

Works Area - The Marylands Building

Refer to report by Hutton and Rostron and undertake splice repairs to decayed timber rafters, purlins, struts, collars and wall plates Undertake replacement to timbers which have experienced significant decay. Ensure timbers are not in direct contact with the masonry. All timber repairs are to be carried out in accordance with the Structural Engineer's design. Provide new sarking felt laid onto the timber rafters and install new 15x50mm timber battens ready to receive new slates. Lay new natural Welsh slates to match the existing onto the new 15x50mm timber battens using any previously retained slates where possible. Slates are to be fitted using 42mm copper clout nails at 75mm headlap. Wet fix all retained heritage ridge tiles using lime based mortar mix and provide new to match existing, reinstate previously retained ridge inserts and provide new bespoke ridge inserts to match the existing. Ensure that all ridge tiles are installed to reflect the original ridge pattern. **CDP Item - the contractor is to source reclaimed slates, ridge tiles and ridge inserts to match the existing. Replacement ridge tiles/inserts are to be replicated by Dreadnought Tiles.** Renew the wet verge using a suitable lime based mortar mix. Renew all leadwork including all valley details, flashings and abutments to chimneys and dormers using code 4 and 5 lead as per the existing. Reinstall all previously retained finial details and provide decorative leadwork to match the existing. Undertake restoration to any damaged finials, all restoration work to finials is to be carried out by a qualified blacksmith. Undertake repairs to all cast iron rainwater goods including all downpipes, gutters and hoppers. Install new copper lightning rod with associated copper cabling.

Undertake repairs to damaged masonry to chimneys and parapets in-situ, repoint all mortar joints using a lime based mortar mix. Restore the existng chimney pots and replace where necessary to match the existing. Reflaunch the chimney stack using a lime based mortar mix.

Renew leadwork to sunken valley box gutters and provide new rainwater outlets to drain into the internal guttering system as per Drees & Sommer drawing 24338.019. Install new stainless steel gantry and rail access system within the valley detail as per Drees & Sommer drawing 24338.020.

Replace the existing rooflights with Lonsdale ThermGard system in accordance with Drees & Sommer drawing 24338.021 and manufacturer's guidance.

Install new 915 x 760mm aluminium access hatch as per Bilco VersaMount hatch system specification.

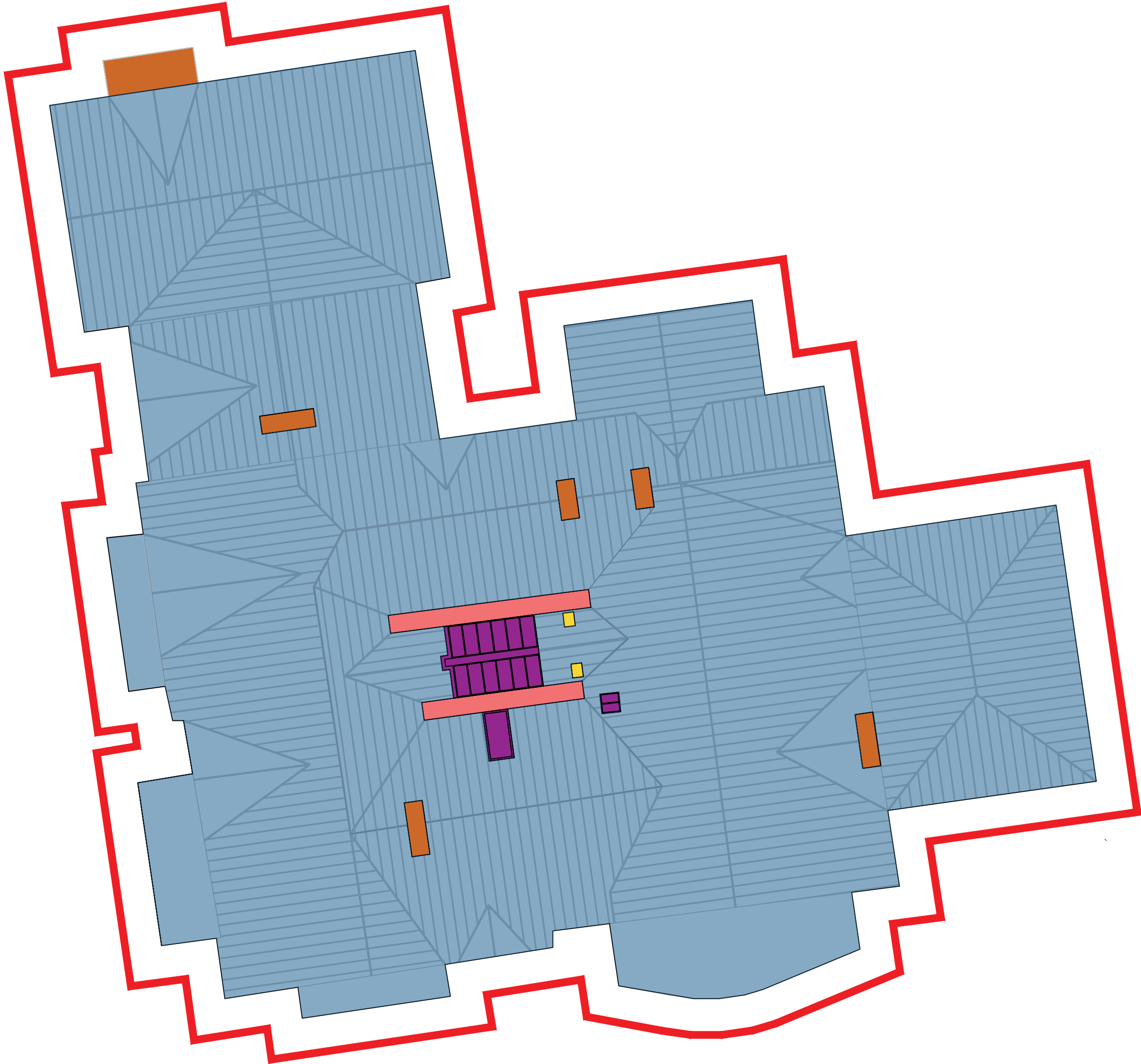
Note: CDP Item - The contractor is to ensure the roof timbers are structurally stable before the roof receives any new coverings. The contractor is to ensure any additional loadings have been accounted for and are to carry out the works in conjunction with the Structural Engineer's specification.

