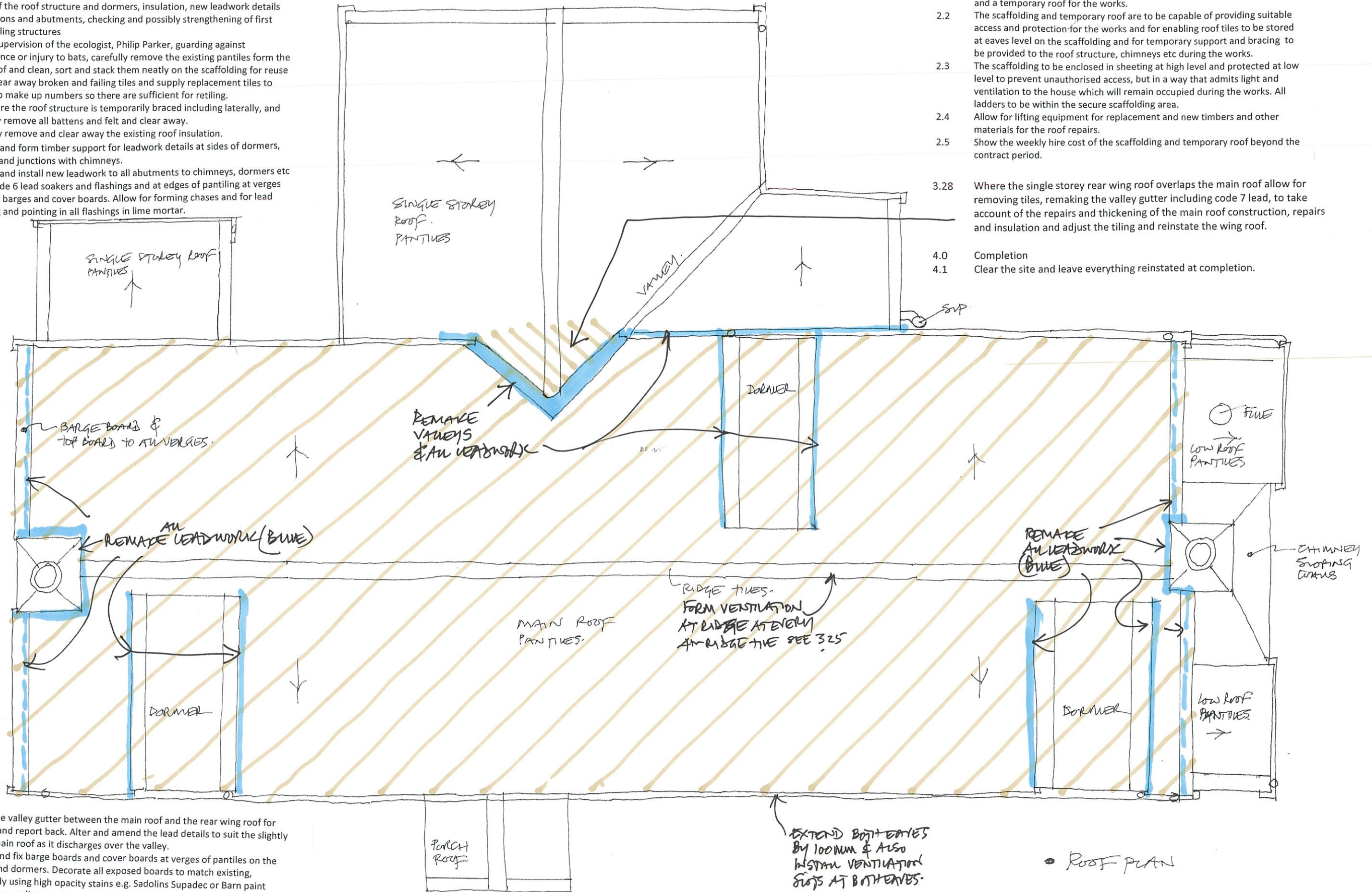


- 3.0 The repairs
- 3.1 The repairs include the stripping and retiling of the house main roof the repair of the roof structure and dormers, insulation, new leadwork details at junctions and abutments, checking and possibly strengthening of first floor ceiling structures
- 3.2 Under supervision of the ecologist, Philip Parker, guarding against disturbance or injury to bats, carefully remove the existing pantiles from the main roof and clean, sort and stack them neatly on the scaffolding for reuse later. Clear away broken and failing tiles and supply replacement tiles to match to make up numbers so there are sufficient for retiling.
- 3.3 Make sure the roof structure is temporarily braced including laterally, and carefully remove all battens and felt and clear away.
- 3.4 Carefully remove and clear away the existing roof insulation.
- 3.21 Provide and form timber support for leadwork details at sides of dormers, valleys, and junctions with chimneys.
- 3.22 Provide and install new leadwork to all abutments to chimneys, dormers etc using code 6 lead soakers and flashings and at edges of pantiling at verges with the barge and cover boards. Allow for forming chases and for lead wedging and pointing in all flashings in lime mortar.

- 2.0 Scaffolding, temporary roof and temporary works
- 2.1 Design, provide, adapt as necessary and remove at completion, scaffolding and a temporary roof for the works.
- 2.2 The scaffolding and temporary roof are to be capable of providing suitable access and protection for the works and for enabling roof tiles to be stored at eaves level on the scaffolding and for temporary support and bracing to be provided to the roof structure, chimneys etc during the works.
- 2.3 The scaffolding to be enclosed in sheeting at high level and protected at low level to prevent unauthorised access, but in a way that admits light and ventilation to the house which will remain occupied during the works. All ladders to be within the secure scaffolding area.
- 2.4 Allow for lifting equipment for replacement and new timbers and other materials for the roof repairs.
