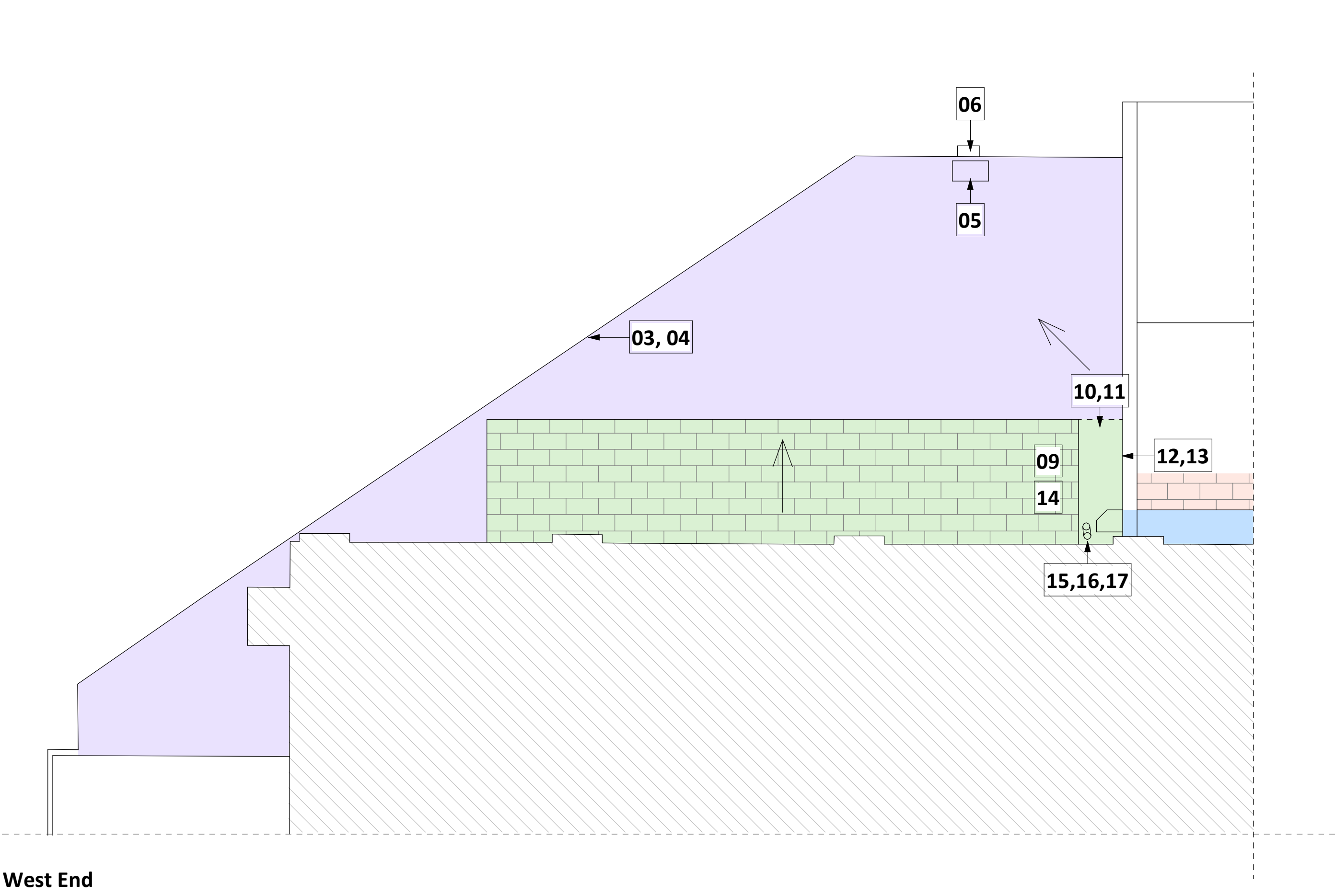
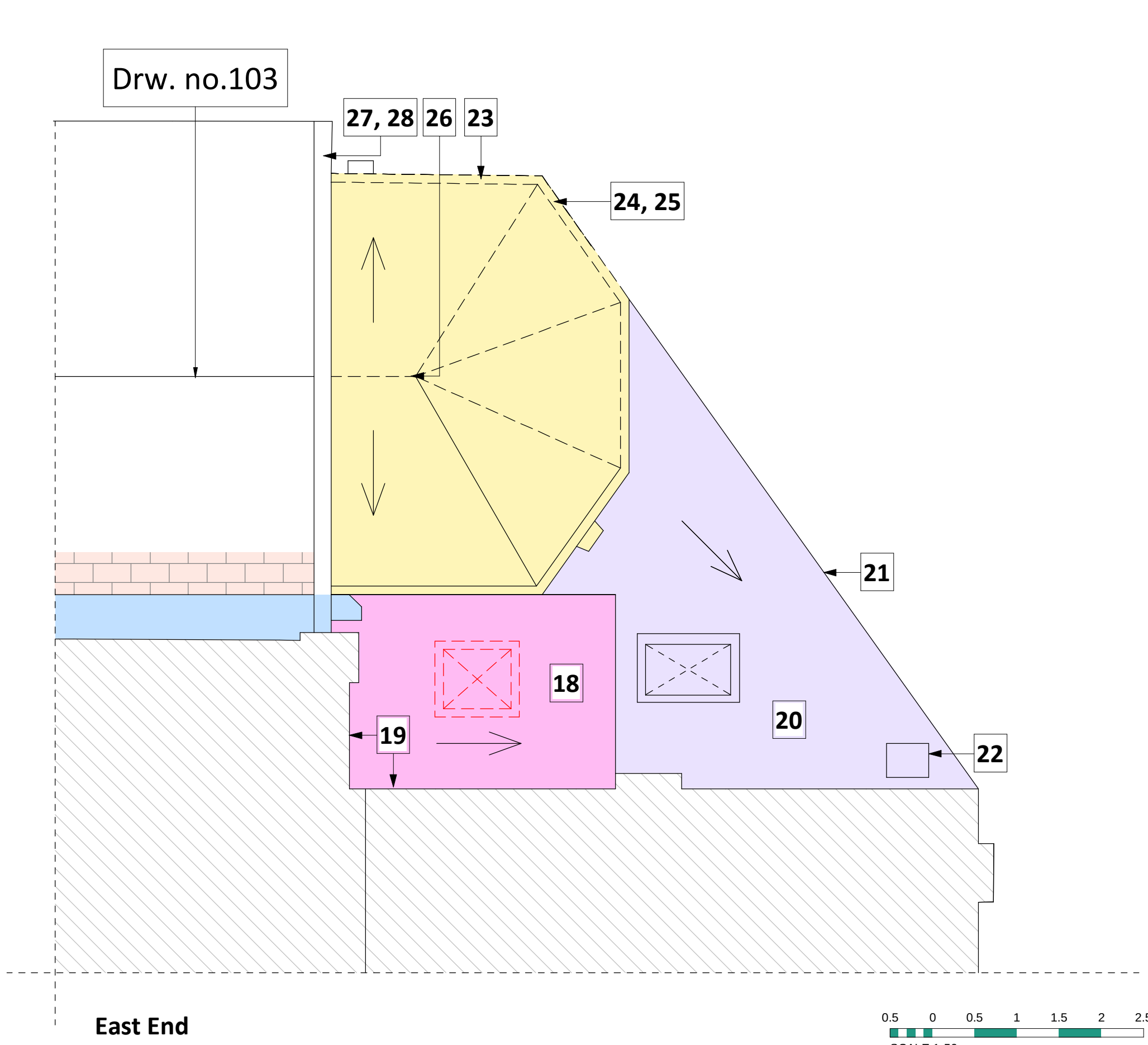




