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PROJECT NAME:	Old Vicarage	HMAD REF:	2342 rev A
LOCATION:	Woodbury Salterton	DATE:	<b>Dec 2023</b>
CIRCULATION:	<b>xx</b>	QA: check by	mr

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*This hmad document has been prepared and written by an architect accredited in Conservation by the AABC in support of a listed building application and describes for the benefit of the conservation officer the proposed scope of work expected to be required. It is assumed this work will be carried out by a competent Contractor with experience of working on heritage assets. This document is confidential and copyright protected and should not be circulated or distributed without our consent.*

### **Repair and maintenance of roofing:**

#### **Overview of proposals:**

- Works to include the refixing of slates (and battens where necessary) to the damaged or degraded areas of the existing roofing.
- Works and repairs to use existing slates where sound.
- Any shortfall in the number of slates or where replacement of slates is required to replace broken slates to be made up using new UK slate to match existing profile and visual appearance.
- Redress all existing flashings where these are sound at roof connections and abutments e.g. Around chimney stacks.
- Where repairs to lead valleys and flashings are required will be undertaken using Code 5 lead.
- All scaffolding in association with roof access and roof works is to have protected caps where this contacts with the building, to minimise any damage during the erection or removal of the scaffold.
- Slates should be fixed in accordance with BS:5534: Part 1; rev 1990, and BS:8000 Slating and Tiling Workmanship

#### **Outline of Proposed Scope of Work:**

*On the main front roof: -*

- Remove the ridge from the main roof, clean and put to one side for reuse. Where the chimney was removed take of the new slate used for the repair.

*The front valleys that need to be replaced on the intersecting roof gable over the entrance: -*

- Remove the ridge, clean and put to one side for reuse.
- Remove the slate from the left-hand-side roof that is hidden when you are driving into the property, put the slate to one side for reuse.
- Remove 3 slates wide from the remaining valleys.
- Remove the existing valleys.
- Check the valley boards and cover with "GEOTEX" underlay.
- Fit new code 5 lead valleys in 1.5meter lengths with a 150mm overlap.
- Re-slate the valleys with existing slate, replacing all the slate on the Left Hand side valley with new Man--made slate.
- Re-bed the existing ridge tiles with sand and cement mortar.

*On the main front roof: -*

- Use the second hand slate taken from the intersecting roof to make good the patch on the main roof. Re-bed the existing ridge tiles with sand and cement mortar.

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### STANDARDS OF FOR REFIXING ROOF SLATES:

#### Natural slating

**This schedule is designed to and is limited to describing the visual design intent of the proposed replacement and or patch repair of roof coverings. Technical installation details are to be determined as part of the Contractors responsibility.**

#### ROOF SLATING

- Substrate: Existing Rafters
- Pitch: As existing.
- Underlay: Reinforced bitumen membrane to BS 8747, type 1F.
  - Recycled content: None permitted.
  - Direction: Parallel to eaves.
  - Head-lap (minimum): 150 mm.
- Battens:
  - Size: 50 x 25 mm.
  - Fixing: 65 x 3.35 mm galvanized round plain shank nails.
- Slates:
  - To be of similar visual appearance to the existing tiles
  - Type: Natural slate.
  - Fixing: Nailed.

**Overall sizing of Slates / Slate heights and technical installation details are to be determined by the specialist roofing contractor to ensure a weatherproof roof covering is achieved.**

#### BASIC WORKMANSHIP

- General: Fix slating and accessories to make the whole sound and weathertight at earliest Opportunity.
- Setting out: To true lines and regular appearance, with neat fit at edges, junctions and Features.
- Fixings for slating accessories: As recommended by manufacturer.
- Gutters and pipes: Keep free of debris. Clean out at completion.

#### REMOVING EXISTING SLATING

- General: Carefully remove slates, battens, underlay, etc. With minimum disturbance of Adjacent retained slating.
- Undamaged slates: those of suitable dimensions, quality and condition set aside for reuse. Others set aside an made available for salvage

#### SLATE FIXING

- Setting out: Lay slates with an even overall appearance with slightly open (maximum 5 Mm) butt joints. Align tails.
- Slate thickness: Consistent in any one course. Lay with thicker end as tail.
- Ends of courses: Use extra wide slates to maintain bond and to ensure that cut slates are As large as possible. Do not use slates less than 150 mm wide.
- Top course: Head-nail short course to maintain gauge.
- Fixing: Centre nail each slate twice through countersunk holes 20-25 mm from side edges.

## SCHEDULE OF WORK



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- Nails: Copper clout to BS 1202-2
- Nail dimensions: Determine in accordance with BS 5534 to suit site exposure, Withdrawal resistance and slate supplier's recommendations.

### **WORKMANSHIP REQUIREMENTS FOR LEADWORK REPAIRS:**

- Standard: To BS 6915 and latest edition of 'Rolled lead sheet. The complete manual' Published by the Lead Sheet Association.
- Fabrication and fixing: To provide a secure, free draining and completely weathertight Installation.
- Operatives: Trained in the application of lead coverings/ flashings. Submit records of Experience on request.
- Preforming: Measure, mark, cut and form lead prior to assembly wherever possible.
- Marking out: With pencil, chalk or crayon. Do not use scribes or other sharp instruments Without approval.
- Bossing and forming: Straight and regular bends, leaving sheets free from ripples, kinks, Buckling and cracks.
- Solder: Use only where specified.
- Sharp metal edges: Fold under or remove as work proceeds.
- Finished work: Fully supported, adequately fixed to resist wind uplift but also able to Accommodate thermal movement without distortion or stress.
  - Protection: Prevent staining, dis-colouration and damage by subsequent works.