General notes:

- The fabric must be worked on with great care, by specialists skilled in heritage work.
- As a general approach, repairs will be in situ, light-touch and interventions will have reversible repairs where possible.
- No hot works are to take place on the roof. Any hot works taking place on site require a permit.
- Levels and arrangement to be reassessed following roof stripping. adequate time to be allowed in the program for inspection and detailing of any repairs.
- Refer to opening-up works report and drawings for existing build-ups.
- New lightning protection to be installed - exact design and route to be confirmed by specialist. PVC covered copper tape/ flat strips, colour to match existing fabric to be installed under slates, final route to be agreed. To be fixed with slate holdfasts with strike plate conductors installed under slates/ stone tiles.

Structural Repairs

- Extent of repairs required to the structure is unknown.
- Proposals will need to be reviewed and tested when safe access to all roofs is provided and the varying sizes of members, construction and condition across the full roof area is confirmed.
- As a general approach, it is proposed to use in situ, light-touch interventions with reversible repairs wherever possible.
- Works are anticipated to be required to valleys, wall plates, rafter feet, purlin ends and truss bearings.

Stone Slates

- Roofs will be recorded in accordance with Historic England's Technical advice note on stone slate roofing and Practical Building Conservation guide to roofing, and is to be carried out to Level 3 to 4 in accordance with Historic England's Guide to Understanding Historic Buildings.
- Carefully strip stone slates and set aside sound slates for re-use.
- Any shortfall to be made up with sound, good quality, natural stone slates of the same general size range, thickness, texture, and edge finish as those of the existing roof.
- Re-slate to diminishing courses. New treated softwood battens and counter battens and new insulation and breathable membrane as indicated on the drawings.
- Lift existing stone ridge and set aside sound ridge tiles for re-use. Make up shortfall with new to match existing size and profile. Re-bed on approved lime mortar.
- Assume 60% of slates to be replaced, redress larger stone slates and replace large stone slates with reclaimed to match existing.

Welsh Blue Slates

- Roofs will be recorded in accordance with Historic England's Technical advice note on stone slate roofing and Practical Building Conservation guide to roofing, and is to be carried out to Level 3 to 4 in accordance with Historic England's Guide to Understanding Historic Buildings.
- Re-slate to diminishing courses with sound, good quality, Welsh blue slates of the same general size range, thickness, texture, and edge finish as those of the existing roof.
- New treated softwood battens and counter battens.
- Lift existing ridge tiles and set aside sound ridge tiles for re-use. Make up shortfall with new to match existing size and profile. Re-bed on approved lime mortar.
- Assume 60% of slates to be replaced to match existing.

Lead Roof

- Strip existing lead roof coverings and allow for inspection of existing substrate.
- Replace all lead coverings with new lead to Lead Sheet Training Academy guidance.
- New Douglas Fir penny gap boards, insulation and underlay as shown on the drawings.
- A coat of patination oil is to be applied to the exposed face of all lead after laying.

Chimneys

- Chimneys are to be cleaned and re-pointed with masonry repairs implemented as required. Refer to chimney drawings 3317- 3318.
- New lead flashings, flaunching, and bird protection where required (e.g. steel mesh balloons, tbc when high level access available for inspection).
- All lead flashings to chimney stacks to be replaced in code 5 and 6 lead as shown on drawings.

Bellcote

- Allow for inspection by architect and structural engineer to assess required repairs. Refer to drawings 3312 and 3313 for provisional repair works.
- The condition of the bell is to be assessed by specialist foundry prior to being re-hung

Lead Generally

- Renew all lead soakers to hips in code 5 lead to Lead Sheet Training Academy guidance.
- Renew all abutments and stepped flashing with new lead code 5 to Lead Sheet Academy Guidance.
- Replace all pitched valleys with code 6 lead to Lead Sheet Training Academy Guidance.
- Replace tapered valley gutters/ box gutters with new lead to Lead Sheet Training Academy guidance. Lead code TBC following inspection by architect.
- Existing timber substrates are to be replaced with new Douglas Fir penny gap boards, insulation and underlay as shown on drawings.
- A coat of patination oil is to be applied to the exposed face of all lead after laying.

Rainwater goods

- Allow for clearing of silt and vegetation from rainwater goods.
- Existing UPVC/ aluminium rainwater goods to be replaced with new cast iron to match existing.
- Allow for complete overhaul of existing cast iron rainwater goods with wire brush and redecorating and refixing. Any severely damaged sections to be replaced with new to match existing.
- All existing gutter brackets to be refurbished and repainted and refitted in existing locations.
- Snowboards and associated brackets to be removed.

