

Roof Condition Schedule					
Roof Type	Roof Construction	Condition	Gutters	Proposed Allocated Repairs	Thermal Upgrade
Notes: Due to access restrictions, the condition of the roof has been assessed utilising drone survey photographs. Schedule to be read in conjunction with Roof Drawing 2220					
A	Flat lead rolled roof with 2 domed roof lights and large leaded rooflight to porches.	Lead showings signs of thinning and underside corrosion. Large rooflight in poor condition	Lead stepped parapet	Allow to renew lead roof with Code 7/ 8 milled lead, installation of ventilation to ridges and eaves of gutters. Allow for substructure repairs to 20% of roof. Provisional sum for altering falls and drips to roof to work more effective Allow for repairs to the large leaded rooflight and replace glazing to double glazing. Allow to replace the existing two domed rooflights with cast iron alternatives.	Allow to install up to 300mm loose laid roll insulation throughout roof
B	Pitched natural slate roof with clay ridges, lead valleys and stepped lead parapet gutters to both sides. 2 no smaller exposed timber lanterns.	Relatively poor in areas.	Lead stepped parapet	Allow to replace 10 % slipped / broken slates. Consider full reslate of roof over long term. Allow to re-bed 100% ridge / hip tiles with 20% replacement. Re-connect 2 no bronze tie rods and check connection on 1 no. Provisional sum to cover works to lead parapet gutters. Allowance for 15% renewal including sarking board. Allow for full replacement of rotten sections to 2 no timber lanterns. Allow for 15% patch pointing to rear parapets and 10% brick indents. Allow to remove cementitious render to South west inside parapet of north roof. Circa 10 m2. Full repaint and 20% brick indents. Refer to structural engineer's report on initial roof space condition.	Allow to install up to 300mm insulation throughout roof and install lead slate vents to roof
C	Bay window. Flat lead roll roof.	Appears reasonable.	Lead stepped parapet	Allow for 20% replacement to roof.	N/A
D	Flat lead rolled roof modern steel structure above with asbestos panels.	Poor. Leak internally in secondary staircase. Assume blockage near sump. Assume that modern structure installed to protect original roof.	Lead stepped parapet	Remove existing asbestos to covering. Allow for replacement of lead covering in Code 7/8 lead with replacement parapet gutters and sumps. Allow for 50% replacement of sarking boards and 20% roof structure replacement / repair.	Allow to install up to 300mm loose laid roll insulation throughout roof
E	Bay window. Flat lead roll roof.	Appears reasonable.	Lead stepped parapet	Allow for 20% replacement to roof.	
F	3 short bay and 1 long bay welsh slate pitch roof structure featuring clay / hip ridge tiles with stepped lead valleys and parapet gutters. Ventilation slates within roof structure. 2 large mansard lead roll roofs with 6 lead clad dormers with timber windows. Rear of parapets rendered.	Poor condition. Client to review requirements for second floor. Roof structure should be reviewed in association with this. Refer to structural engineer's report.	Lead stepped parapet	Clean roof structure of debris. Allow to replace 10 % slipped / broken slates on an interim period. Entire roof should be re-slatted for long term use. Allow to re-bed 25% ridge / hip tiles with 20% replacement. Provisional sum to cover works to lead parapet gutters. Allowance for 15% renewal including sarking board. Allow for repairs to mansards roofs and dormers and replacement of 6 dormer windows. Allow to remove cementitious render to inside parapet of entire of roof. Full repaint and 20% brick indents.	Not required within phase. Pitched under rafter insulation required.
G1	Small welsh slate pitched roof structure with clay ridges.	Appears reasonable.	Lead stepped parapet	Allow to re-bed 25% of ridge tiles Allow to replace 10 % slipped / broken slates Abutment lead detail to be renewed. Remove render to South gable end and clad in lead. Allow to remove cementitious render to inside parapet of entire of roof. Full repaint and 20% brick indents.	Allow to install up to 300mm loose laid roll insulation throughout roof
G2	Flat lead roll roof with fixed rooflight.	Appears reasonable.	Lead stepped parapet	Allow to replace lead covering and 20% of sarking boards given refurbishment proposals.	Allow to install up to 300mm loose laid roll insulation throughout roof
G3	Pitched welsh slate roof with clay ridge and hip tiles. Lead parapet gutters. Roof access hatch to ridge.	Appears reasonable.	Lead stepped parapet	Clear roof and gutters of debris. Allow to re-bed 25% of ridge tiles Allow to replace 15% slipped / broken slates Abutment lead detail to be renewed. Provisional sum to cover works to lead parapet gutters. Allowance for 20% renewal including sarking board. Allow to remove cementitious render to inside North parapet. Full repaint and 20% brick indents. Allow to remove, re-bed and pin coping stones (remove embedded cramps) between roof G3 and G4 and to south parapet Wall. Remove satellite off parapet wall.	Allow to install up to 300mm loose laid roll insulation throughout roof
