ARROWSMITH GROUP

Brunswick Mill – Roofing



Method Statements & Specifications – Roof Works (Trigger Item 14)

Project Details

- Site: Brunswick Mill Development, Phase 1
- Roofs Covered by This Submission:
    1. Main Roof
    2. Bradford Road Roof (drawing ref. attached)
    3. Waste House Roof (drawing ref. attached)
    4. Concierge Roof
    5. Engine House Roof
- Prepared By: Jason Dones
- Date: 12/11/25

General Statement on Roof Conditions

- The **Bradford Road Roof** and **Waste House Roof** were significantly deteriorated with collapsed areas and had to be removed on the advice of the Structural Engineer.
- The **Main Roof, Concierge Roof** and **Engine House Roof** have been retained; works will focus on salvaging and making good the existing fabric to maintain heritage character.

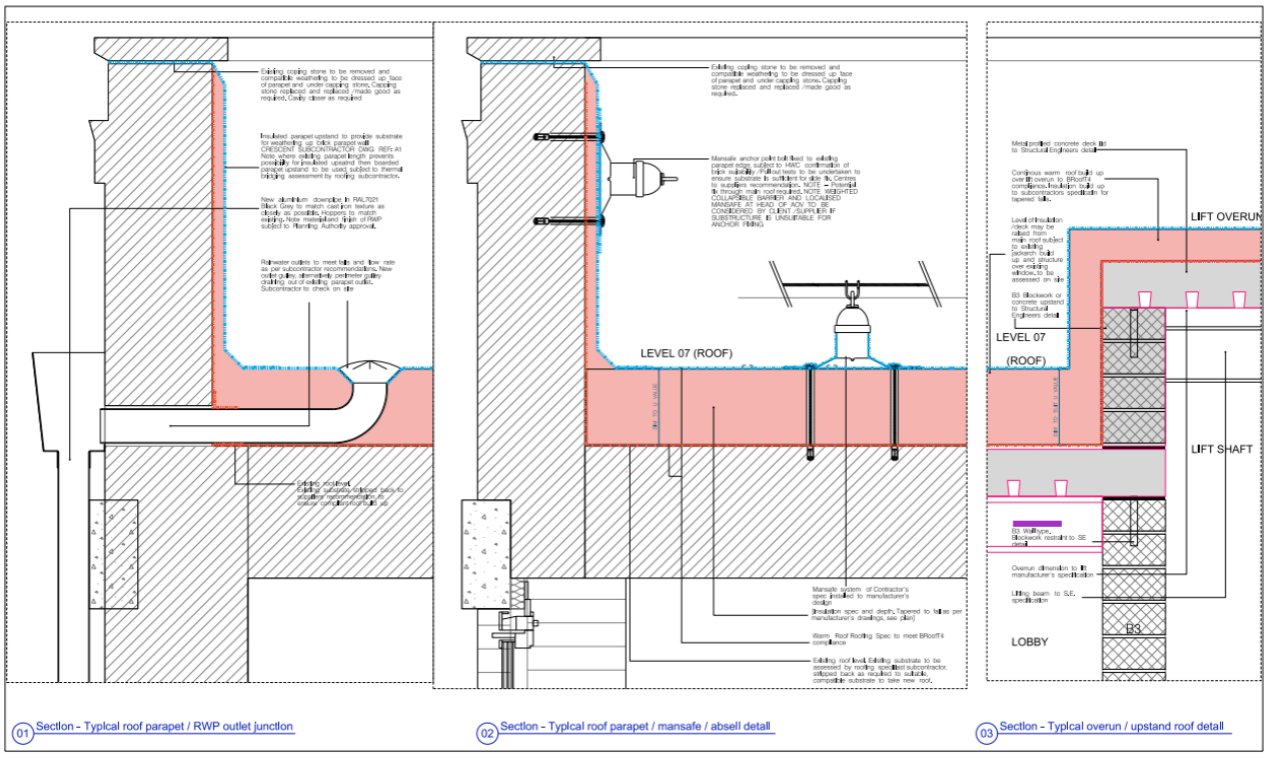
1. Main Roof

Scope Of Works:

