

LONG STABLE : SCHEDULE OF ROOF REPAIRS

DWG No. C-Sch REP-01,02,03,04

ELEMENT	ELEMENT DETAIL	REF NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR / UPGRADING WORKS	TOTAL AREA/ LENGTH (approx.)	QUANTITIVE REPAIR (approx.)	UNIT COST	COST
Roof	COVERING	n/a	Roofing felt	POOR	Roofing felt covering over assumed sarking boards and/or turnerised slate remants. Detail to be confirmed following opening up.	Remove all felt from roof and replace with slate. New slates to be natural blue-grey Welsh slate to match nearby buildings. Sample of slates and sample area to be approved on site before proceeding with the works. This includes the installation of new battens,as required.	170M2	100%		
Roof	SARKING BOARDS	n/a	Timber	FAIR/GOOD	Only visible from underside. Generally sound with assumed areas of decay.	Expose sarking boards for inspection. Check boards for soundness and repair or replace defective with timber boards to match existing.Extent of sarking board replacement to be confirmed following removal of existing roof covering.	170M2	20%		
Roof	FASCIA	n/a	Timber	POOR	Damaged & decayed fascia boards. Mainly contemporary.	Remove existing fascias. Allow for repairs to under fascia structure and rafter ends. Retain all areas of timber in good order.Fit new fascias (refer to proposed detail design drawings). Decorate with 3 coats of primer.	75M	75M		
Roof	LEAD FLASHINGS TO CHIMNEY STACK	n/a	Lead	POOR	Dilapidated/missing lead flashing.	Remove all existing leadwork and remedial flashbands from chimney stack . Install new chimney leadwork in full accordance with the Lead Sheet Association's recommendations and manual.	item	1 no.		
Roof	GUTTER	n/a	uPVC	n/a	n/a	Remove and replace uPVC gutters with cast iron Half Round 125mm gutter and accessories from J&JW Longbotton Ltd. Apply anti-rust primer and 3 coats of black paint.	53M	53M		



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Roof	DOWNPIPES	n/a	Cast iron	n/a	New cast iron downpipes in new locations to replace existing uPVC downpipes.	Remove and replace uPVC downpipes with cast iron downpipes and accessories from J&JW Longbotton Ltd. Apply anti-rust primer and 3 coats of black paint.	49M	49M		
Roof	LEAD FLASHING (valley gutters, ridge, hips)	n/a	Lead/Flash	n/a	n/a	Install new leadwork in full accordance with the Lead Sheet Association's recommendations and manual.	80M	80M		
Roof	PRIMARY TIMBER STRUCTURE	n/a	Timber	GOOD	There is no evidence of decay to timber structure. However a closer inspection has to be carried out during the stripping out works.	Carry out further structural investigation.	n/a	n/a		
Roof	INSULATION	n/a		n/a	n/a	Provide and fit Dupont Tyvek Supro vapour membrane, Celotex GA4000 50mm insulation board, and 500 gauge polythene vapour check sheet as per dwg C-Sch REP-01.	170 sqm	n/a		
Roof	ROOF LIGHTS	n/a	Timber/metal	FAIR/POOR	The northern side of the roof includes 2 no. Rooflights.	Remove existing rooflight and fully reinstate roof covering and structure accordingly.	item	2no.		

Note that all measurements are approximations to be confirmed by the contractor.