G4	Pitched welsh slate roof with clay ridge tiles. Lead parapet gutters to North and South. Roof access hatch to ridge. Ridge and slate vents. Parapet to south slopes with stone copings.	Appears reasonable.	Lead stepped parapet	Clear roof and gutters of debris. Allow to re-bed 25% of ridge tiles Allow to replace 15% slipped / broken slates Provisional sum to cover works to lead parapet gutters. Allowance for 20% renewal including sarking board. Allow to remove cementitious render to inside North and South parapet wall. Full repaint and 20% brick indents. Allow to remove, re-bed and pin coping stones (remove embedded cramps) to south parapet Wall.	Allow to install up to 300mm loose laid roll insulation throughout roof
G5	Pitched welsh slate roof with clay ridge tiles. Lead parapet gutters to North and South. Ridge and slate vents. Parapet to south slopes with stone copings.	Appears reasonable. Note masonry drenched on North elevation. Potential issues with leaks to roof gutters.	Lead stepped parapet	Clear roof and gutters of debris. Allow to re-bed 25% of ridge tiles Allow to replace 15% slipped / broken slates Provisional sum to cover works to lead parapet gutters. Allowance for 25% renewal including sarking board. Allow for 20% patch pointing to inside of parapet and 20% brick indents. Allow to remove, re-bed and pin coping stones (remove embedded cramps) to south parapet Wall. Allow provisional sum for repairs to east gable end.	Allow to install up to 300mm loose laid roll insulation throughout roof
G6	Pitched welsh slate roof with clay ridge / hip tiles. Lead parapet gutters to	Poor	Lead stepped parapet	Clear roof and gutters of debris. Allow to re-bed 100% of ridge tiles with 20% new. Consider re-roofing area given number of slate repairs. Provisional sum to cover works to lead parapet gutters. Allowance for 20% renewal including sarking board. Allow to renew 3 no conservation rooflights.	Allow to install pitched roof insulation below rafters unless bat roost required in roof space.
H	Pitched diminishing course welsh slate roof with clay ridge tiles. Lead parapet gutter to the South. Ridge and slate vents. Parapet to south slopes with stone copings.	Appears reasonable.	Lead stepped parapet to South roof slope. North, gutter currently.	Clear roof and gutters of debris. Allow to re-bed 25% of ridge tiles Allow to replace 15% slipped / broken slates Allow to remove cementitious render to inside South and East parapet wall. Full repaint and 20% brick indents. Allow repairs to North gable end of roof slope.	Allow to install up to 300mm loose laid roll insulation throughout roof
J	Pitched hipped roof with glazed lantern at top, and welsh slate roof below with ventilation slates. Lead stepped parapet gutters.	Appears reasonable. Parapet leaning outwards on North elevation.		Allow to deglaze lantern, replace approx. 25% of structure and reglaze. Allow to replace 15% slipped / broken slates Provisional sum to cover works to lead parapet gutters. Allowance for 20% renewal including sarking board. Allow for 20% patch pointing to inside of parapet and 20% brick indents.	Allow to install up to 300mm insulation to lower sections.
K	Pitched roof structure covering stableyard. Outer eastern slope covered in natural welsh slate with stepped lead parapet gutters. West and South slopes covered in stone stiles with mix between cast iron and pvc gutters. Natural stone ridge tiles Lead valley gutters. Parging remains to underside of slates	Poor condition. Various number of leaks evident internally. Sagging roofline to north section.	Lead stepped parapet and gutters.	Allow to re-roof entire roof structure with the provision of 30% additional top up of stone, slate, ridge tiles. 25% of leadwork to be renewed to parapet gutters along with sarking board below with new internal RWP. Lead valleys to be renewed. Lead cupola to be repaired (covered in external repairs)	Allow to install pitched roof insulation below rafters unless bat roost required in roof space. Ceiling insulation will be installed instead.
L	4 No Pitched roof Georgian wire glass structure with lead parapet gutter to North elevation.	Poor condition. Number of cracked panes of glass. Missing flashings. Barge boards appear board condition and roof gutters overflowing.	Cast iron valley gutter.	Clean roof structure and rainwater gutters. Allow for 30% renewal of cast iron rainwater gutters dispersing to West elevation. Remove rust and re-decorate. Allow to replace approx. 25% of existing cracked panes of glass to match existing. Re-seal all of glazing to roof. Allow for 100% renewal of bargeboards and timber parapet end to both side. Allow for renewing lead ridge flashing to 3 No bays with 50% renewal of batten roll. Allow for installation of lead flashing with drip profile over renewed timber parapet ends to both East and West elevations. Allow for 100 % renewal of lead parapet gutter to North elevation including sarking board. Allow for 20% repointing of rear parapet wall with 20% indents.	N/A