West End



East End

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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.

A

East End: Flat roof section to parapet

B

East End: Low pitched copper roof

C

Lady Chapel: Copper Apisidal roof with standing seams and perimeter gutter

D

North Aisle (South): Pitched roof with valley / abutment gutter to Nave north wall

E

North Aisle (South): Valley / abutment gutter to Nave north wall

F

West End: Flat roof pitched section up to Nave north wall

G

West End: Pitched section up to Nave north wall

Existing roof (no current required works)

Notes:
Where possible, replace any lead with TCSS or Ubiflex to reduce the risk of further targeted attacks whilst improving the efficiency of the rainwater discharge .

WEST END: FLAT ROOF (F)
(all compass references are based on liturgical directional notation i.e. Sanctuary at the east)

- 01** Existing roof covering/asphalt is to be cleaned of and checked for damage
- 02** A provisional sum has been included in Section 9.03 (SoW) for repairs compatible with existing materials. Extent of work is to be agreed with the Architect prior to implementation.
- 03** Carefully strip off existing Ubiflex/Flashband flashings to perimeter of roof. Allow for new TCSS flashing at all upstands dressed/wedged into mortar joint and/or below the existing terracotta copings. Joint to be pointed up on completion with compatible coloured mastic to architects approval.
- 04** Allow for TCSS clips at maximum 450mm centres along loose edge of flashing
- 05** Allow for new TCSS 'bin lid' cover to single rainwater outlet from roof located in the south west corner to prevent outlet from becoming blocked by debris and leaves.
- 06** Allow for supply and fix of galvanised steel spiked anti climb collar to top of rainwater pipe onto garden area. Radial spikes to project a minimum of 450mm from rwp and are to curve downward. Collar is to receive polyester powder paint finish and is to be bolted back to wall at high level through mortar joints. Also provide suitable warning signs adjacent to rwp.

