

TIMBER DORMER SCHEDULE



Client: Rochdale Borough Council
Project: St Mary's CE Primary School
Reference: SMP-SEV-ZZ-XX-RP-A-04001
Date: August | 2024



PROJECT TITLE	ST MARY’S CE PRIMARY SCHOOL
PROJECT NUMBER	20818
CLIENT	ROCHDALE BOROUGH COUNCIL
DOCUMENT TITLE	TIMBER DORMER SCHEDULE
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AUTHOR	SM
REVISION	P03

REV	DESCRIPTION	DATE	AUTHOR	CHCKD
P01	PRELIMINARY ISSUE	30/08/24	SM	SGi
P02	Updates from site investigation	05/09/24	SGi	LM
P03	Updates from site investigation	26/06/25	SGi	LM

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1.0 SUMMARY

1.0 SUMMARY

1.1 DETAILS OF INSPECTION

ADDRESS: Oldham Road, Rochdale, Lancashire, OL11 2HB

STATUTORY ADDRESS:
Saint Mary’s Church of England School, Oldham Road

LISTING: GRADE II

LIST ENTRY NUMBER: 1084245

LOCAL AUTHORITY: ROCHDALE BOROUGH COUNCIL

INSPECTING ARCHITECT:
Samuel Marner BSc(Hons) MArch AdvDipArch, Seven Architecture.
Samantha Gill BArch(Hons), MArch, AABC, RIBA SCA, Seven Architecture.

INSPECTION DATE: 09.08.2024, 05.09.2024

DATE OF PREVIOUS INSPECTION: Unknown

WEATHER: FINE

2.0 INTRODUCTION

2.0 INTRODUCTION

2.1 BRIEF

This report has been prepared to assess each Dormer, reviewing current condition and proposing clear and defined repairs.

2.2 SCOPE

This report focuses on external timber elements relating to the Dormer windows on the external roof eaves. Starting with Dormer D3, which has been assessed as in the worst condition, each Dormer will in turn be investigated, have its condition recorded in detail, and then be removed for the repairs specified. They will then be returned to their original position, for the re-slatting works to fully renew the wider roof.

2.3 LIMITATIONS

There is currently limited access until scaffolding is provided throughout the building, especially with regards to the cupola which sits at the top of the main roof ridge and is currently inaccessible. This scaffolding will be done in phases throughout the construction period at which time this document will be updated and revised accordingly.

2.4 SITE INFORMATION

Compass point references used in the text relate to the best approximate grid North.

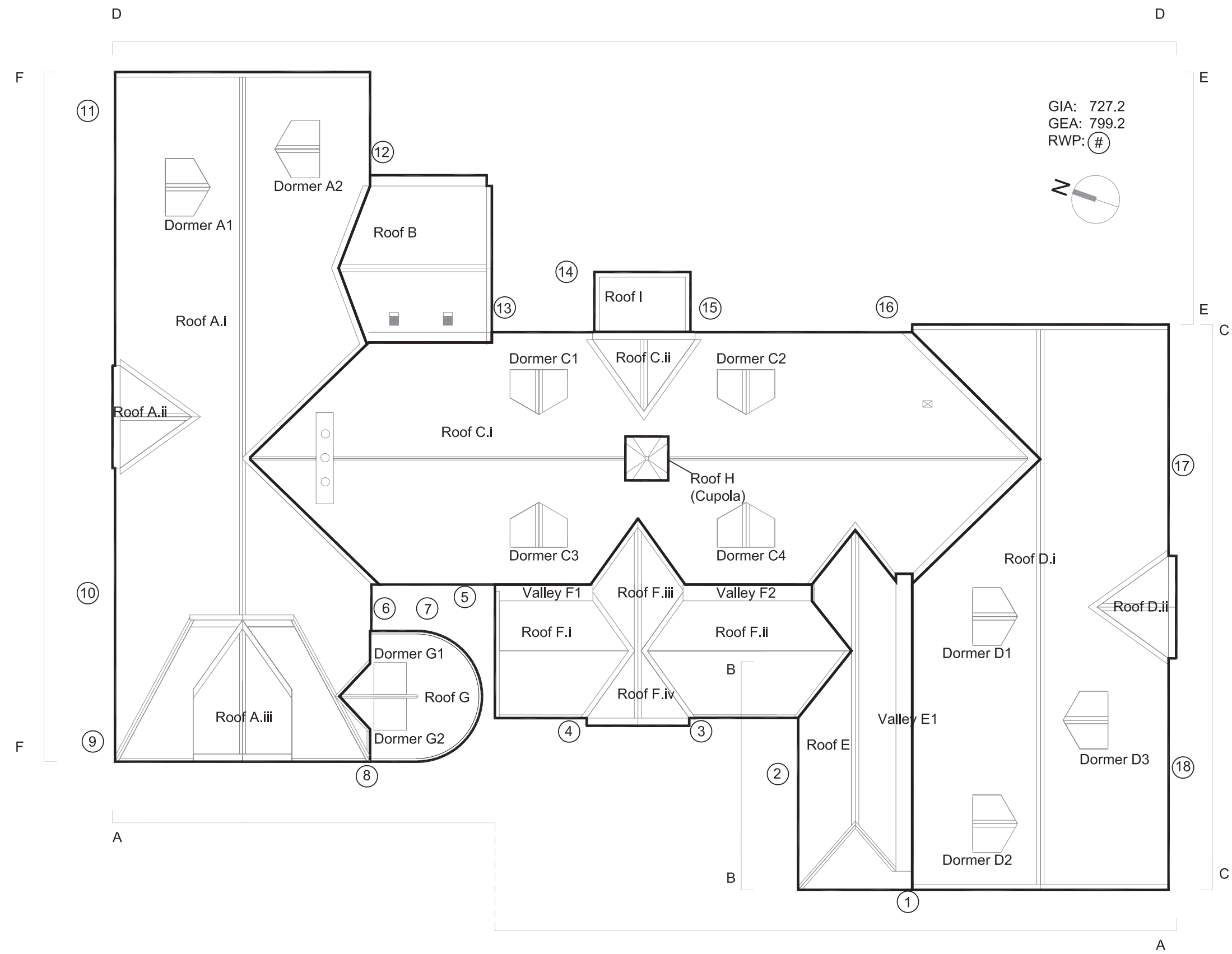
2.5 RECORD OF INFORMATION

The data below is a log of all relevant survey dates where information on the Timber elements was recorded.

