

Reference Roof Plan (Proposed)

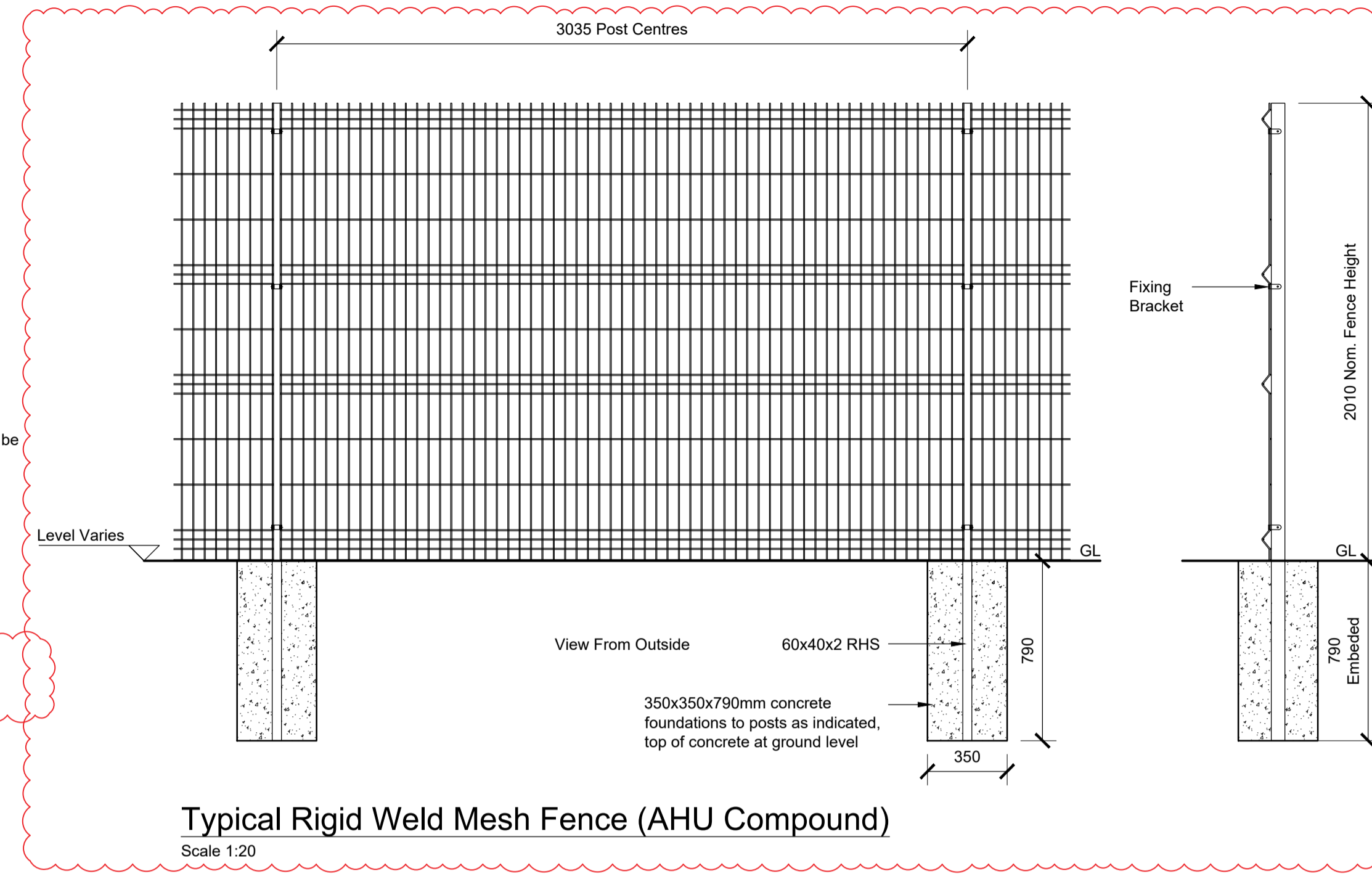
Scale 1:200

Enabling Works:

