

**PROPOSED COMPLETE RE ROOFING,
INCLUDING LEAD WORK, SVP TILE VENTILATION
AND FLASHINGS**

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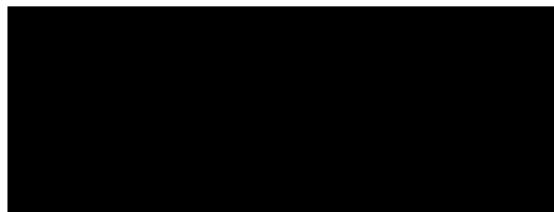
**RUSHFORD HALL,
SPALDING'S CHAIR HILL, EUSTON,
THETFORD
IP24 2SF**

FOR

SAKER ESTATES LTD
C/O Peter Drummond
Saker Estates Ltd.
Rushford Hall
Rushford Estate
Thetford
Norfolk IP24 2SF

SPECIFICATION OF WORKS

Andrew Firebrace Partnership
Stable Barn, Park End
Swaffham Bulbeck
Cambridge
CB25 0NA



July 2022

AFP Ref : 21/0387

1.0 PRELIMINARIES

- 1.1 **Client:** Saker Estates Ltd
- 1.2 **Consulting Engineer:** Andrew Firebrace Partnership Ltd
- 1.3 **CDM Co-Ordinator:** AFP Construction Consultants
- 1.4 **Drawings etc**

The plans relating to this Specification, and on which it is based, are drawings:

Location Plan	21/0387 Scale 1:2500@A4
Existing Floor Plans and Sections	21/0387/100 P2
Block Plan	21/0387/101
Proposed Floor Plans and Sections	21/0387/102 P1

1.5 Introduction

Rushford Hall is Grade II Listed Building. List entry No. 1031260
Previous LBC application DC/21/2244/LB West Suffolk

The existing black glazed rooftiles measure 245 x 340 and have a pantile profile. The ridge and hips are capped with lead.

Six Dormers on both south and north elevations. Twelve total.

The Dormers have lead sheet roof and cheeks. The south side has a hidden lead lined gutter behind a masonry wall. The roof water discharges to cast iron hoppers at intervals. On the north side, a traditional cast iron half round gutter discharges to downpipes.

A Bat survey was carried out and revealed that within the roof space there is in evidence a common Pipstrelle day roost and a Brown long eared day roost containing 2 No. individuals.

A Bat mitigation licence is required prior to any roof works taking place.

A licenced Bat ecologist will supervise a 'Soft Strip' of rooftiles, which will include installation of Bat Boxes placed on site during the works and Bat roof access tile laid on completion.

1.6 Site Inspection (By Engineer and Project Manager)

This Specification and associated documentation has been produced in conjunction with the Project Manager who is familiar with the site, the buildings and access routes.

1.7 Extent of Works

The existing black glazed roof tiles and lead flashings are deteriorating. The black pantiles are shaling, with many cracked and pieces broken off. The spalling tiles, together with poor lead flashings are allowing ingress of rainwater, (see drawing 21/0387/100 P2)

It is proposed to replace all tiles.

During removal of the black glazed pantiles, they are to be inspected and if suitable for re use, stacked carefully onto pallets and protected by covering.

The works are described on the drawings listed above together with this specification .

A specialist roofing Contractor has advised the works required and it is expected that insulation will be also be upgraded to comply with building regulations. Further consideration is also to be given regarding interstitial condensation.

Existing masonry parapet wall on the south side of the property, including returns on east and west is capped with lead.

It is proposed to leave this lead work in place. The inner face of the wall is to be rendered with cement and sand mixed with Febmix mortar plasticiser

The lead parapet gutters and upstand flashings are to be inspected as work progresses
Other lead flashings to be inspected as works progress .

All stepped lead flashings to chimney stacks are to be replaced, including the secret gutters behind the brickwork

1.8 Notification

The Contractor will be responsible for making all necessary notification to The Local Authority. It is expected that a building regulations application will be required for the re roofing. AFP will make the necessary application to West Suffolk Council
Prior notification is to be made to Naturally Wild Consultants, regarding Bat inspection. E mail address hello@naturallywild.co.uk

1.9 Protection

Where the tiles and felt have been removed, ensure the roof is protected from the elements at all times. Temporary tarpaulins to be provided and suitably secured against wind and rain.

2.0 MATERIALS AND WORKMANSHIP

2.1 Roofing

The pantiles to be used for re roofing are Ashvale black glazed handmade clay pantile. Tiles to be supplied by 'Lifestiles'

All to be confirmed by Listed Building Officer from West Suffolk Council.

All fixed in accordance with manufacturer's instructions and BS 5534:2014

Lifestiles
Toppesfield Hall Farm,
Great Yeldham Road,
Toppersfield Halstead Essex CO9 0LS

Telephone 01787 237057

The underlay is to be bituminous felt to BS 747 type 1 F
Use 50 x 25 treated timber battens

2.2 Repair to timber joists, purlins, and rafters.

During removal of existing tiles and felt, the existing structural timbers are to be inspected. Where the timbers are defective these are to be renewed from timber plate up to the next purlin.

Where the timber is hidden, i.e. within parapet wall the flashings are to be carefully removed and the plate inspected. If this is defective then it is to be repaired.

Rafters and joists of same size are to be grafted into existing.

Existing timbers are to be treated against rot and infestation.

2.2A Roof Insulation

The existing 'Rockwool' insulation which is laid over the ceiling in the Loftspace is uneven and contains dust and debris.

This is to be removed and carted off site.

New 'Rockwool' insulation is to be laid at ceiling level and to comply with building regulations (300mm depth)

It is not proposed to alter the roof line or add insulation 'up the rafter'

As the building is grade II listed, building regulations will be sympathetic to existing structure and 'U' value requirements.