Date: 09.08.2024	Sam Marner
Date: 22.08.2024	Sam Marner
Date: 05.09.2024	Samantha Gill

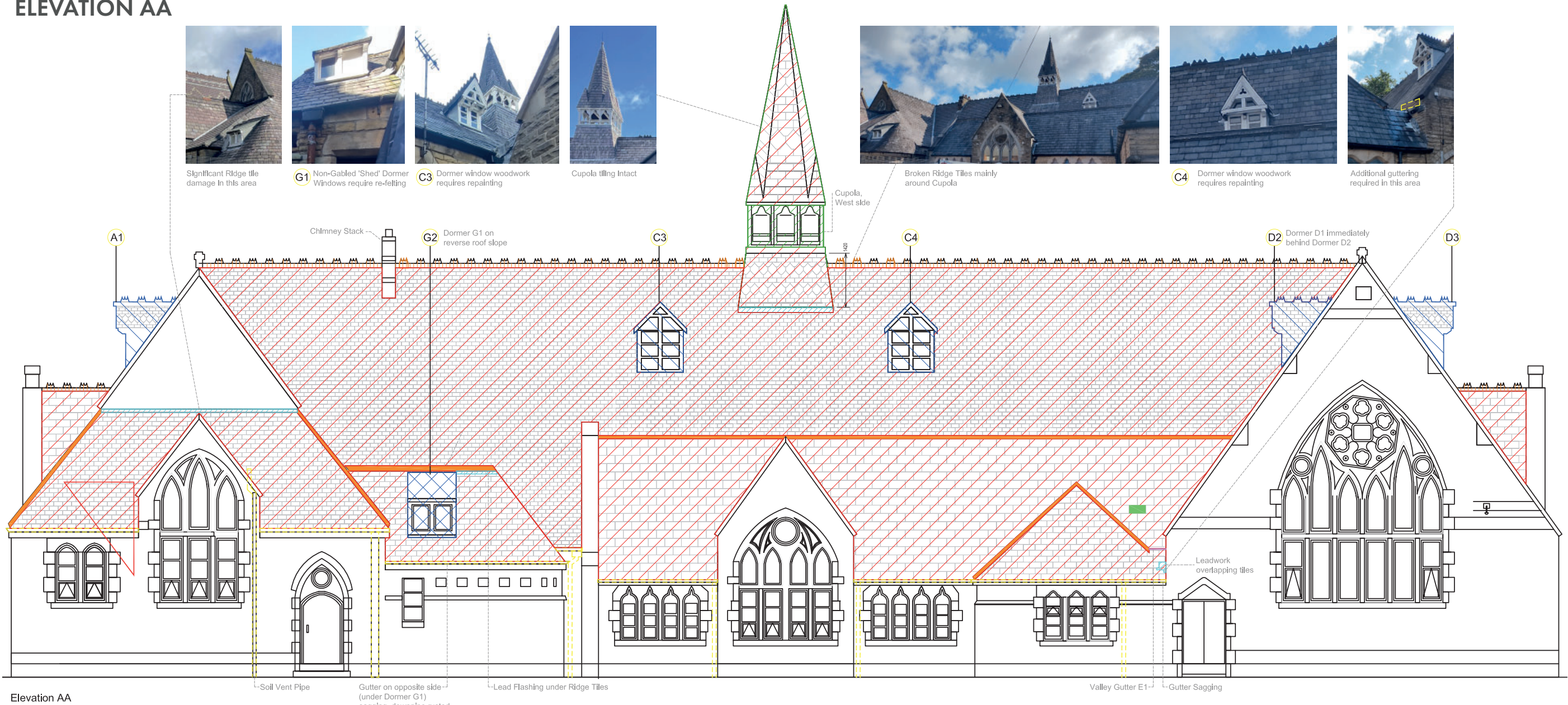
2.0 INTRODUCTION

2.7 KEY PLAN



2.0 INTRODUCTION

2.8 ELEVATION AA



Key:

- 

Roof Slate Restoration: 762sqm / 8220sqft
Strip existing slate roof coverings and set aside salvaged slates for re-use. Strip existing battens, felt, lead-lined gutters and gutter structure then safely dispose of any defective material. Re-felt & batten existing roof slope. As per detail A-A in drawing SMP-SEV-XX-XX-DR-A-03100 (Typical Roof Build-Up)
- 

Dormer Window: 09 no.
Splice in new timbers where appropriate. Access to be provided for detailed inspection and methodology agreed. Carefully sand down and repaint in appropriate materials as per the specification. Roofing section per detail F-F in drawing SMP-SEV-XX-XX-DR-A-03105 (Typical Dormer Window)
- 

Cupola: 01 no.
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- 

Rainwater Goods: 18 no.
Down-pipe to be removed and replaced with cast-iron rainwater goods allowing for increased diameter (6 inch) to mitigate increased rainfall. Existing cast-iron hoppers to be retained & refurbished where possible. Guttering per detail B-B in drawing SMP-SEV-XX-XX-DR-A-03100 (Typical External Gutter)
- 

Lead Flashing: 75 Lm
Replace with new Terne-coated stainless steel (TCSS) flashing where appropriate, taking note of Historic England guidance (<https://tinyurl.com/3taekx9n>). This also applies to damaged or visually-unfortunate soakers. Access to be provided for detailed inspection and methodology agreed.
- 

Decorative Ridge Tiles: 105 Lm
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- 

Flat Ridge Tiles: 50 Lm
Ridge tiles to be removed and set aside with salvaged tiles for re-use. Replace damaged tiles like-for-like.
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Bat Slate: [Dashed Hatch Approx. Location, Solid Hatch Exact Location]
Integrated Bat access slate: metal vent to allow access for bats into roof void, with sufficient gap cut into roof structure underneath. Fitted within a hole cut to slate which is placed over the vent to reduce visual impact. 1no. Bat Slate located in area of observed bat emergence (west wing of the building, facing north, adjacent to Dormer D2) and then 3no. supplementary 'enhancement slates' along remaining wings (north, east, south).
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Valley Gutter: 10sqm
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- 

