

- Key
- Remove and make good
- Remove vegetation
- Sandstone repairs as specification
- Rebed ridge tiles
- Reroof hip slates
- Renew composite panels
- Drainage alterations
- Replace leaf guards

- General Notes
1.

This drawing is to be read in conjunction with the Specification, Schedule of Works and the M&E Engineer's details.
2.

Final location of repairs to be undertaken are to be agreed with the Architect/M&E Engineer on site. The Contractor is to ensure that allowance is made for further inspection and confirmation of repairs within the programme.
3.

In any project involving fabric repairs the tendered drawings may have been prepared in advance of the contract period and are reflective of the condition of the time of survey. The contractor and/or sub-contractor is to allow in the program a period of two weeks to reappraise the drawings and confirm the scope of works to each identified area once safe access has been provided.
4.

For references and descriptions to work items, refer to separate Schedule of Works document QP Works Schedule. Any works item is presented in numbered form.
5.

All dimensions must be checked on site before proceeding.
6.

Dimensions of new work are to be adjusted to suit the existing where necessary. Do not assume that the existing structure or details are plumb, square or level.
7.

The Contractor must report any discrepancies to the Architect before proceeding. Generally repairs are to be undertaken in isolated locations.

- CDM Regulations 2015
- 11

Risk of asbestos exposure during abatement works. Refer to R&D survey. PPE to be worn and removal to be undertaken by competent person. Report any suspected ACMs discovered during works.
- 12

Risk of lead paint contact during removal. Refer to lead paint survey. PPE to be worn and removal to be undertaken by competent person.
- 13

Risk of falling from height/injury from high level works overhead. Scaffolding/ Fall Arrest System to be in place at all times.
- 14

Risk of injury moving materials. Manual handling to be kept to a minimum / limited distance, scaffolding to be equipped with hoist.
- 15

Risk of unauthorised access/theft/vandalism. Site security procedures to be implemented and reviewed throughout works.
- 16

Risk of works nearby to overhead services (incoming telephone line to building). Safe working area to be agreed and service supplier informed.

| Rev                                                                                                                                                                                                                              | Date/Ints | Details |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------|
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# Buttress

41 Bengal St  
Manchester  
M4 6AF  
**T** 0161 236 3303  
**E** contact@buttress.net  
**W** www.buttress.net

|                      |                                 |
|----------------------|---------------------------------|
| <b>Project Title</b> | Queens Park Conservation Studio |
| <b>Client</b>        | Conlon Construction Ltd         |
| <b>Location</b>      | Queens Park, Manchester         |

|                      |                              |
|----------------------|------------------------------|
| <b>Drawing Title</b> | Roof Plan<br>Proposed Layout |
|----------------------|------------------------------|

|                |          |                        |       |
|----------------|----------|------------------------|-------|
| <b>Date</b>    | 31/01/23 | <b>Scale</b>           | 1:100 |
| <b>Checked</b> | NC       | <b>Orig Paper Size</b> | A1    |

Status **P1**

Project:    Origin:    Zone:    Level:    Type:    Disc:    Number:    Rev:

9450 - BA - B1 - RF - DR - A - (04)005 -

1.2.3.4 Allow to investigate and repair existing leak in cladding to main stairwell North side on existing insulated composite panels

0.1.4 Allow to remove 2nr existing 5Lm flag poles from roof.

**Chimney 2 (630x1050mm)**  
De vegetate capping and apply biocide as **RS 8.1.4**.  
Replace 2 linear m. of sandstone cornice as **RS 8.9**.  
Replace 6 linear m. of metal strapping as **RS 10.6.3**.  
Dentil repairs to frost damaged bricks as follows, bedded using NHL 5 lime mortar as **RS 10.4.5**.  
North elevation, 3 no. West elevation, 2 no. South elevation, 2 no  
Renew flaunching in NHL 5 lime mortar as **RS 10.6.5**.  
Rake out 6 linear m. of sandstone stringband and repoint in NHL 5 lime mortar as **RS 7.4**.

**B01-RF-006**  
Remove and dispose of 4 no. redundant flues as **M&E engineer's specification**.  
Strip roof coverings to north and south hips and 1m return to main roof as **RS 14.3**. Retain 80% of slates for re-use.  
Re-cover hips and adjoining 1m to main roof as **RS 14.5**. Renew underlay with Tyvek. Re-fix retained slates and 20% Penryhn natural slates to new timber battens and fix with copper nails or where required stainless steel twin clip fixings. Install code 3 lead soakers to hips and allow for slate ventilators to eaves.  
Re-bed 20 linear m. of ridge and final tiles as **RS 14.5.5**.  
Allow for 1 linear m. of new matching ridge tiles.  
Prior to works test existing low level roof panels for asbestos. Undertake asbestos abatement works as **RS 5.1**.  
Remove and dispose of 112 no. external 6mm composite roof panels to accommodate work to be undertaken by Standard Patent Glazing Co.'s specification as **RS 19.3**.  
Remove existing lead flashing to 4 no. hips and renew as **RS 15**.

**Masonry**  
Allow access for SE to inspect previously rebuilt parapet wall.  
Install protective mesh to rear of 72 no. airbricks as **RS 12.2.4**.  
Rake out and repoint rebated sandstone coping cross joints using NHL 5 St Astier and as **RS 7** where previous steel caps have been removed:  
22 linear m. to north elevation  
18 linear m. to west elevation  
26 linear m. to south elevation  
22 linear m. to east elevation

**Rainwater Goods**  
Replace corroded cast iron rainwater goods as **RS 16**.  
Remove walking boards/leaf guards and replace as **RS 16.3**.  
Rod and clear 11 no. cast iron RWP's and 12 no. outlets as **16.4**.  
Alter 6 no. parapet gutter outlets in Code 6 lead as **RS 15.4.3**.  
Revise detail to 2 no. existing internal RWP outlets as **RS 15.4.5**.

