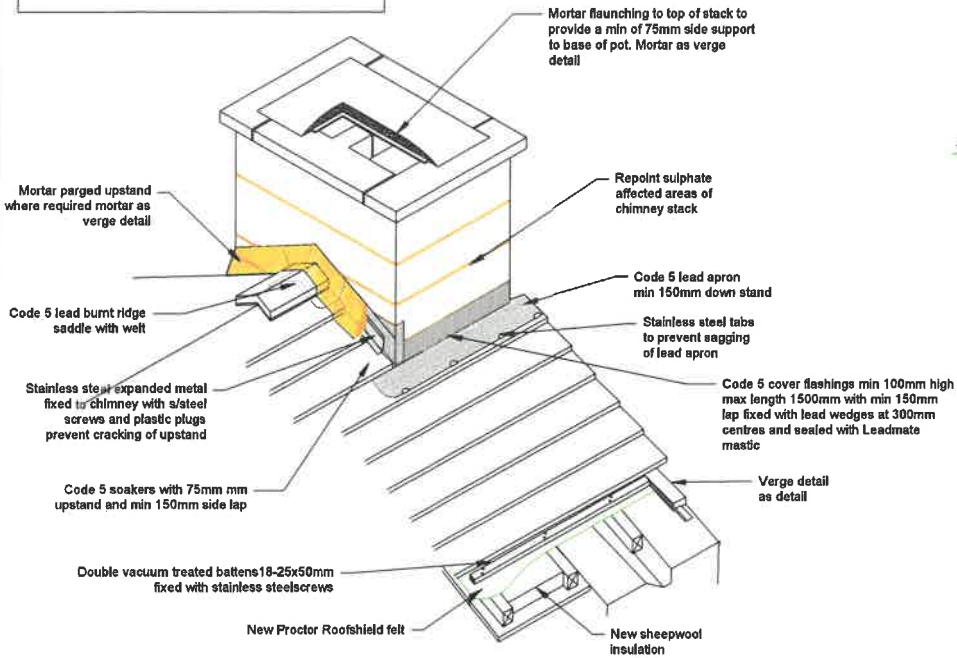
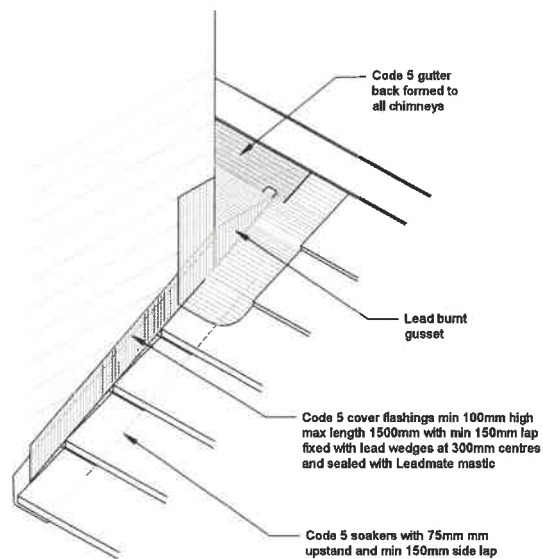


Allow to carefully record location and type of pot. Allow to carefully remove and rebed if loose.

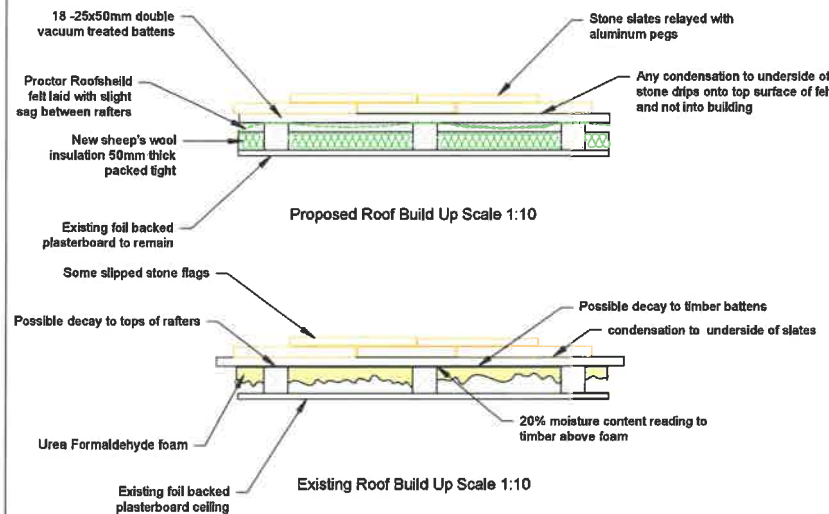
Stainless steel wire balloon or mesh supported at high level to prevent nesting and vermin entry