WEST END: PITCHED ROOF SECTION UP TO NORTH NAVE WALL (G)
(all compass references are based on liturgical directional notation i.e. Sanctuary at the east)

Existing Condition

- At the west end of the North Aisle a pitched section of slate roofing covers the corridor area below. The roof has been subject to piecemeal repair in response to attack but is in reasonable condition. The lead abutment flashings up to the north Nave wall have been formed in a replacement lead material. Again this appears to be in reasonable condition and is to be retained.
- A provisional sum has been included in 9.04 (SoW) for repairs to displaced slates and to the flashings. Extent of work is to be agreed with the Architect.
- At the east end of the pitched and slated roof, the side abutment to the west wall of the north Aisle has been formed with a wide lead tray (secret gutter) with a lead roll upstand to the end of the slates. This has been subject to patch repairs in various materials following repeated theft attempts.
- A number of slates adjacent to the tray have been damaged by foot traffic. The tray receives the spitter outlet from the west end of the abutment gutter and a vertical rainwater pipe from the Nave roof.
- 09** Carefully rack back the slates to allow the tray sheeting/lead to be stripped off to reveal the tray boarding/substrate (assumed softwood boarding).
- 10** Allow for stripping out boarding and enlarging/reforming tray bottom to align with Nave window edge over in softwood penny boarding with 50mm by 75mm upstand edge batten to slate ends (west) with secret gutter beyond batten and under slates
- 11** Form new tray dressed up and over upstand edge batten new 0.5 mm FME terne coated 316L stainless steel roof sheet on Met Mat polyester fleece underlay. Form secret gutter detail to slate in terne coated stainless steel. At slate edge finish with welt over 32x25mm untreated s/w batten.
- 12** At abutment to North Aisle west wall. Tray edge is to be dressed up wall a minimum of 100mm and is to have a flashing to be taken up walls and dressed/wedged into new chase formed in mortar joint to provide a minimum 75mm lap. Joint to be pointed up on completion with compatible coloured mastic to architects approval
- 13** Allow for TCSS clips at maximum 450mm centres to loose edge of flashing / edge drip
- 14** Relay slates on completion allowing for new slates as required to match existing in colour, size, texture and edge dressing
- 15** New 100mm aluminium circular rainwater spitter pipe from new North Aisle roof abutment gutter to discharge over tray with anti-splash shoe.
- 16** At location of existing cast iron rainwater pipe from Nave roof, allow for providing TCSS splash plate dressed behind existing anti-splash shoes and around adjacent projecting pier. To be taken up wall to just below first fixing bobbins and dressed into bed joint, wedged and pointed as noted elsewhere.
- 17** Plate to be a minimum of 300mm wide with 50mm upstanding edges to direct water down and into gutter. Allow for clipping leading edges in two locations

EAST END: LOW PITCHED ROOF ABOVE FLOWER VESTRY (B)
(all compass references are based on liturgical directional notation i.e. Sanctuary at the east)

Existing Condition

- Existing flat/low pitched roof has been subject to theft of copper roof sheeting and has been temporarily protected with a waterproof single ply roofing membrane laid on top of OSB fixed over the existing decking. A makeshift flashing has been applied to the perimeter.
- 18** The existing temporary sheeting and the OSB sheeting is to be carefully stripped off back to original low pitched softwood boarding. Retained boarding is to be cleaned off to provide level surface for proprietary vapour control layer and fixing of 50mm PIR rigid insulation over boarded with 12mm WBP external grade plywood. Plywood provides base for new 0.5 mm FME terne coated 316L stainless steel roof covering, with batten rolls at maximum 500mm centres, on Met Mat polyester fleece underlay
- 19** Include for all terne coated stainless steel perimeter flashings and a fan drip edge. Flashing to be taken up walls and dressed/wedged into new chase formed in mortar joint to provide a minimum 75mm upstand. Joint to be pointed up on completion with compatible coloured mastic to architects approval. Allow for TCSS clips at maximum 450mm centres along loose edge of flashing/edge drip.