Refix 2 no. lightning conductors as **RS 14.7.1**.

**North Elevation**  
Remove buddleia and apply biocide to masonry as **RS 8.1.4**.

**B-01-RF-007**  
Strip roof coverings to east and west hips and 1m return to main roof as **RS 14.3**. Retain 80% of slates for re-use.  
Re-cover hips and adjoining 1m to main roof as **RS 14.5**. Renew underlay with Tyvek. Re-fix retained slates and 20% Penryhn natural slates to new timber battens and fix with copper nails or where required stainless steel twin clip fixings. Install code 3 lead soakers to hips and allow for slate ventilators to eaves.  
Re-bed 16 linear m. of ridge and final tiles as **RS 14.5.5**.  
Allow for 1 linear m. of new matching ridge tiles.

Prior to works test existing low level roof panels for asbestos. Undertake asbestos abatement works as **RS 5.1**.  
Remove and dispose of 82 no. external 6mm composite roof panels to accommodate work to be undertaken by Standard Patent Glazing Co.'s specification as **RS 19.3**.  
Remove existing lead flashing to 4 no. hips and renew as **RS 15**.

**Chimney 1 (820x1750mm)**  
De vegetate capping and apply biocide as **RS 8.1.4**.  
1 no. indent repair to sandstone capping, north side as **RS 8.15**.  
1 no. indent repair to cornice on sandstone capping as **RS 8.15**.  
1 no. dentil repair to frost damaged brick on west elevation. bedded using NHL 5 lime mortar as **RS 10.4.5**.  
Replace 2 no. chimney pots to match existing as **RS 10.6.1**.  
Remove 6 no. former pull test bolts and make good as **RS 10.6.2**.  
Overhaul 5 linear m. of metal strapping as **RS 10.6.4**.  
Renew 2m2 flaunching in NHL 5 lime mortar as **RS 10.6.5**.  
Rake out 1m2 of brickwork, 30mm deep, and patch repoint in NHL 5 lime mortar as **RS 11**.  
Redress 4 no. lead flashings to base on west elevation as **RS 15.4**.

**East Elevation**  
Remove vegetation from east elevation, right side of clock and flat roofs (B01-RF-002/B01-RF-010). Apply biocide as **RS 8.1.4**.  
Carry out heli bar stitch repair to top sandstone above kicking coping, right hand side of clock as **RS 8.17**.

Rake out min. 30mm deep and repoint with NHL 3.5 St Astier lime mortar 15m2 of sandstone features and brickwork arches at high level projecting gable down to main facade, as **RS 7.4**.

1 no. sandstone indent repair to rear of left elevation coping to B01-RF-001 as **RS 8.15**.

Provide and dress 2 no. Code 4 lead flashings between stone parapet coping to B01-RF-003 and wall above main entrance. Dress lead wedge into brickwork a min. of 30mm and point with grey BLM sealant as **RS 15.4.3**.

Rake out and repoint sandstone in following locations using NHL 5 St Astier as **RS 7.4**:  
32 linear m. to high level gable copes above main entrance.  
32 linear m. to lower level gable copes over entrance porch.  
133 linear m. to sandstone high level projecting string band below copes, 2nd tier down.  
133 linear m. to sandstone high level projecting string band, 3rd tier down.  
DOFF clean all sandstone to east elevation as **RS 12.6.3**.

Reroute internal RWP as **RS 15.4**.  
Repair lead gutter to between external stairs of B01-RF-009 and outlet to north east of B01-RF-004 as **RS 12**.  
Replace any rotten timbers found within 600mm.

**B-01-RF-003 - B-01-RF-009**  
Strip roof coverings to east hip and valleys and 1m return to main roof as **RS 14.3**. Retain 80% of slates for re-use.  
Re-cover hips and adjoining 1m to main roof as **RS 14.5**. Renew underlay with Tyvek. Re-fix retained slates and 20% Penryhn natural slates to new timber battens and fix with copper nails or where required stainless steel twin clip fixings. Install code 3 lead soakers to hips and allow for slate ventilators to eaves.  
Re-bed ridge and final tiles to following roofs as **RS 14.5**.  
Allow for 1 linear m. of new matching ridge tiles to each.  
B01-RF-003. 3 linear m.  
B01-RF-009. 13 linear m.  
B01-RF-003 to B01-RF-009. 15 linear m.

**B-01-RF-004**  
Strip roof coverings to east and west hips and 1m return to main roof as **RS 14.3**. Retain 80% of slates for re-use.  
Re-cover hips and adjoining 1m to main roof as **RS 14.5**. Renew underlay with Tyvek. Re-fix retained slates and 20% Penryhn natural slates to new timber battens and fix with copper nails or where required stainless steel twin clip fixings. Install code 3 lead soakers to hips and allow for slate ventilators to eaves.  
Re-bed 20 linear m. of ridge and final tiles as **RS 14.5.5**.  
Allow for 1 linear m. of new matching ridge tiles.

Prior to works test existing low level roof panels for asbestos. Undertake asbestos abatement works as **RS 5.1**.  
Remove and dispose of 82 no. external 6mm composite roof panels to accommodate work to be undertaken by Standard Patent Glazing Co.'s specification as **RS 19.3**.  
Remove existing lead flashing to 4 no. hips and renew as **RS 15**.



1:50 @ A1