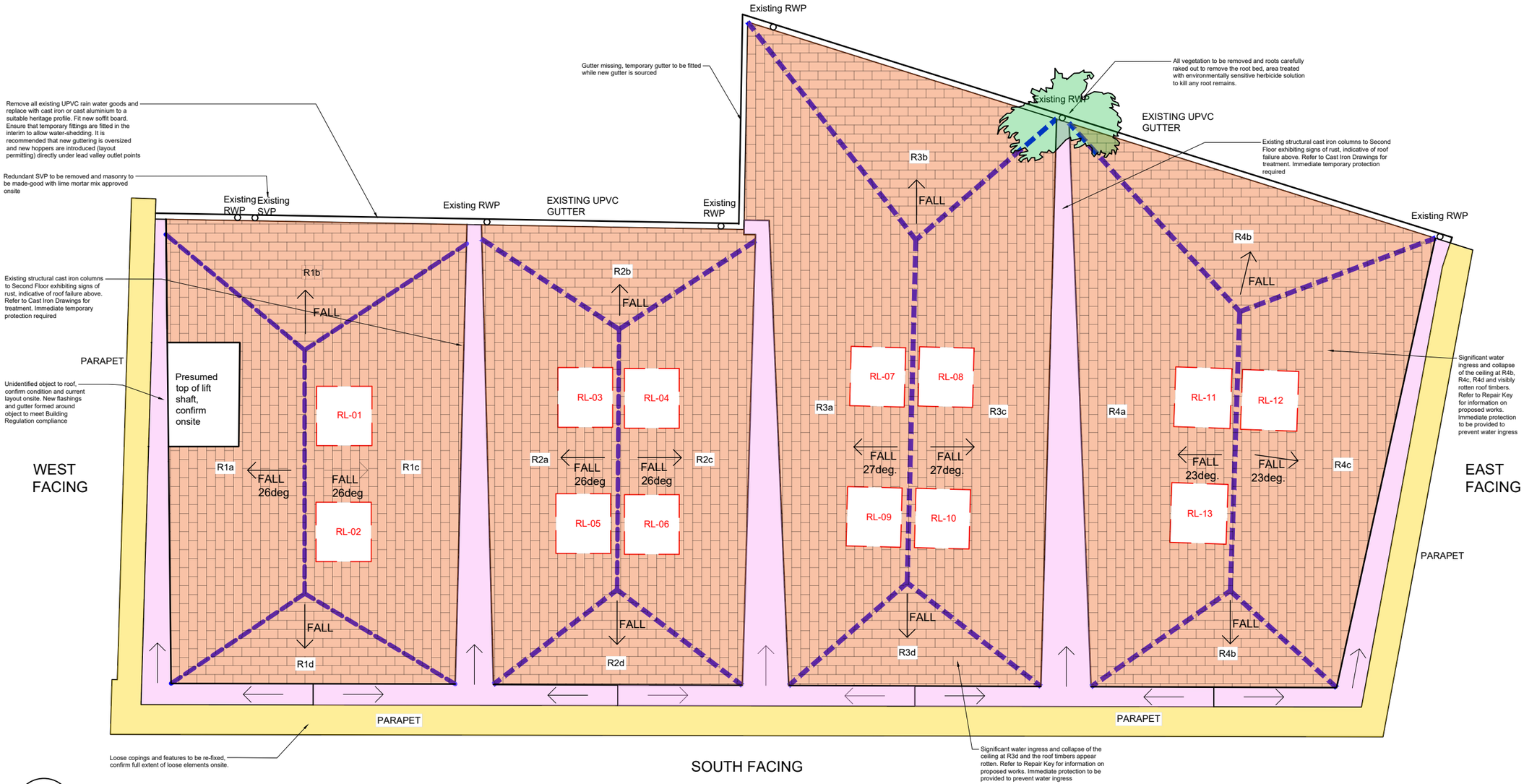


03
0003

Roof Plan - Repairs to Existing

1:100 @ A3

EXTERNAL REPAIRS KEY

Masonry Repairs

Existing parapets to be assessed onsite by fingertip survey, pending roof access. Masonry to be repaired as required, deteriorated brickwork to be replaced to match existing and loose copings and features to be re-fixed.