Repairs to Chimneys Scale 1:20



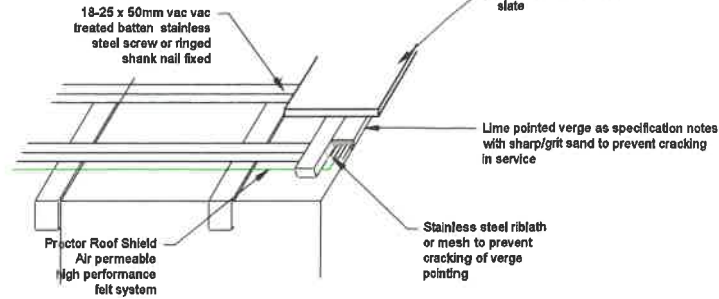
Proposed Gutter Back Rear Chimney Scale 1:10



Proposed Roof Build Up Scale 1:10

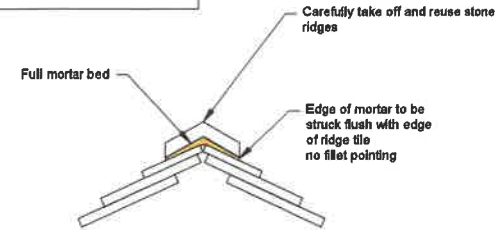
Existing Roof Build Up Scale 1:10

Mortar for verges 1:2.5 (NHL 3.5 : 1 part Waddington fell/1 part small granite chippings). If works is to be done in the colder months use 1:4 (NHL 5 : 1 part Waddington fell/1 part small granite chippings)

