



**Specification**

- All existing roof coverings are to be removed including all roofing accessories such as hip and ridge tiles. Care is to be taken to not damage any tiles on any adjacent buildings that are not being re-roofed at the same time.
- All existing cement verges, bedding or flashing at edges, ridges, are to be removed.
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- Existing tiled roofs including outbuildings are to be re-covered with new Wienerberger Gaelic Single Roman Clay Tiles (342 x 255 mm) in Natural Red with a minimum headlap of 75 mm (the actual headlap is to be determined by the existing tile coursing to create an exact match). Wienerberger roof tiles must be laid and fixed to comply with BS 5534: the British Standard Code of practice for slating and tiling, and BS 8000: Part 6; the British Standard Code of practice for workmanship on building sites. New tiles are to be fixed to tanalised timber roofing battens to match existing and at least 38 x 25 mm for rafters up to 450 c/c or 50 x 25 for rafters up to 600 c/c. Nail size and type shall be 50 x 3.35 mm aluminium ring shank clout head. The minimum pitch of all roofing is 30 degrees and tiles shall be clipped to battens as manufacturers recommendations.
- NB. Clay tiles are subject to small variations in size because of drying and firing shrinkage in the manufacturing process. Before deciding on the batten gauge and linear coverage, the roof tiler should inspect each batch of tiles to ensure that the correct minimum headlap and sidelap are achieved.
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- The timber roofing battens supporting the tiles are to be laid on a Tyvek Supro (or similar) breathable roofing membrane with minimum 150 mm horizontal laps and 300 mm vertical laps fixed to rafters.
- At all eaves a proprietary over fascia ventilation strip (10 mm) is to be fitted to provide effective resistance to large insects and driving rain.
- At all eaves a proprietary underlay support tray is to be fitted to prevent sagging of the underlay behind the fascia and eliminate the problem of long-term deterioration of the underlay at the eaves.
- At all eaves a proprietary spacer tray is to be fitted over the rafters to provide a clear air path over the insulation irrespective of soffit width and roof pitch.
- At all eaves a proprietary bird comb filter is to be fitted.
- The new roofing is to include all new traditional style accessories such as clay ridge tiles and hip tiles to replace existing. It should be noted that replacement is to be strictly like-for-like.
- The new roofing is to include traditional methods such as cement pointing and bedding where required for example on ridge tiles, hip tiles, and verges. Verges are to include fibre cement undercloak with a 50 mm projection to support the cement pointing.
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- All CI gutters are to be inspected and repaired as necessary. All gutters are to be cleaned and given a coat of rubberised or bitumen paint internally.

**NOTES**  
 Do not scale from this drawing. Only figured dimensions are to be taken from this drawing.  
 Contractor must verify all dimensions on site before commencing any work or shop drawings.  
 Report any discrepancies to the architect before commencing work. If this drawing exceeds the quantities taken in any way the architect is to be informed before the work is initiated.  
 Work within the Construction (Design & Management) Regulations 2015 is not to start until Pre Construction Health and Safety Information has been produced by the Principal Designer and a Principal Contractor has produced a Construction Phase Health and Safety Plan.  
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 This drawing originates from the CAD file:  
 S:\2022\22810\_Replacement Roofs, New Earswick\10\_BSB Drawings\1020\_Current Issue\1025\_Appraisals\22810\_BSB\_00\_XX\_M2\_A\_0064 P1\_0065 P1 14-18 Sycamore Place Outbuildings.dwg

**REVISIONS**

Rev	Description	Dwn	Date	Chk	Date
P1	First Issue			jnh	13-07-23

**SCHEDULE OF PROPERTIES**

14	Sycamore Place - No outbuilding
15	Sycamore Place
16	Sycamore Place
17	Sycamore Place
18	Sycamore Place

Re-roofing work to be carried out to all outbuildings within red line boundary and shaded light blue - see specification for extent  
 Refer to dwg 0020 for key plan to all LBC applications

- Grade 2 listed properties on or adjacent to application site - tenant occupied
- Grade 2 listed properties on or adjacent to application site - owner occupied



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**RIBA**

**CLIENT**  
 Joseph Rowntree Housing Trust

**PROJECT**  
 Replacement Roof Programme  
 New Earswick, York

**DRAWING TITLE**  
 Proposed Elevations (Outbuildings)  
 LBC Application 1 of 7  
 14 - 18 Sycamore Place

Drawing Status	Scale	Sheet Size
For Information_S2	1:100; 500	A3
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