

G Hill
EPMR

THE WHITE LION, 10 THE HIGH STREET, THORNBURY BS35 2AQ

New roofing & 2 x roof lanterns & 2 x new sash windows

Tuesday, 5 December 2023

Marstons - Rebecca Mason

1 Items



ITEMS 1

Please see roofing schedule marked in red

Roof lanterns & new sash windows are marked in yellow

Roof 1:

Strip roof of all previous coverings, putting tiles (reclaimed double roman) and ridges aside for re- use, allowing for 20% breakages
Supply and fit new breathable felt, new 2x1 treated batten and new felt support trays

Re-tile using existing tiles and to match breakages with existing double reclaimed tiles

Re-bed existing ridges and verge tiles on 3 to 1 mix of sand and cement

Roof 2:

Strip roof of all previous coverings, putting tiles (reclaimed double roman) and ridges aside for re- use, allowing for 20% breakages
Supply and fit new breathable felt, new 2x1 treated batten and new felt support trays
Re-tile using existing tiles and to match breakages with existing double reclaimed tiles

Re-tile and fit 2.5m of new code 4 300mm lead and 8.5 lm of new code 4 150mm for cover flashings

All to be sealed and patinated with lead sealant

Roof 3:

Strip roof of all previous coverings pan tiles (to be thrown as insufficient), putting tiles and ridges aside for re-use, allowing for 20% breakages

Supply and fit new breathable felt, new 2x1 treated batten and new felt support trays

Re-tile with reclaimed double roman tiles

Supply and fit 9 lm of lead soakers code 4 300mm and 9 lm of code 4 150mm cover flashings
Re-bed 3 lm of existing ridges on a 3 to 1 mix of sand and cement

Roof 4:

Strip roof of all previous coverings pan tiles (to be thrown as insufficient), putting tiles and ridges aside for re-use, allowing for

20% breakages

Supply and fit new breathable felt, new 2x1 treated batten and new felt support trays Re-tile with reclaimed double roman tiles

Supply and fit 11 lm of new lead soakers code 4 300mm and 9 lm of code 4 150mm cover flashings

Supply and fit 14 lm of new code 4 300mm lead flashings to the 2 dormers Re-ridge on 3 to 1 mix of sand and cement

Roof 5:

Clean all debris from flat roof

Supply and fit a new 3 layer felt system which consists of primer, underlay with a mineral finish

Re-seal all lead flashings on upstands of the flat roof

Supply & install new roof lantern

Roof 6:

Clean all debris from flat roof

Supply and fit a new 3 layer felt system which consists of primer, underlay with a mineral finish

Re-seal all lead flashings on upstands of the flat roof

Supply & install new roof lantern

Roof 7:

Supply and erect full scaffolding to front and side of property

Strip roof of all previous coverings, putting slates and ridges aside for reuse (welsh slates 300mm x 600mm), allowing 20% breakages

Supply and fit new breathable felt, new 2x1 treated batten and new felt support trays Fit lead to lead valley - 450mm code 4

Re-seal all cast iron gutters

Re-slate roof with welsh slate

Re-lead hips - approximately 7 lm of code 4 450mm lead to be dressed in situ

Re-lead chimneys with code 4 450mm for front aprons, code 5 450mm for back aprons, code 4 150mm for soakers and 150mm code 4 for step flashings

Re-ridge on 3 to 1 mix of sand and cement

Roof 8:

Supply & install new Clay roof tiles where they are have been damaged

Lantern details - Marked in yellow boxes on the flat roof

Supply & install small hardwood lantern roof light to match the existing design with double glazed units - Paint finished to the existing colours

2560 x 1530

Box sash windows - Marked in yellow on the pitched roof

Supply & install large hardwood lantern roof light to match the existing design with double glazed units - Paint finished to the existing colours

3700 x 2900

Supply & install 2 x traditional box sash windows, double glazed & draught sealed - Paint finished to existing colours & new ironmongery fitted