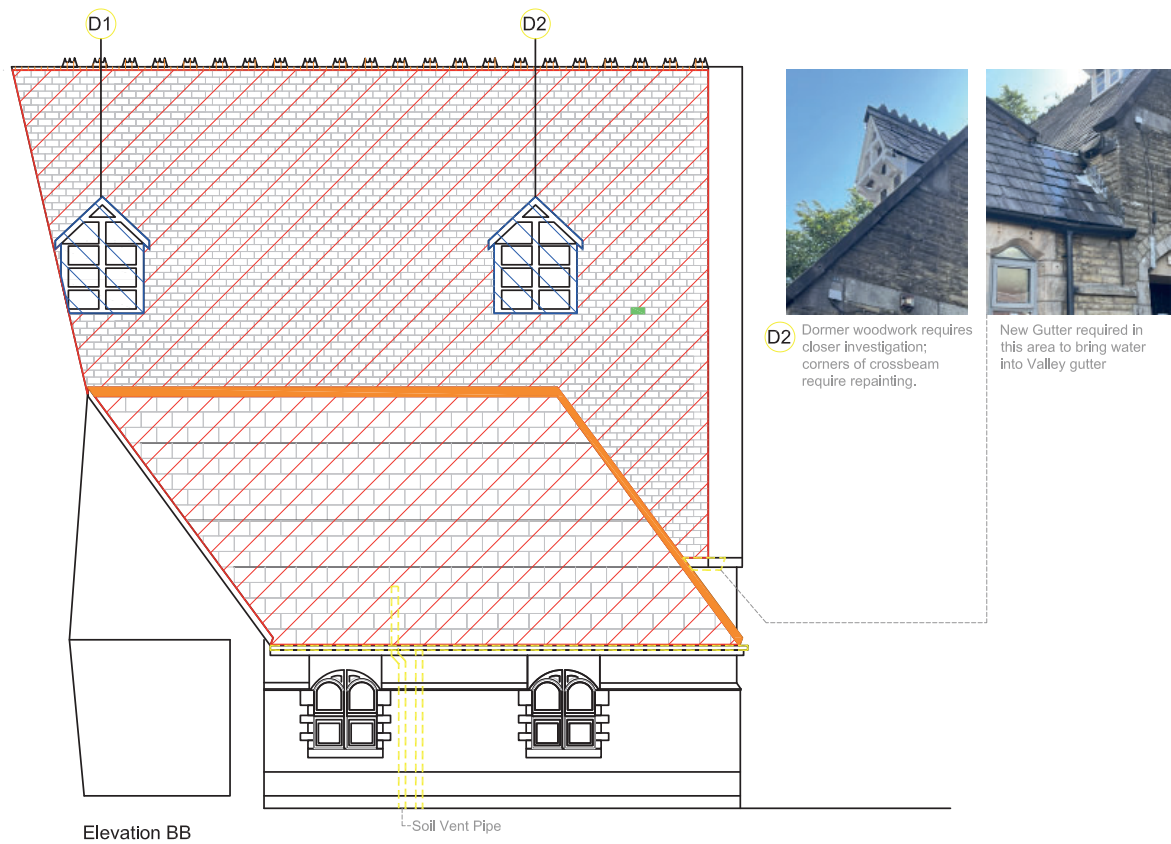
Stone Capping:
Take up and re-bed any loose or damaged existing stone capping pieces and re-point. Ensure appropriate stiff mortar (NHL 3.5 Lime Mortar) applied to capping sections. Should any new capping pieces be required; sample cappings to be provided to ensure secure structure.
- 

Slate Tiles:
Grey and Grey-Purple slate tiles.
To be relocated in the same location/pattern as existing, with photographic records used to ensure consistency. Methodology to be agreed with Conservation Officer regarding relocation of any slates.
- 

Non-Gabled Dormer Windows:
'Shed Dormer' windows with flat felt topping. Splice in new timbers where appropriate. Access to be provided for detailed inspection and methodology agreed. Carefully sand down and repaint in appropriate materials as per the specification. Remove felt and re-top with terne-coated stainless steel (TCSS) with a round-batten seam to match Historic England (HE) Guidelines.

2.0 INTRODUCTION

2.9 ELEVATION BB



Key:



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Stone Capping:
Take up and re-bed any loose or damaged existing stone capping pieces and re-point. Ensure appropriate stiff mortar (NHL 3.5 Lime Mortar) applied to capping sections. Should any new capping pieces be required; sample cappings to be provided to ensure secure structure.



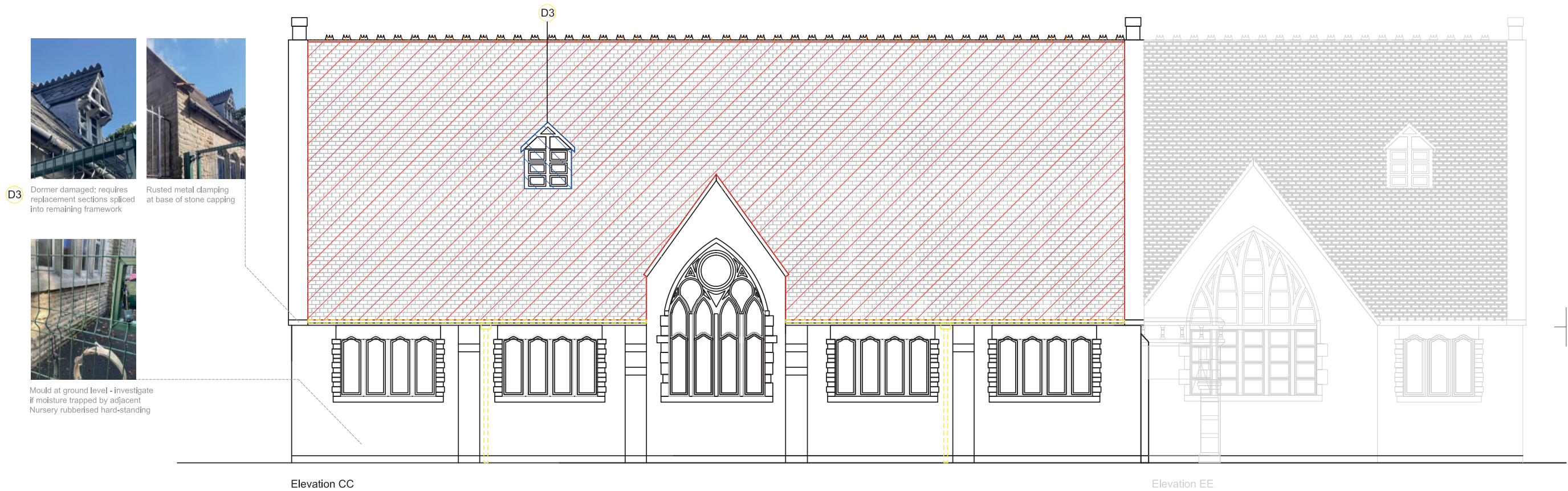
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2.0 INTRODUCTION

