

Rooflight Repairs and Replacement

Frame to be carefully dismantled and laid out for inspection. Sound timbers to be recovered and spliced into replacement matching slow grown Redwood timbers using traditional joinery techniques.

POST STRIP-OUT ADDENDUM:

Existing frame found to be too badly rotten with little sound timber. Repair by traditional methods not possible. New frame to be constructed from traditional joinery jointing techniques to match the existing frame. Slow grown Redwood timber. Refer to drawing C(420) for further details.

A replacement lead gutter could not be installed in accordance with current LSTA recommendations due to insufficient space and falls. The failure of the existing lead gutter is likely to have caused some of the damage to the original frame, and lead to water ingress. Therefore, reinstating something similarly unsuitable and robust is not considered acceptable. As a more robust and appropriate alternative, ensuring the longevity of the fabric, a new PPC aluminium box gutter is to be installed in place of the deformed lead gutter. All flashings will be lead in accordance with LSTA guidelines.

It must also be noted that this rooflight and gutter cover small lightwell (approx. 4x3m) which is not easily overlooked from within the Clients property. There is nowhere to install a 'tell tale' overflow spout. Whilst it is unlikely that significant debris could be accumulated, it is nevertheless prudent to ensure that the design of the new rainwater drainage is as far as possible an improvement on the historic design. The walkway over the rooflight is being modified to allow the panels to be lifted to assist in future regular maintenance of the rooflight and its gutter.



Dismantled frame pieces found to be significantly rotten and unsuitable for re-use.



Failed lead guttering uncovered following strip-out.

L10 WINDOWS

To be read with Preliminaries/ General conditions.

GENERAL

115 TIMBER PROCUREMENT

- Timber (including timber for wood based products): Obtained from well managed forests and/
or plantations in accordance with:
 - The laws governing forest management in the producer country or countries.
 - International agreements such as the Convention on International Trade in Endangered Species of wild fauna and flora (CITES).
- Documentation: Provide either:
 - Documentary evidence (which has been or can be independently verified) regarding the provenance of all timber supplied.
 - Evidence that suppliers have adopted and are implementing a formal

environmental

purchasing policy for timber and wood based products.

250 WOOD WINDOWS

- Standard: To BS 644.
- Manufacturer: Contractor choice
- Exposure category to BS 6375-1/ Design wind load: Submit proposals
- Operation and strength characteristics: To BS 6375-2.
- Timber: Generally to BS EN 942.
 - Species: Slow grown redwood.
 - Appearance class: J10 for glazing beads, drip mouldings and the like. J40 or better for all other members.
 - Moisture content on delivery: 12-19%.
- Preservative treatment: Organic solvent preservative applied by double vacuum pressure impregnation as Z12.
- Finish as delivered: primed for painting.
- Glazing details: TBC to comply with appropriate u-value and acoustic requirements.
 - Beading: Putty - Arboflex 500 (**tbc**), or traditional linseed putty.
- Ironmongery/ Accessories: tba.
- Fixing: To manufacturer recommendations.

421 REPLACEMENT TIMBERS

- Timber: To BS EN 942.
 - Species: Slow grown redwood softwood.
 - Appearance class: J2 for glazing beads, drip mouldings and the like. J10 or better for all other members.
 - Moisture content on delivery: 12-18%.
- Assembly adhesive: Contractor choice – to comply with type D3 of BS EN 204.
- Joinery workmanship: As section Z10.
- Preservative treatment: Organic solvent preservative applied by double vacuum pressure impregnation as Z12.

422 REPLACEMENT OF ROTTEN TIMBERS: TIMBER SPLICE REPAIRS

- Remove existing paint finishes
- Remove decayed timber back to the sound timber to enabling joining of new timber in a scarf joint.
Apply 2 part wood stabilizer to the repair area in accordance with manufacturer recommendations. Ventrolla VR90 WS stabilizer or equal approved. Ventrolla Limited. Ventrolla House, Crimple Court, Hornbeam Business Park, Harrogate, North Yorkshire HG2 8PB. T: 01423 859323
- Apply 2 part epoxy resin repair system to the timber splice and existing timber. Ventrolla VR90 filler or equal approved.