1. Remove all existing natural slate roof coverings, approx 600m² and dispose off site.
2. Remove all existing hip and ridge tiles and dispose off site.
3. Remove all existing felt flat roof coverings and flashing details, approx 450m² and dispose off site.
4. Remove all timber fascia boards, approx 150m and dispose off site. Remove all timber soffits approx 150m and dispose off site.
5. Remove all guttering and downpipes comprising a mixture of metal and PVCU.
6. Strip existing lead work or other (aprons, cover flashing's and slate soakers etc. from all duo pitched roofs. Check condition, clean and carefully store for re-use where possible. Provisional sum will be allowed for providing 25% simulated lead replacement.
7. Remove existing slate battens, felt or torching and dispose off site.
8. Strip back hipped section of main central roof as indicated, allow for taking out hip and extending ridge line to meet new metal trusses as required. **Include for any temporary support and bracing as required.**
9. Remove 3no UPVC windows (1585 x 1200mm approx) and make good reveals in preparation for new windows and louvred vents for new air handling unit.

Proposed Works:

1. Extend duo pitched roof slope to the main roof area as indicated and detailed above, include for extending gable masonry cavity wall as required.
2. Install "Kingspan Nilvent" or equal and approved breathable membrane to all pitched roof areas throughout fixed above existing/new rafters. All to be in accordance with manufacturers recommendations.
3. Install new treated timber battens / counter battens as existing at centers to suit slate coursing.
4. Install new natural slate roof covering throughout including new hip and ridge tiles to match existing.
5. Install new 3no. layer felt roof system, timber deck areas to be primed as required. Allow for all perimeter flashing and around any existing penetrations. All to be in accordance with manufacturers recommendations. Roof system to be provided with a 20 year warranty.
6. Install new PVC fascias and soffits throughout to match existing style/profile.
7. Reinstate lead work or other to aprons, cover flashing's and slate soakers. Allow for replacing 25% of lead or other with simulated lead subject to condition. This item will only be expended upon, upon receipt from the contractor that the existing lead or other is defective.
8. Install new uPVC Ogee gutters and downpipes as shown on the proposed roof plan.
9. **Install new "Vanguard" or equal and approved free-rolling anti-climb barriers to the perimeter of each flat roof (80m approx).**
10. Install 3no new UPVC windows (White) with a metal louvred vent bottom panel (Goosewing Grey) within existing structural openings.
11. Install new 2010mm (h) x 7150mm (l) rigid weld mesh fence compound for new air handling unit as per typical detail. Contractor to site measure.



Typical Rigid Weld Mesh Fence (AHU Compound)

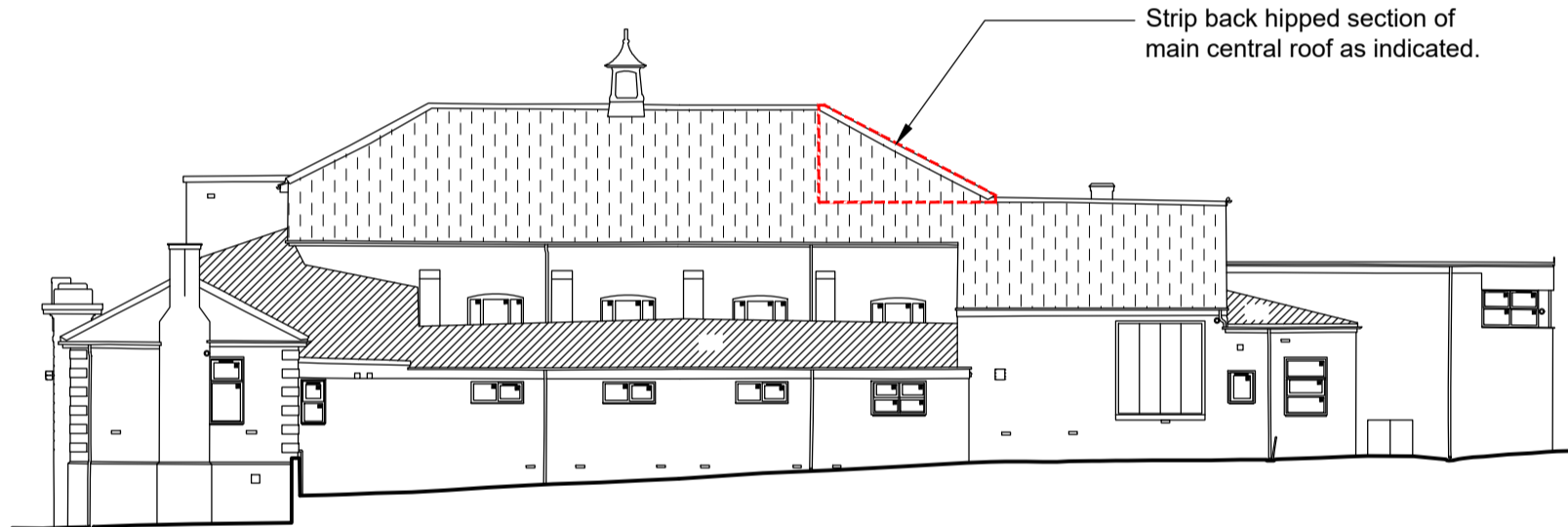
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Notes

