

Central Garage
Warwick Street
Longridge
PR3 3EB



APPENDIX 1

The building is a traditional brick built building with timber purlins and trusses. The roof area is currently covered with asbestos cement sheets. Water ingress is occurring in a number of different locations across the roof area. The timber purlins appear to be in a reasonable condition, and are suitable to remain in situ. There is significant moss/vegetation growth across the roof slopes and evidence of corrosion to fixings.

There is evidence of previous repairs to the left-hand slope with liquid applied coating treatments. A flash-band type repair has been provided to the rear section of the ridge which is a temporary repair only and not suitable for permanent use. There are splits/cracks evident to some areas of the roof sheeting. The roof sheeting appears to have reached the end of its economic lifespan and now needs replacing, rather than continuing repairs.



Aerial Image - Roof area to be replaced highlighted.

Scope of works – Strip & Re-sheet

Removal of Existing Roof Covering Remove the existing roof covering by carefully taking down the asbestos cement sheeting and plasterboard lining. The waste material to be removed in full sections (as far as possible) and lowered to ground by mechanical means, place into specialist certified waste skips for removal to a licensed waste disposal station.

New Roof Covering Install KS1000RW composite panels. Formed from two skins of profiled steel which are locked around a core of rigid PIR Insulation, the new panels would be installed in accordance with the manufacturers' recommendations. The new profiled roofing sheets will be mechanically fixed to the purlins using suitable mechanical fixings as recommended by the manufacturer with neoprene washers and sealing caps in a colour to match the roofing sheets.

Roof Lights Approximately 10% of the roof area will be fitted with a Translucent roof light system. The panels will be mechanically fixed with fixings of suitable length as recommended by the manufacturer, complete with caps, conforming to BS476 and being sealed with mastic and the side laps stitched with "Lap lox" fasteners or similar.

Flashings Colour matching purpose formed plastisol flashings will be positioned at all ridge, verge and eaves positions to complete the installation. The flashings will be butt jointed, sealed and fixed in accordance with recommended codes of practice.

Gutters We intend to install new 'trim-line' style gutters to both of the eaves, including the necessary outlets, unions, brackets and stop ends where appropriate. New downpipes will be fitted to the outlets in the new gutter.

APPENDIX 2 - Rear Of Building

The rear of the building has previously had various doors and windows which are now blocked off. We hope to reopen the door (arrow 1) and the window (arrow 2). The proposed window and door will be constructed of alluminium with alluminium frames.



APPENDIX 3 - Front and Side windows and Doors

The side window (1) and the front window and door (2) are currently single glazed with a wooden frame, all of which are rotten. They will be replaced with alluminium framed windows and an alluminium door. This will also increase the security level of the building.

1



2

