

KEY:

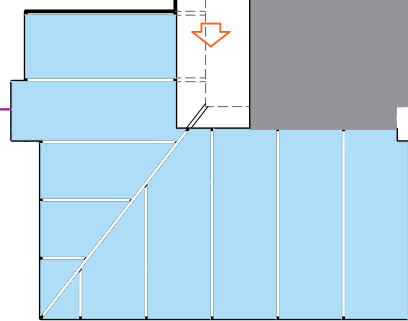
Direction of arrow denotes direction of fall of the said roof slope (from high to low).



Existing roof tiles to the north, east and west elevations to be carefully stripped. All tiles that are in good condition to be salvaged and reused. Salvaged tiles to be consolidated and re-laid on a single roof slope to minimise the loss of fabric. Exposed roof timber to be checked for decay and treated with 'SikaGard Universal 5-Star Wood Preservative' in accordance with manufacturers recommendations. Roof slopes to be insulated with minimum 75mm thick 'natural' permeable material sympathetic with the heritage of this building such as Therma Fleece 'Cosywool' www.thermafleece.com or equivalent, secured between the rafters, maintaining a minimum 30mm vapour barrier (ventilation gap) between the ceilings and insulation. The insulation is to be installed in accordance with manufacturers recommendations Historic England guidance notes. Marley 'Universal Vapour Permeable Underlay' or equivalent to BS5534 is to be laid over the existing rafters with all the overlaps to be tape sealed in accordance with manufacturers recommendations. The said roof slopes are to be retained and covered with salvaged tiles and replacement plain clay tiles to match existing on new 25x38mm high quality pre-grade roofing battens. Tile manufacturer/type to be approved by the Local Authority Conservation Officer. Cross refer to document submission. The roof slopes are to include replacement matching clay valley tiles and half-round ridge tiles bedded on NHL lime mortar in accordance with BS5534 and BS8000. Where new tiles abut adjacent main rendered walls a replacement render fillet detail and lead flashing/soaker details to be installed to form a watertight seal. The roof slopes are not to be altered/extended.

The existing bituminous felt covered dormer flat roofs (shaded grey within plan) are to be carefully inspected. Any soft spots to the decking (indicative of potential decay) are to be stripped and renewed with 18mm thick OSB3 T&G boards over furring pieces. Boards to be laid with tongue and groove gap face up and with staggered joints. Noggins to be provided if required. Replacement boards to be secured using ring shank nails or screws at 200mm centres on each joist. The existing bituminous felt roof coverings are to be prepared and overlaid with SIGnature torch on system encompassing 'Signature Underlay 25' and 'Signature Fire Rated Cap Sheet'. Works to 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. At junction with chimney stacks replacement Code 4 lead cover flashing turned 25mm into block joints and wedged @ 600mm centres to be provided. All leadwork to be installed in accordance with manufacturers recommendations, BS 6915:2001 + A1:2014 and The Lead Sheet Training Academy.

Pitched & hipped glazed roof to rear conservatory to be retained with no alterations.

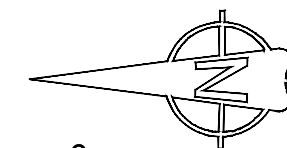


Terrace to be retained as existing.

Stepped brick chimney stack. Lower section finished with pebbledash render. Upper section comprises stone facing with cement flaunching. No alterations proposed to stack.

Stone faced chimney stack. New bituminous felt upstands with to be formed at junction with dormer flat roofs. The existing lead cover flashing to be retained. No alterations are proposed to the stack.

The existing bituminous felt lining to the box gutter is to be prepared and cleaned before coating with Ultraflex 'High Performance Liquid Membrane' system including the internal upstand linings and rainwater outlet. The system to be laid in accordance with manufacturers' recommendations.



INDICATIVE

Existing painted plastic gutters throughout building to be retained.

No structural alterations or extension proposed to the building.

Masonry stepped chimney stack. Lower section pebbledash rendered. Upper section stone faced and capped with cement flaunching. No proposed alterations to the said stack. Localised spalled stonework to be splice repaired by Specialist stonemason to match original.

Roof tiles to the south elevation to be retained. Localised slipped and missing tiles to be replaced with matching plain clay tiles.

External walls of solid masonry construction finished with pebbledash render. Parapets capped with original stone copings. Walls and parapets to be retained as existing. Localised off-key and missing render to be replaced with matching pebbledash render.

Stone faced chimney stack to be retained as existing.

Roof tiles to be retained. Localised slipped and missing tiles to be replaced with matching plain clay tiles.

Flat roof to bay covered with asphalt. Bay parapet comprises solid masonry wall with external pebbledash render capped with stone copings.

Brick chimney stack. Lower section finished with pebbledash render. Upper section comprises stone facing with cement flaunching. No proposed alterations.

Main external walls are of solid masonry construction part clad with decorative stonework and part pebbledash rendered. Parapets capped with stone copings. Walls to be retained with no structural alterations/extensions.

Timber framed rooflight with lead flashing and perimeter metal cappings.

NOTES:

Do not scale this drawing, if in doubt contact Rennie & Partners.

This drawing is to be read in conjunction with all relevant surveyors and engineers details.

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REV:	DESCRIPTION:	DATE:	BY:

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CLIENT:
PADMAR INVESTMENTS LTD

PROJECT:
**EXTERNAL REFURBISHMENT
 MORETON HOUSE
 HOLLY WALK,**

TITLE:
PROPOSED ROOF PLAN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	JUL-23	MS	MS
PROJECT NO:	DRAWING NO:	REVISION:	
2646	2646.003.A		