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Contractors shall verify and be responsible for all dimensions and conditions and shall report any discrepancies to the issuing office before proceeding with any work. Drawings shall not be scaled.

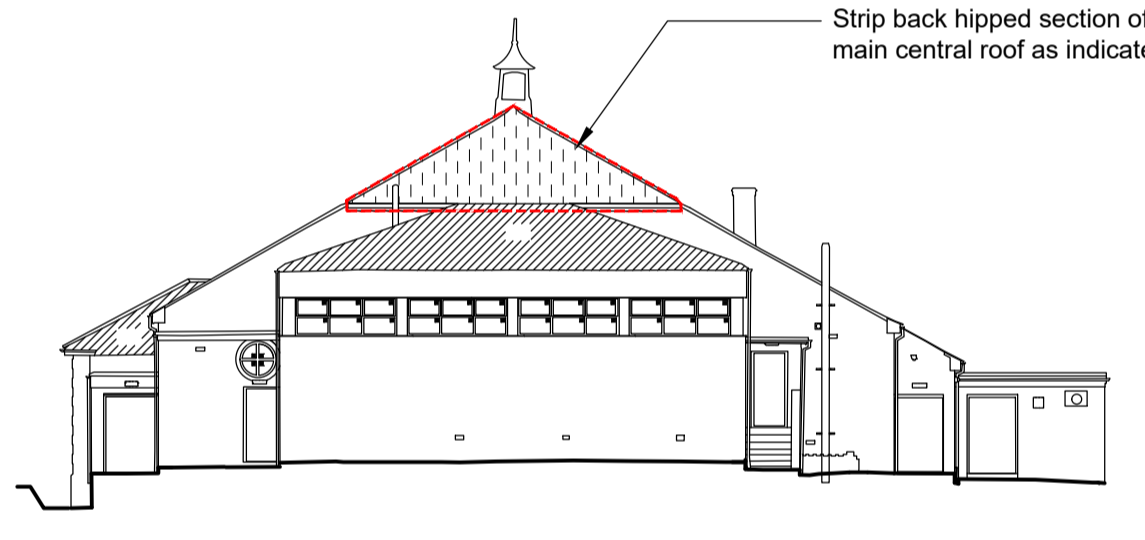
View From Inside

- Posts - 60x40x2 RHS @ 3m CRS
- Panel - High x length varies
- 6mm Horizontal Wires, Spacing 200mm CRS
- Max. 5mm Vertical Wires, Spacing 50mm CRS
- Finish - Galvanised to BS EN ISO 1461:1999 with plastic coated finish.
- Post Tops - Plastic caps
- Fittings - M8 c/w Permacones
- Fencing to be raised 50mm above ground. Contractor to allow for sleeves in wall for posts where required.
- Fencing to have anti-tamper fixings and bolts