2.10 ELEVATION CC



Key:



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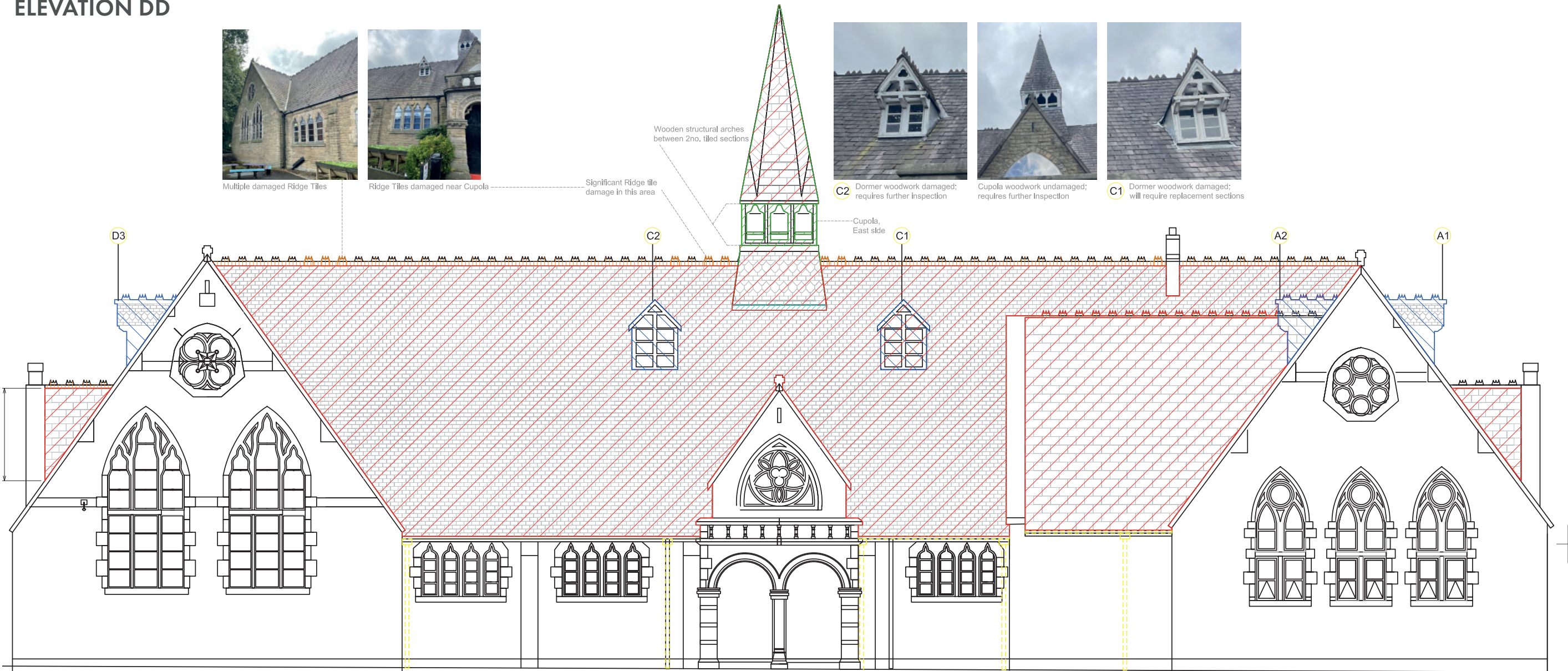
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2.0 INTRODUCTION

