Didsbury Gate West Lodge 7th November 2024

Schedule of Works/Specification

Access Scaffold

Scaffold will be installed to all four sides of the roof to allow for access for construction and by the council officers if required.

Existing Box Gutter

The existing box gutter is constructed with a timber framework to form both the gutter and the parapet. The gutter is supported by feature timber corbels at approximately 900mm centres. Access is limited as the gutter is still in use and further exposure of the lining or timbers is not possible until work commences.

The gutter base is currently constructed in 6mm plywood which is unable to support the loads from the water and the foot traffic for cleaning/inspection.

The lining is a single ply PVC membrane to form the gutter with associated trims and capping also in single ply PVC.

Where the gutter passes the chimney stacks, lead is dressed into the stacks and flashes the side of the gutter.

The linings and gutter base have failed in several areas with water ingress into the apartments below.

Proposed Box Gutter

The proposed box gutter is to be lined with an EPDM rubber-based membrane with associated trims and capping also in EPDM membrane.

EPDM is an extremely durable synthetic rubber roofing membrane (ethylene propylene diene monomer) fixed with liquid adhesives.

The existing timber framework is to be fully inspected and replaced where required.

The gutter base is to be re-laid with 18mm plywood sheet which will support the loads from foot traffic for cleaning and inspection

Where the gutter passes the chimney stacks lead is dressed into the stacks and flashes the side of the gutter. The lead will be fully clipped.

The soffit is to be fully replaced with new timber with holes drilled for ventilation of the voids between the soffit and the gutter base.

All new timber will be treated, graded softwood.

All new and remaining exposed timbers will be decorated with primer and an external-quality top-coat paint.

Exclusions

No work will be carried out to the roof finish, hips or ridges.

The existing string course will be retained at the base of the brackets.

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