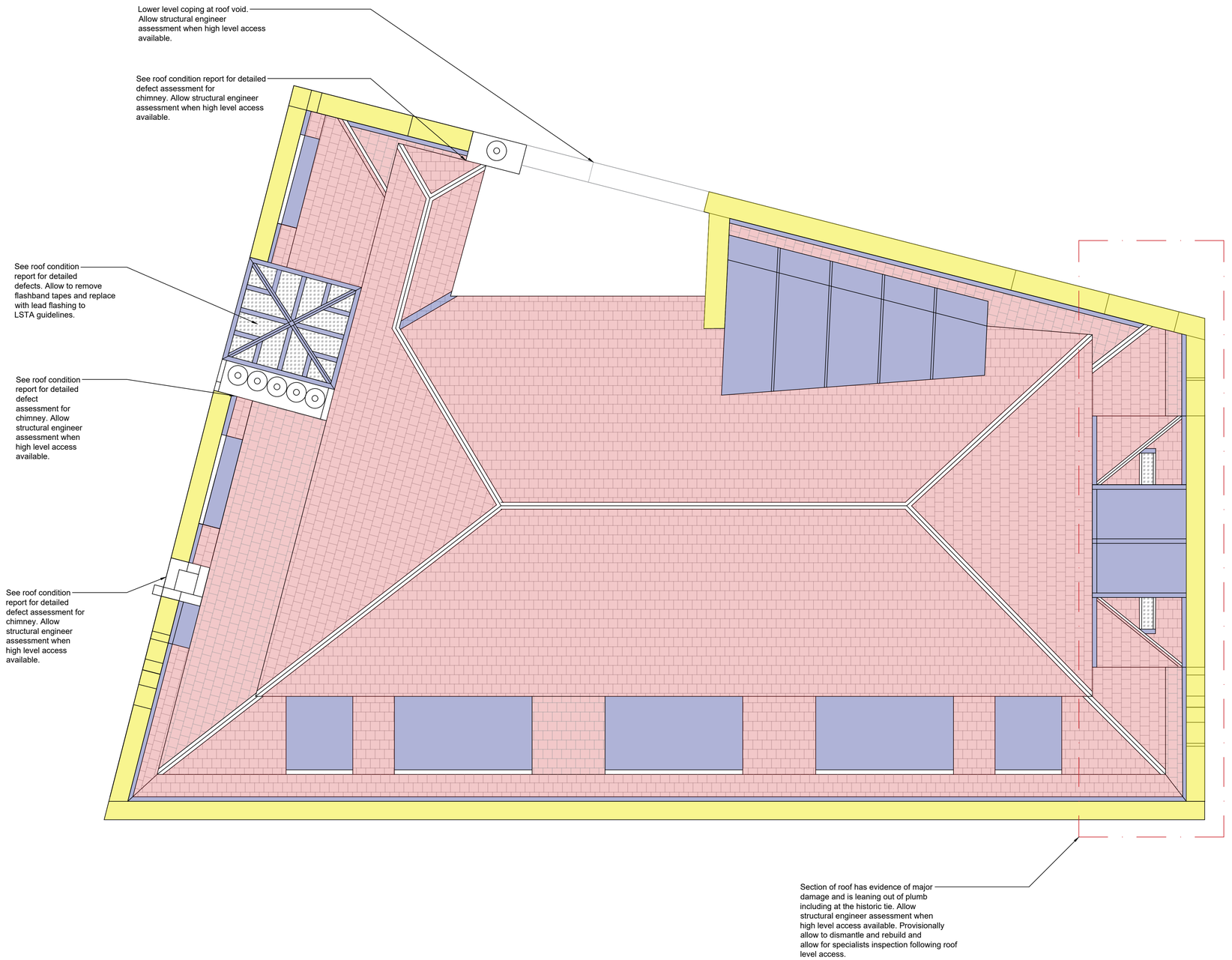


General Notes

- These drawings are not to be used for the purposes of valuation or conveyancing, and are produced for the use of the client only.
- Any information provided is for the purposes of informing the development of designs for future building repairs and future development opportunities.
- Further work and development of a detailed design will be required in due course.
- The existing building measured survey has been shared by C3 Consultancy Ltd. and all reference to this information is referenced directly from the associated drawings.

ITEMS DETAILED IN ROOF CONDITION SURVEY BY OTHERS - Roof condition not recorded in this document. For detailed defects please refer to specialists roof condition survey by others, including defects to -

- Glazed lantern
- Slipped/damaged slate
- Damaged and blocked rainwater goods
- Damaged ridge tiles
- Vegetative growth
- All rooflights
- Flat roofs
- Parapet masonry

NOTE:

- Refer to document MNS01-SP-7000-3P-0-Specification Notes for detailed information related to specification of works and standards.
- To note that this is not a Construction Stage Specification document and should only be used as a reference for planning applications.

KEY

Works to copings generally -

- Allow for 100% rebedding works to all copings.
- Carefully lift all copings, remove all ferrous fixings and replace using stainless steel while filling holes left by redundant fittings with appropriate mix of lime mortar. Re-bed copings on lead DPC painted on both sides with bituminous paint as LSTA guidelines.
- Rake out cementitious pointing where loose & re-point area in lime mortar as spec clause 3.6
- Re-point all open joints in lime mortar. Allow for pinning high level open joint areas as spec clause 3.6.
- Cut out area of inappropriate repair and allow for renewal of whole masonry block as spec clause 3.5.
- Cut out masonry blocks and renew to match existing as spec clause 3.5 in case of major damage due to delamination/erosion/cracks/chips etc.
- Make good section all copings and allow to fill in all cracks and holes with appropriate lime mortar mix as spec clause 3.6

Works to slate roof generally -

- Allow for 100% re-roofing works to full extents of roof
- Strip slates,battens, felt and insulation to main roof slopes. Retain sound slates for re-fixing. All shortfall to be made up with reclaimed slate. Re-slate on treated battens on breathable membrane. Exact build-up tbc following opening up works.
- Strip out lead valleys and failed valley boards. To be confirmed by the contractor. Allow access for timber investigation by specialist when roof coverings have been removed.
- All existing sound ridge tiles shall be re-used on the new roof, with any shortfall made good with tiles to match the existing, in material, size, colour and profile.
- All mortar used for repairs and re-laying of the roof shall be appropriate mix of lime mortar.
- Allow to remove all redundant wasp nests, bird nests and bee nests found. If any live nests found as part of the works, report to the architect immediately.

