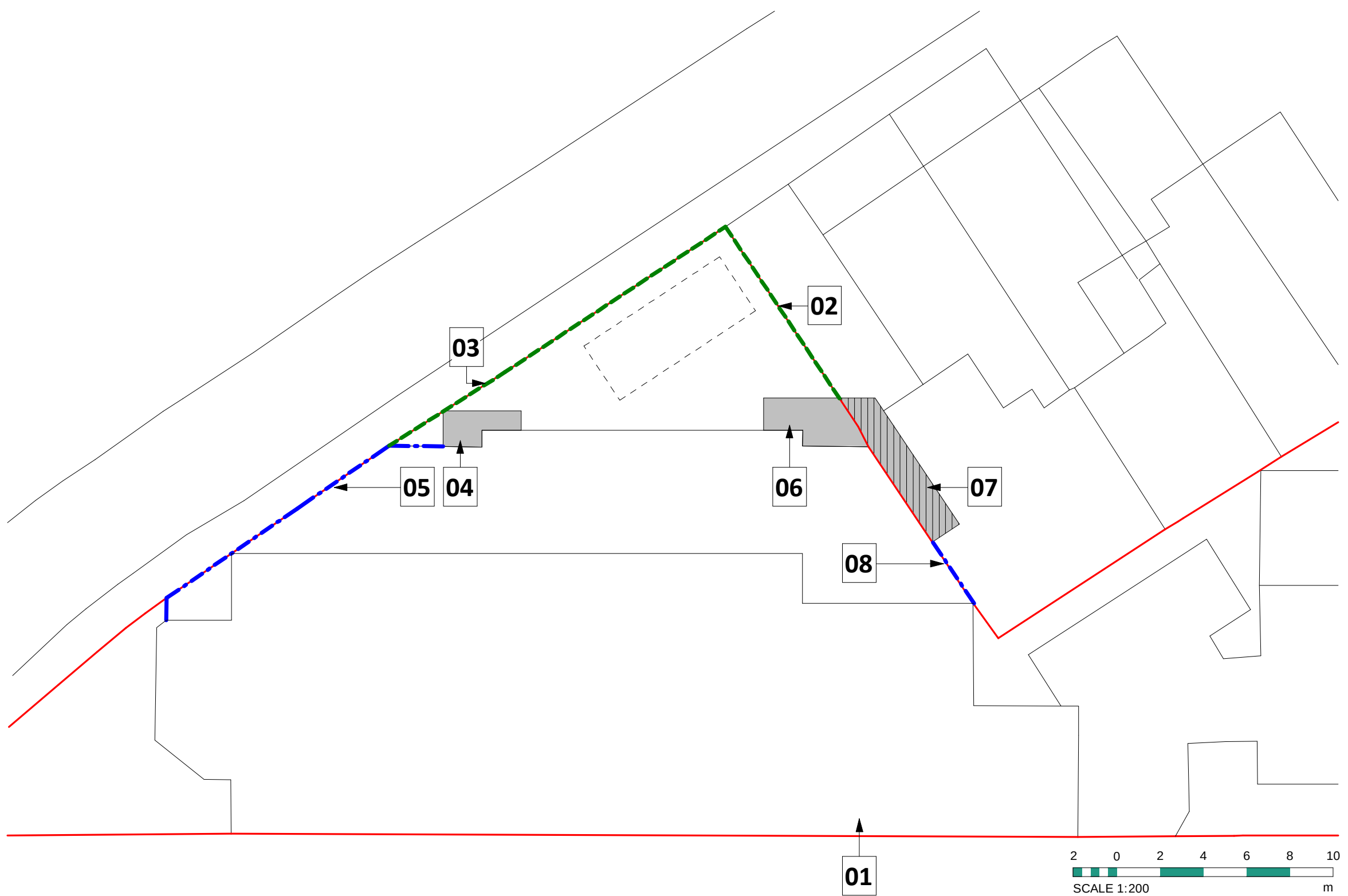




CONTRACTORS SITE SETUP
(all compass references are based on liturgical directional notation i.e. Sanctuary at the east)

The site area is limited through the close proximity of the legal ownership boundaries which surround the North Aisle. At the east end the walls upon which the apsidal Lady Chapel roof is built site immediately on the boundary. Any scaffold access/protection from this side will depend on negotiating this with the adjacent owner and agreeing any commercial terms in recognition of any disruption caused.

On the north side a small garden area may provide a location for access via a scaffold which starts at the east end of the elevation and is then built off the adjacent neighbours land for works to the apsidal end roof subject to the above.

At the west end of the elevation and just before the garden runs out, it maybe possible to provide access inside the boundaries up and onto the flat roof area at this location.

At the perimeters of the flat roof areas, the works to the parapet copings are minimal and it may be possible to implement these works using perimeter guarding/fall arrest equipment subject to the necessary risk assessments and H & S approvals. This approach will avoid the need for scaffolding of a public right of way (footpath) or additional disruptive scaffolding on the adjacent neighbours land.

A provisional sum has been included in Section 9.01 for costs associated with agreeing the scaffolding installation and formalising/recording the methodology.