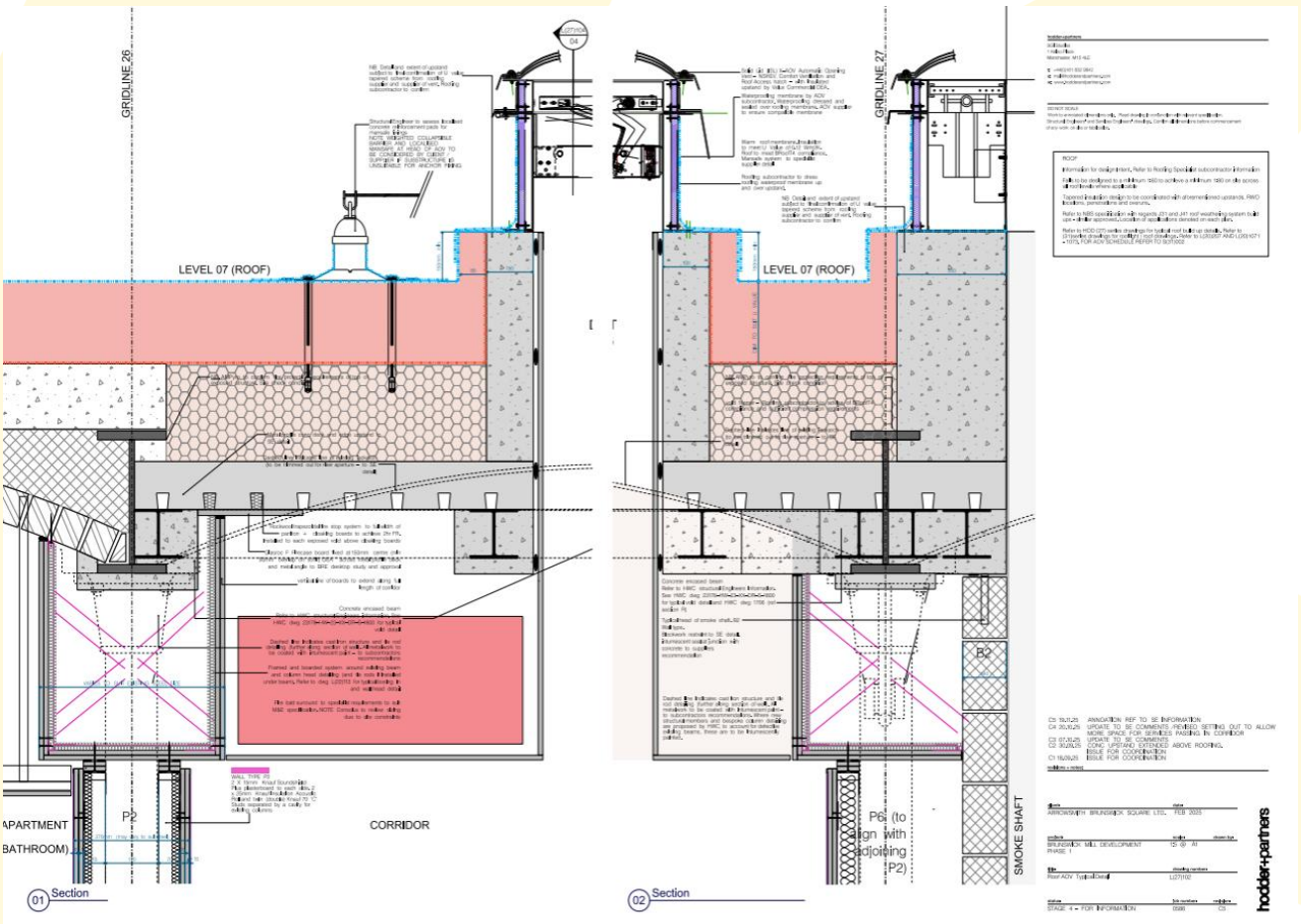
- Stripping & removal of existing torch on felt repairs & liquid repairs to expose existing Asphalt, Asphalt to be utilised as substrate.
- Installation of new built up Bituminous IKO Waterproofing Specification Comprising; IKOpro Sprayfast MPP Primer, IKO Ultra Air & Vapour Control Layer (Torch On to non-combustible substrates only) (Self Adhesive to timber and other combustible substrates), IKO Enertherm Tapered PIR Insulation As Per Design Provided Fully Adhered With IKOpro Sprayfast IBA, IKO Ultra HA Underlay, IKO Ultra Gold Torch On Capsheet.
- Parapets to be encapsulated within waterproofing system, coping stones to be re-bedded once encapsulation is complete. All as per detail mark ups provided.
- Further detailing works as per mark up provided.
- Installation of New AOV Units; Specification to be confirmed.
  Specification:
- Installation of new built up Bituminous IKO Waterproofing Specification Comprising; IKOpro Sprayfast MPP Primer, IKO Ultra Air & Vapour Control Layer (Torch On to non-combustible substrates only) (Self Adhesive to timber and other combustible substrates), IKO Enertherm Tapered PIR Insulation As Per Design Provided Fully Adhered With IKOpro Sprayfast IBA, IKO Ultra HA Underlay, IKO Ultra Gold Torch On Capsheet.
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Specification:

- Installation of new built up Bituminous IKO Waterproofing Specification Comprising; IKOpro Sprayfast MPP Primer, IKO Ultra Air & Vapour Control Layer (Torch On to non-combustible substrates only) (Self Adhesive to timber and other combustible substrates), IKO Enertherm Tapered PIR Insulation As Per Design Provided Fully Adhered With IKOpro Sprayfast IBA, IKO Ultra HA Underlay, IKO Ultra Gold Torch On Capsheet.
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- Parapets to be encapsulated with waterproofing system, coping stones to be re-bedded once encapsulation is complete. All as per detail mark ups provided.
- Further detailing works as per mark up provided.


Existing coping stone to be removed and compatible weathering to be dressed up face of parapet and under capping stone. Capping stone replaced and replaced / made good as required. Cavity closer as required
Insulated parapet upstand to provide substrate for weathering up 540x parapet wall. CRESCENT SUBCONTRACTOR DWG. REF: A1 Note: where existing parapet length prevents possibility for insulated upstand then boarded parapet upstand to be used, subject to thermal bridging assessment by roofing subcontractor.
New aluminium downpipe in RAL7021 Black Grey to match cast iron texture as closely as possible. Hoppers to match existing. Note material and finish of RWP subject to Planning Authority approval.
Rainwater outlets to meet falls and flow rate as per contractor recommendations. New outlet gulley, alternatively perimeter gulley drilling out of existing parapet outlet. Subcontractor to check on site
Existing roof/deck
Existing substrate/deck to have falls to additional recommendations as required by roofing subcontractor
Existing coping stone to be removed and compatible weathering to be dressed up face of parapet and under capping stone. Capping stone replaced and replaced / made good as required.
Mansafe anchor point bolt fixed to existing parapet wall, subject to HWC confirmation of parapet stability. Where this is to be considered to be substrate is sufficient for bolt fix. Centres to suppliers recommendations. NOTE – Potential fix through main roof required. NOTE: WEIGHTED COLLAPSIBLE BARRIER AND LOCALISED MANSAFE AT HEAD OF ACV TO BE CONSIDERED BY CLIENT / SUPPLIER IF SUBSTRUCTURE IS UNSUITABLE FOR ANCHOR FIXING
LEVEL 07 (ROOF)
Mansafe system of Contractor's spec installed to manufacturer's design
Insulation spec and depth, Tapered to falls as per manufacturer's drawings, see plan)
Warm Roof Roofing Spec to meet BRoofT4 compliance
Existing roof build, Existing substrate to be assessed by roofing specialist subcontractor, stripped back as required to suitable, compatible substrate to take new roof.
Metal profiled concrete deck tbc to Structural Engineers detail
Continous warm roof build up over lift overun to BRoofT4 compliance, build up to be tbc by subcontractors specification for tapered falls.
Level of insulation / deck may be raised from main roof subject to existing parapet / build up and structure over existing window, to be assessed on site
B3 Blockwork or concrete upstand to Structural Engineers detail
LIFT OVERUN
LEVEL 07
(ROOF)
LIFT SHAFT
B3 Wallfinish, Blockwork restraint to SE detail
Overun dimension to lift manufacturer's specification
Lifting beam to SLE, specification
LOBBY
B3
01 Section - Typical roof parapet / RWP outlet junction
02 Section - Typical roof parapet / mansafe / absell detail
03 Section - Typical overun / upstand roof detail