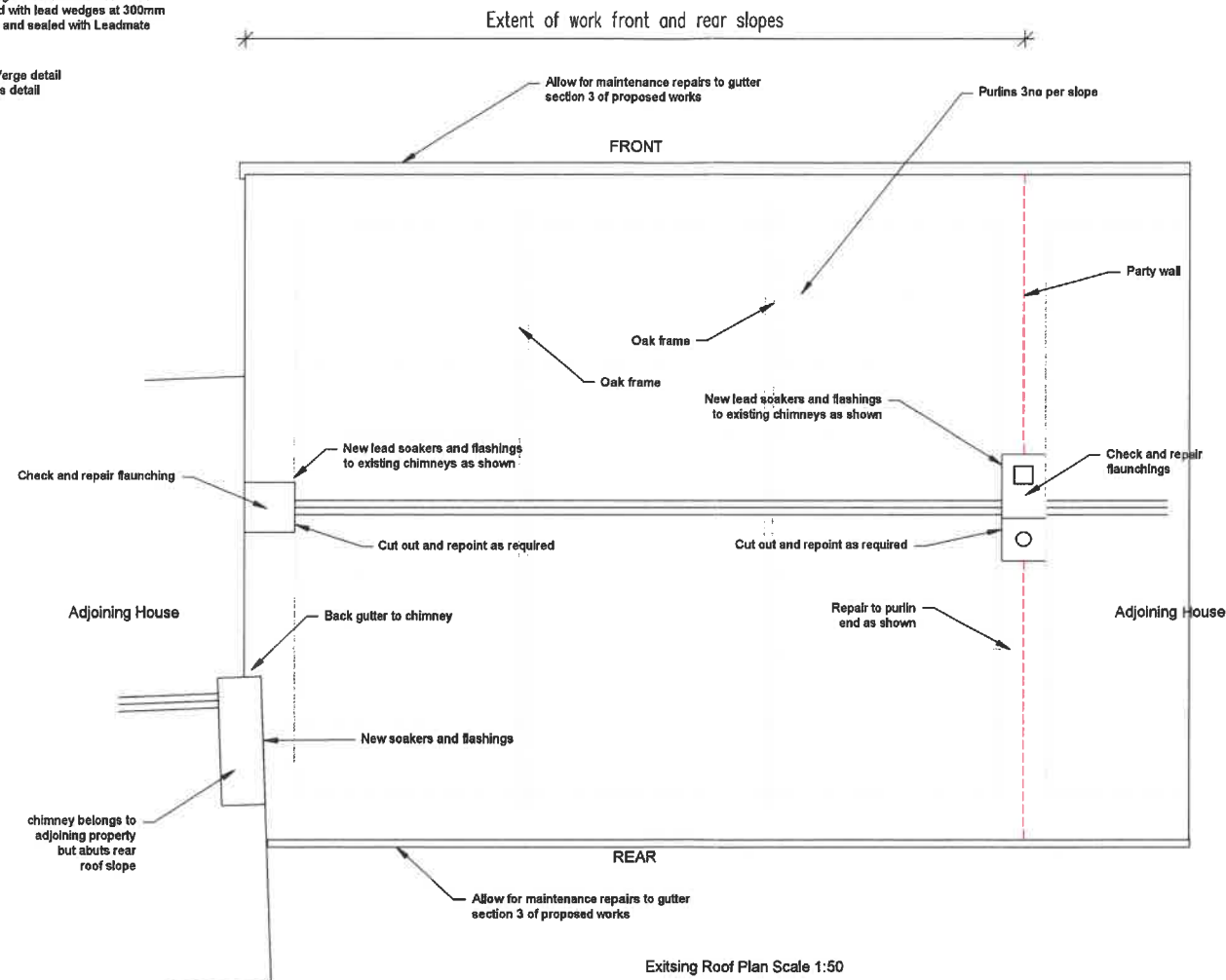


Proposed Pointed Verge Detail to Gables Scale 1:10

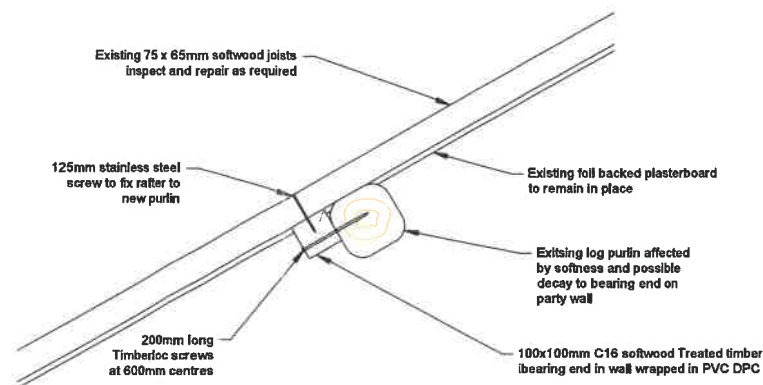
Mortar for bedding 1:2.5 (NHL 3.5 : Waddington fell). If works is to be done in the colder months use 1:4 (NHL 5 : Waddington fell)