2.11 ELEVATION DD



Elevation DD

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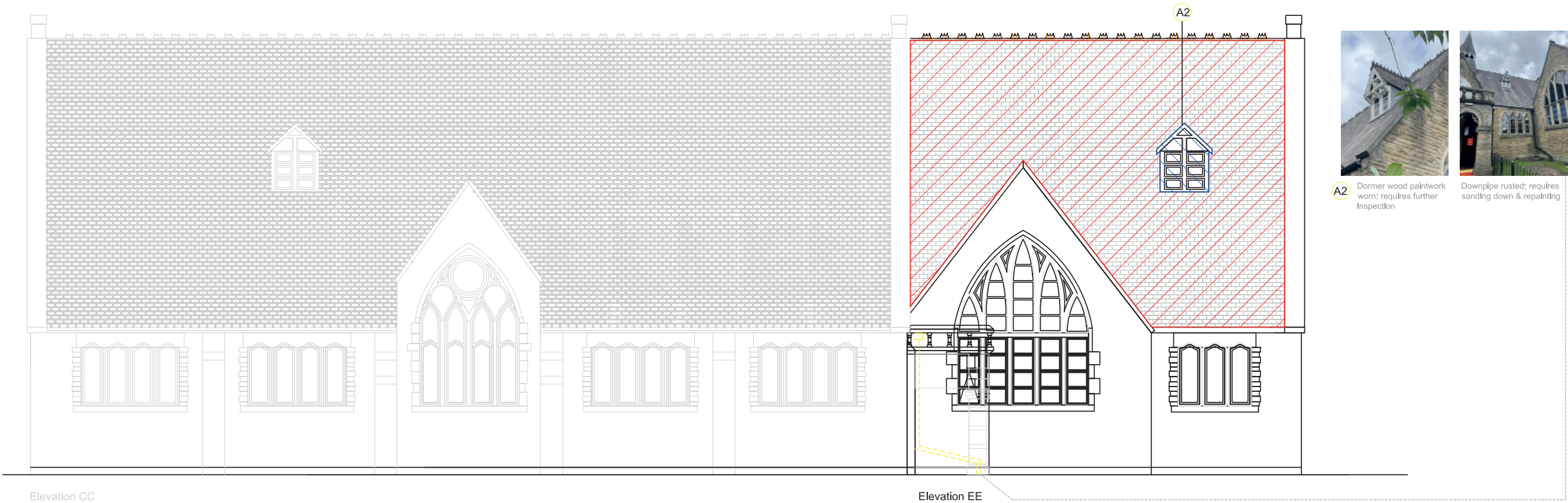
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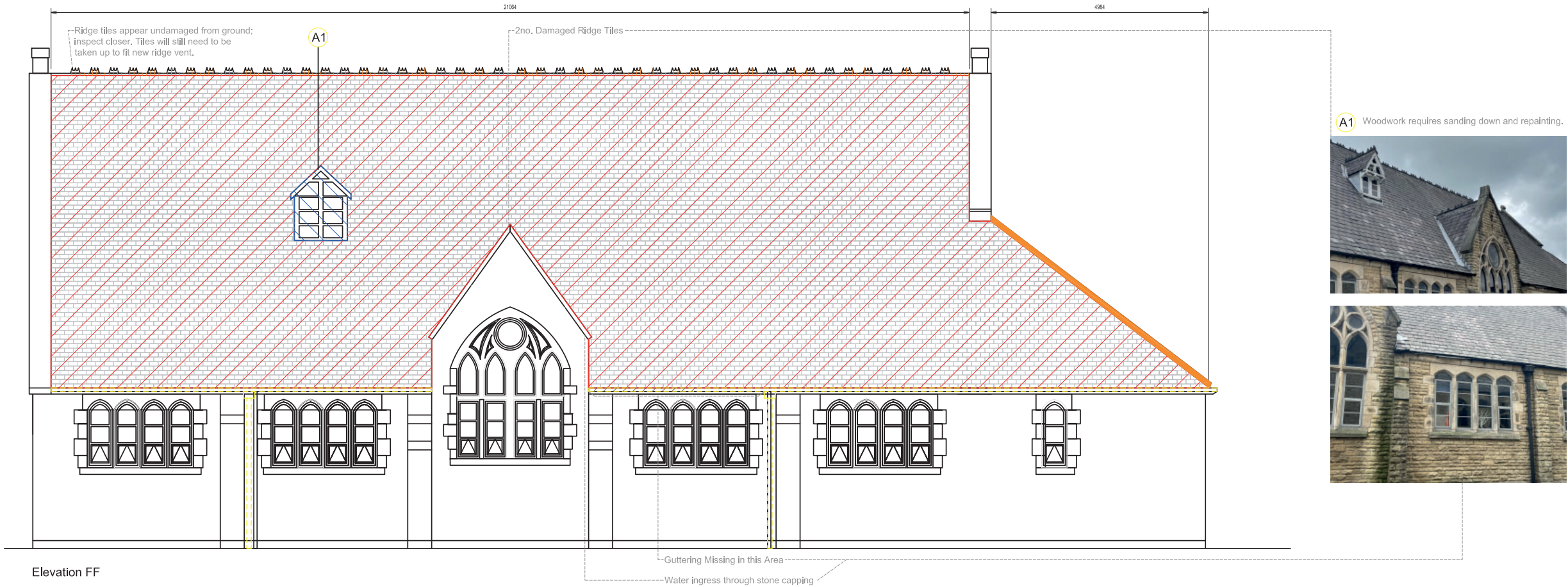
2.0 INTRODUCTION

2.12 ELEVATION EE



2.0 INTRODUCTION

2.13 ELEVATION FF



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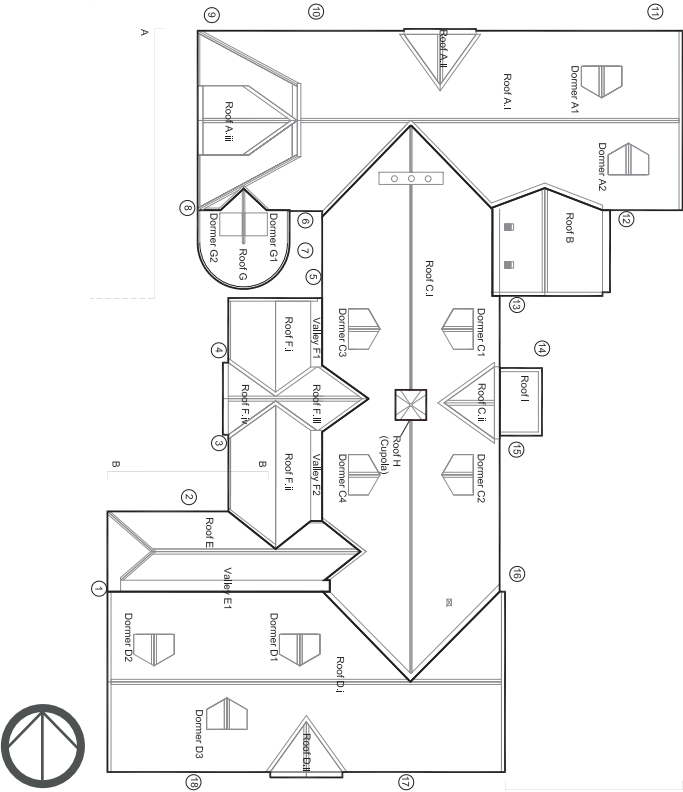
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3.0 SCHEDULE OF FINDINGS

3.0 SCHEDULE OF FINDINGS RECOMMENDATIONS AND BRIEF OBSERVATIONS

3.1 ROOF D [N.B.: This is the test dormer and will be removed first to ensure the timber repair methodology can be repeated across all dormers.]

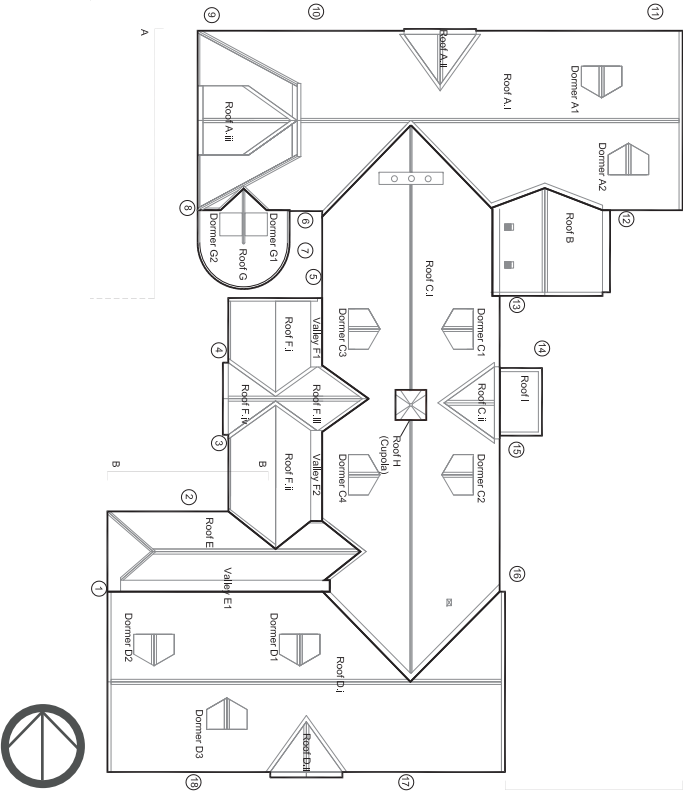
Reference/ Element	Location	Proposals
 	Dormer D3 Roof Di	Dormer has been removed in order to be repaired off site in the workshop. All areas highlighted in red are rotten and need to be replaced. Splice repairs to each section with materials to match the existing. All paintwork to be carefully sanded back and repainted as per the restoration specification.
   		