ROOF
Information for design intent, Refer to Roofing Specialist subcontractor Information
Falls to be designed to a minimum 1:80 to achieve a minimum 1:60 on dry access all roof levels where applicable
Tapered insulation design to be coordinated with aforementioned upstands, RWO locations, perimeters and overuns.
Refer to NBS specification with regards 231 and 241 roof weathering system build ups + other approved, consortium of specifications denoted on each plan.
Refer to HDD (27) series drawings for typical roof build up details, Refer to 27 series drawings for roof plan / roof drawings, Refer to L(05)207 AND L(05)271 - 1073, FOR ACV SCHEDULE REFER TO SO7.002
ARROWSMITH BRUNSWICK SQUARE LTD, JUNE 25
BRUNSWICK MILL DEVELOPMENT
PHASE 1
SCALE 1:50 @A3
ROOF BUILD-UP, PARAPET AND LIFT OVERRUN
L(27) 101
CONSTRUCTION
0586
C2
hodder+partners


GRIDLINE 26
GRIDLINE 27
LEVEL 07 (ROOF)
LEVEL 07 (ROOF)
APARTMENT
BATHROOM)
P2
CORRIDOR
P6 (to align with adjoining P2)
SMOKE SHAFT
B2
01 Section
02 Section
ROOF
Information for design intent, Refer to Roofing Specialist subcontractor Information
Falls to be designed to a minimum 1:80 to achieve a minimum 1:60 on dry access all roof levels where applicable
Tapered insulation design to be coordinated with aforementioned upstands, RWO locations, perimeters and overuns.
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C5 19.11.25 ANNOTATION REF TO SE INFORMATION
C4 20.10.25 UPDATE TO SE COMMENTS PROVIDED, SETTING OUT TO ALLOW MORE SPACE FOR SEAMLESS FINISHING IN COMMON
C3 07.10.25 UPDATE TO SE COMMENTS
C2 30.09.25 CONC UPSTAND EXTENDED ABOVE ROOFING.
C1 16.09.25 ISSUE FOR COORDINATION
ISSUE FOR COORDINATION
ARROWSMITH BRUNSWICK SQUARE LTD, FEB 2025
BRUNSWICK MILL DEVELOPMENT
PHASE 1
Roof ADV Typical Detail
L(27)102
STAGE 4 – FOR INFORMATION
0586
C5
hodder+partners

2. Bradford Road Roof

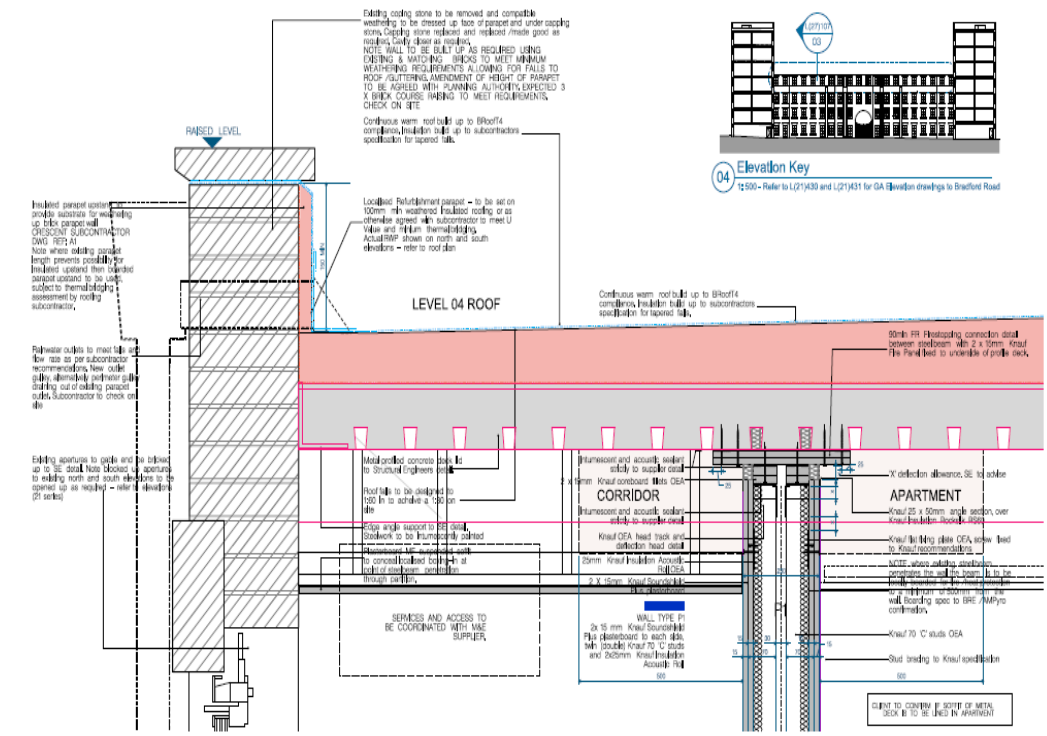
Scope of Works:

- Install new composite metal deck roof using TATA Comflor 60 system.
- Provide 130mm lightweight concrete deck with A193 mesh at the bottom.
- Install 200mm wide x 12mm thick plates to all existing members for Comflor bearing with 6mm continuous fillet weld (CFW) to existing steel.
- Provide 19x95mm shear studs centred on existing beams (1 per trough).
- Decking: TATA Comflor 60 steel composite deck, minimum thickness 1.0mm, galvanised to BS EN 10346.
- Concrete: 130mm lightweight concrete with density ≤ 1900 kg/m^3, 30N/mm^2 strength, reinforced with A193 steel mesh at the bottom.
- Plates: 200mm wide x 12mm thick mild steel bearing plates welded to existing beams.
- Shear Studs: 19x95mm headed studs, one per trough.
- Installation of new built up Bituminous IKO Waterproofing Specification Comprising; IKOpro Sprayfast MPP Primer, IKO Ultra Air & Vapour Control Layer (Torch On to non-combustible substrates only) (Self Adhesive to timber and other combustible substrates), IKO Enertherm Tapered PIR Insulation As Per Design Provided Fully Adhered With IKOpro Sprayfast IBA, IKO Ultra HA Underlay, IKO Ultra Gold Torch On Capsheet.
- Parapets to be encapsulated with waterproofing system, coping stones to be re-bedded once encapsulation is complete. All as per detail mark ups provided.
- Further detailing works as per mark up provided.
- Rooflights to be removed and replaced with the following specification; Lonsdale Thermagard ALM100/2 Series Aluminium Sections, Complete With Thermal Barrier Inserts, Top SG Draught Fillets & Bottom DG Draught Fillets For Stepped Edge Double Glazed Units. Each Area In 3 No. Equal Panes At 572mm Bar Centres x 1492mm Overall Glazing Bars. Finish: All Aluminium Polyester Powder Coated To 40 Microns – Standard Colour RAL Matt, TBC. Glass: 28.8mm Thick Silicone Sealed Double Glazed Units Comprising; 6mm Clear Toughened Outer/14mm Argon Gas Filled Cavity With Black Warm Edge Spacer / 8.8mm Soft Coat 1.1 Laminated Inner. Flashings: 2mm Pressed Aluminium To Sides & Top. Finishes and infill between rooflights to architect's details on roofing system.

  Specification:

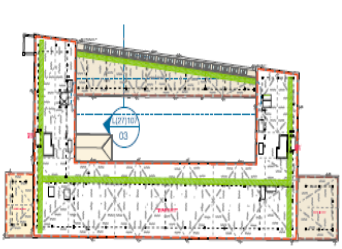
- Installation of new built up Bituminous IKO Waterproofing Specification Comprising; IKOpro Sprayfast MPP Primer, IKO Ultra Air & Vapour Control Layer (Torch On to non-combustible substrates only) (Self Adhesive to timber and other combustible substrates), IKO Enertherm Tapered PIR Insulation As Per Design Provided Fully Adhered With IKOpro Sprayfast IBA, IKO Ultra HA Underlay, IKO Ultra Gold Torch On Capsheet.
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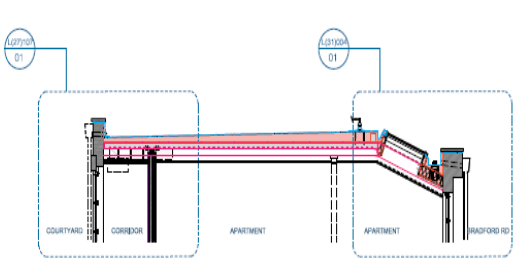


01 Section - Typical short section through level 03 / 04 roof to courtyard

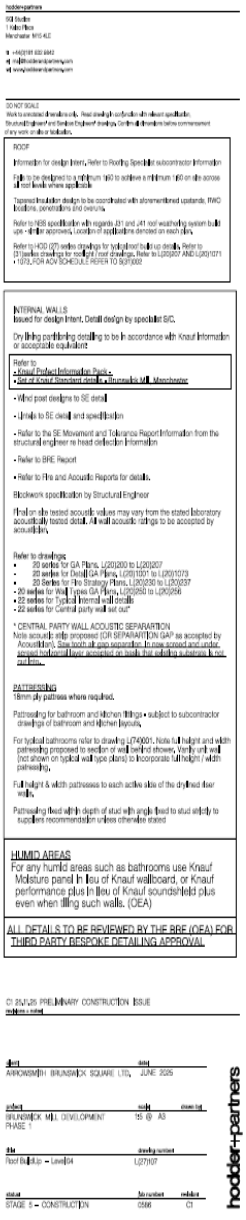
04 Elevation Key
1:500 - Refer to L(21)430 and L(21)431 for GA Elevation drawings to Bradford Road