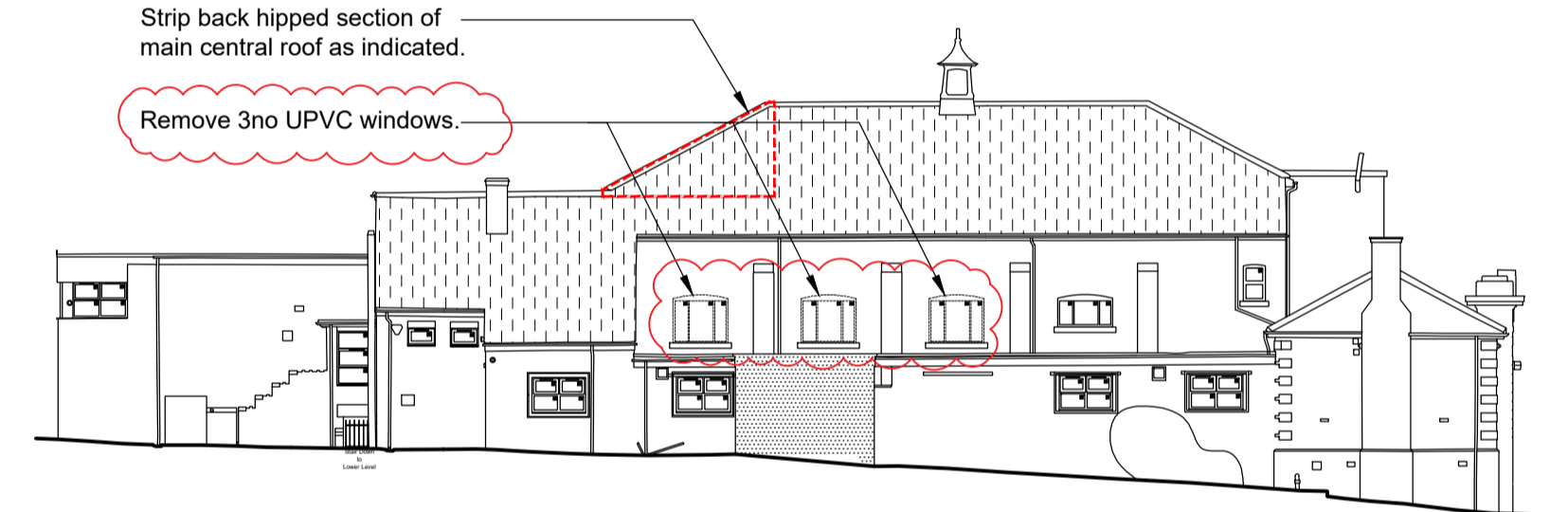
Existing East Elevation

Scale 1:200



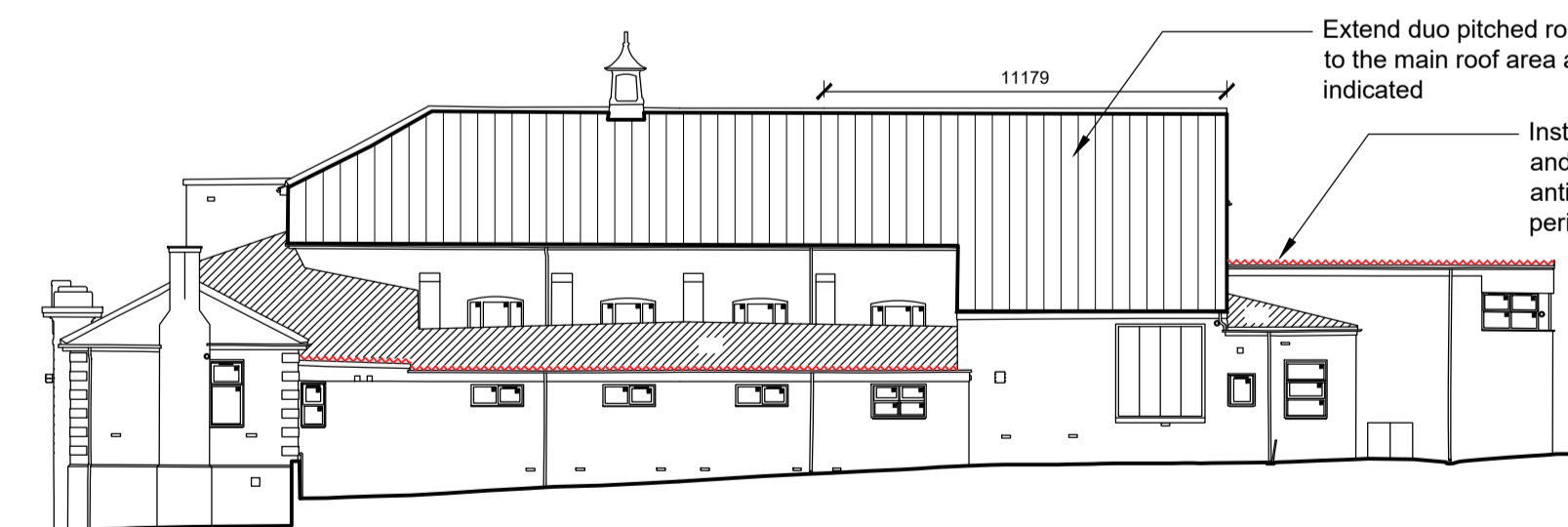
