

- LEGEND**
-  Slate pitched roofs to be stripped and re-covered.
 -  Reinstatement of missing lead flashing.



- NOTES:**
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DOCUMENTATION.
 - DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CONFIRMED ON SITE.



MANCHESTER CITY COUNCIL
Capital Programmes
Division

Manchester City Council
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PROPERTY TITLE
Heston Park Farm Centre
Middleton Road, Higher Blackley, Manchester
M25 2SW

DRAWING STATUS
LISTED BUILDING

PROJECT TITLE
Heston Park Farm Centre
External Repairs

DRAWING TITLE
Proposed Works to Roof

DRAWING NO
A/MP/4649

DATE
13/05/2022

SCALE
As Detailed

AUTHOR
SM / AJ

CHECKED BY
APPROVED BY

DRAWING NO
MCC_B01 R1 DR B 011 S3

Re-Roofing of Pitched Roofs 2 & 12

Issues:-

- There are longstanding issues with water penetration through the two low level roofs (Roof 2 and Roof 12). The roof pitch over these areas is approx. 14 degrees and the slate size is 550mm x 300mm with a maximum headlap of 70mm with a beatable underlay. However, the pitch and headlap are unsuitable for slate coverings (minimum 20-degree pitch), which is likely to be contributing to water ingress, with driving rain and water trickling under the slates.

Proposed Works:-

- Strip off the existing slates, battens, headwork and underlay, remove slates and set aside for re-use.
- Reinstate salvaged slates fixed with copper clout nails to treated softwood battens 28x50mm, on a new Permanent dry breather membrane underlay.
- Slates to be re-treated with increased headlap (minimum 150mm), shortfall in slates to be resolved by supplying and laying new slates. To be natural Cambrian Blue / Grey Slates as manufactured by Burlington Slate Ltd. in size, profile and thickness to match existing to the satisfaction of the Conservation Officer. To be laid in diminishing location of any new slates to be agreed with the Conservation Officer.
- Permanent Easy Slate Strips (as per supporting information) to be fitted between all slates to provide protection against low pitch.
- Roofs to have a lead rolled top ridge in accordance with the appropriate thickness code and in accordance with BS EN 12588: 2006 Lead and Lead Alloys - Rolled Lead Sheet for Building Purposes and Lead Sheet Association details.
- All flashings including stepped flashing, sockets, and flashing around central turret to be to the appropriate thickness code and in accordance with BS EN 12588: 2006 Lead and Lead Alloys - Rolled Lead Sheet for Building Purposes and Lead Sheet Association details.
- Insulation - To supply and lay new sheeps wool insulation between fixed in-between the rafters. To be Thermaflex UltraWool 200mm thick, to be laid in accordance with manufacturers instructions.
- Painted timber vents along the ridge of each slope to be inspected from high level, localised timber splice repairs to be undertaken where necessary, redecorate.

Pitched Roof 5

Issues:-

- Lead flashing along full length of ridge has been stolen.

Proposed Works:-

- Fit new lead flashing in accordance with BS EN 12588: 2006 Lead and Lead Alloys - Rolled Lead Sheet for Building Purposes and Lead Sheet Association. Roofs to have a lead rolled top ridge in accordance with Lead Sheet Association details.

Pitched Roof 6

Issues:-

- Rotten bargeboard to north gable & lead flashing along full length of ridge has been stolen.

Proposed Works:-

- Remove rotten timber, replace with new treated softwood timber in size and profile to match existing. Apply paint finish to match existing.
- Fit new lead flashing in accordance with BS EN 12588: 2006 Lead and Lead Alloys - Rolled Lead Sheet for Building Purposes and Lead Sheet Association. Roofs to have a lead rolled top ridge in accordance with Lead Sheet Association details.

Pitched Roof 7

Issues:-

- Lead flashing along full length of south edge of mono-pitched roof has been stolen.

Proposed Works:-

- Fit new lead flashing in accordance with BS EN 12588: 2006 Lead and Lead Alloys - Rolled Lead Sheet for Building Purposes and Lead Sheet Association. Roofs to have a lead rolled top ridge in accordance with Lead Sheet Association details.

