

Existing Roof Plan

Scale 1:100

Enabling Works:

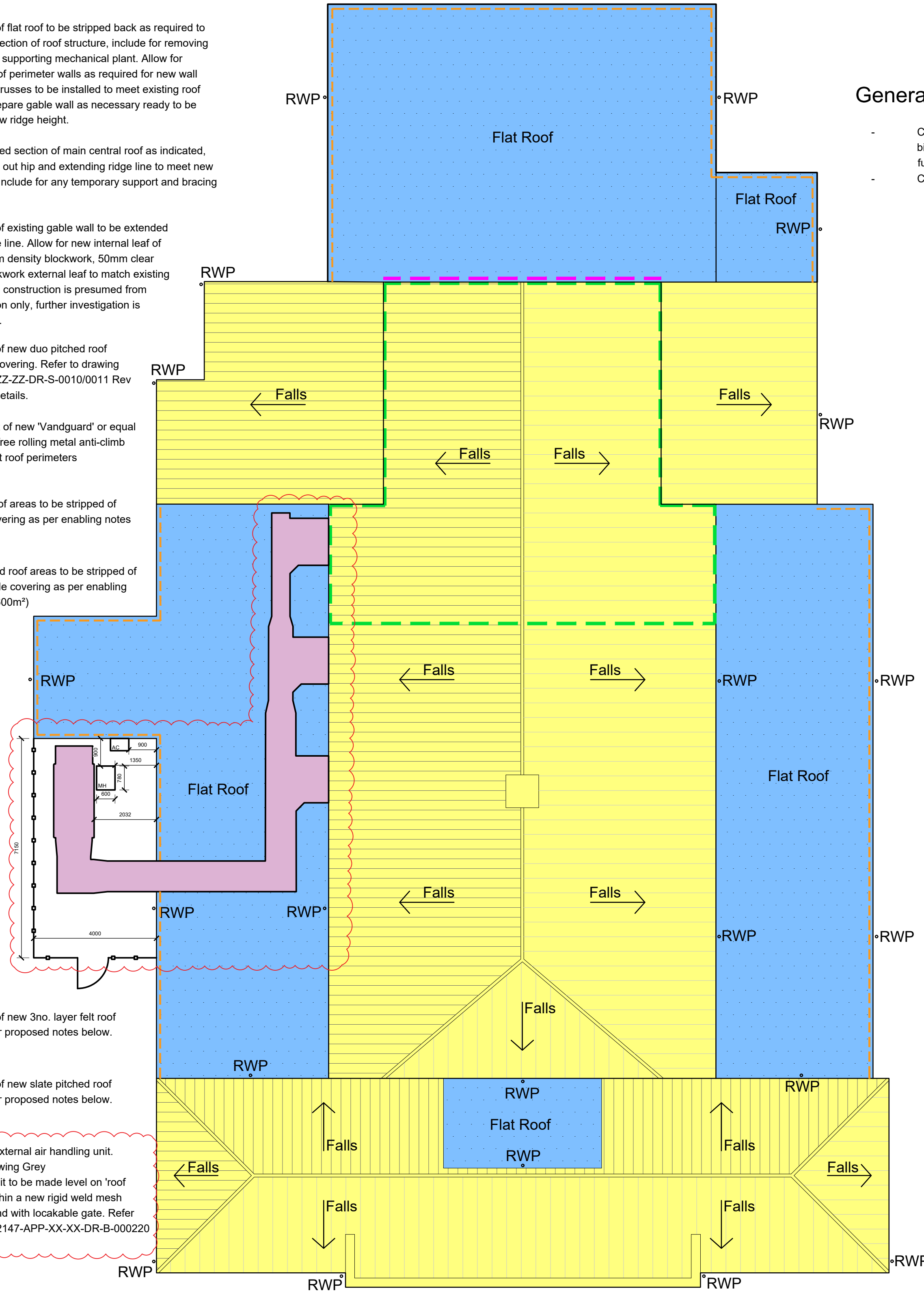
- Remove all existing natural slate roof coverings, approx 600m² and dispose off site.
- Remove all existing hip and ridge tiles and dispose off site.
- Remove all existing felt flat roof coverings and flashing details, approx 450m² and dispose off site. Provisional sum will be allowed for inspecting existing timber deck and replacing as required.
- Remove all timber fascia boards, approx 150m and dispose off site. Remove all timber soffits approx 150m and dispose off site.
- Remove all guttering and downpipes comprising a mixture of metal and PVCU.
- 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 where existing lead or other has perished and cannot be re-used. Contractor to advise.
- Remove existing slate battens, felt or torching and dispose off site.
- Remove all existing loft insulation found within pitched roof voids.
- Inspect condition of roof structure and report back to CA. Allow for cleaning existing roof structure prior to applying treatment.
- 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.

