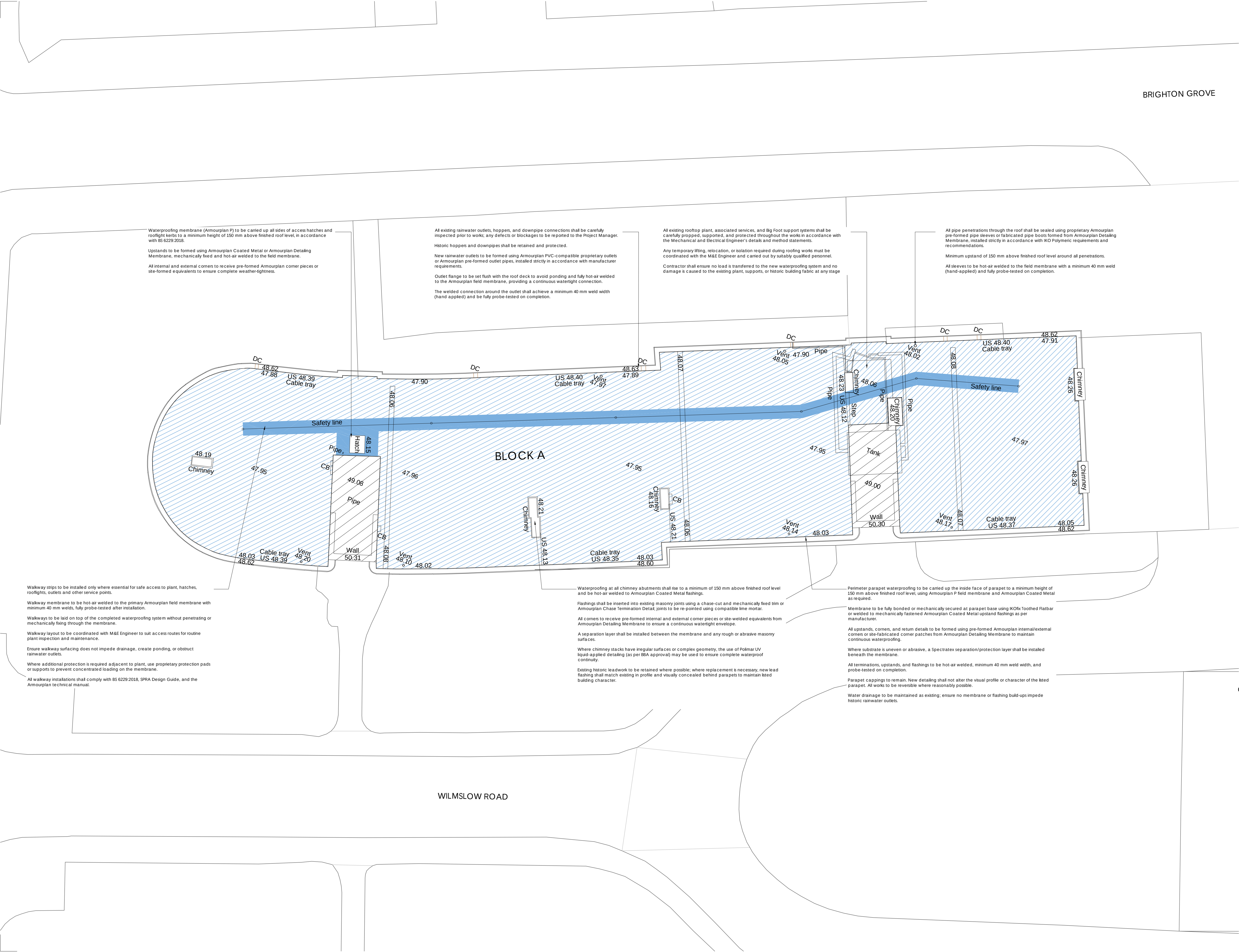




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Rev	Date	Description	Drawn	Chkd
Rev	25.11.24	For issue	CC	PS
P02	08.12.25	Revised scope of works notes.	MB	PRV

GENERAL NOTES

All works to the Grade I Listed Appleby Lodge shall be carried out with full consideration of the Building's historic fabric.