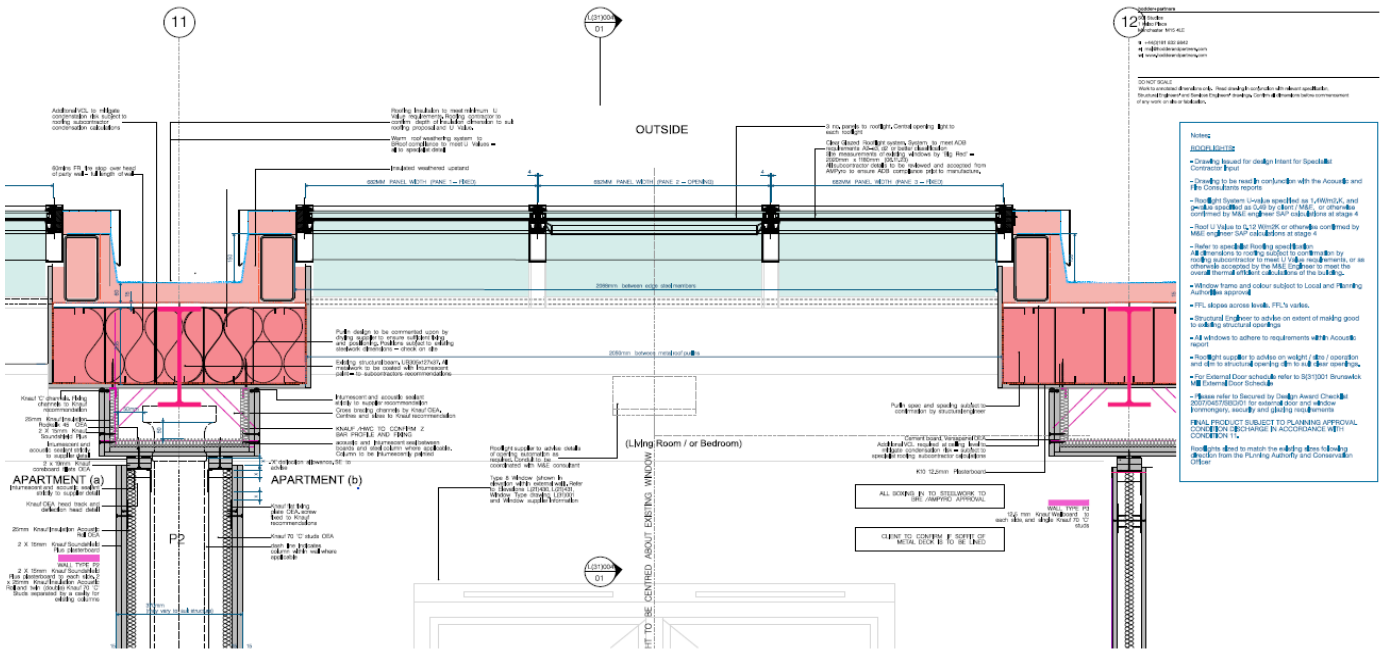


02 Roof Plan Key
1:500 - Refer to L(20)207 for GA roof plan (plan shown with dashed line under)

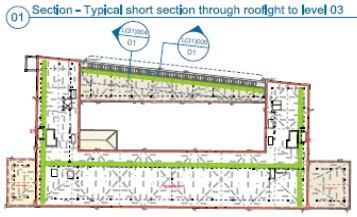


03 Roof Section - Through level 03 /04
1:50

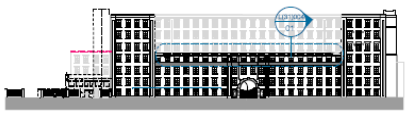




01 Section - Typical short section through rooflight to level 03



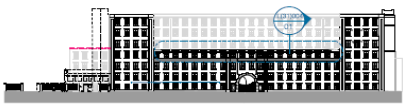
02 Roof Plan Key
1:500 - Refer to L(20)207 for GA roof plan



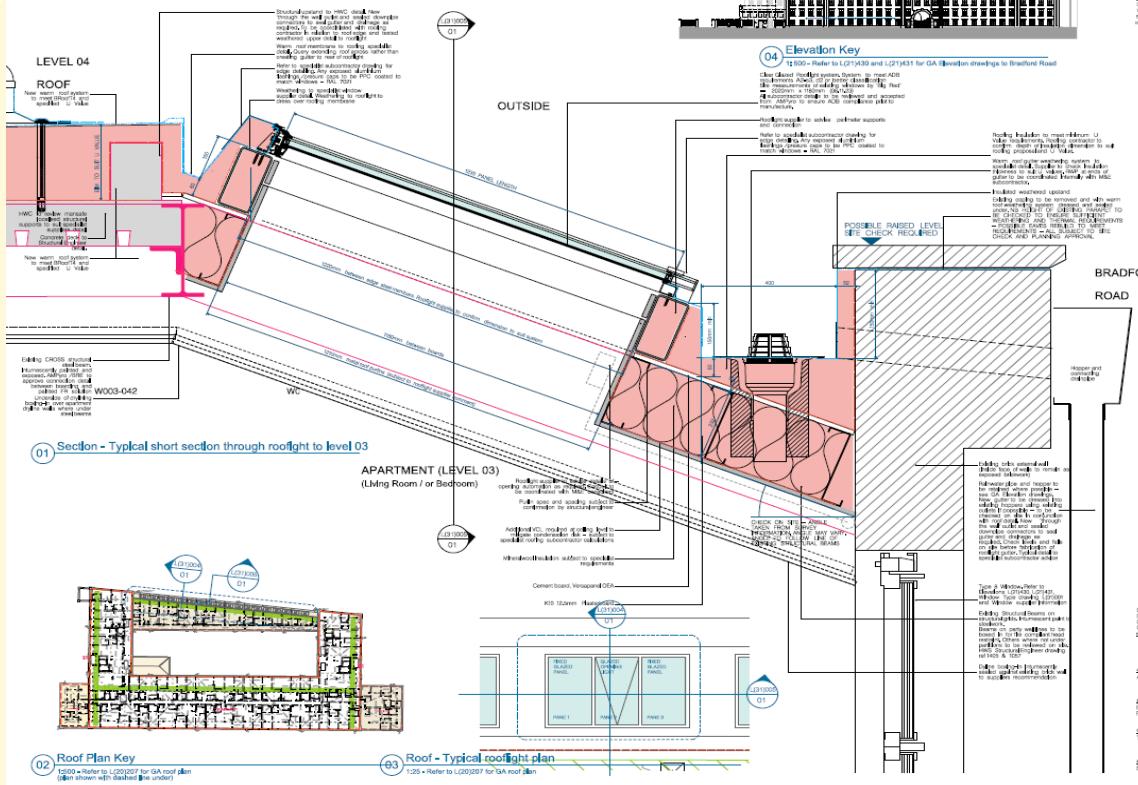
03 Elevation Key
1: 500 - Refer to L(21)430 and L(21)431 for GA Elevation drawings to Bradford Road

C3 25/7/25 UPDATE TO SOFFIT TO ACCOUNT FOR LOW EXISTING EAVES, ROOFLIGHT DETAIL /OUTTER AMENDED,RWP AT ENDS SHOWN
C2 07/7/25 ANNOTATION RE ADB ADDED, STRUCTURE TO HWC LATEST INFO,L1 NO ROOFLIGHTS ADDED AS PER CLIENT REQUEST
C1 01/7/25 PRELIMINARY CONSTRUCTION ISSUE

hodder+partners



04 Elevation Key
1: 500 - Refer to L(21)430 and L(21)431 for GA Elevation drawings to Bradford Road



01 Section - Typical short section through rooflight to level 03

02 Roof Plan Key
1:500 - Refer to L(20)207 for GA roof plan
(plan shown with dashed line under)

03 Roof - Typical rooflight plan
1:25 - Refer to L(20)207 for GA roof plan

C3 25/7/25 UPDATE TO SOFFIT TO ACCOUNT FOR LOW EXISTING EAVES, ROOFLIGHT DETAIL /OUTTER AMENDED,RWP AT ENDS SHOWN
C2 07/7/25 ANNOTATION RE ADB ADDED, STRUCTURE TO HWC LATEST INFO
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hodder+partners