East End: Flat Roof (F)
(all compass references are based on liturgical directional notation i.e. Sanctuary at the east)

- 20** Existing roof covering/asphalt is to be cleaned of and checked for damage.
- A provisional sum has been included in Section 9.02 (SoW) for repairs compatible with existing materials. Extent of work is to be agreed with the Architect prior to implementation.
- 21** Carefully strip off existing Ubiflex/Flashband flashings to perimeter of roof. Allow for new TCSS flashing at all upstands dressed/wedged into mortar joint and/or below the existing terracotta coping stones. Joint to be pointed up on completion with compatible coloured mastic to architects approval. Allow for TCSS clips at maximum 450mm centres along loose edge of flashing.
- 22** Allow for new TCSS 'bin lid' cover to single rainwater outlet from roof located in the south west corner to prevent outlet from becoming blocked by debris and/or wind-blown leaves.
- It is essential that the flat roof area is regularly inspected to ensure any debris is removed and damage reported. As a minimum, this should be at least twice a year (October and March) and parish is to carefully consider a methodology for safe access and inspection process.

LADY CHAPEL: APSIDAL ROOF WITH STANDING SEAMS AND PERIMETER BOX GUTTER (C)
(all compass references are based on liturgical directional notation i.e. Sanctuary at the east)

Existing Condition

- The existing copper sheet roof has been subject to lead theft which has resulted in the loss of one complete face of copper and damage to the two adjoining leaded facets. The 150mm copper box gutter detail on three of the five faces has been ripped off which has also caused consequential damage to the bottom edge drip detail. Of the five faces, it is likely that only two of the sheeted sections of roof could be retained and repaired and that the other three faces would need to be completely replaced with new copper sheet.
- Given the long history of attack this section of the church has endured, and the relatively easy access available, it is highly likely that any new copper or high value roof sheeting will be subject to further attack/theft.
- For the above reasons, the proposal is to renew the roof finish using Terne Coated Stainless Steel patinated to resemble lead sheet following completion.
- 23** Carefully strip off protective visqueen sheeting. Carefully strip off all remaining areas of copper sheet roofing/box gutter and set aside for reclamation (scrap value of copper is to be set against costs of the works). Remove felt separating sheet between underside of copper and softwood sarking boards. Retained boarding is to be cleaned off to provide level surface for new 0.5 mm FME terne coated 316L stainless steel roof covering, with double fold standing seam joints between at maximum 500mm centres, on Met Mat polyester fleece underlay. At principle corners (4 no.) sheets are to be formed around retained existing wood core rolls to replicate original historic copper detail. Joints across each face of the apsidal structure are to be carefully set out to replicate original historic pattern of joints.
- 24** At gutter, allow for fan drip edge to roof sheeting discharging into TCSS box gutter formed to replicate dimensions and structure of original copper box gutter. Allow for TCSS tube reinforcement bars at regular intervals. Box gutter to be sat on Icopal Extra Load Alumite DPC undercloak dressed up sarking boards a minimum of 75mm before TCSS sheeting is fixed over. Undercloak is to be dressed down assumed wallplate and formed around brickwork wallhead under gutter position. Carefully cut back projecting undercloak to have 10mm overhang beyond face of upstanding brickwork below gutter bottom once fixed in place.
- 25** Allow for TCSS clips at maximum 450mm centres along leading edge of roof sheeting.
- 26** Allow for purpose formed 'bonnet' capping at ridge where ridge meets 4 no. raking wood core rolls at junctions of each roof facet.
- 27** At raking gable between Lady Chapel roof and the North Aisle roof, the existing terracotta raking copings are to be carefully dismantled, cleaned off and set aside for reuse. Clean out wall head and prepared for rebedding raking copings. Copings are to be bedded on Icopal Extra Load Alumite DPC undercloak carefully cut back to have 10mm overhang each side of upstanding gable. Re-bed and point up raking copings on 3:1 (sand: cement) mortar colour to match existing.
- 28** Reform raking cover flashings/aprons in TCSS dressed under new DPC undercloak and onto new TCSS roof sheeting. To be pointed with compatible mastic pointing to manufacturers recommendations.

CONSTRUCTION ISSUE

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

btp
ARCHITECTS

RIBA
Chartered Practice

CLIENT:
The Parish of Our Lady of Mount Carmel
Blackley

PROJECT:
Our Lady of Mount Carmel, Blackley

DESCRIPTION:
Repair Proposal - East and West End

PURPOSE OF ISSUE:
Construction

DRAWN BY:	CHECKED	DATE:	SCALE @ A1:
JW	AP	09.06.23	As indicated

JOB NO:	STATUS CODE:	DRAWING NO:	REV
4200	A	104	A

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