M	North lit asbestos cement roof with glazed northlights, cast iron gutters.	Poor condition. Gutters overflowing. Asbestos roof.	Cast iron valley gutter.	Clear vegetation out of gutters. Allow for full replacement to roof structure including: New metal roof insulated panel to match profile of existing roof along with glazed north lights. Allow for 75% replacement of existing gutters. Refer to structural report for internal works to roof structure.	N/A
T1	Stone turret to Wyatt wing	Reasonable. Cracked stope coping where existing flue installed. Vegetation growth.	N/A	Allow to pin cracked stone coping, remove embedded iron work. Deep point open joints between stone copings. Install chimney pots to open flues. Provisional sum for repairs to rear of turret to cover repointing and brick repairs.	N/A
T2	Stone turret to Wyatt wing	Reasonable. Vegetation growth between joints. Displacement of copes. Lean? 2 No open flues.	N/A	Remove vegetation and kill roots. Allow to remove all 4 coping sections and re-bed in position, removing any metalwork. Deep point open joints between stone copings. Install chimney pots to open flues. Provisional sum for repairs to rear of turret to cover repointing and brick repairs.	N/A
T3	Stone turret to Wyatt wing	Reasonable. Open joints. Copes displaced	N/A	Deep point open joints between stone copings. Allow to remove all 4 coping sections and re-bed in position, removing any metalwork. Provisional sum for repairs to rear of turret to cover repointing and brick repairs.	N/A
T4	Stone turret to Wyatt wing	Reasonable. Open joints, Vegetation growth. Blocked flue outlet.	N/A	Remove vegetation and kill roots. Deep point open joints between stone copings. Open flue. Install chimney pot. Provisional sum for repairs to rear of turret to cover repointing and brick repairs.	N/A
T5	Stone turret to 1717 House	Open joints. 5 flues blocked. Vegetation growing out of opening to stone coping to chimney.	N/A	Remove vegetation and kill roots. Deep point open joints between stone copings. Open flue. Install chimney pots. Indent to open pot. Provisional sum for repairs to rear of turret to cover repointing and brick repairs.	N/A
T6	Stone turret to 1717 House	Open joints. 1 flue blocked. 3 fully open. Vegetation growing out of opening to stone coping to chimney.	N/A	Remove vegetation and kill roots. Deep point open joints between stone copings. Open flue. Install chimney pots. Provisional sum for repairs to rear of turret to cover repointing and brick repairs.	N/A
C1	Stone chimney to Belvedere tower.	Open flue pot.	N/A	Remove current loose caps. Install 3 no chimney pots with cowls, and flaunching.	N/A
C2	Stone chimney to Belvedere tower.	Partially open flues.	N/A	Remove current loose caps. Install 3 no chimney pots with cowls, and flaunching.	N/A
C3	Stone chimney to Belvedere tower.	Open flues	N/A	Remove current loose caps. Install 3 no chimney pots with cowls, and flaunching.	N/A
C4	Stone chimney to Belvedere tower.	Open flue pot.	N/A	Remove current loose caps. Install 3 no chimney pots with cowls, and flaunching.	N/A
C5	Stone chimney to Belvedere tower.	Partially open flues.	N/A	Remove current loose caps. Install 3 no chimney pots with cowls, and flaunching.	N/A
