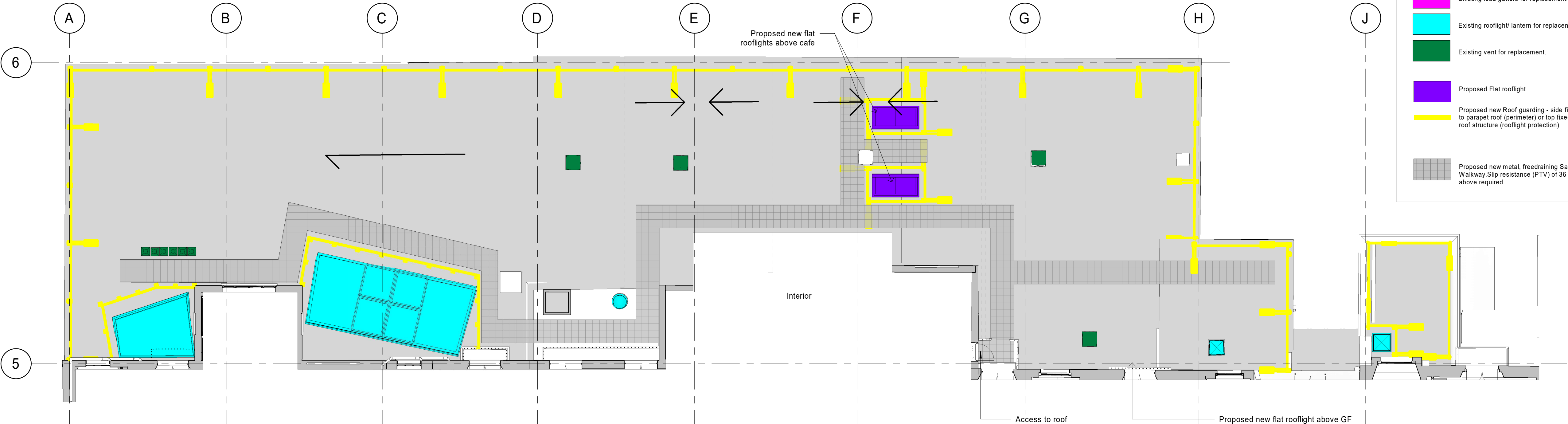




2. Planning - Level 01 Roof - Scope of works
1 : 100



1. Planning - Upper roof scope of works
1 : 100

KEY:

- Level 01 Roof
- Existing flat roof re-covered
 - Existing lead gutters for replacement
 - Existing rooflight/ lantern for replacement.
 - Existing vent for replacement.
 - Proposed Flat rooflight
 - Proposed new Roof guarding - side fixed to parapet roof (perimeter) or top fixed to roof structure (rooflight protection)
 - Proposed new metal, freedrainage Safety Walkway Slip resistance (PTV) of 36 or above required

Roof notes:

Full survey required to roof - strip off existing tiles, put to one side those in good condition for re use, Structural Engineer to determine soundness of existing rafters and allow for replacement of 50% off existing rafters and all new battens and counterbattens.

Slate replacement roof tiles with, replacement roof underlay felt and battens/counterbattens to existing timber roof construction. Flat roof to receive localised repairs prior to new insulation and refurbishment membrane system being applied.

Coping Stones (Coping details / Party walls): The coping stones are generally in poor condition and are attributing to the moisture ingress into the building. All coping stones to be removed, cleaned down and re-bedded, with the appropriate lead strapping and cloaking. An allowance should be made for the replacement of any damaged coping stones.

Party Walls: Areas of pointing is in poor condition. Patch repair areas of poor and failing pointing. A full inspection will be required to ascertain the quantity but Condition survey has allowed for a provisional quantity of 1m³ per wall.

Slates to be from one quarry to match existing roof as closely as possible - matching samples to be utilised. Where possible, slates from existing roof to be removed and retained for use in patching existing roofs not due for entire replacement or used in concentrated areas on replacement tile roofs.

3rd. dormer roofs are of a mineral felt finish. Visually this appears to be in poor condition, with some evidence of ingress internally. Recommended that intrusive survey carried out to ascertain whether moisture has penetrated the cap sheet. If whole scale repairs are required, it is envisaged that the felt system will need to be replaced.

Lead covered dormer windows. Leadwork appears to generally be in satisfactory order however there are failed and damaged flashing details prevalent through out. Renew leadwork to damaged sections. This should be subject to a further more detailed investigation and condition survey has allowed a provisional quantity of 0.5m² per unit. It may be considered beneficial to renew all lead flashing and soaker details, whilst access to the roof is available. An extra over cost should be sought for this.

Lead gutters and flashings The gutters appear to be a source of moisture penetration and should be overhauled. It was noted that some remedial works have been undertaken with a liquid system. Strip out all gutters and relime with suitably dressed coded lead in accordance with the Lead Sheet Association guidance. Inspection by qualified contractor to verify state of existing and how much material and underlay can be retained, re used and patched. Existing code 5 lead gutters and flashings to brought back to acceptable standards to Lead Association typical details.

Tiled and pitched roof coverings should be in accordance with the relevant Building Regulations. The principal British Standards relevant to this drawing are: • BS 5534 Code of Practice for slating (including shingles). (BS 5534 should be read in conjunction with BS 8000-6). • BS 8000-6 Workmanship on building sites. Code of Practice for slating and tiling of roofs and claddings. • BS 5250 Control of condensation in buildings.

Rainwater goods: Many rainwater outlets were missing leaf guards and exhibited a build up of detritus. Rainwater goods should be cleared, replaced where necessary (with cast iron to match existing) and leaf guards installed to all outlets.

Rooflights: Survey revealed that rooflights are beyond refurbishment and should be replaced like for like. New kerbs installed to punched opening to lift the level of existing rooflights ready for new roof level of proposed refurbished roof. Replace all waterproof junctions as part of roof recovering.

Chimneys General degradation of flaunching and pots. Allow for stripping off and resetting chimney pots on suitable flaunching.

Refer to NBS specifications 20-50-30/185 Reinforced bitumen membrane warm roof covering system 40-40-45/125 Semi Extensive green roof system 20-50-65/160 Natural stone slate roofing system 20-50-60/130 Lead sheet fully supported roof covering system 20-50-95/199 Roofing edges and junctions systems

Maintenance and Access Refer to 65 Series drawings for information on maintenance and access arrangement



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drawing
Planning - Roof Level - Scope of Work

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