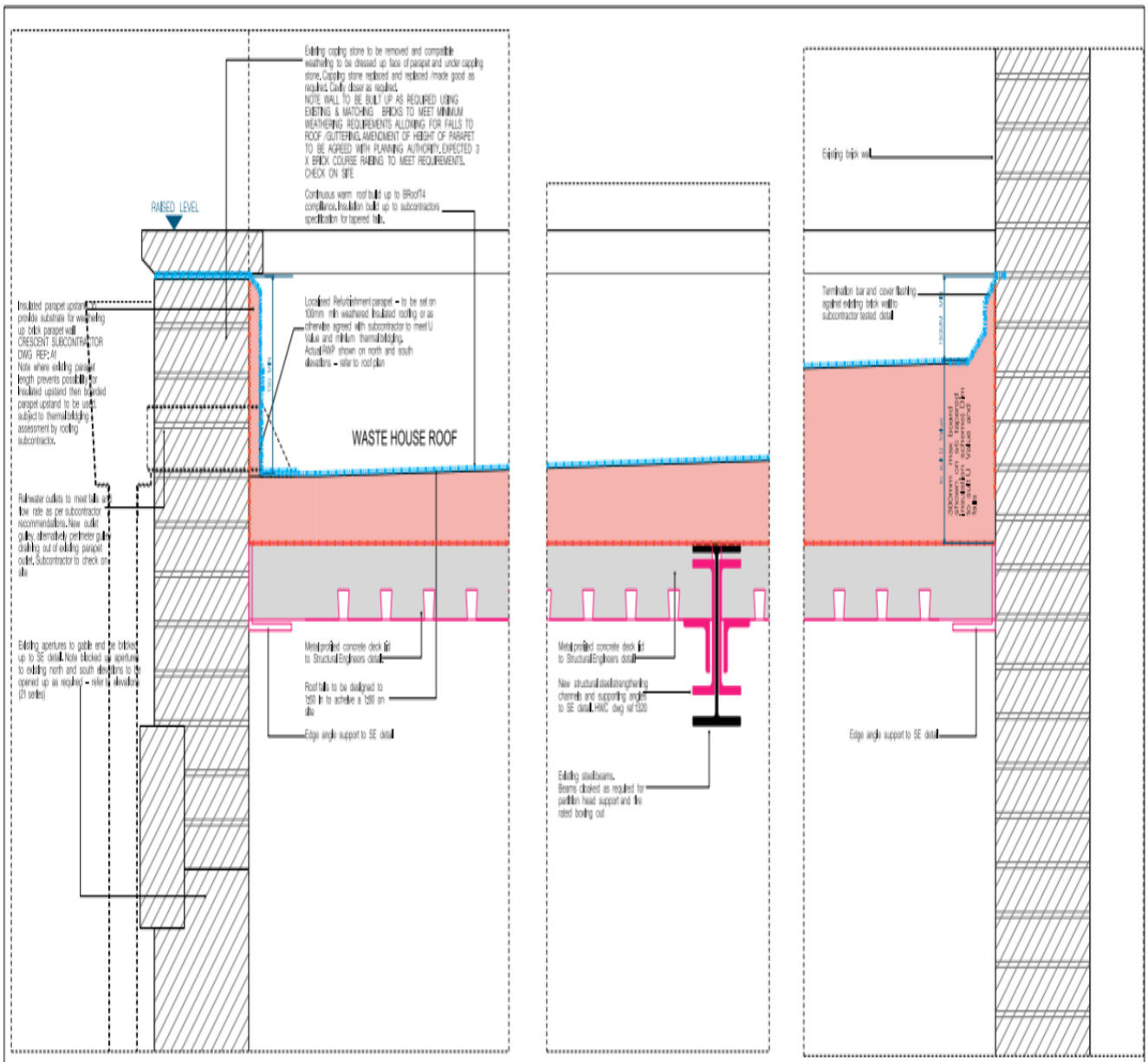
3. Waste House Roof

Scope of Works:

- Install new composite metal deck roof using TATA Comflor 60 system.
- Provide 130mm lightweight concrete deck with A193 mesh at the bottom.
- Install 200mm wide x 12mm thick plates to all existing members for Comflor bearing with 6mm CFW to existing steel.
- Provide 19x95mm shear studs centred on existing beams (1 per trough).
- Installation of new built up Bituminous IKO Waterproofing Specification Comprising; IKOpro Sprayfast MPP Primer, IKO Ultra Air & Vapour Control Layer (Torch On to non-combustible substrates only) (Self Adhesive to timber and other combustible substrates), IKO Enertherm Tapered PIR Insulation As Per Design Provided Fully Adhered With IKOpro Sprayfast IBA, IKO Ultra HA Underlay, IKO Ultra Gold Torch On Capsheet.
- Parapets to be encapsulated within waterproofing system, coping stones to be re-bedded once encapsulation is complete. All as per detail mark ups provided.
- Further detailing works as per mark up provided.

Specification:

- Decking: TATA Comflor 60 steel composite deck, minimum thickness 1.0mm, galvanised to BS EN 10346.
- Concrete: 130mm lightweight concrete with density ≤ 1900 kg/m^3, 30N/mm^2 strength, reinforced with A193 steel mesh at the bottom.
- Plates: 200mm wide x 12mm thick mild steel bearing plates welded to existing beams.
- Shear Studs: 19x95mm headed studs, one per trough.
- Protection: All adjacent heritage masonry, parapets, and internal finishes protected using plywood hoardings and sheeting during works.
- Installation of new built up Bituminous IKO Waterproofing Specification Comprising; IKOpro Sprayfast MPP Primer, IKO Ultra Air & Vapour Control Layer (Torch On to non-combustible substrates only) (Self Adhesive to timber and other combustible substrates), IKO Enertherm Tapered PIR Insulation As Per Design Provided Fully Adhered With IKOpro Sprayfast IBA, IKO Ultra HA Underlay, IKO Ultra Gold Torch On Capsheet.
- Parapets to be encapsulated with waterproofing system, coping stones to be re-bedded once encapsulation is complete. All as per detail mark ups provided.
- Further detailing works as per mark up provided.