Existing North Elevation

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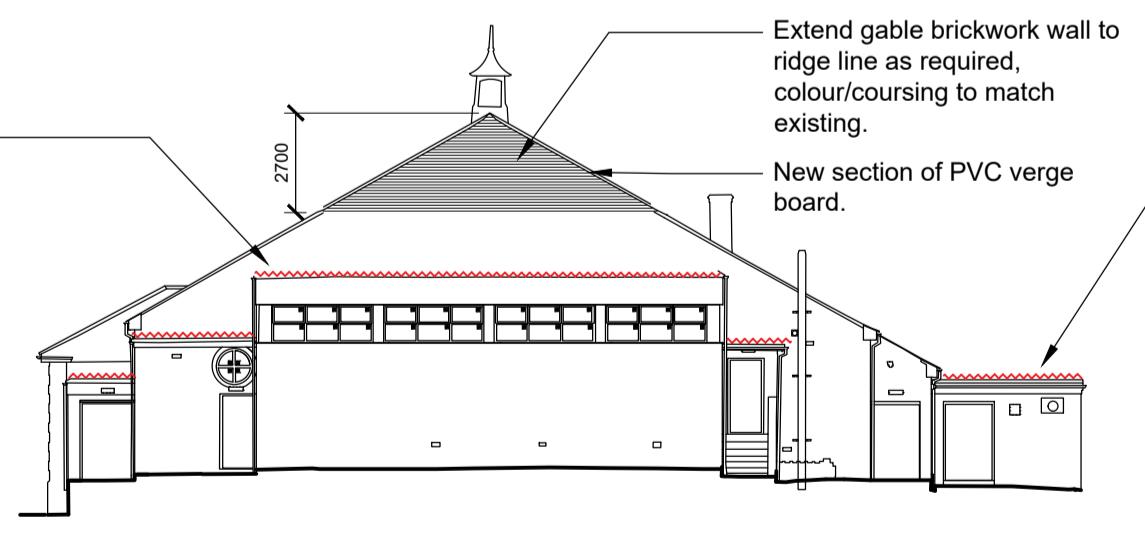
Existing West Elevation