3.0 SCHEDULE OF FINDINGS RECOMMENDATIONS AND BRIEF OBSERVATIONS

3.2 ROOF D

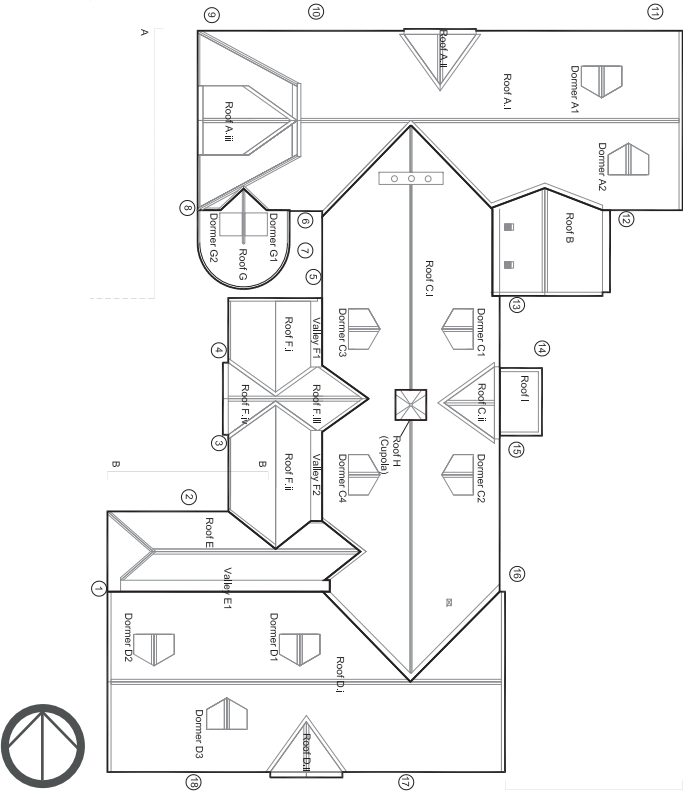
Reference/ Element	Location	Proposals
	Dormer D1 Roof Di	All areas highlighted in red are rotten and need to be replaced. Splice repairs to each section with materials to match the existing. All paintwork to be carefully sanded back and repainted as per the restoration specification.
	Dormer D2 Roof Di	All areas highlighted in red are rotten and need to be replaced. Splice repairs to each section with materials to match the existing. All paintwork to be carefully sanded back and repainted as per the restoration specification.



3.0 SCHEDULE OF FINDINGS RECOMMENDATIONS AND BRIEF OBSERVATIONS

3.3 ROOF A

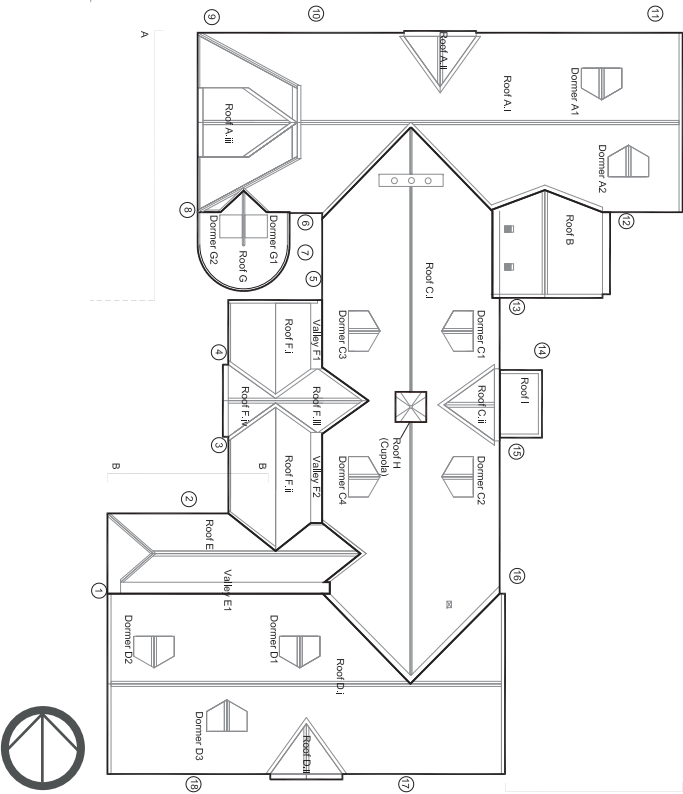
Reference/ Element	Location	Proposals
	Dormer A1 Roof A.i	All areas highlighted in red are rotten and need to be replaced. Splice repairs to each section with materials to match the existing. All paintwork to be carefully sanded back and repainted as per the restoration specification.
	Dormer A2 Roof A.i	All areas highlighted in red are rotten and need to be replaced. Splice repairs to each section with materials to match the existing. All paintwork to be carefully sanded back and repainted as per the restoration specification.



