

SCOPE OF WORKS:

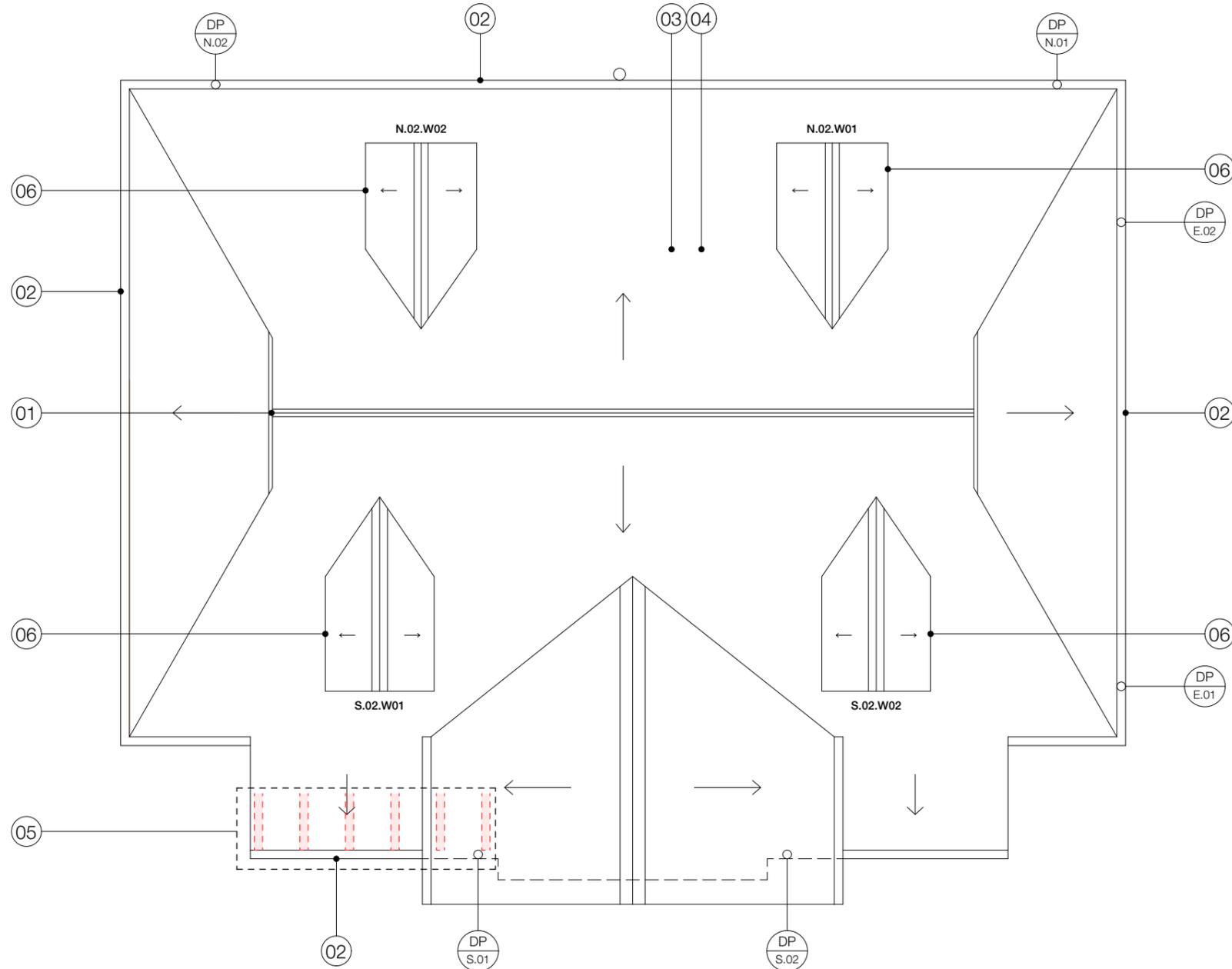
- 01. Allow for sourcing and installing a reclaimed terracotta finial to the west end of the ridge, to match the extant finial at the east end.
- 02. All existing cast iron guttering (including all wrought iron gutter brackets) to all 4 elevations to be labelled and dismantled, lightly sandblasted to remove the existing paintwork. Allow for 20% replacement in matching half-round profile as existing. Redecorate in red oxide primer, 1no. undercoat and 2no. topcoats. Reinstall with stainless steel fixings. Allow for supply and install of new stainless steel gutter guards and leaf guard over sump outlets. All gutter sections are to be caulked and flow tested. Hand forged iron fixing brackets are to be salvaged and reinstated. Allow 20% to be renewed to match existing.
- 03. Existing Roof Finishes
All existing roof finishes to main roof and dormers, including tiles and battens, are to be stripped and cleared away from site.
- 04. Proposed Roof Finishes
Renew all finishes, to main roof and dormers. New build up to include:
 - Vapour barrier
 - Heavy duty eaves carrier
 - S/w battens and counterbattens
 - Allow for salvaging say 50% of existing. Salvaged tiles are to be cherry picked for matching size, camber and quality. Supply new matching machine made clay plain tiles from elsewhere - subject to sample approval.
 All flashings and soakers will be in code 6 lead. Salvage ridge tiles and replacing with matching profile where missing - say 30%. Verges will be wet bedded in lime mortar.
- 05. Complete scarf repairs to 6no. rafter ends adjacent to the bay window. NB this part of the roof has suffered sustained rainwater ingress. Allow for hacking off existing plasterboard soffit, replacing, skimming and decorating. Provisionally allow for 20 No. scarf repairs to rafters ends across remainder of roof where not inspected.
- 06. Allow for renewing 8No. dormer cheeks in 18mm marine grade plywood with new code 6 lead cheeks. Allow for minor carpentry repairs to s/w dormer structure. Allow for manufacturing new triangular timber frame with insect mesh to fit existing dormers.
- 07. Install insect mesh to eaves adjacent the projecting bay window, both sides.

