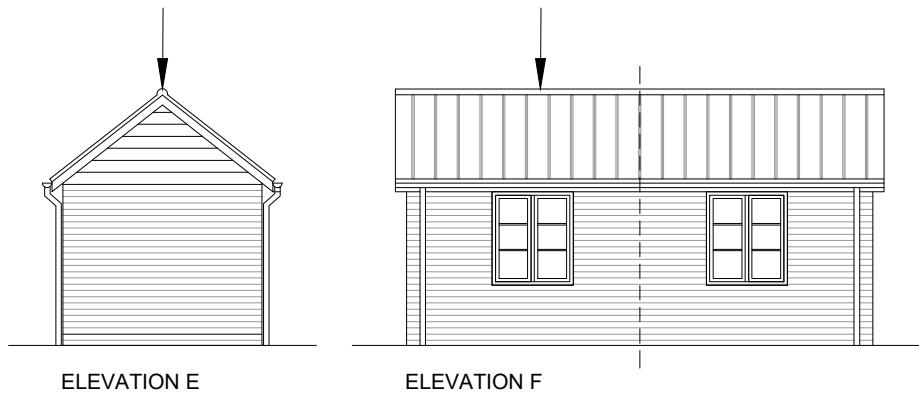
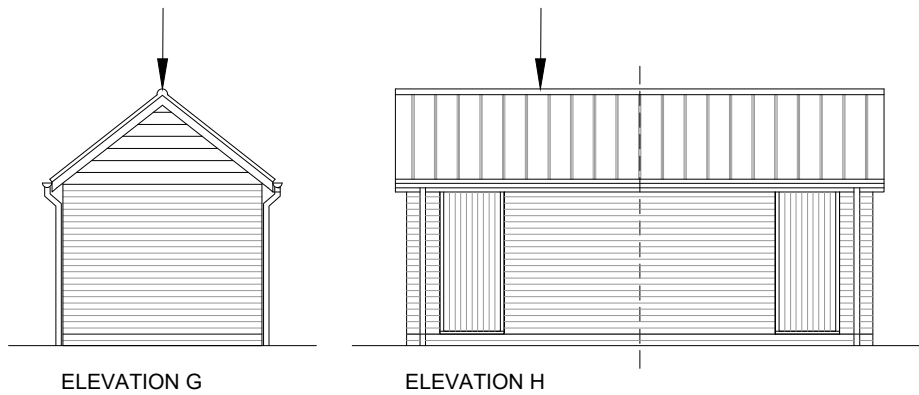


Roof covering to all outbuildings be replaced as per specification



Roof covering to all outbuildings be replaced as per specification



KEY PLAN 1:500

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
 This drawing originates from the CAD file:
 S:\2022\22810_Replacement Roofs_New Earswick\010_BSB Drawings\020_Current Issue\025_Appraisal\22810_BSB_00_XX_M2_A_0076 P1_0077 P1 1-20 Ivy Place Outbuildings.dwg

REVISIONS

Rev	Description	Dwn	Date	Chk	Date
P1	First Issue		pm 28-07-23	jnh	28-07-23

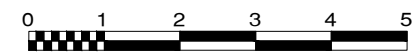
SCHEDULE OF PROPERTIES

01	Ivy Place - No outbuilding
02	Ivy Place - No outbuilding
03	Ivy Place - No outbuilding
04	Ivy Place - No outbuilding
05	Ivy Place - No outbuilding
06	Ivy Place - No outbuilding
07	Ivy Place - No outbuilding
08	Ivy Place - No outbuilding
09	Ivy Place - No outbuilding
10	Ivy Place - No outbuilding
11	Ivy Place - No outbuilding
12	Ivy Place - No outbuilding
13	Ivy Place - No outbuilding
14	Ivy Place - No outbuilding
15	Ivy Place - No outbuilding
16	Ivy Place - No outbuilding
17	Ivy Place - No outbuilding
18	Ivy Place
19	Ivy Place
20	Ivy Place - No outbuilding

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



Specification

1. 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 reroofed at the same time.
2. All existing cement verges, bedding or flashing at edges, ridges, are to be removed.
3. -
4. -
5. -
6. 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 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. -
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 and hip tiles to replace existing. It should be noted that replacement is to be strictly like-for-like.
15. 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.
16. -
17. -
18. -
19. -
20. -
21. -
22. -
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.

BSB Architecture

The Deep Business Centre
 Tower Street
 Kingston upon Hull - HU1 4BG
 Tel : 01482 329 276
 Fax: 01482 213 602
 Email: info.bsbarchitecture@gmail.com

RIBA

CLIENT

Joseph Rowntree Housing Trust

PROJECT

Replacement Roof Programme
 New Earswick, York

DRAWING TITLE

Proposed Elevations (Outbuildings)
 LBC Application 7 of 7
 1 - 20 Ivy Place

Drawing Status For Information_S2	Scale 1:100; 500	Sheet Size A3
Drawn pm	Checked jnh	Date 28/07/23
Drawing No. 22810-BSB-00-XX-DR-A-0077		Revision P1

Acclaim Accreditation
 Constructionline