3.0 SCHEDULE OF FINDINGS RECOMMENDATIONS AND BRIEF OBSERVATIONS

3.4 ROOF C

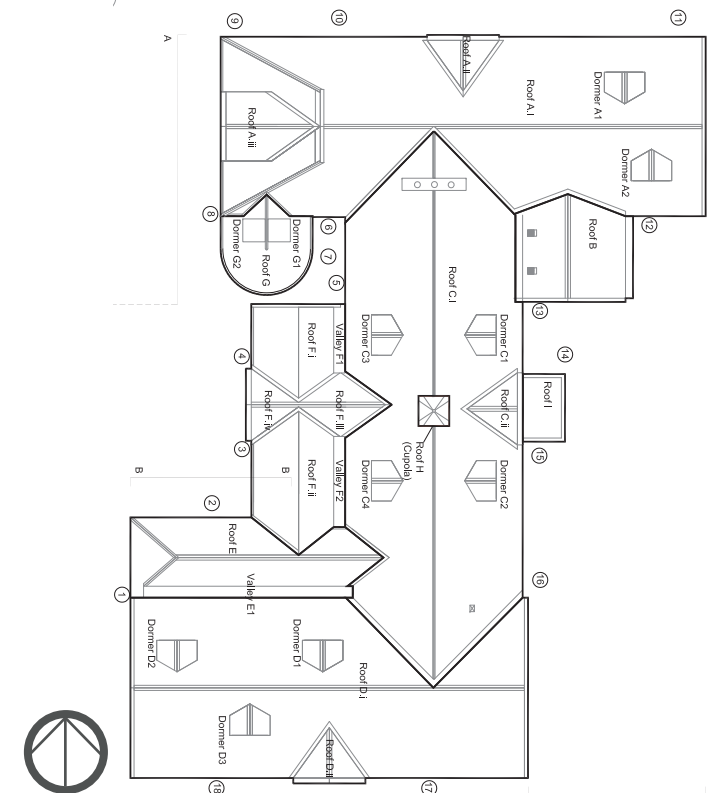
Reference/ Element	Location	Proposals
	Dormer C1 Roof Ci	Full replacement required.
	Dormer C2 Roof Ci	Full replacement required.



3.0 SCHEDULE OF FINDINGS RECOMMENDATIONS AND BRIEF OBSERVATIONS

3.5 ROOF C

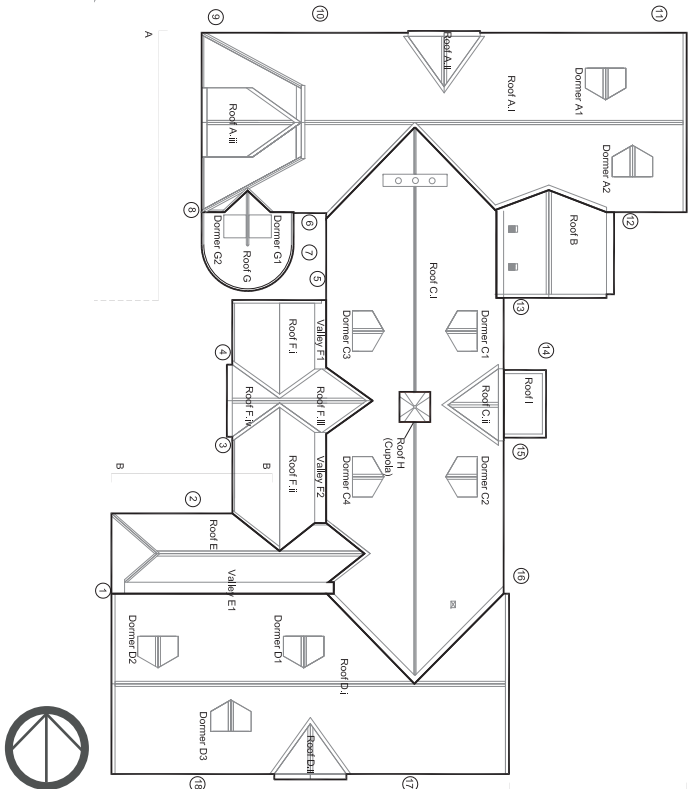
Reference/ Element	Location	Proposals
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	Dormer C4 Roof Ci	All areas highlighted in red are rotten and need to be replaced. Splice repairs to each section with materials to match the existing. All paintwork to be carefully sanded back and repainted as per the restoration specification.



3.0 SCHEDULE OF FINDINGS RECOMMENDATIONS AND BRIEF OBSERVATIONS

3.6 ROOF G

Reference/ Element		Location	Proposals
		Dormer G1 Roof G	Full replacement required.
		Dormer G2 Roof G	Full replacement required.



