

8 February 2024
Our Ref. 2416

Schedule of Works for the Replacement of a slate roof finish on a Grade II Listed Building at The Mill, Hamslade Hill Oakfordbridge, Bampton, EX16 9JA.

Introduction

This Schedule of Works has been prepared in support of a planning application for the replacement of a slate roof on a Grade II listed building. The building is located at The Mill, Hamslade Hill, Oakfordbridge which is predominantly constructed from stone walls with a slate roof and brickwork chimney stacks. Single storey extensions and dormer have been added a later date.

Preparation

1. Erect scaffolding and safety barriers around the building to ensure the safety of workers and the public.
2. Remove the existing bitumen coated slate and gutters, dispose of them in accordance with local and national regulations.
3. Inspect the roof structure and repair any damage, deterioration or defects as necessary.

Installation

1. Install flashings and gutters
2. Install new felt underlayment and battens to support the new slate roof tiles.
3. Install over eaves vents and internal eaves carriers.
4. Install the new slate (Planner approved Cupa 5 – dark grey) using traditional methods and techniques.
5. The new slate roof to match the existing roof in terms of pitch, profile, and detailing.
6. The ridge is to be dark grey and bedded in mortar.
7. Flashings to be in code 4 lead, valleys to be in code 5 lead.
8. Install insulation quilt at ceiling level.

9. Gutters and down pipes to be cast iron look-a-like PVC. (These replace the existing PVC and asbestos).

Completion

1. Remove all scaffolding and safety barriers from the building.
2. Clean the site and gutters, dispose of any waste materials in accordance with local regulations.
3. Inspect the new slate roof to ensure that it has been installed correctly and drainage functioning properly.

Conclusion

The proposed replacement of the slate roof on the Grade II listed building at The Mill, Hamslade Hill, Oakfordbridge will ensure that the roof is in keeping with the character and appearance of the Mill and will be carried out in accordance with the schedule of works outlined in this document. The replacement will ensure that the building remains in good condition, safe and that its historical and architectural importance is preserved.

It will give a long service life and be better insulated, thus being more comfortable for the occupants, cheaper to run with lower energy costs and better for the environment by way of lower emissions.

Prepared by: Capcad Architecture 4 Bathern Road. Exeter. EX2 7QE.