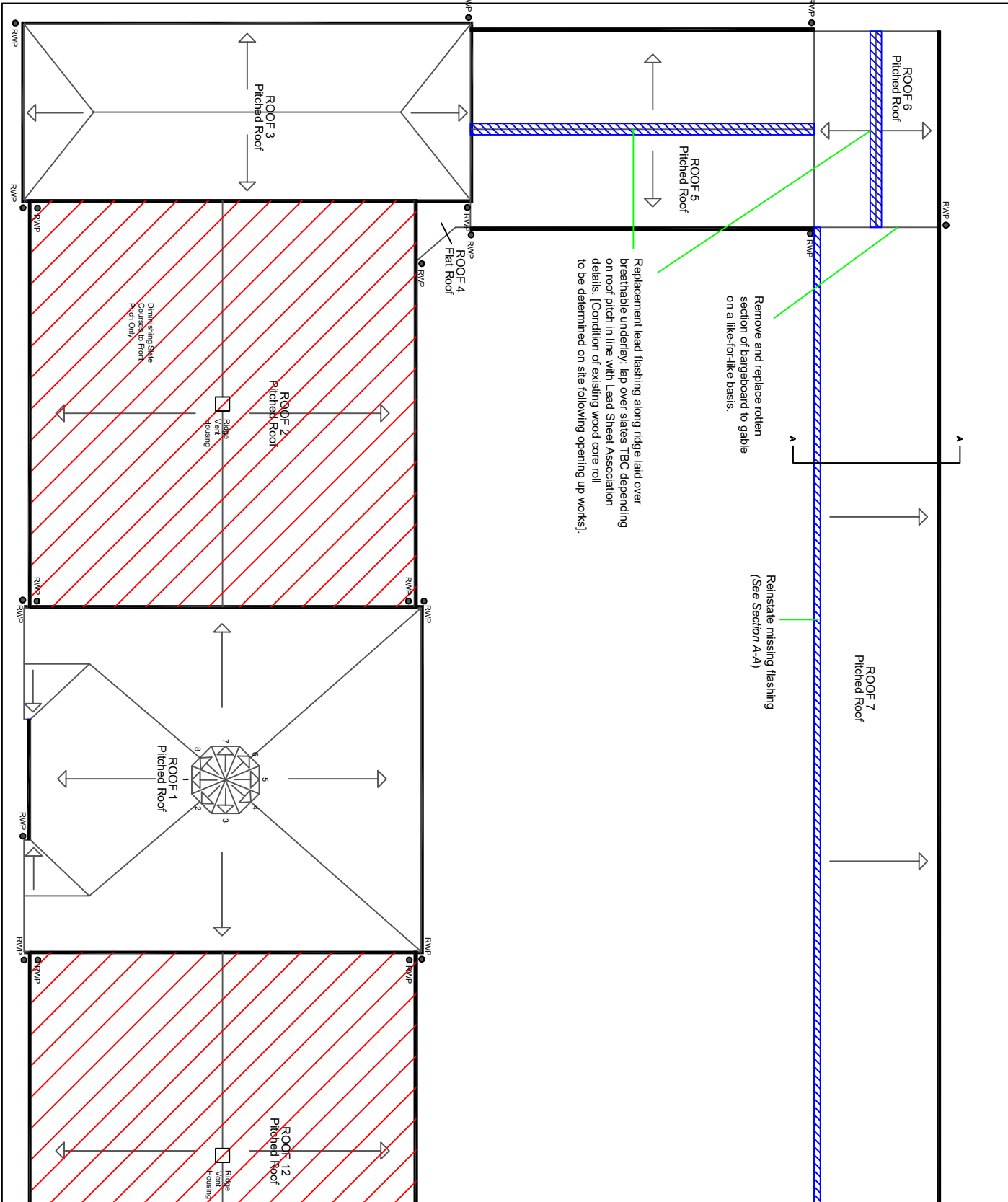
Pitched Roof 8

Issues:-

- Lead flashing along section of ridge has been stolen.

Proposed Works:-

- Fit new lead flashing in accordance with BS EN 12588: 2006 Lead and Lead Alloys - Rolled Lead Sheet for Building Purposes and Lead Sheet Association. Roofs to have a lead rolled top ridge in accordance with Lead Sheet Association details.



Section A-A
1:50 @ A1

Existing Photographs

Section A-A
1:50 @ A1