecoration works any small areas of decayed joinery are to be cut out/routed and resin repaired prior to redecoration. Any larger sections of decayed joinery are to be cut out and splice repaired in manner that maintains as much as original fabric as possible.