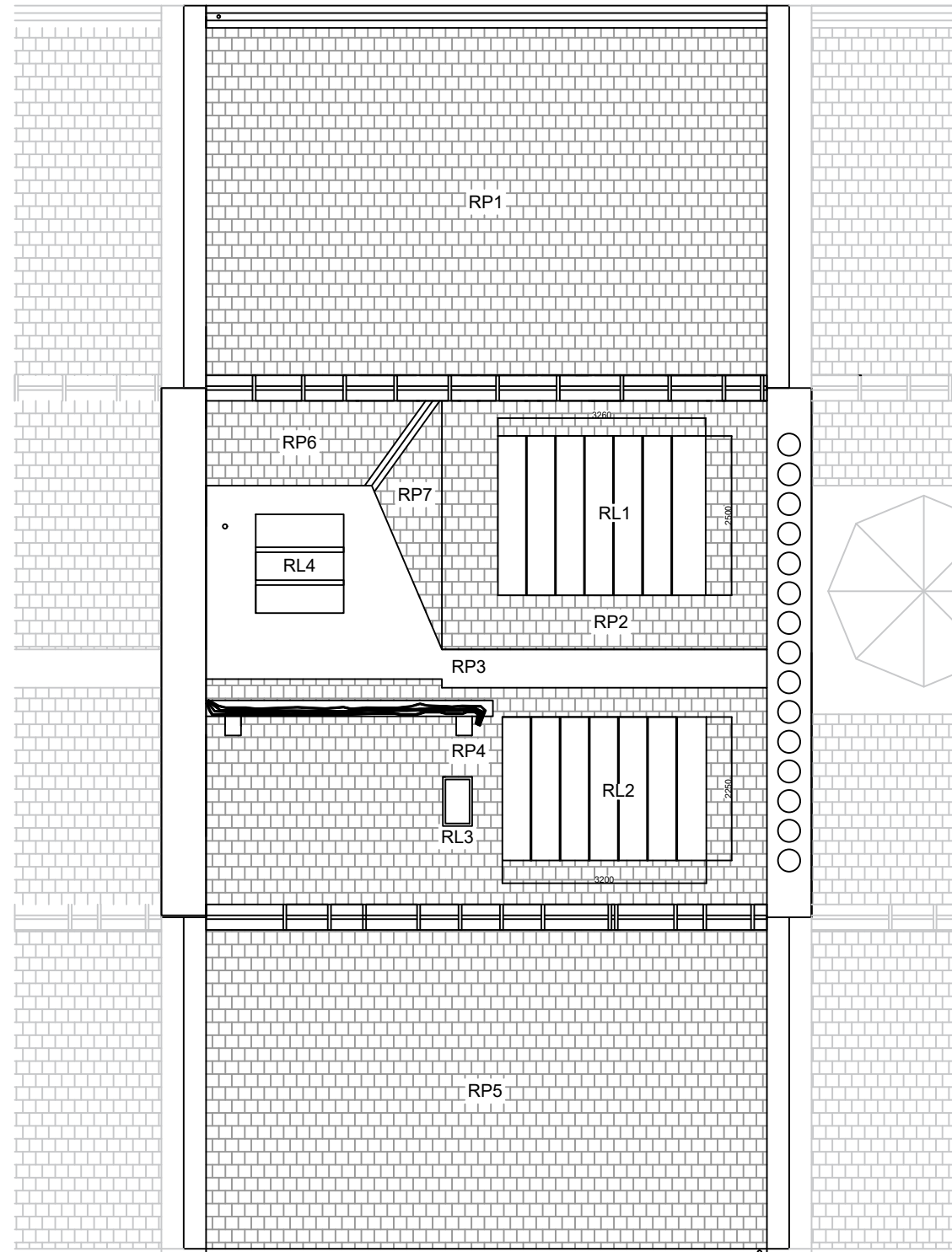


Design Statement: Roof works concern repair and maintenance of current roof coverings due to current poor condition, which has lead to water ingress. Materials will be replaced on a like-for-like basis as to not change the characteristics of the roof. New rooflights will be of a similar design, however utilising double glazing and a full aluminum frame.

No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Notes:

RP - Roof Pitch
RL - Roof Lights



Works to Roof

1. RP1 - 7 - Slate Roof Coverings
Strip off existing natural slate and set aside for re-dressing, remove all existing flashings details including zinc ridge flashing and fixings, cement mortar fillet flashings to club skew upstands. Including for removal of lead valley flashings. Sarking and beams assessed for decay and damage, patch repair to match existing.
2. RL1 & RL2 - Rooflights
Strip out existing timber and aluminum framed rooflights, including perimeter lead and bitumen felt flashing's leaving opening and retained timber rafters ready to receive new rooflight. Supply and fit new Whitesales Ltd. double glazed, aluminium framed rooflights to existing opening and timber upstand; sizes of new rooflights to match existing.
3. Club Skew Upstand with adjacent property (266 St Vincent Street)
Rake out lime mortar skew/abutment flashings and check sarking boards and truss ends for rot and undertake replacements as necessary. Undertake any required repairs and replace lime mortar skew thereafter. Minor works proposed to existing render/stone extending to repointing open joints to cope stones with lime mortar mix.
4. Club Skew Upstand with adjacent property (276 St Vincent Street)
Rake out lime mortar skew/abutment flashings and check sarking boards and truss ends for rot and undertake replacements as necessary. Minor works proposed to existing render/stone extending to repointing open joints to chimney cope stones with lime mortar mix (NHL 3.5), haunching to existing chimney pots cut back where loose and friable, prepare and re-hauch chimney pots leaving to existing profile.
5. RP01 Front Eaves Gutter Detailing
Existing wall head gutter to front elevation, lined with liquid applied coating, connected to existing cast iron downpipes - Allow for cleaning of wallhead gutter to front elevation.
6. RP05 Rear Eaves Detailing
Existing pvc half round gutter to rear elevation, connected to pvc rainwater conductor fixed to elevation. Gutter is in poor condition, joints failed, distorted along length, joints are damaged and leaking onto elevation. Replace existing gutter with new half round cast iron gutter and connect to existing retained downpipes.
7. RP1 - Re-Slating
Use salvaged and dressed slates to re-slate RP1; include for new lime mortar haunching to skew upstand detailing to front elevation.
8. Lead Valley Between RP6 & RP7
Allow for removal of lead valley; replace to match existing. All leadwork in accordance with the Lead Sheet Manual.
9. RP3 - Lead Valley and Flat Roof
Lift existing lead and associated joints; thereafter lay new lead and joints to match existing. All leadwork in accordance with the Lead Sheet Manual.
10. Zinc Roof Ridges
Allow for the lifting and removal from site the existing zinc roof ridges and associated ties; thereafter replace ridges and ties to match existing.
11. RP3 Rainwater Goods
Allow for uPVC rainwater goods to be rodded through to clear any potential blockages; Provide protection for outlet during roof works, ensuring no debris is ingested into the system.
12. RL3 & RL4 - Rooflights
Allow for retention of rooflights, cleaning down surfaces once surrounding works have concluded.

Amendments:

Drawing type:

Planning

Client: DF Concerts

Project:

272 St Vincent Street –
Re-Roofing

Title:

Roof Plan – Proposed

Scale: 1:100 A3 Date: 18/09/2023

Drawn: PM Checked: EC

Drg.no: 201069_002

Rev:

Watts.

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Roof Plan - Proposed

SCALE 1:100 @ A3