The contractor should note that access between the site areas will inevitably require that areas of existing and potentially new roofing finishes are traversed by foot traffic. This should be considered in assessing the proposed programme (i.e. leave re-roofing the Aisle roof until last) or in the provision of any temporary protection to completed work. Any consequential damage following completion of the works due to ongoing access requirements will be the responsibility of the contractor.

- 01** ~~Max 7.5m x 3m combined site office / welfare / toilet cabin located in garden in location to minimise damage to existing planting –~~
Welfare facilities will be located in the presbytery (REV A)
- 02** Line of herras fencing inside perimeter wall to define contractors compound. Fencing to be fully enclosed with green debris netting
- 03** Existing garden access gate to be used for site access
- 04** Scaffold tower to west end of garden to provide access to west end roof areas
- 05** Contractor to make provision for temporary protection to flat roof parapets
- 06** East end scaffold to provide access to Lady Chapel and east end roof areas partially erected on adjoining neighbours land subject to agreement. Scaffold accessible only from contractors compound and fully boarded to all other areas
- 07** Area of adjoining ownership shown hatched
- 08** Contractors to make provision for temporary protection to flat roof parapet

A	18.09.23	JW	Purpose of issue updated to construction and notes updated to reflect updated scope of work following tender
Rev	Date	Int	Description

CLIENT:
The Parish of Our Lady of Mount Carmel
Blackley
PROJECT:
Our Lady of Mount Carmel, Blackley

DESCRIPTION:

Work Areas / Repair Issues / Site Setup

1. Catch pit and rainwater pipe
The existing catch pit and rainwater pipe are regularly blocked due to the debris / leaf fall and the high volume of rainwater. Vent cowl / mesh guard to be considered as part of remediation works. The Parish are to implement a structured maintenance regime to ensure roof is cleaned on a twice yearly basis.

2. Opening light / Access hatch
Existing flashing around modern opening light / access hatch to be renewed to reduce possibility of water ingress. Access for maintenance of roof is through hatch

3. Copper Roof to Lady Chapel
Part of the copper roof covering was removed during a recent theft. Roof covering is to be replaced with TCSS (Terne coated stainless steel) roof coverings to minimise threat of future attack

4. Copper apaisal roof box gutter and spitter/outlet
Copper box gutter was partially removed during a recent theft. The box gutter is to be replaced with new TCSS box gutter to match original.

~~5. Refixing the existing coping stones~~
~~The existing terracotta coping stones are to be removed and re-fixed over new damp proof course.~~

5. Existing coping stones (REV A)

Existing copings to remain in place.

6. Low pitched roof over the corridor between the Altar and the Lady Chapel.

Existing copper roof covering was removed during a recent theft and is to be wholly renewed in TCSS. The existing opening light is to be removed as it is considered a weak point for both attack and water ingress

7. Existing Flashing along east and west parapet

Remove the temporary flashband solution along the east and west parapet which was more recently completed and replace with a TCSS.

~~**8-North Aisle (South)-pitched roof**~~
~~Due to poor condition, remove and refix slates of south of pitched roof re-using existing slates where possible, and otherwise sourcing reclaimed tiles to match existing. Slates are to be re-fixed starting at approx. 450mm offset from the valley gutter. This will create a walkway for access each end of the roof for maintenance / inspection purposes.~~

8. North Aisle (South) pitched roof (REV A)

Carefully remove and refix 3-courses of slates to the south of pitched roof *only*, re-using existing slates where possible, and otherwise sourcing reclaimed tiles to match existing to allow for removal of temporary Ubbink Ubiflex and fixing of new TCSS flashing. Make allowance for 450mm offset from the valley gutter. This will create a walkway for access each end of the roof for maintenance / inspection purposes.

9. Existing Cast Iron Chutes

The existing cast iron chutes are to be removed and replaced with TCSS chutes. All flashing to be put back in TCSS removing need for any lead where it may be prone to future attack.

~~10. Existing Cast Iron Box Gutter~~

~~The existing cast iron box gutter is to be removed and replaced with a TCSS box gutter, with fall from the centre of the gutter to encourage rainwater to fall towards the chutes at either end, and subsequently discharge off the building.~~

10. Existing Cast Iron Box Gutter (REV A)

The existing cast iron box gutter is to be retained. New TCSS flashing (as addressed in point 8) is to be dressed min. 75mm into the existing box gutter.

11. West End: Pitched section up to Nave North Wall

To encourage rainwater flow towards the existing catch pit and rainwater pipe, the existing roof felt is to be removed and a wider TCSS tray gutter will be fitted.

12. West End: Perimeter security measures

Physical security measures to be considered at the perimeter of the site to act as a deterrent and to discourage access to the roof. This should be accompanied by a new monitored camera system

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Do not scale from this drawing. Do not take measurements from the CAD base. Any discrepancies are to be reported to the architect for clarification.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

PURPOSE OF ISSUE:			
Construction			
DRAWN BY:	CHECKED:	DATE:	SCALE @ A1:
JW	AP	09.06.23	As indicated
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