

Contractors responsibility to check all site dimensions & levels prior to commencing works.
 Contractor to comply in all respects with current building regulations & guidelines whether specified on this drawing or not.
 The drawing must be read & checked against any other specialist drawings provided by the company or by consultants.
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Roof Area 1

- Strip roof of all previous coverings, putting tiles (reclaimed double 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 Area 2

- Strip roof of all previous coverings, putting tiles (reclaimed double 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 flashing
- All to be sealed and painted 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 9m of Code 4 150mm cover flashing
- 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 9m of Code 4 150mm cover flashing
- Supply and fit 14 lm of new code 4 300mm lead flashing 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 flashing on upstands of the flat roof
- Supply & install new roof lantern

Roof 6

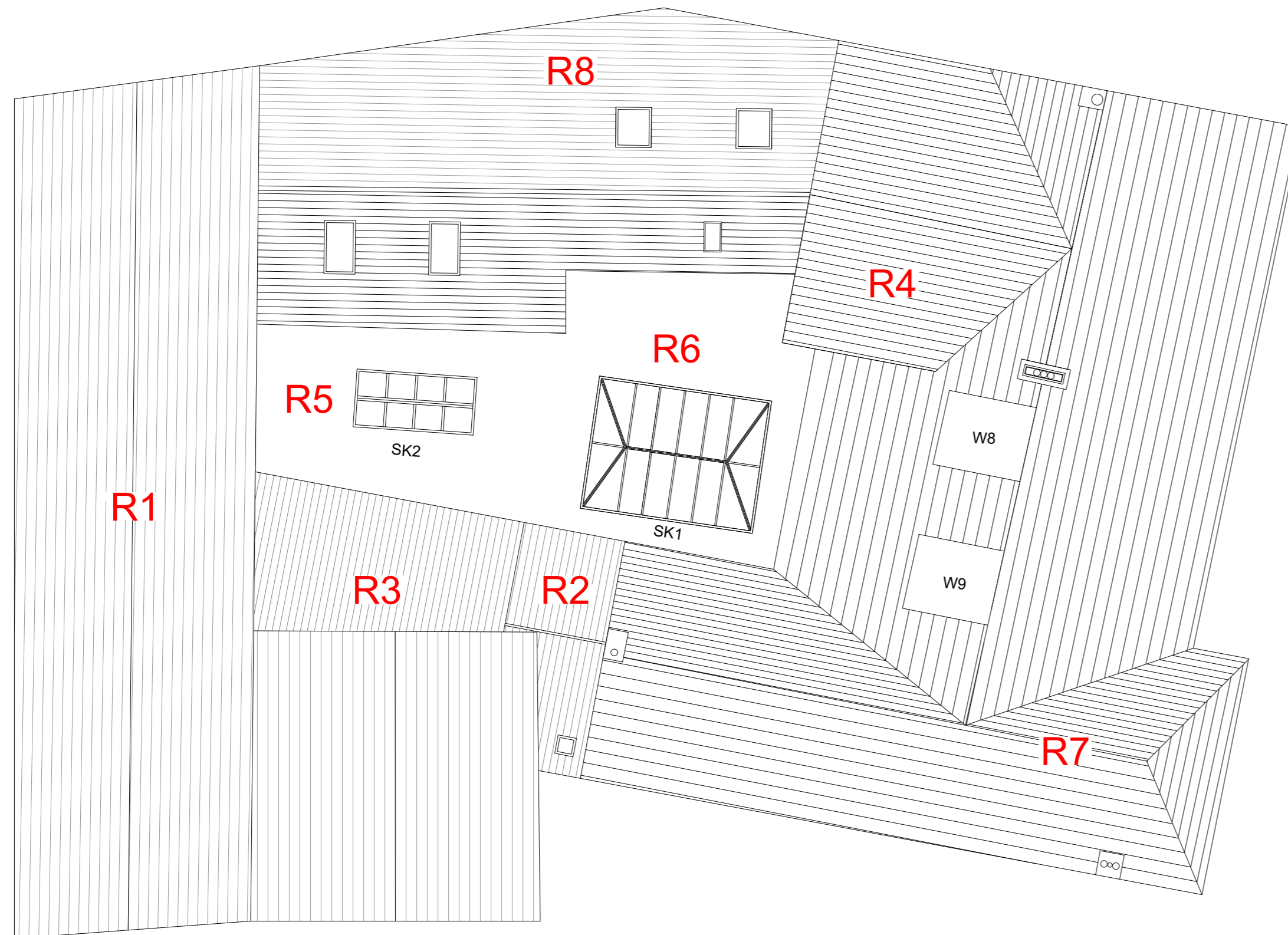
- Clean all debris from flat roof
- Supply and fit a new 3 layer felt system which consists of primer, underlay with a mineral finish
- Re-seal all lead flashings on upstands of the flat roof
- Supply & install new roof lantern

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 7m 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 flashing
- 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



PERMISSION TO CARRY OUT WORKS HIGHLIGHTED IN RED

WINDOW 8 & 9 - PERMISSION TO REPLACE THE TWO DORMER SASH WINDOWS TO MATCH EXISTING DUE TO ROTTEN FRAMES AND TO ADDRESS LEAKS

PERMISSION TO REPLACE ALL SECTIONS OF THE LEAD GULLEY WITH 4" PVC OUTLETS BETWEEN FLAT ROOF, GARDEN ROOM AND GABLE END WALL

PERMISSION TO REPLACE LEAD VALLEYS BETWEEN PITCHED ROOFS

PERMISSION TO RE-DIVERT INTERNAL DRAINAGE SYSTEM TO THE NEWLY PROPOSED EXTERNAL OUTLETS

SKYLIGHT 1 & 2 - PERMISSION TO REPLACE THE TWO SKYLIGHTS WITH MATCHING VARIANTS

PERMISSION TO CARRY OUT ALL ROOFING WORKS

PLEASE REFER TO THE PROPOSED GROUND, FIRST AND SECOND FLOOR, PROPOSED ELEVATIONS AND PHOTOGRAPH LOCATION PLAN/SUPPORTING IMAGES

REV	DETAILS		BY
			
PROJECT			
White Lion 10 High Street, Thornbury, Bristol, BS35 2AQ			
TITLE			
Proposed Roof Plan			
SCALE		DATE	
1:100 @ A2		DEC 2023	
DRAWN BY	CHECKED BY	DRAWING No.	REV
AF	-	04/12/91814/PP/RP	-
<small>MARSTON'S PLC ST JOHNS HOUSE ST JOHNS SQUARE WOLVERHAMPTON WV2 4BH TEL:01902 907250</small>			