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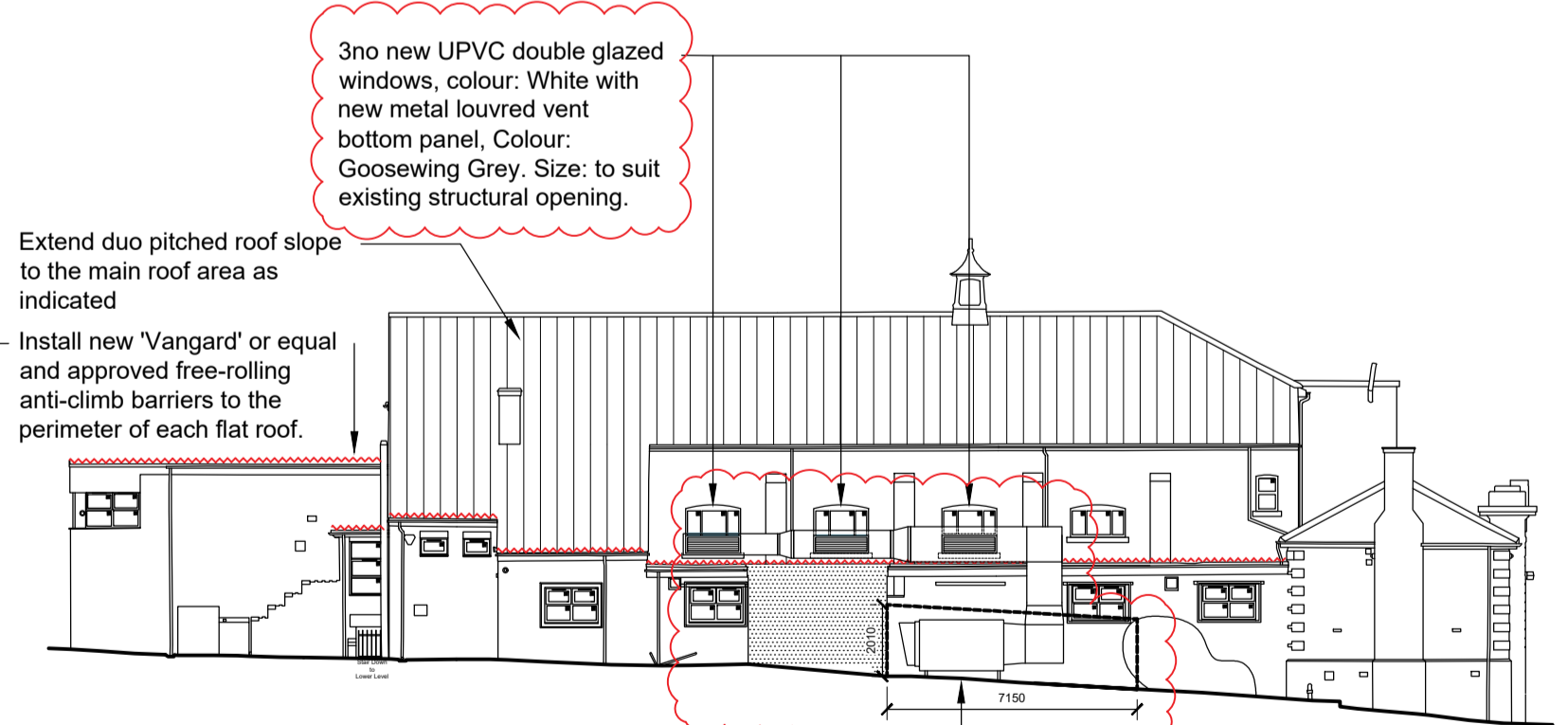
Proposed East Elevation

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Proposed North Elevation

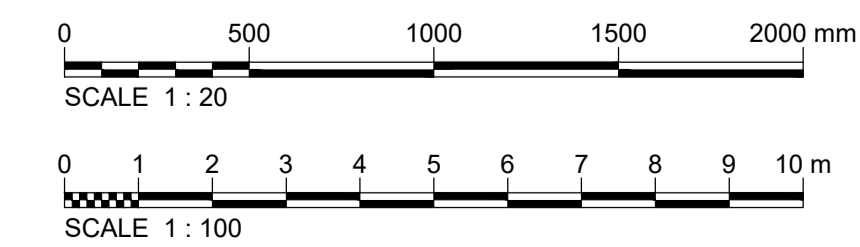
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Proposed West Elevation

Scale 1:200

Location of new floor mounted Air Handling Unit (AHU), Colour: Goosewing Grey. Unit to be made level on 'roof pro system'. 2010mm (h) x 7150mm (l) rigid weld mesh fence compound with lockable gate around new AHU (contractor to site measure)



C2	Air handling unit and window amendments	NRL	B.J.L	SAS	23.03.23	23.03.23
C1	Construction	NRL	B.J.L	SAS	12.12.22	12.12.22
T1	Tender	B.J.L	B.J.L	SAS	16.09.22	16.09.22
Ver.	Details	Author & Date	Checked & Date	Approved & Date		



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Client
Barnsley Metropolitan Borough Council

Project name
Dearn Playhouse Roof Replacement

Drawing Title
Existing and Proposed Elevations

Purpose
Construction

Scale	Drawn	Checked	Approved
1:20, 1:200	NRL	B.J.L	SAS
Original Size	Date	Date	Date
A1	12.12.22	12.12.22	12.12.22

Drawing Number
BC2147-APP-XX-XX-DR-B-000220

Version
C2