

b Sta

Westfield House

12.5m

HAXBY ROAD



**Specification**

1. All existing main and secondary roof coverings are to be removed including tiled bays, porches and outbuildings, including all roofing accessories such as hip and ridge tiles, ventilation tiles, svp pipe penetrations and the like. Care is to be taken to not damage any tiles on any adjacent buildings that are not being reroofed at the same time.
2. All existing cement fillets, verges, bedding or flashing at edges, ridges, abutments etc. are to be removed.
3. All existing leadwork to dormer cheeks and dormer tops, lead valleys, stepped, abutment, and cover flashings, lead hoppers, pipe collars etc. is to be removed.
4. All existing rooflights are to be removed including all associated flashings.
5. All existing insulation in the roof spaces is to be removed and roof spaces generally cleaned.
6. Existing main timber 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 clip fixed to battens as manufacturers recommendations.
7. 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.
8. Existing porch and bay timber roofs are to be re-covered with new Wienerberger Humber Plain Rosemary tiles in Natural Red with a minimum headlap of 65 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 (100 mm spacing approx.) and at least 38 x 25 mm for rafters 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 35 degrees and tiles shall be clip fixed to battens as manufacturers recommendations.
9. 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.
10. 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.
11. 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.
12. 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.
13. At all eaves a proprietary bird comb filler is to be fitted.
14. The new roofing is to include all new traditional style accessories such as clay ridge tiles, hip tiles, ventilation, and flue tiles to replace existing. It should be noted that both angular and half round ridge and hip tiles are present across the site and replacement is to be strictly like-for-like. NB the bay window hip tiles are smaller in size.
15. The new roofing is to include traditional methods such as cement pointing and bedding where required for example on ridge tiles, hip tiles, valleys, verges and any making good to party walls ready to receive firestopping. Any verges are to include fibre cement undercloak with a 50 mm projection to support the cement pointing. Any hip irons are to be replaced with new to match existing.
16. New insulation to roof spaces is to include the following:
  17. 300 mm of mineral fibre quilt in two layers, with the first layer of 100 mm laid between the ceiling joists and the second layer of 200 mm laid across first layer at 90 degrees. K value 0.044 W/mK
  18. 50- 100 mm of Kingspan Kooltherm K107 pitched roof insulation board laid between existing rafters with sloping soffit. Thickness varies depending on depth of rafters leaving a 50 mm clear gap above the insulation to the underside of the roofing underlay.
19. Firestopping over party walls is to be provided by a 50 mm compressible mineral fibre quilt laid over the sarking felt and between the battens.
20. Firestopping at boxed eaves is to be provided by a 50 mm compressible mineral fibre quilt.
21. All existing leadwork is to be replaced with new leadwork (code 3, 4 and 5 as dictated by the LDA). This includes dormer cheeks and dormer tops, lead valleys, stepped, abutment, and cover flashings, lead hoppers, pipe collars etc.. All leadwork is to be carried out in accordance with the LDA by qualified trade.
22. All existing rooflights are to be replaced with new double glazed 'conservation style' rooflights. The new units are to match the existing in terms of size and profile but the glazing shall comprise of 4 mm toughened outer / 16 mm argon cavity / 4 mm Low E toughened inner giving a u value of 1.4 W/m2K. The frames are to be made in steel and polyester powder coated finished in black (white internally). All flashings are to be supplied in lead to match existing.
23. 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 architects are 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. This drawing is copyright and must not be reproduced without consent of BSB Architecture

**REVISIONS**

Rev	Description	Dwn	Date	Chk	Date
P1	First Issue	jnh	13-06-23	pm	13-06-23

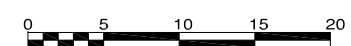
**SCHEDULE OF PROPERTIES**

1	Hawthorne Terrace
2	Hawthorne Terrace
3	Hawthorne Terrace
4	Hawthorne Terrace
5	Hawthorne Terrace
6	Hawthorne Terrace
7	Hawthorne Terrace
8	Hawthorne Terrace
9	Hawthorne Terrace
10	Hawthorne Terrace
11	Hawthorne Terrace
12	Hawthorne Terrace

Re-roofing work to be carried out to all houses and outbuildings within red line boundary and shaded light blue - see specification for extent

Refer to dwg 0014 for elevations  
Refer to dwg 0015 for photographs  
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  
**Block Plan 1 of 1  
LBC Application 6 of 7  
Hawthorne Terrace**

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Revision  
**P1**