C6	Stone chimney to Belvedere tower.	Partially open flues.	N/A	Remove current loose caps. Install 3 no chimney pots with cowls, and flaunching.	N/A
C7	Brick chimney with stone coping to 1717 House.	Tiled flue opening not ventilating stack.	N/A	Remove aerial and embedded metalwork from chimney. Remove current loose caps. Install chimney pots with cowls, and flaunching. Allow to repoint 20% of chimney with 10% brick replacement.	N/A
C8	Brick chimney with stone coping to 1717 House.	Filled in flues. Open joints to chimney below stone coping.	N/A	Remove cementitious flaunching covering flues. Remove vegetation and brush off moss growth. Install chimney pots with cowls, and flaunching. Allow to repoint 30% of chimney with 10% brick replacement.	N/A
C9	Brick chimney with stone coping to 1717 House. Chimney just above roof.	Cementitious flaunching blocking flues. Crack to coping stone.	N/A	Remove cementitious flaunching covering flues. Remove vegetation and brush off moss growth. Install chimney pots with cowls, and flaunching. Allow to carefully remove stone copings and re-bed. Pin crack.	N/A
C10	Brick chimney with stone coping to 1717 House. Chimney just above roof.	Flue tiled over, Appears to be a crack in stone coping.	N/A	Remove tiles covering flues. Remove vegetation and brush off moss growth. Install chimney pots with cowls, and flaunching. Allow to carefully remove stone copings and re-bed. Pin crack. Allow to repoint 20% of chimney with 10% brick replacement. Remove aerial and embedded metalwork from chimney.	N/A
C11	Brick chimney, stone coping with 2 no crown pots.	Generally ok.	N/A	Install cowls to open pots, Allow to replace flaunching. Remove aerial and embedded metalwork from chimney. Allow to repoint 20% of chimney with 10% brick replacement. Allow to remove cementitious render to inside of chimney at height of parapet. Allow for 20% brick replacement and full repointing.	N/A
C12	Brick chimney, stone coping with 2 no crown pots.	Generally ok. Appears to be crack in stone coping.	N/A	Install cowls to open pots, Allow to replace flaunching. Remove aerial and embedded metalwork from chimney. Allow to repoint 20% of chimney with 10% brick replacement. Allow to carefully remove stone copings and re-bed. Pin crack	N/A
C13	Brick chimney with stone string course and stone cope.	Tiled flues. Dislodge brickwork to main façade. Appears to be a slight lean.	N/A	Remove tiles covering flues. Install chimney pots with cowls, and flaunching. Allow to carefully remove stone copings and re-bed. Pin crack. Allow to repoint 20% of chimney with 10% brick replacement. Remove aerial and embedded metalwork from chimney. Point joints to string course.	N/A
C14	Brick chimney with stone string course and stone cope.	Tiled flues. Dislodge brickwork to main façade. Appears to be a slight lean.	N/A	Remove tiles covering flues. Install chimney pots with cowls, and flaunching. Allow to repoint 20% of chimney with 10% brick replacement. Point joints to string course.	N/A
C15	Brick chimney with stone string course and stone cope.	Tiled flues. Dislodge brickwork to main façade. Appears to be a slight lean.	N/A	Allow to take down chimney and remove any embedded metal work and rebuild. Install chimney pots with cowls, and flaunching. Point joints to string course.	N/A
