

Project 16 The Mount Square  
 Title Specification  
 Date 21.12.2018  
 Revision C

# STEPHEN TAYLOR ARCHITECTS

## SPECIFICATION

1.1	Roofs	Ref:
1.1.1	Repair work to main roof – this is to include lifting the existing roof tiles, including the ridge and the hips, replacing the timber battens, replacing the existing non-breathable waterproof layer with a breathable membrane. Existing salvageable tiles to be stacked and re-used on the front slope of the roof. New, handmade roof tiles to match existing by William Blyth, colour: Light Antique. New tiles to be scattered among the old on side and rear slopes.	3.1
1.1.2	Repair/remedial work to the existing flat roof to the rear. Existing asphalt roof to be replaced with mastic asphalt. Insulate with Flexi Rockwool above rafters ensuring appropriate ventilation, replace roof boarding, waterproofing, flashing etc. Remedial repointing above asphalt areas.	3.1
1.2	<b>Rainwater goods, drainage and flashings</b>	
1.2.1	Replace fascia boards and guttering (where in need of renewal) with Yeoman Ranguard black cast iron fittings – Plain Half Round gutter and round downpipe.	3.2
1.2.2	Renew lead flashing at the front adjoining the hip of the neighbouring building and any other external lead flashings as necessary.	3.2
2.2.3	Remedial works of cast iron hoppers and soil and ventilation pipes.	3.2
1.3	<b>Walls</b>	
1.3.1	Remedial repointing of both chimney stacks and a few small areas on the front façade. Cementitious mortar to be retained and repointed with lime mortar.	3.4
1.4	<b>Windows</b>	
1.4.1	Repair and re-decorate windows internally and externally to the front and rear of the property. Paint colour - white to match existing.	3.7
1.4.2	As part of the re-roofing works, remove both existing roof lights and replace with conservation roof lights. Associated flashing to both roof lights to be replaced/repared as necessary.	

**SPECIFICATION**

4.4.3	Install secondary glazing to windows to improve acoustics and reduce heat loss. Secondary glazing to be: Selectaglaze aluminium Slimline, Series 10 (horizontal slider) and Series 20 vertical slider as appropriate. Standard square reveal fixed.	
4.4.4	Install a new window to match existing at the second floor store room.	
4.4.5	Dormer window WE.2.2 is not to adequate specification. Window to be replaced with bespoke single glazed timber casement window identical to WE.2.1.	
<b>1.5</b>	<b>Dormers</b>	
1.5.1	Repair the timber dormers and associated mouldings and repaint to match existing. Remove Ogee guttering and replace with cast iron Yeoman Rainguard Ogee gutter to match existing. Re-clad both roof and cheeks as necessary and fit new lead flashing. Infill with insulation if space allows, this is to be installed from the outside so that the internal plasterwork can be retained.	3.7