Lath and Plaster Ceilings

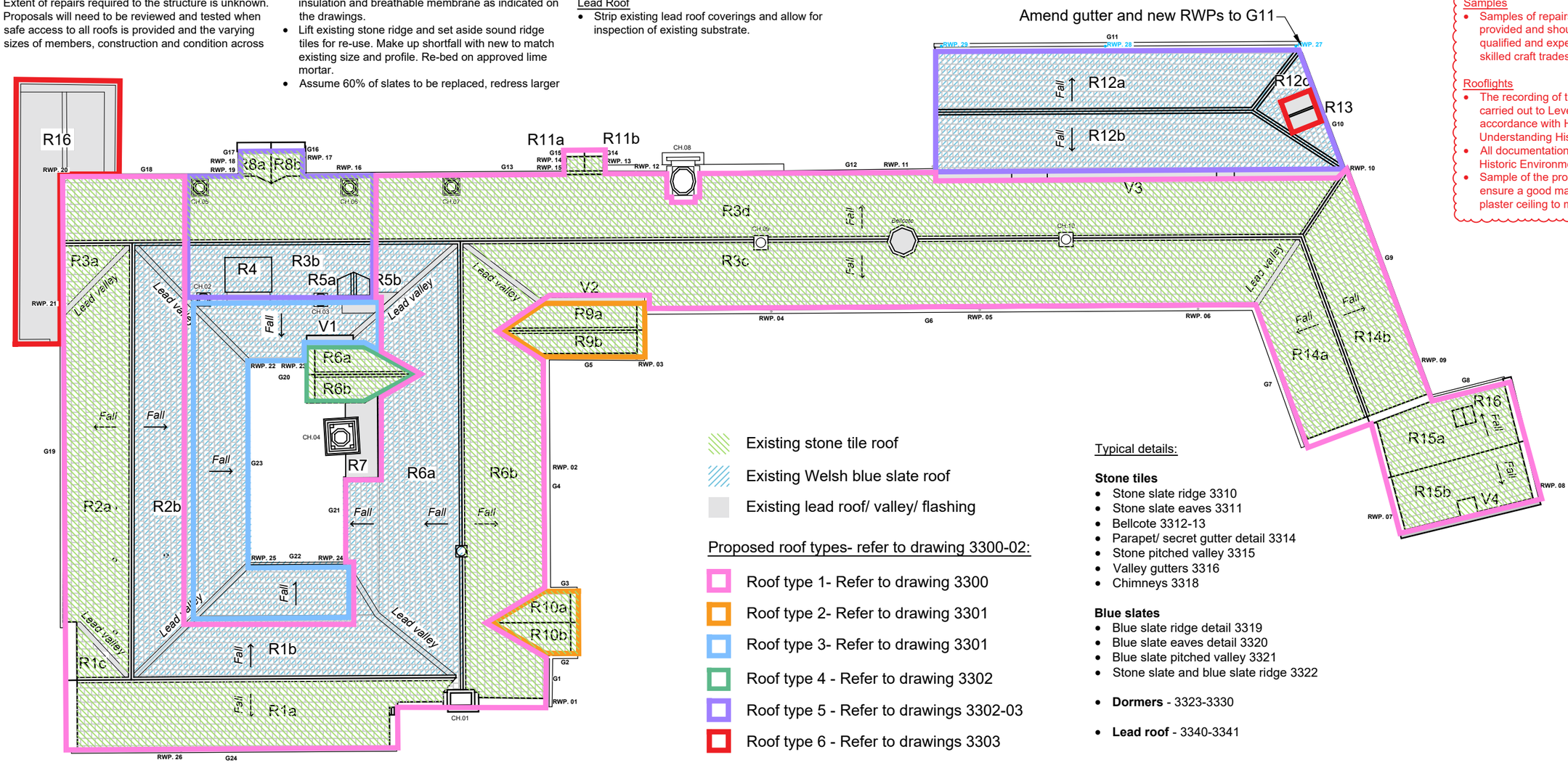
- Following stripping of the roof coverings the existing lath and plaster ceilings are to be inspected by specialist conservator.
- The voids are to be carefully cleaned out and if required, ceilings should be consolidated using the 'pad system' and/or SS screws & washers throughout and repaired with lime and sand plaster. Exact methodology and specification to be agreed following inspection.

Samples

- Samples of repairs and workmanship are to be provided and should be undertaken by suitably qualified and experienced heritage contractors and skilled craft trades.

Rooflights

- The recording of the removal of rooflights should be carried out to Level 3 to 4 and undertaken in accordance with Historic England's Guide to Understanding Historic Buildings.
- All documentation should be deposited with the Historic Environment Record.
- Sample of the proposed interior infill to be provided to ensure a good match with existing. Reinstate lath and plaster ceiling to match existing fabric.



Existing stone tile roof

Existing Welsh blue slate roof

Existing lead roof/ valley/ flashing

Proposed roof types- refer to drawing 3300-02:

- Roof type 1- Refer to drawing 3300
- Roof type 2- Refer to drawing 3301
- Roof type 3- Refer to drawing 3301
- Roof type 4 - Refer to drawing 3302
- Roof type 5 - Refer to drawings 3302-03
- Roof type 6 - Refer to drawings 3303

Typical details:

Stone tiles

- Stone slate ridge 3310
- Stone slate eaves 3311
- Bellcote 3312-13
- Parapet/ secret gutter detail 3314
- Stone pitched valley 3315
- Valley gutters 3316
- Chimneys 3318

Blue slates

- Blue slate ridge detail 3319
- Blue slate eaves detail 3320
- Blue slate pitched valley 3321
- Stone slate and blue slate ridge 3322

- **Dormers** - 3323-3330
- **Lead roof** - 3340-3341

N

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.
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Drawing Status

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

Rev	Date	Dwn	Auth	Revision
2	14-10-26	EXW	RZM	Annotation updated- revisions shown in red
1	28-08-26	EXW	RZM	Issued for LBC
0	25-08-26	EXW	RZM	Initial Issue

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Chetham's Library, Manchester

Roof Plan
As Proposed

Project	No
CHETM.04	2000
Scale (A3)	Status / Revision
1: 250	3P / 2