Drawing Key:

- Denotes area of flat roof to be stripped back as required to allow for new section of roof structure, include for removing raised platform supporting mechanical plant. Allow for reducing level of perimeter walls as required for new wall plates, metals trusses to be installed to meet existing roof slope level. Prepare gable wall as necessary ready to be extended to new ridge height.
- Strip back hipped section of main central roof as indicated, allow for taking out hip and extending ridge line to meet new metal trusses. Include for any temporary support and bracing as required.
- Denotes area of existing gable wall to be extended up to new ridge line. Allow for new internal leaf of 100mm medium density blockwork, 50mm clear cavity and brickwork external leaf to match existing brickwork. Wall construction is presumed from visual inspection only, further investigation is required onsite.
- Denotes area of new duo pitched roof structure and covering. Refer to drawing BC2147-APP-ZZ-ZZ-DR-S-0010/0011 Rev C1 for further details.
- Denotes extent of new 'Vanguard' or equal and approved free rolling metal anti-climb barrier to all flat roof perimeters (85m approx.)
- Denotes flat roof areas to be stripped of existing felt covering as per enabling notes below. (450m²)
- Denotes pitched roof areas to be stripped of existing slate tile covering as per enabling notes below. (600m²)

- Denotes area of new 3no. layer felt roof covering as per proposed notes below. (385m²)
- Denotes area of new slate pitched roof covering as per proposed notes below. (665m²)

Denotes new external air handling unit.
Colour: Goosewing Grey
Air handling unit to be made level on 'roof pro system' within a new rigid weld mesh fence compound with lockable gate. Refer to drawing BC2147-APP-XX-XX-DR-B-000220



Proposed Roof Plan

Scale 1:100

Proposed Works:

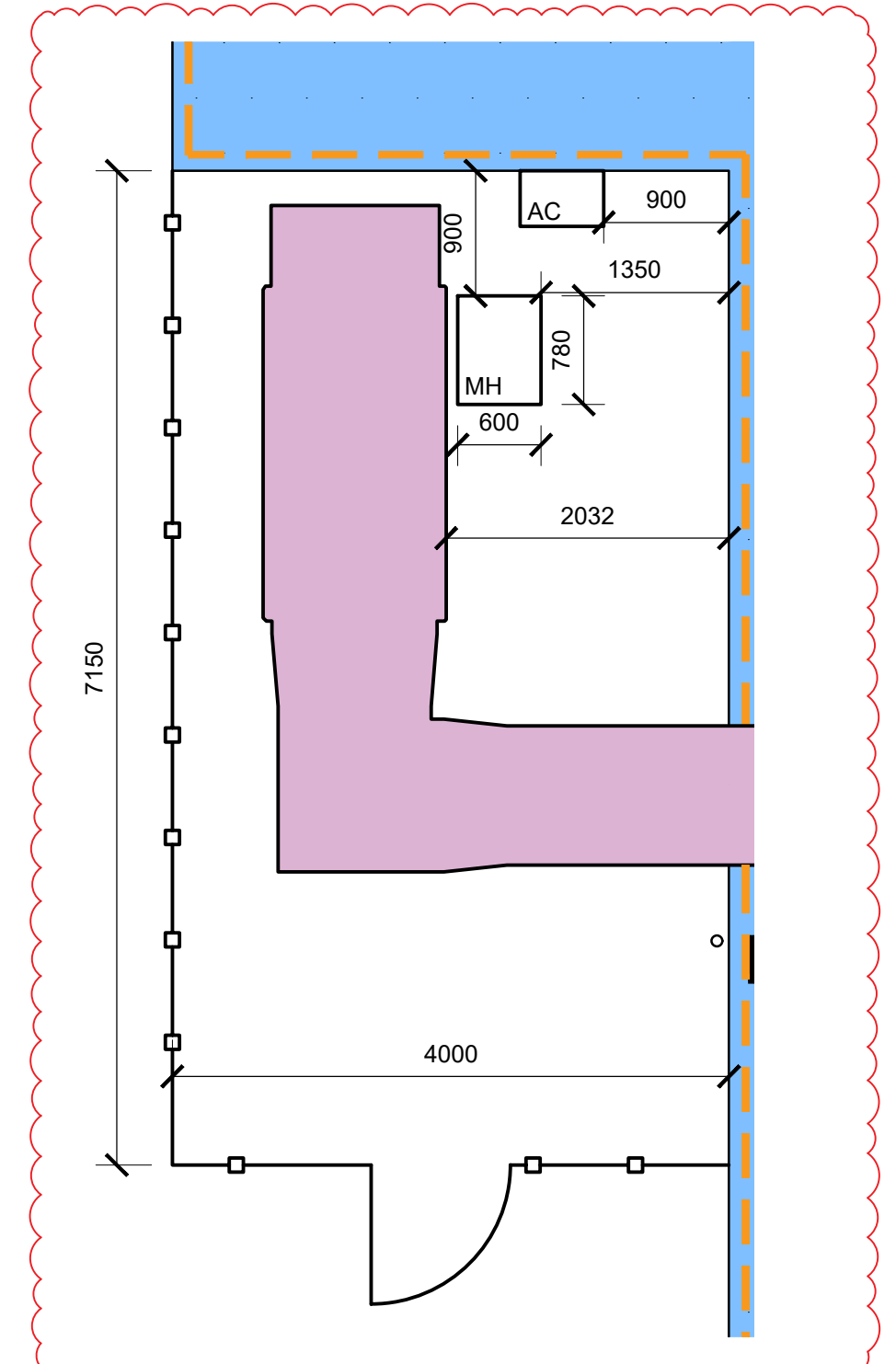
- Extend duo pitched roof slope to the main roof area as indicated and detailed above, include for extending gable masonry cavity wall as required.
- Install 'Kingspan Nilvent' or equal and approved breathable membrane to all pitched roof areas throughout fixed above existing/new rafters. All to be in accordance with manufacturers recommendations.
- Install new treated timber battens / counter battens as existing at centers to suit slate coursing.
- Install new natural slate roof covering throughout including new hip and ridge tiles to match existing.
- Provisional sum to be provided for repairing/replacing existing timber deck to flat roof areas following site inspection.
- 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.
- Install new PVC fascias and soffits throughout to match existing style/profile.
- Treat all exposed woodwork within roof voids with 'Cuprinol Complete Wood Treatment or Equal and approved'.
- Reinstate lead work or other to aprons, cover flashing's and slate soakers. Allow for replacing 25% of existing lead or other with simulated lead subject to condition / damage. This item will only be expended upon, upon receipt from the contractor that the existing lead is defective.
- Install new 'Marley Universal' or equal and approved eaves ventilator system. This item will only be expended upon instruction from the CA, upon confirmation from the contractor that the existing ventilation is inadequate or there is no ventilation present into the roof space.
- Install new uPVC Ogee gutters and downpipes as shown on the proposed roof plan.
- Existing gable wall to be extended up to new ridge line. Allow for new internal leaf of 100mm medium density blockwork, 50mm clear cavity and brickwork external leaf to match existing brickwork. Wall construction is presumed from visual inspection only, further investigation is required onsite.
- Install new 300mm Rockwool loft insulation to meet current building standards within all existing pitched roof voids.
- Install new 'Vanguard' or equal and approved free rolling anti-climb barrier to the perimeter of each flat roof (80m approx.)
- Install new air handling unit as per mechanical drawings and specification. Air handling unit to be made level on 'roof pro system' within a new rigid weld mesh fence compound with lockable gate. Refer to drawing: BC2147-APP-XX-XX-DR-B-000220.