- 2.5 Show the weekly hire cost of the scaffolding and temporary roof beyond the contract period.
- 3.28 Where the single storey rear wing roof overlaps the main roof allow for removing tiles, remarking the valley gutter including code 7 lead, to take account of the repairs and thickening of the main roof construction, repairs and insulation and adjust the tiling and reinstate the wing roof.
- 4.0 Completion
- 4.1 Clear the site and leave everything reinstated at completion.



- 3.23 Check the valley gutter between the main roof and the rear wing roof for defects and report back. Alter and amend the lead details to suit the slightly higher main roof as it discharges over the valley.
- 3.24 Renew and fix barge boards and cover boards at verges of pantiles on the gables and dormers. Decorate all exposed boards to match existing, preferably using high opacity stains e.g. Sadolins Supadec or Barn paint rather than ordinary paint.
- 3.25 Install pantiles to both roof slopes, to recover the whole roof and ridge tiles and bed and point the ridge tiles in lime mortar and double gallet the troughs of the pantiles at the ridge with tile slips. Form ventilation at the ridge with every fourth ridge tile set sitting on the other ridge tiles and with bespoke lead work beneath, incorporating insect mesh to form ridge ventilators to ventilate the roof space.
- 3.26 Take off and reinstall all rainwater gutters and pipes to the main roof. Provide and install new black cast aluminium gutters and pipes with 125 diameter gutters and 75mm pipes all in existing positions and discharging as existing.
- 3.27 Check drains and leave them in working order and running effectively.

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| drawing title ROOF PLAN. | | FREELAND REES ROBERTS ARCHITECTS 25 City Road, Cambridge, CB1 1DP tel 01223 366555 fax: 01223 312882 info@frarchitects.co.uk | | | |
| client SIMONNE GRADUS & JANE CAMPBELL | job title THE COTTAGE CHAPEL ROAD OLD NEWTON SUFFOLK | scale APPROX 1:50 @A3 | drawn HF | date JUNY 2023 | sheet/layout number 23-038 / ROOF 1 |