General Allowances:

- Redecorate all external joinery - Allow for re-staining all structural timbers - spec. TBC in Stage 4.
- Redecorate all windows & doors - Allow 1no. undercoat and 2no. top coats of solvent based paint. Spec. TBC in Stage 4.
- Redecorate all rendered infill panels - Allow Keim or similar mineral paint - 2no. coats.

General Allowances:

- Complete water jet cleaning of below ground drainage and undertake flow test to ensure rainwater shed is discharge sufficiently once downpipes and gutters have been reinstated.
- Allow for full internal redecoration of the WC block. Plaster wall face to be painted with 2no. coats of water based Dulux emulsion and timber match boarding to be painted with 2no. coats of Dulux solvent based wood paint. Specific colours TBC by the Architect in Stage 4.



ROOF PLAN AS PROPOSED
1:50



SCALE 1:50

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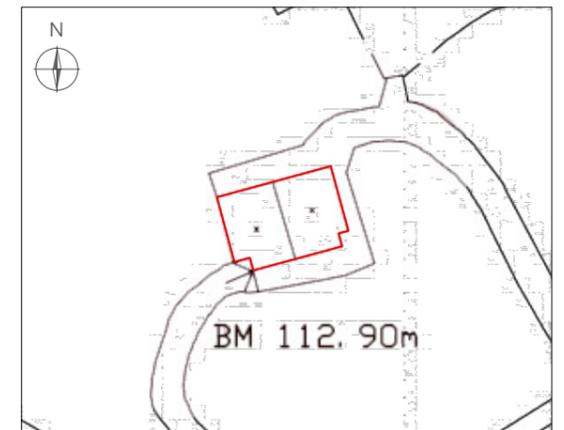
NOTES

Please note, the adjacent drawing has been created using site measurements and photographs, and has not been produced by means of a 3D Geospatial measured survey. Therefore, the on-site conditions may vary from that shown here.

The works described on this drawing have been specified using photography and observations made on site. Not all elements of the building were accessible at the time of inspection. As such, appropriate allowances for repairs in these areas have been made. Once safe access has been provided the scope of repairs is to be reviewed and amended as required. No opening up works nor invasive specialist surveys were carried out as part of the condition survey. A timber decay survey will be undertaken by Environmental Building Services ahead of the site work.

This drawing is to be read in conjunction with DRWG. No.'s SK006-010.

LOCATION PLAN 1:500



DRAWING REVISIONS

REV.	DESCRIPTION	DATE
-	-	..-./-..
-	-	..-./-..
-	-	..-./-..
-	-	..-./-..

VALE OF HEALTH PUBLIC CONVENIENCES

PROJECT No: P221
DRAWING No: SK010
DRAWING TITLE: ROOF SCOPE OF WORKS
REV: -
SCALE: 1:50 @ A3
DATE: 08.11.2024
RIBA STAGE: STAGE 3

DRAFT