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.

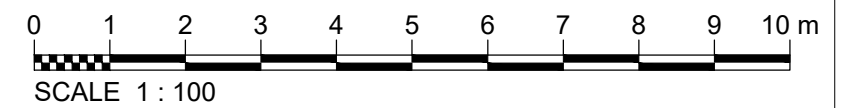
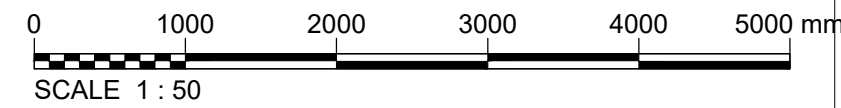
General Notes:

- Contractor to be mindful of bats and nesting birds whilst stripping the roof. If any bats or birds are found the contractor must stop work immediately, inform the CA and await further instruction.
- Contractor to site check number of outlets and downpipes during the pricing period.



Air Handling Unit Compound Plan

Scale 1:50



C2	Location of new air handling unit added	NRL 23.03.23	B.J.L 23.03.23	SAS 23.03.23
C1	Construction	NRL 12.12.22	B.J.L 12.12.22	SAS 12.12.22
T1	Tender	B.J.L 16.09.22	B.J.L 16.09.22	SAS 16.09.22
Ver.	Details	Author & Date	Checked & Date	Approved & Date



Client
Barnsley Metropolitan Borough Council

Project name
Dearn Playhouse
Roof Replacement

Drawing Title
Existing and Proposed Roof Plan

Purpose
Construction

Scale	Drawn	Checked	Approved
1:50, 1:100	NRL	B.J.L	SAS
Original Size	Date	Date	Date
A1	12.12.22	12.12.22	12.12.22
Drawing Number	Version		
BC2147-APP-XX-XX-DR-B-000120	C2		