Roof Repairs

Full design review to be undertaken of the existing lead valleys / gutters/ waterproofing. Details to comply with the British Lead Sheet Association guidance, to include new falls. Fit on site. Roof deck to be replaced with like-for-like

Strip and overhaul roof, new breather membrane, battens and refit existing assumed Westmoreland slate. Record existing roof before stripping, to include slate coursing pattern. Slate to be stripped and graded and relaid to match existing. Any shortfall to be made-up with matching slates. New breathable insulation to be considered between the rafters. Full scaffold enclosure may be required to mitigate water ingress during works, where scaffold is required it is to be designed to avoid impact on existing fabric. Full inspection to be undertaken of structure when exposed and repairs undertaken to Structural Engineer requirements, to include timber ends imbedded in masonry.

Vegetation to be removed and roots carefully raked out to remove the root bed, area treated with environmentally sensitive herbicide solution to kill any root remains. Affected material to be made-good

Existing hip/ ridge details to be confirmed onsite. Upgrade with new to match existing, to modern standards. Blue/grey tile assumed to ridge, confirm onsite. See Standard Detail Sheet 13F: Hip Soakers, for lead option

Windows

New proposed window/door to meet acoustic and security requriements. Product to 'conservation rooflight' by The Rooflight Company, or equivalent. Refer to Window Schedule. New rooflight to provide roof access by drop-down ladder or similar

Existing rooflight removed and opening made-good as required. Refer to Window Schedule

New proposed window/door to meet acoustic and security requriements. Product to 'conservation rooflight' by The Rooflight Company, or equivalent. Refer to Window Schedule

STRUCTURAL WORKS : GENERAL NOTES

For all structural interventions and additions refer to information provided by Healey Consulting Structural Engineers

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GENERAL NOTES

Unless otherwise stated, existing roof is assumed Westmoreland slate with blue/grey ridge tiles. Roof structure is timber, parapets are masonry and valleys are assumed lead.

No roof access available at time of condition survey. All roof elements to be assessed by fingertip survey upon provision of access

Masonry
Carry out dismantling / re-building, stone repairs, masonry fixing and re-pointing as indicated using methods as specified. Exact and final nature of all repairs and works to be ascertained on site when scaffold erected enables closer inspection.

New stone sections to match profiles, colour, finish and properties of existing masonry exactly.

Extent of re-pointing to be taken around all faces and to include all detailing (mouldings, lintels, sills etc.). Note that the mortar joints are very tight and extreme care must be taken not to damage arrises of the bricks whilst raking-out.

All lime mixes to be approved by sample onsite.

Remove all redundant wiring, fixtures and fittings (including ferrous fixings). Repair building fabric upon removal in methods as agreed with architect on site (assume to re-point fixing holes or replace masonry / brick units where significantly damaged).

Roof Coverings
Record roof before stripping,to include coursing pattern etc. Retain slate and assess suitability for reinstatement
Lead: Bi-metallic corrosion to be avoided. Health & Safety to be observed at all times. All details to Lead Sheet Association

Rainwater Goods & Roof
Temporary fittings are required where rainwater goods/ roof waterproofing are not present or damaged, to ensure consistent water shed from the building whilst new approved goods are being sourced for installation.

Other
Drawings to be read in conjunction with Architect, Fire Engineer and Accoustic Engineer information.

All elements to be installed to manufacturer's requirements and to meet Planning/ Building Regulation compliance

Notes

1. Any dwg format drawing is to be read in conjunction with and at the scale of the accompanying pdf.
2. Where colours other than black or grey are used, the drawing must be plotted in colour.
3. For status 'C' (Construction) drawings all dimensions are to be checked on site by the contractor, scaling is for Local Authority purposes only.
4. Unless otherwise indicated, all dimensions are in millimeters.
5. All information on this drawing is to be read in conjunction with the relevant Donald Insall Associates specification and trade contractors' drawings and information by specialists.
6. In the event of any discrepancy, please contact us immediately.
7. This drawing may contain survey information by others and is to be used solely for the purposes for which it was issued.
8. These are uncontrolled documents issued for information purposes only. If you have any queries regarding the drawings, please contact DIA immediately.
9. Please note DIA cannot be held responsible for any errors arising from changes made to an uncontrolled dwg file.

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Drawing Status

- F Feasibility
- S Sketch Design
- P Planning
- B Building Control
- D Design Development
- M Measurement
- T Tender
- C Construction
- R Record

Rev	Date	Dwn	Auth	Revision
1	21-08-23	SRS	ARF	Rooflights updated
0	29-03-23	SRS	ARF	Initial Issue

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MANWHWS01-DR-3302-3P-0-RoofRepairstoExisting

Project	No
MAN.WHWS.01	3302
Scale (A3)	Status / Revision
1: 100	3P / 1