2.3 Brick Repair

During removal of tiles and lead flashings, this may expose defective masonry. Repairs to the brickwork is to be made with bricks of similar size, and pre packed mortar obtained to ensure matching joints.

2.4 Above ground drainage SVP.s

Where soil and vent pipes are visible from outside, these are to be cast iron, fixed in accordance with manufacturer's instructions. Where vent pipes occur within the roofspace these can be installed in PVC as manufactured by Wavin Products or other approved. Make connections to underside of vent tile. All pipework to be hung and clipped as manufacturer's detail.

2.5 Guttering and downpipes

Contractor to allow for cutting through the cast iron downpipes and providing connections and adapter pieces.

The cast iron half round gutter on north side of building is to be replaced.

Existing support brackets to be inspected and re used if suitable.

Matching support brackets to be supplied and grouted into the masonry.

2.6 Roof Drainage into Hopper Heads

From the flat roof and back gutters, dress into the hopper heads in lead as shown on the detail attached to this document 'Chute outlets for gutters.

All lead used is to be supplied by 'Lead Sheet Association' member.

The use of rolled sheet lead is to comply with BS EN 12588: 2006.

Ventilation details are to be incorporated a per LSA specification.

3.0 Rendering Mortars

An ideal rendering mortar should generally be slightly weaker than the background to which it is to be applied, this also applies to the coats in a multi-coat rendering system, each successive coat should be no stronger than the previous coat.

In practice this is frequently achieved by maintaining constant mix proportions, but using successfully thinner coats. Some specially formulated render mortars can be applied in a single coat.

The rendering is to comply with BS EN 998 –1 (specification for mortar for masonry –Part 1: Rendering and plastering mortar)

External Rendering to be carried out in accordance with BS EN 139 14 –1 : 2005

For single application render mortars, these can be obtained from CEMEX



It is proposed to render the masonry on the inner face of the parapet wall. The existing upstand flashing is to be inspected and if satisfactory, remain undisturbed

Stainless steel mesh as manufactured by 'Expamet' is to be screwed to the brickwork face with non ferrous fixings and washers all in accordance with manufacturer's instructions.

Provide render drip using preformed metal lath to terminate over the upstand flashing.

4.0 Health and Safety –working with Lead.

Information on working with Lead Sheet manufactured to BS EN 12588

Can be obtained from –

The Lead Sheet Association

Unit 10 Archer's Park

Branbridges Road, East Peckham,

Tonbridge Kent TN12 5HP

Do not eat or drink whilst working with lead

Wear protective clothing

Apply hand barrier cream

Wash hands thoroughly using METWASH (all in accordance with manufacturer's instructions)

METWASH available from

Associated Lead Mills Ltd and Jamestown Metals Ltd

Unit B Bingley Road. Hoddesdon EN11 0NX

DORMERS

The roof and cheeks of the Dormers are covered with Lead Sheet.

It is proposed to inspect the decking and side structure of one Dormer on South and North elevations

The inspection should provide an indication as to the condition of the remaining Dormers construction behind the lead.

There are 6 No. Dormers on north and south elevations

Finished lead work is to be protected during construction

Provisional sum to be included for any defective ply roof decking, timber studwork and side sheathing to cheeks.

If it is decided to replace the roof covering and wall cheeks of the dormers, the work must be carried out in accordance with L S A details. Ventilation gap to be included, together with laying of approved underlay material. Underlay as distributed by Jamestown Metals Unit B Bingley Road Hoddesdon.

CHIMNEYS

Rushford Hall has the following brick chimney stacks which are visible from outside.

1 No. centre of the roof (south elevation)

2 No. on west elevation (one stack lowered in height serving an oil boiler.

1 No. on east elevation (at external wall of building)

2 No. on north elevation

Stepped lead flashings are to be replaced

5.0 Schedule of Works

- 5.1 Set up site, ensure welfare facilities, services made safe, Areas for storage and skips etc. Arrange visit from Bat ecologist
- 5.2 Scaffolding organised, and erected, including toe boards, protective Fencing, debris shoot, and tile conveyor.
- 5.3 Strip existing rooftiles, set aside any that can be reused. Remove battens and felt and insulation. Protection to be provided at all times where roof is exposed. Ensure temporary Bat Boxes.
- 5.4 Lead flashings to be inspected, including Dormers. Roof and cheeks on south and north side to be removed for thorough inspection. Similary the parapet gutter and adjacent roof timbers.
Provisional sum for replacement of Dormer roof and cheeks including Associated lead flashings
- 5.5 Carry out repairs to timber rafters, joists and purlins. Add new timbers To match existing sizes. Provide insulation as required by building control.
- 5.6 At eaves provide carrier and glidevale roof ventilators.
- 5.7 Provide additional timber pieces to level up outer face of rafters. Lay 50 x 25 timber battens over the bituminous felt.. Allow provision for Vent tiles both for Bats and SVP.s
- 5.8 Provide new lead flashings for chimney stacks, including the Dormer ridge To main roof valleys
- 5.9 Lay new black glazed pantiles, include all cutting and toning the edges to match
- 5.10 Provide lead hip and ridge covering pieces
- 5.11 Dress lead from dormer cheeks over the new tiles, including drip flashing under window cill
- 5.12 Make good the disturbed stepped parapet gutter and outlets
- 5.13 Apply cement sand render to inner face of parapet wall **Provisional Sum**
- 5.14 Replace cast iron gutter on north side fixed with steel brackets into masonry Make connection to existing downpipes. Gutter to be painted to match
- 5.15 Ensure all lead flashings are laid to ensure weather tightness on completion of
- 5.16 Remove scaffolding, tidy the area, all skips to be removed. Services reconnected at roof level. (comms cables lighting etc)