C16	Brick chimney with stone cope. 4 no dark terracotta pots.	Appears generally ok. Cementitious render to bottom 1m of chimney to entire perimeter.	N/A	Allow to reflash. Allow to repoint 20% of chimney with 10% brick replacement. Allow to hack off existing cementitious render, repoint entire area and complete 20% brick repairs.	N/A
C17	Brick chimney with stone cope. 2 no crown pots.	Generally ok.	N/A	Allow to reflash. Allow to repoint 20% of chimney with 10% brick replacement. Remove aerials	N/A
C18	Brick chimney with stone string course and stone cope. 2 no crown pots.	Generally ok.	N/A	Allow to reflash and replace one crown pot. Allow to repoint 20% of chimney with 10% brick replacement.	N/A
C19	Brick chimney with stone string course and stone cope. 2 no crown pots.	Brick chimney with stone string course and stone cope. 2 no crown pots.	N/A	Allow to reflash. Allow to repoint 20% of chimney with 10% brick replacement. Remove vegetation and brush off moss growth.	N/A
C20	Brick chimney with stone string course and stone cope. 2 no crown pots.	Generally ok.	N/A	Allow to reflash. Allow to repoint 20% of chimney with 10% brick replacement. Remove vegetation and brush off moss growth.	N/A
C21	Brick chimney with stone string course and stone cope. 2 no crown pots.	Generally ok.	N/A	Allow to reflash and replace one dark pot to match others. Allow to repoint 20% of chimney with 10% brick replacement. Remove vegetation and brush off moss growth.	N/A
C22	Brick chimney with stone string course and stone cope. 2 no crown pots.	Generally ok. 1 pot leaning. Possibly unsecure.	N/A	Allow to resecure one pot and reflash. Allow to repoint 20% of chimney with 10% brick replacement. Remove vegetation and brush off moss growth.	N/A
C23	Brick chimney with stone string course and stone cope. 3 no crown pots.	Generally ok. 3 crown pots are blocked via lead cowl. Crowns may be broken.	N/A	Allow to replace 3 no crown pots to match existing and reflash Allow to repoint 20% of chimney with 10% brick replacement. Remove vegetation and brush off moss growth.	N/A
C24	Brick chimney with stone string course and stone cope. 3 no crown pots.	Generally ok.	N/A	Remove vegetation and brush off moss growth. Allow to repoint 20% of chimney with 10% brick replacement. Allow to replace flaunching.	N/A
C25	Brick chimney with stone string course and stone cope. 4 no crown pots.	Generally ok. 3 crown pots are blocked via lead cowl. Crowns may be broken.	N/A	Allow to replace 3 no crown pots to match existing and reflash Allow to repoint 20% of chimney with 10% brick replacement. Remove vegetation and brush off moss growth.	N/A

**Notes:** 21/04/2021 14:45:20

Drawings are based on survey data and may not accurately represent what is physically present.

Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.

All dimensions are in millimeters unless noted otherwise.

Purcell shall be notified in writing of any discrepancies.

PO1	21/04/2021	DW	DW	New Rev
REV	DATE	BY	CHK	DESCRIPTION

CLIENT  
**Colin Shenton**

JOB NUMBER PROJECT  
**240729 Cuerden Hall, Chorley**

TITLE  
**Roof Condition Survey Key**

SIZE SCALE LAST REVISED DRAWN CHECKED  
**AIL 21/04/2021 DW DW**

REV SUITABILITY/REASON FOR ISSUE  
**P01 S4 - Planning**

DRAWING NUMBER  
**240729-PUR-00-XX-DR-A-2221**