01 Section - Typical Waste House roof parapet / RWP outlet junction

02 Section - Typical Waste House roof steel work detail

03 Section - Typical roof upstand detail at existing wall

holder+partners
Suite 4a
1 Hulme Place
Manchester M15 4LE
t +44(0)161 832 9842
e mail@holderpartners.com
w www.holderpartners.com

DO NOT SCALE
Work to annotated dimensions only.
Read in conjunction with the relevant specialists, Structural Engineer and Services Engineer Drawings.
Confirm all details on site before commencement of any work on site or fabrication.

suffix	notes
C1 17.11.25	PRELIMINARY CONSTRUCTION ISSUE, AMEND PARAPET HEIGHT AS PER DISCUSSIONS WITH PLANNING AUTH 17.11.25

ROOF

Information for design intent. Refer to Roofing Specialist subcontractor information

Falls to be designed to a minimum 1:80 to achieve a minimum 1:80 on site across all roof levels where applicable

Tapered insulation design to be coordinated with aforementioned upstands, RWO locations, penetrations and overruns.

Refer to NBS specification with regards J31 and J41 roof weathering system build ups - or later approved. Location of applications denoted on each plan.

Refer to HOD (27) series drawings for typical roof build up details. Refer to 127 series drawings for roof light / roof drawings. Refer to L(05)007 AND L(20)1071
• TOTAL FOR ALL SCHEDULE REFER TO SUFF.002

client	date
ARROWSMITH BRUNSWICK SQUARE LTD.	JUNE 25

project	scale	drawn by
BRUNSWICK MILL DEVELOPMENT PHASE 1	SCALE 1:10 @A1	

title	drawing number
MAIN ROOF BUILD-UP WASTE HOUSE	L(27) 105

status	job number	suffix
CONSTRUCTION	0586	C1

holder+partners

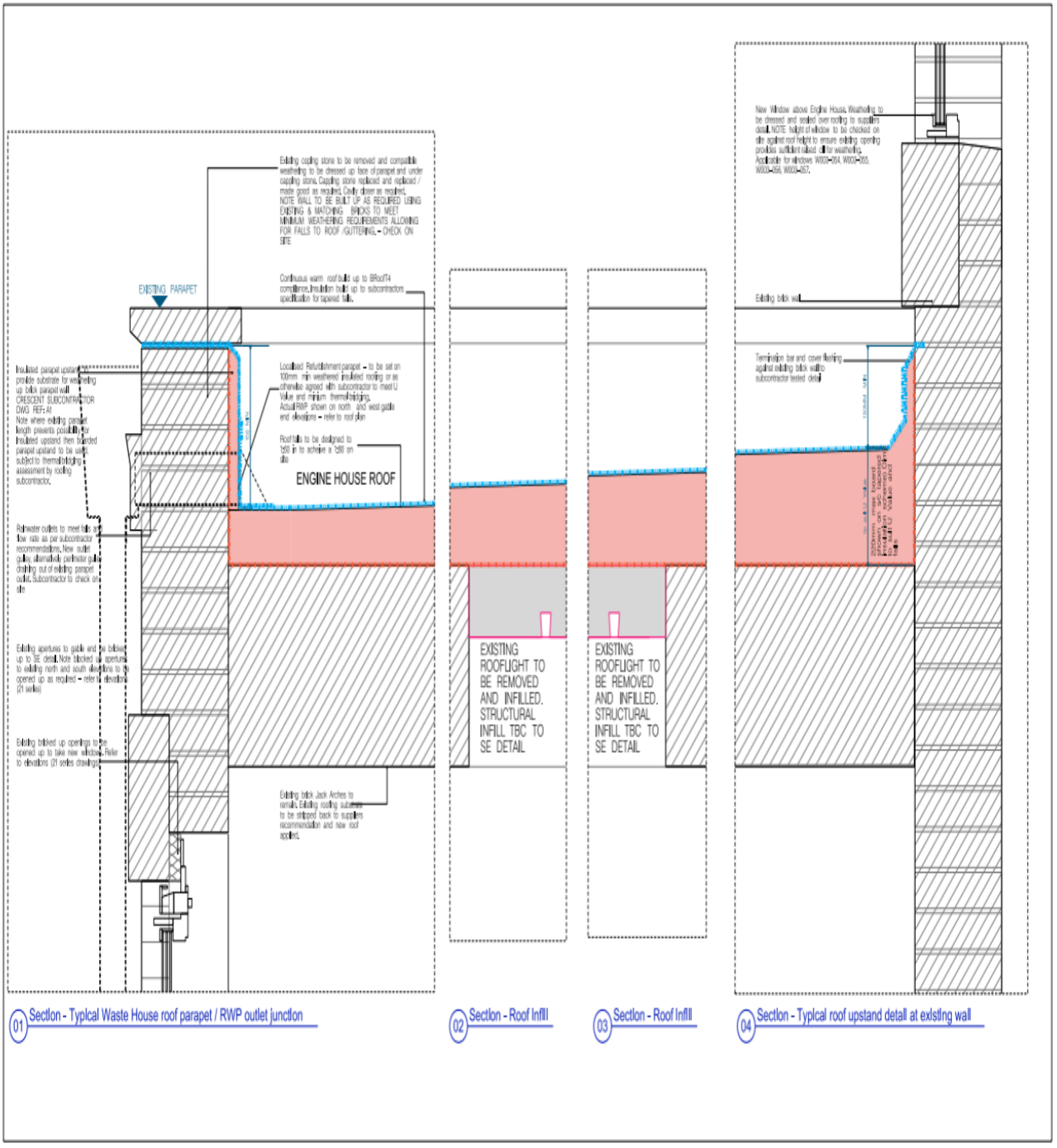
4. Engine House Roof

Scope of Works:

- Existing roof and masonry to be salvaged and made good wherever possible.
- Stripping & removal of existing torch on felt repairs & liquid repairs to expose existing Asphalt, Asphalt to be utilised as substrate.
- Installation of new built up Bituminous IKO Waterproofing Specification Comprising; IKOpro Sprayfast MPP Primer, IKO Ultra Air & Vapour Control Layer (Torch On to non-combustible substrates only) (Self Adhesive to timber and other combustible substrates), IKO Enertherm Tapered PIR Insulation As Per Design Provided Fully Adhered With IKOpro Sprayfast IBA, IKO Ultra HA Underlay, IKO Ultra Gold Torch On Capsheet.
- Parapets to be encapsulated within waterproofing system, coping stones to be re-bedded once encapsulation is complete. All as per detail mark ups provided.
- Further detailing works as per mark up provided.