Works to lead work generally -

- All lead work to comply with Lead Sheet Academy Guidance. Exact codes and details tbc following opening up works.
- Allow to renew all lead works as part of re-roofing works including any leaded glass at rooflights. All lead to be laid in accordance to LSTA guidelines. Exact code and detail tbc following opening up works.

Masonry - Spec clause 3.0

- Dismantling/re-building, masonry repairs and re-pointing to be carried out for all sections of the copings and parapet walls. Exact and final nature of all repair works to be ascertained on site when scaffold erected enabling closer inspection
- New masonry sections to match existing profiles, colour, finish and properties of existing masonry exactly
- All ferrous fixings found during course of works to be removed.
- Level of de-scaling to be determined on site when access is available for closer inspection
- Repointing to be taken around sections of the copings, including string courses, mouldings, grotesques etc.
- All upper floor structural elements to be checked for stability when high level access available. Any remedial works required to be determined on site
- All masonry to undergo conservation-appropriate clean. Sample panels to be undertaken in agreed locations prior to commencement of cleaning to agree level of clean required. Cleaning to include full removal of bird guano to affected locations
- All areas of masonry to be reviewed on site with conservation architect post conservation-appropriate clean to agree areas of repointing and items of masonry repair works.
- All friable masonry remaining in-situ to be lightly dressed.
- All cracks to be pointed using lime mortar mix. carry out careful analysis of masonry and surface soiling type prior to conducting cleaning trials. Conduct cleaning trials to find a suitable cleaning method and carry out, if not detrimental to the masonry condition.
- Carefully remove vegetation growth and root zone and treat with suitable weed killer if required. Re-bed masonry and fill open joints where displaced by roots.

Roofs and Rainwater Goods - Spec clause 4.0 and 7.0

- Roof condition survey dated January 2026 by specialists to be referred to for specific roof defects. Further details and remedial works to be determined on site.
- Rainwater goods are generally a mixture of original and non original lead, cast iron and plastic. Allow to replace damaged sections of rainwater goods with new cast iron to match existing profile. Allow to replace all plastic rainwater goods with new cast iron to match existing profile. Allow all cast iron rwg to be rubbed down, repainted and made good.
- Exact extent of lead works at roof level as well as elevation face unclear from ground level survey. Detail to be reviewed and improved as required to meet LSTA guidance following high level access.
- Complete removal of the vegetation required as far as possible. Residual roots to be treated with suitable herbicide.
- Ensure all existing rainwater goods are adequately fixed back to the building with stainless steel fixings and all are blockage free. Allow to repair/replace any damaged sections of pipe as appropriate (to be scheduled when scaffold erected allowing closer inspection).
- Allow to renew all lead works with new to appropriate code as per LSTA guidelines, including all instances of flashings, gutters, rolls, flat roofs, valleys etc. Exact code and details to be confirmed upon opening up works.

Roof lights - Spec clause 6.0 and 10.0

- Clean all roof lights to remove mould, dirt etc. Allow to replace all damaged glass with new to match existing.
- Exact extents of timber replacement and splice repairs to be confirmed upon availability of high level access. All instances of new timber to match existing.
- Allow to investigate all damaged ironmongery when high level access available. Allow to rub down, clean and repaint as required and replace with new to match existing in case of metal damage
- Exact extents of damage to the mechanism and repairs to be confirmed upon availability of high level access.

Notes

1. Any dwg format drawing is to be read in conjunction with and at the scale of the accompanying pdf.
2. Where colours other than black or grey are used, the drawing must be plotted in colour.
3. For status 'C' (Construction) drawings all dimensions are to be checked on site by the contractor, scaling is for Local Authority purposes only.
4. Unless otherwise indicated, all dimensions are in millimeters.
5. All information on this drawing is to be read in conjunction with the relevant Donald Insall Associates specification and trade contractors' drawings and information by specialists.
6. In the event of any discrepancy, please contact us immediately.
7. This drawing may contain survey information by others and is to be used solely for the purposes for which it was issued.
8. These are uncontrolled documents issued for information purposes only. If you have any queries regarding the drawings, please contact DIA immediately.
9. Please note DIA cannot be held responsible for any errors arising from changes made to an uncontrolled dwg file.

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Drawing Status

- **F** Feasibility
- **S** Sketch Design
- **P** Planning
- **B** Building Control
- **D** Developed Design
- **M** Measurement
- **T** Tender
- **C** Construction
- **R** Record

Rev	Date	Dwn	Auth	Revision
2	03-08-26	SZA	RXC	Updated LBC issue following feedback
1	30-07-26	SZA	RXC	Issue for LBC
0	NYI	SZA	RXC	Draft Issue

DONALD INSALL ASSOCIATES
2nd Floor Sligo House, 32-34 Laystall Street
Manchester M1 2JZ
0161 359 4326
manchester@dia.co.uk

50 Newton St, Condition Survey

Roof Plan
Repairs/As proposed

Project	No
MNS.01	2000

Scale (A1)	Status	Revision
1:50	3P	2