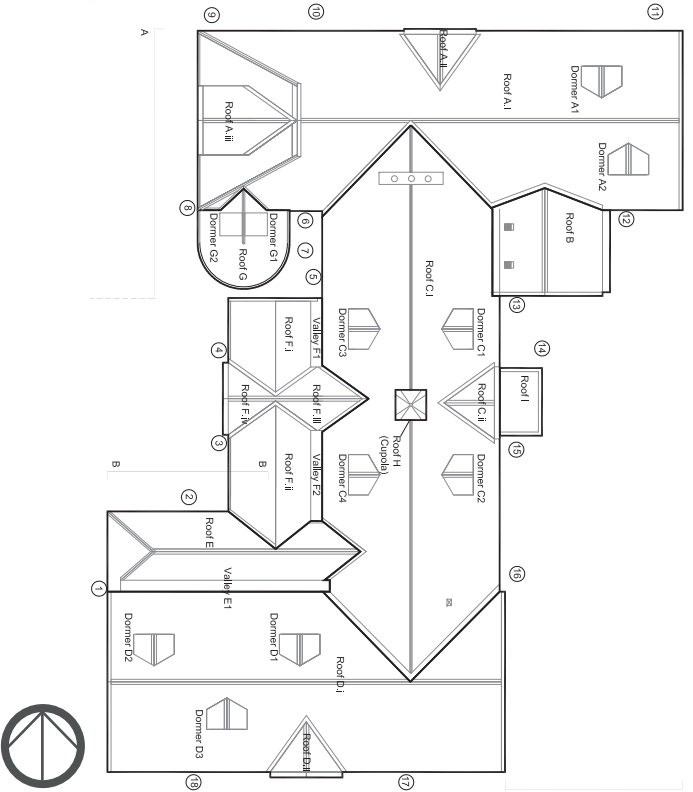
3.0 SCHEDULE OF FINDINGS RECOMMENDATIONS AND BRIEF OBSERVATIONS

3.7 ROOF H (CUPOLA)

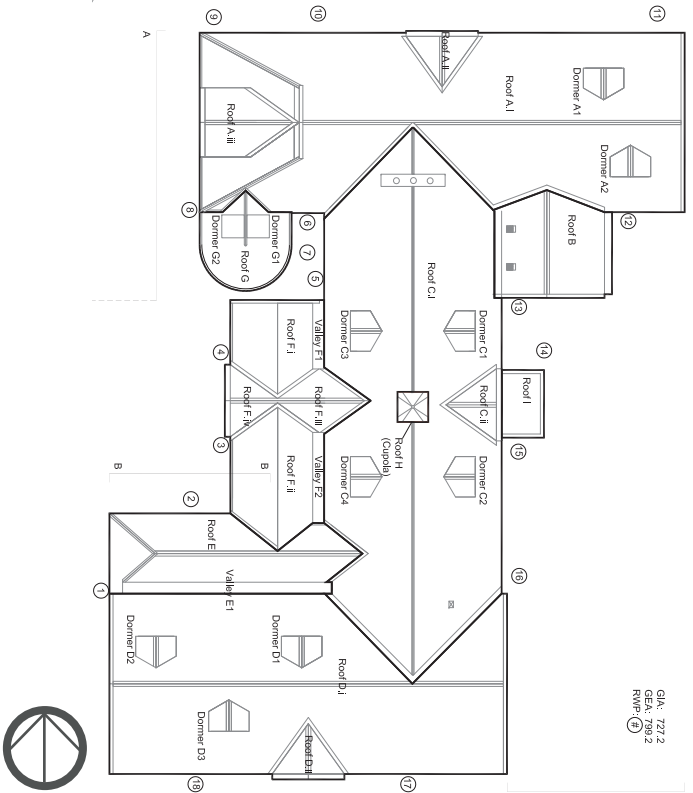
Reference/ Element	Location	Proposals
  	Cupola North Flank	There is considerable rot to the bases of the north flank. These need to be cut out and new timber, to match the original, spliced in. All paintwork to be carefully sanded back and repainted as per the restoration specification.



Lead roof looks to be on good condition and does not require renewal. All wraps to timber ends should be in lead.

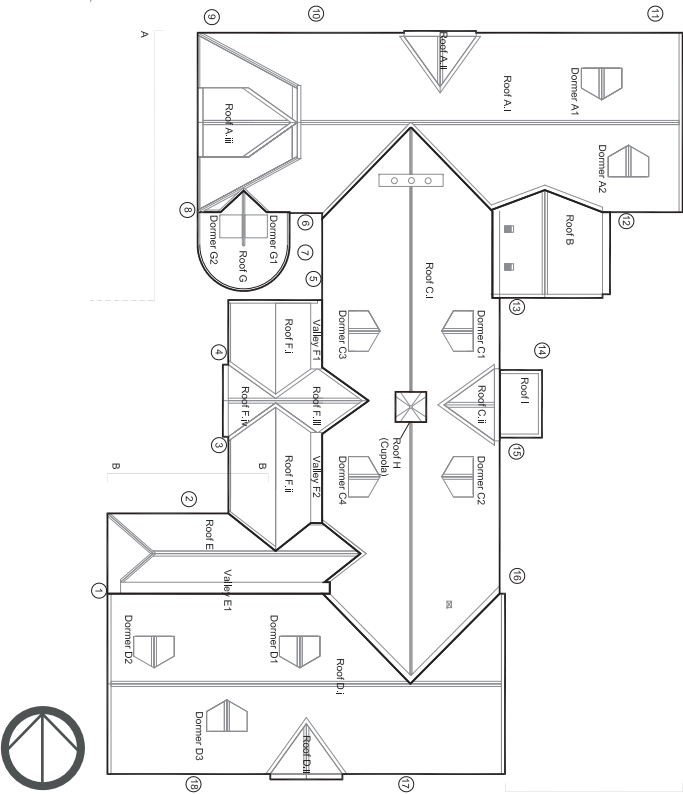


Reference/ Element	Location	Proposals
   	Cupola East Flank	All areas highlighted in red are rotten and need to be replaced. Splice repairs to each section with materials to match the existing. All paintwork to be carefully sanded back and repainted as per the restoration specification.

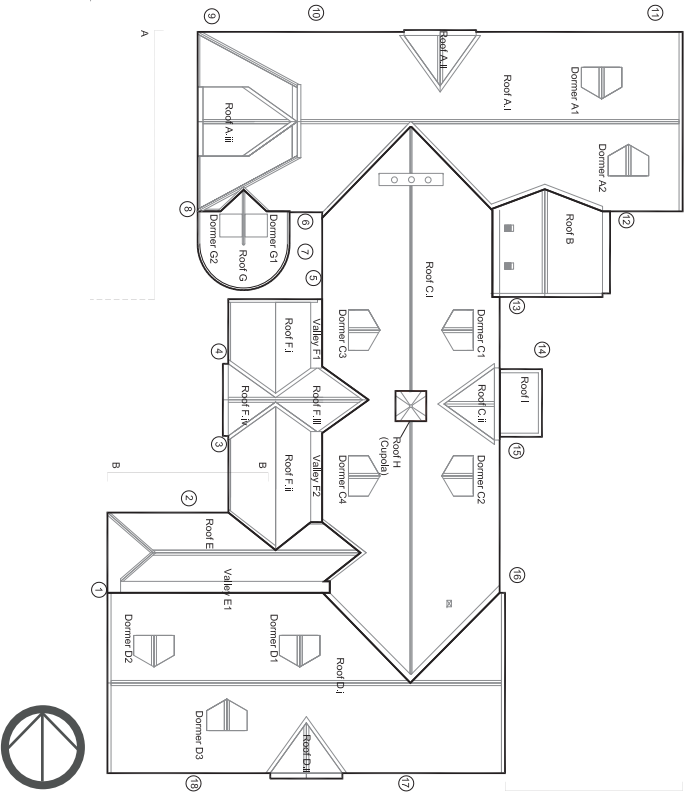


3.0 SCHEDULE OF FINDINGS RECOMMENDATIONS AND BRIEF OBSERVATIONS

Reference/ Element	Location	Proposals
	Cupola South Flank	All areas highlighted in red are rotten and need to be replaced. Splice repairs to each section with materials to match the existing. The area in yellow is an existing splice detail however the joint to the old and new is not flush and requires sanding to exactly match to stop water tracking into the joint. The reverse side of the timber has had a holding repair of plywood which required removal. All paintwork to be carefully sanded back and repainted as per the restoration specification.



Reference/ Element	Location	Proposals
	Cupola West Flank	All areas highlighted in red are rotten and need to be replaced. Splice repairs to each section with materials to match the existing. The area in yellow is an existing splice detail however the joint to the old and new is not flush and requires sanding to exactly match to stop water tracking into the joint. All paintwork to be carefully sanded back and repainted as per the restoration specification.



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