Specification:

- Structure: Retain existing roof structure and masonry; make good joints and fixings to minimise intervention.
- Installation of new built up Bituminous IKO Waterproofing Specification Comprising; IKOpro Sprayfast MPP Primer, IKO Ultra Air & Vapour Control Layer (Torch On to non-combustible substrates only) (Self Adhesive to timber and other combustible substrates), IKO Enertherm Tapered PIR Insulation As Per Design Provided Fully Adhered With IKOpro Sprayfast IBA, IKO Ultra HA Underlay, IKO Ultra Gold Torch On Capsheet.
- Parapets to be encapsulated with waterproofing system, coping stones to be re-bedded once encapsulation is complete. All as per detail mark ups provided.
- Further detailing works as per mark up provided.
- Protection: All heritage masonry, fixings and features to be carefully protected and isolated from construction activities using sheeting and hoardings. No new fixings into historic fabric without prior approval.

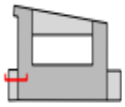


hodder+partners
Hodder Partners
Address
Tel
Email
Web

DO NOT SCALE
Work to annotated dimensions only.
Read drawings in conjunction with relevant specifications.
Structural drawings and details to be read in conjunction with Architectural drawings.
Confirm all dimensions before commencement of any work on site or fabrication.

rev	date	description
C1	17.JUL25	PRELIMINARY CONSTRUCTION ISSUE. CLIENT INSTRUCTION TO KEEP EXISTING JACK ARCHES AND INFILL EXISTING ROOFLIGHT

ROOF
Information for design team. Refer to Roofing Specialists subcontractor information
Falls to be designed to a minimum 1:80 to achieve a minimum 1:80 on site across all roof levels where applicable
Tapered insulation design to be coordinated with abutments/bed upstands, RWO locations, penetrations and overuns.
Refer to NBS specification with regards J31 and J41 roof weathering system build ups - to be approved. Location of applications denoted on each plan.
Refer to HOD-(27) series drawings for typical roof build up details. Refer to (27) series drawings for roof plan / roof drawings. Refer to L(20)207 AND L(20)1071 - 1073, FOR ACH SCHEDULE. REFER TO SOT 002



client	date
ARROWSMITH BRUNSWICK SQUARE LTD.	JUNE 25

project	scale	drawn by
BRUNSWICK MILL DEVELOPMENT PHASE 1	SCALE 1:50 @A3	

title	drawing number
MAIN ROOF BUILD-UP, ENGINE HOUSE	L(27) 106

status	job number	rev/plan
CONSTRUCTION	0586	C1

4. Concierge Roof

Scope of Works:

- Existing roof structure to be retained.
- Roof to be stripped and existing slate to be set aside for re-use, any shortfall of slate is to be made up with a reclaimed closest possible match. Slate to be the same in size, colour and thickness.
- Installation of new breathable membrane underlay and new battens gauged as per slate size requirements.
- Existing ridge and hip tiles to be stripped and set asidefor re-use. Making up any shortfall with a reclaimed closest possible match.
- Leadwork; New Code 5 lead box gutter & flashings all to LSA Guidance.

Specification:

- Slate: Existing & Reclaimed heritage slate to match existing size, colour and thickness.
- Fixings: Non-ferrous nails to prevent corrosion.
- Leadwork: New Code 5 BS EN 12588 lead flashings and soakers.
- Protection: All heritage fabric around the roof, including cornices and masonry, to be physically protected during works.

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3. References

- 23178-HW-23-03-DR-S-1310 – *Front Block Roof Remedial Works – P03*
- L(20)1071 – Level Roof A – Detailed Plan
- L(20)1072 – Level Roof B – Detailed Plan
- L(20)1073 – Level Roof C – Detailed Plan
- L(31)004 & L(31)005 – Typical Rooflight Details
- L(20)207_Roof_Mill Building_Plan PROPOSED – Crescent Detail Plan
- Iko Standard Details Comprising: Change In level, Formed Gutter, Parapet Detail Concrete Coping, Perimetre Kerb, Pipe Penetration, Refurbishment Parapet Outlet, Rooflight AOV & Access hatch, Upstand Cover Flashing Detail.
- Tapered Insulation Design, Rev B
- Iko Specification.

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4. Materials & Specification

The works shall use the following materials, in line with the issued drawings and manufacturer's guidance:

- Insulated waterproofing system as specified within IKO specification.
- Slate: Existing & Reclaimed heritage slate to match existing size, colour and thickness.
- Fixings: Non-ferrous nails to prevent corrosion.
- Leadwork: New Code 5 BS EN 12588 lead flashings and soakers.
- Timber/steel substructure remedial works where identified.
- All fixings and sealants to be approved and compatible with the roofing system.

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5. Methodology

5.1 Preliminaries

- Review all drawings and specifications prior to starting.
- Toolbox talks to be delivered daily.
- Safe access scaffold and edge protection installed by competent contractors.
- Permit to work and sign-off from site management before commencement.

5.2 Removal Works

- Strip defective roof coverings to Main Roof, Engine House Roof & Concierge Roof in a controlled manner and as described above.
- Segregate waste and transfer to skips at ground level using chute/hoist.

5.3 Roof Remedial Installation

- Install vapour control layer, insulation, and roof membrane build-up in line with manufacturer's specification provided.
- Form abutments, junctions, and perimeter details to match drawing 23178-HW-23-03-DR-S-1310.
- Fit rooflights and trims per details L(31)004–005. Rooflight specification provided above.
- Ensure continuity of waterproofing and airtightness at all junctions.

5.4 Completion

- Carry out final inspections and quality checks.
- Remove temporary access once signed off.
- Handover with as-built drawings and warranties.

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6. Plant & Equipment

- Mobile tower scaffolds
- Safety harnesses and fall arrest equipment
- Hoists/chutes for waste removal
- Hand tools and battery tools for fixing
- Hot air welders / sealing equipment (if membrane-based)

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7. Labour Requirements

- Site Manager / Supervisor
- Roofing Operatives (CSCS, trained in system installation)
- General Labourers for waste handling
- Banksman / Hoist Operator

Health & Safety

- Works under CDM Regulations.
- All operatives trained in handling heritage fabric and working on listed buildings.

Signed: Jason Dones
Name: Jason Dones
Position: Project Director
Date: 26/11/2025