No works shall commence until Listed Building Consent has been granted by Manchester City Council.

Existing roof structure, parapets, rainwater goods and features shall be retained in situ unless scheduled for repair.

Any discovery of concealed historic fabric or unexpected deterioration shall be reported to the Project Manager and Conservation Officer before proceeding.

SCOPE OF WORKS

All works to be in accordance with IKO Polymeric Armourplan Specification proposal - Ref: SPEC-2020-0706-5003 and standard details - Ref: D06 Mid Gwy.

Existing roof finish to be retained, overlay with new roof to specific detail, taking care not to disturb original structural elements. Defective areas where necessary must be removed and replaced with new substrate and ensure suitability to receive new roof coverings.

Installation of new Armourplan P (PVC single ply membrane) waterproofing system in accordance with BBA Certificate 060407.

Introduction of new vapour control layers, flashings and edge restraints as required.

Protection of all retained historic fabric throughout the works.

HERITAGE / CONSERVATION SPECIFIC NOTES

The existing roof profile, height, and parapet conditions shall be maintained exactly as existing.

The proposed roofing works will be visually non-invasive, with all new membrane finished behind parapets and not visible from ground level.

Original rainwater outlets, and upstand conditions shall be replicated or retained wherever possible.

New flashings shall use Armourplan Coated Metal, colour-matched, and installed in a manner that does not visually alter the building's historic character.

No original fabric is to be removed without approval; repairs shall be "like-for-like" and reversible where possible.

ONGOING MAINTENANCE

Roof must be inspected at least every 6 months and after severe weather events.

Repairs to be completed strictly in accordance with manufacturer requirements and guidance.

Any breaches of membrane observed during inspection to be patched immediately by approved contractor.

MATERIALS & SYSTEM PERFORMANCE NOTES

Waterproofing System

Armourplan P polyester-reinforced PVC single-ply roofing membrane, minimum 1.2 mm thickness as recommended by specialist supplier.

Membrane installation to comply with:

- Manufacturer's technical guidelines
- BBA Certificate 060407
- SPRA Design Guide
- BS 6229:2018
- BS 6804:1999

Expected service life: 25+ years, extendable to 40+ years with periodic maintenance.

Auxiliary Components

- IKO fixings system and pressure plates
- Armourplan Coated Metal flashings
- Approved AVCL (self-adhesive or torch-on as appropriate)
- Spectratex separation layer where required

Compatibility

- Membrane must not be laid directly onto bitumen, coal tar, polystyrene or oil-based products without a separation layer.

INSTALLATION NOTES

All in accordance with manufacturer recommendations.

Roofing contractor must be trained/approved by IKO Polymeric.

No installation during rain, fog, snow, or temperatures below 5°C.

All substrates must be dry, clean, and free from sharp projections prior to installation.

Minimum lap widths:

- Side laps: 150 mm
- End laps: 40 mm
- Weld width: 30 mm (auto) or 40 mm (manual)

All joints to be hot-air welded and tested with a probe upon completion.

Mechanically fixed systems to follow calculated fixing density based on EN 1993-1-4 wind load analysis.

Saturated areas (if any) require minimum 50 mm rounded gravel or paving slabs on supports.

Protection layers to be installed over membrane where access or plant maintenance traffic is expected.

0 1000 2000 3000 4000 5000mm

SCALE 1:100

NORTH

Architecture
Masterplanning
Interior Design

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Client
Realty Management

Project Title
Appleby Lodge Re-roof

Appleby Lodge
Wilmslow Road
Manchester

Drawing Title
Proposed GA Plan Block A

Drawn	Checked	Scale @A1	BIM Status	Date
CC	PS	1:100	NA	11.25

Drawing Status	Rev.	THP Project No
Planning	P02	22380

Project No.	Originator	Volume	Level	Type	Role	Number
22380	THP	XX	XX	DR	A	0211