BRIEF SCHEDULE OF WORKS

CHURCH FARM
HENLEY
SUFFOLK
IP6 0QT

RE-ROOFING
&
WINDOW REPLACEMENT

HOLLINS ARCHITECTS & SURVEYORS
THE GUILDHALL
MARKET HILL
FRAMLINGHAM
SUFFOLK
IP13 9BD

RJF/NJR/19.82
11TH JANUARY 2021

Description of the Works

The existing building is Grade 2 Listed.

All works shall be carried out making full allowance for the status of the building.

Works comprise:

Removal of existing thatched roof covering.

Supply and fit clay plain tile roof covering.

Provision of fascias and bargeboards to include cappings.

Provision of rainwater goods.

Installation of replacement windows.

Re-Roofing

Remove existing thatch and remove from site.

Remove any existing battens and remove from site.

Denail and clean down rafters.

Report any concerns relating to condition of roof structures exposed to allow for inspection and subsequent agreement with the Local Authority Heritage Officer as to acceptable method for completion of any remedial works.

Provide and lay "Roofshield" roofing membrane.

Provide 25x38 tiling battens.

Provide and lay Sandtoft Goxhill Handmade clay plain tiles, Brindle Mix (50% Autumn Brown, 30% Chestnut, 20% Dark Red) minimum headlap 65mm.

Include eaves and top tiles and tile and half all as manufacturer's details.

All tiles to be nailed.

Provide and fix matching handmade half round ridge tiles, edge bedded with solid bedding at joints on cement:lime:sand mortar 1:1:6.

At sloping abutments with chimneys provide individual Code 4 lead soakers between tiles turned up adjacent brickwork.

Provide Code 4 lead stepped cover flashings dressed and lead wedged into brick joints.

At horizontal abutments provide Code 4 lead apron flashings dressed and lead wedged into brick joint and down over tiles.

Provide softwood fascias and bargeboards and cappings as details.

Provide half round coated metal gutters and matching downpipes.

Window Replacement

Remove existing windows and cart away.

Install new purpose made painted softwood casement windows as detail.

Make good internal and external finishes disturbed to match existing.