Proposed Pointed Ridge Detail Scale 1:10



Existing Roof Plan Scale 1:50



Proposed Reinforcement of Purlin Scale 1:10

Schedule of proposed works

1.0 Roofing

- 1.1 Allow to construct suitable working platforms to include loading and grading areas for stone slates.
- 1.2 Allow to protect cast iron gutters to eaves to prevent accidental damage when removing large stones slates from roof.
- 1.3 When removing slates allow to strip areas either side equally, so that the roof is never eccentrically loaded. This will prevent slippage of the roof structure which can sometimes occur when heavy slates are removed from one single side.
- 1.4 Allow to carefully remove stone ridges and set to one side for re-fixing.
- 1.5 Allow to carefully remove stone slates, carefully remove oak pegs or fixings and stack upright to enable grading to condition and thickness.
- 1.6 Allow to carefully remove timber battens and dispose of.
- 1.7 Upon removal of slates allow to carefully cut away sections of urea formaldehyde foam without damaging the existing ceiling below and dispose of.
- 1.8 Allow to protect existing 5no Velux type rooflights to remain in position during works.
- 1.9 Allow to make all areas temporally watertight during the works.
- 1.10 Allow for timber specialist or suitably qualified person to inspect the top surfaces roof timbers and allow to treat, replace or supplement any affected timbers with new 75 x 85 mm double vacuum treated joists, screw fixed to purlin in as existing. Note, when fixing into oak purlins stainless steel fixings will be used to prevent tanrin corrosion and may have to be pilot drilled.
- 1.11 Allow to inspect ends of purlins where they are in contact with the stone able and party walls. Allow to treat as a precautionary measure using insecticidal/ fungicidal paste.
- 1.12 Allow to supplement the suspect purlin end on the rear slope which enters the party wall with new 100 x 100mm C16 double vacuum treated soft wood purlin, to be fixed to the back side of the purlin with Timberloc screws at 600mm centres. This will be invisible from the room. Allow to wrap ends of softwood purlin in wall with PVC DPC.
- 1.13 Allow to introduce new Thermaflex sheep's wool insulation 50 mm thick to be tightly packed between rafters any gaps between sections to be firmly plugged with offcuts. Thermaflex Cosywool 50 Via Wormersleys Tel no 01924 40051.
- 1.14 Allow to overlay rafters with new Proctor Roofshield felt fixed in accordance with manufacturer's instructions.
- 1.15 Allow to overlay with new 25 x 50 mm double vacuum treated roof battens stainless steel screw fixed. Note, 18 mm thick roof battens may be used if matching to existing as the battens need to match with the battens to the adjoining building.
- 1.16 Allow to form small back gutter to adjoining property chimney to rear right slope using double vacuum treated softwood timber.
- 1.17 Allow to fix new code 5 lead gutter back to chimney in accordance with Lead sheet Association codes of practice.
- 1.18 Allow to refix stone slates using aluminium pegs.
- 1.19 Any new slates to replace damaged and broken will be reclaimed to match existing.
- 1.20 Include for new code 5 lead saddles at abutment to chimneys.
- 1.21 Allow to fix existing ridges, these are to sit on a full bed of mortar and the edge between the slate and ridge is to be finished flush. No fillet pointing will be permitted.
- 1.22 Verges to be formed as shown in drawing with 60 mm approximate over sail and reinforced with stainless steel expanded metal. Allow to re-point using 1:2.5 (NHL 3.5 : 1 part Waddington fell/1 part small granite chippings). If works is to be done in the colder months use 1:4 (NHL 5 : 1 part Waddington fell/1 part small granite chippings).

2.0 Chimneys

- 2.1 Allow to carefully inspect the condition of the flaunching and mortar pointing to both chimneys.
- 2.2 Allow to replace any damaged flaunching with a Verges mix and trowel to smooth surface.
- 2.3 Allow to insert vermin mesh to top of pots which are not in use to prevent vermin entry.
- 2.4 At abutment with roof and chimney allow to insert code 5 lead soakers and code 5 lead cover flashings. For a 30° pitch roof pitch, include for a minimum 150 mm down stand on apron flashings in accordance with Lead Sheet Association codes of practice. Include for copper tabs to secure apron flashings in position at 300mm centres to prevent sagging of lead in service.
- 2.5 All lead to be coated with patination oil upon completion.
- 2.6 In locations where there is limited fixing for the lead allow for mortar fillets as shown on drawing. Mortar fillets are to be reinforced by stainless steel expanded metal to prevent cracking.
- 2.7 Allow to cut out any defective pointing using hand tools or a reciprocating tool to a minimum depth of 25mm or 1.5 times the width of the joint. (No angle grinders will not be permitted). Mortar mix for repointing chimneys to be 1:2.5 (NHL 3.5 : Waddington Fell well graded sand) the pointing should finish flush with the outside surface of the stone and the surface should be brushed with the churn brush close to final cure to remove the surface material and expose the aggregate.
- 3.0 Cast-iron rainwater goods
- 3.1 Allow to inspect high level rainwater goods and support brackets from the scaffold.
- 3.2 Allow to carefully remove all loose and flaking paint using a wire brush.
- 3.3 Allow for Butyl putty repairs to any open gutter joints as required.
- 3.4 Allow to treat with a zinc rich primer and finish in black external grade paint as existing.

Notes for repointing

Repointing to be 1:2.5 (NHL3.5 : well graded sand) mortar joints to be filled and ironed flush then brush finished before final cure. Mortar samples to be for agreement with the CA

Mortar mix for repointing chimneys to be 1:2:3 (sulphate resistant cement : NHL3.5 : well graded sand) outside mortar bed to be raked back to a min of 25mm and pointed with 1:2.5 mix above.

No angle grinders are to be employed for removal of the defective pointing.

The pointing should finish to flush with the outside surface of the brick and that the surface should be brushed with a churn brush close to the final cure to remove surface material and expose the aggregate. It was agreed that samples of repointing works will be provided for approval by the conservation officer.

3/2020/0909

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PROJECT: Snowhill House, Clifton, Lancashire			
DRAWING TITLE Proposed Roof Repairs			
DATE: Dec 2020	SCALE: As Shown	DRAWING REF: KN 01	REV: