



- Strip Out
- Front parapet gutter G1 - Completely strip out roof coverings to front parapet gutter (including associated flashings), strip out all timber bases, drips and bearers, allow for stripping out bottom 4/5 courses of slatework and set aside for reuse. Allow Architect to inspect.
  - Rear parapet gutter G3 - Strip out existing roof coverings (ie. asphalt with overcoat of proprietary topseal system over); remove timber substrate but retain timber bearers. Remove bottom two courses of slatework and set aside for reuse and refix on completion over new sacrificial lead flashing.
  - Rear parapet G4 - Remove existing half round gutter and downpipe; lift cover flashing at hip; strip out vertical slate cladding.
- Proposed
- Front parapet gutter G1 - Build new timber gutter base in preparation for new single ply roof coverings with minimum 1:80 falls towards two new proprietary roof outlets. Roof outlets to have 90 degree screw outlets that can be properly sealed and connected to two new separate internal pipe outlets discharging independently to rear parapet gutter. Internal rainwater pipes are to be wrapped in acoustic insulation and suspended from existing rafters. Redress existing cover flashings with new clips as specified.
  - Central Valley Gutter G2 - Allow for cutting in an additional 90 degree roof rainwater outlet to the north end of the central valley gutter to provide overflow capacity should existing outlet get blocked up. This is to be connected to the new internal rainwater pipes running. Allow for sealing and making good (hot applied) mastic asphalt covering around new outlet.
  - Prior to completion allow for flow and connection testing rainwater pipes running through roof. Allow for providing CCTV survey on completion.
  - Rear Parapet gutter G3- Renew timber gutter base retaining existing falls. Install new single ply membrane roof covering. Reinstate slatework with new sacrificial lead flashing. Redress existing cover flashings to parapet side.
  - Rear parapet gutter G4 - This is clearly a vulnerable area for potential blockage and is inaccessible for maintenance purposes. Allow for closing the gap with a timber infill 2m in length. Reclad the vertical face of the roof in wetted lead cladding, as detailed, and dress over the rear parapet to ensure the gap is closed. Allow for renewing lead flashing below slatework and carefully dress into the reinstated half round gutter.
  - Rear rainwater goods - Remove uPVC rainwater goods from rear elevation and replace with new cast iron rainwater goods from the Longbottom range.

EXISTING PHOTOGRAPHS



Rev. Date Dwn. Chkd. Description				General notes: Never scale dimensions from this drawing. Use written dimensions only. Report any discrepancies. Ask if in doubt. Always use latest revision. Note that this drawing is based on a combination of dimensional surveys by others, therefore site verification of dimensional information is particularly important. Read in conjunction with other information from CAL and other consultants. All dimensions are in millimetres unless otherwise stated. CAL accepts no liability for the use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.		Key plan		Stage 4 Technical design		Not for construction	
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								THE GEORGIAN GROUP	1:50	24.07.2020	
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								Drawing title	Job number	Drawing number	Revision
								ROOF PLAN	091-3	(GA)106	4.00
Location: P:\CAL\ARCHITECTURE\Projects\091-3 FITZROY SQUARE CAD\00 CAD\200 - GA Proposed\FITZ3 Planning.dwg								CAROE ARCHITECTURE		Caroe Architecture Ltd	
Printed: 2020-07-30 2:44 PM										Office 5, Unit 8, 23-25 Gwydir Street, Cambridge, CB1 2LG	
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