Note: Please refer to Hutton and Rostron report for locations of known dry rot infestation. The contractor is to stop work and seek advice should any further decay be discovered once the roof coverings have been removed.

Note: CDP Item - The contractor is to ensure that new timbers are not in direct contact with any masonry.

Note: CDP Item - The contractor is responsible for the design and installation of a new lightning protection system.

Note: CDP Item - Replace the external rainwater outlet to the sunken valley around the dual pitched roof light, increasing the rain water outlets from 2no, to 4no. Complete with internal sealed pipework and discreet exit detail as per the existing arrangement. Exact exit location for new outlets to be agreed.



Notes:

NOTES:
DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.

NOTIFY PROJECT MANAGER OF ANY DISCREPANCIES.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS AND DRAWINGS.

THIS DRAWING IS SUBJECT TO CONFIRMATION BY SITE SURVEY.

ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS, CURRENT GOOD PRACTISE & CONSTRUCTION, DESIGN & MAINTENANCE REGULATIONS.

THE DRAWING INDICATES THE DESIGN INTENT FOR THE WORKS. THE CONTRACTOR SHALL ACCEPT FULL DESIGN RESPONSIBILITY OVER AND ABOVE THE DESIGN INTENT.

THE DRAWING SHALL BE READ FULLY IN CONJUNCTION WITH **THE SPECIFICATION** AND ALL OTHER RELEVANT DOCUMENTS AND DRAWINGS PROVIDED BY DREES & SOMMER, AS WELL AS INFORMATION FROM OTHER DESIGN TEAM MEMBERS INCLUDING (BUT NOT LIMITED TO) THE MECHANICAL AND ELECTRICAL, STRUCTURAL ENGINEER AND FIRE ENGINEER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FULL COORDINATION OF THE INSTALLATION AND SHALL ACCOUNT FOR ALL OTHER WORKS AND TRADES DURING AND BEFORE THEIR INCORPORATION INTO THE WORKS.

THE CONTRACTOR IS TO ENSURE ROOF TIMBERS ARE STRUCTURALLY STABLE BEFORE THE ROOF RECEIVES ANY NEW COVERINGS. THE CONTRACTOR IS TO ENSURE ANY ADDITIONAL LOADS ARE ACCOUNTED FOR AND ARE TO CARRY OUT THE WORKS IN CONIUNCTION WITH THE STRUCTURAL ENGINEER'S SPECIFICATION.

PLEASE REFER TO TIMBER REPORT BY HUTTON AND ROSTRON FOR LCOATIONS OF KNOWN DRY ROT INFESTATION. THE CONTRACTOR IS TO STOP WORK AND SEEK ADVICE SHOULD ANY FURTHER DECAY BE DISCOVERED ONCE THE ROOF COVERINGS HAVE BEEN REMOVED.

THE CONTRACTOR IS TO ENSURE THAT NEW TIMBERS ARE NOT IN CONTACT WITH ANY MASONRY.

THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF A NEW LIGHTNING PROTECTION SYSTEM.

THE CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING WORKS: REPLACE THE EXTERNAL RAINWATER OUTLETS TO THE SUNKEN VALLEY AROUND THE DUAL PITCHED ROOFLIGHT, INCREASING THE RAINWATER OUTLETS FROM 2NO, TO 4NO. COMPLETE WITH INTERNAL SEALED PIPEWORK AND DISCREET EXIT DETAIL AS PER THE EXISTING ARRANGEMENT. EXACT EXIT LOCATION FOR NEW OUTLETS TO BE AGREED.

COORDINATION WORKING DRAWINGS, INSTALLATION DRAWINGS AND BUILDERS WORK DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR.

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DREES & SOMMER

Embarkment One
1 Neville Street
Leeds
LS1 4DW
Tel: 0113 457 0027

Office Locations
Ashford, Birmingham, Leeds, Liverpool, London, Manchester & Oxford.
www.dreeso.uk

A	12/7/24	Amended notes		KJ	CH
Rev	Date	Revision notes		By	Check
Client Xaverian College			Drawing Title Proposed Works		
Project Title Marylands Roof Refurbishment			Drawn KJ	Date 24/06/24	
			Checked DH	Date 03/07/24	
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