

4 - Gutters to Yard facing elevations (above brickwork).

Option 1:

Remove existing rainwater goods and inspect tops of exposed brickwork walls.  
Install new lead flashing to the top of walls and lap under existing tiles by min 150mm ensuring roof ventilation remains intact.  
Fixings to be provided into timber battens / rafters to Lead sheet development details. (Lead alternatives can be used contractor to confirm spec.)  
Gutters to be refitted over flashing and fixed back to original timber.

Option 2:

Remove existing rainwater goods and inspect tops of exposed brickwork walls.  
Review existing timber work. Fix new WBP plywood to existing roof eaves and follow roof pitch to allow a new timber fascia to be installed at a lower level.  
Decorate all timber work and install a new flashing lapped min 150mm under existing tiling.  
Refix existing rainwater goods with new corner connections into adjacent lower gutters.  
Ensure ventilation gaps remain consistent to eaves to allow roof to vent naturally.

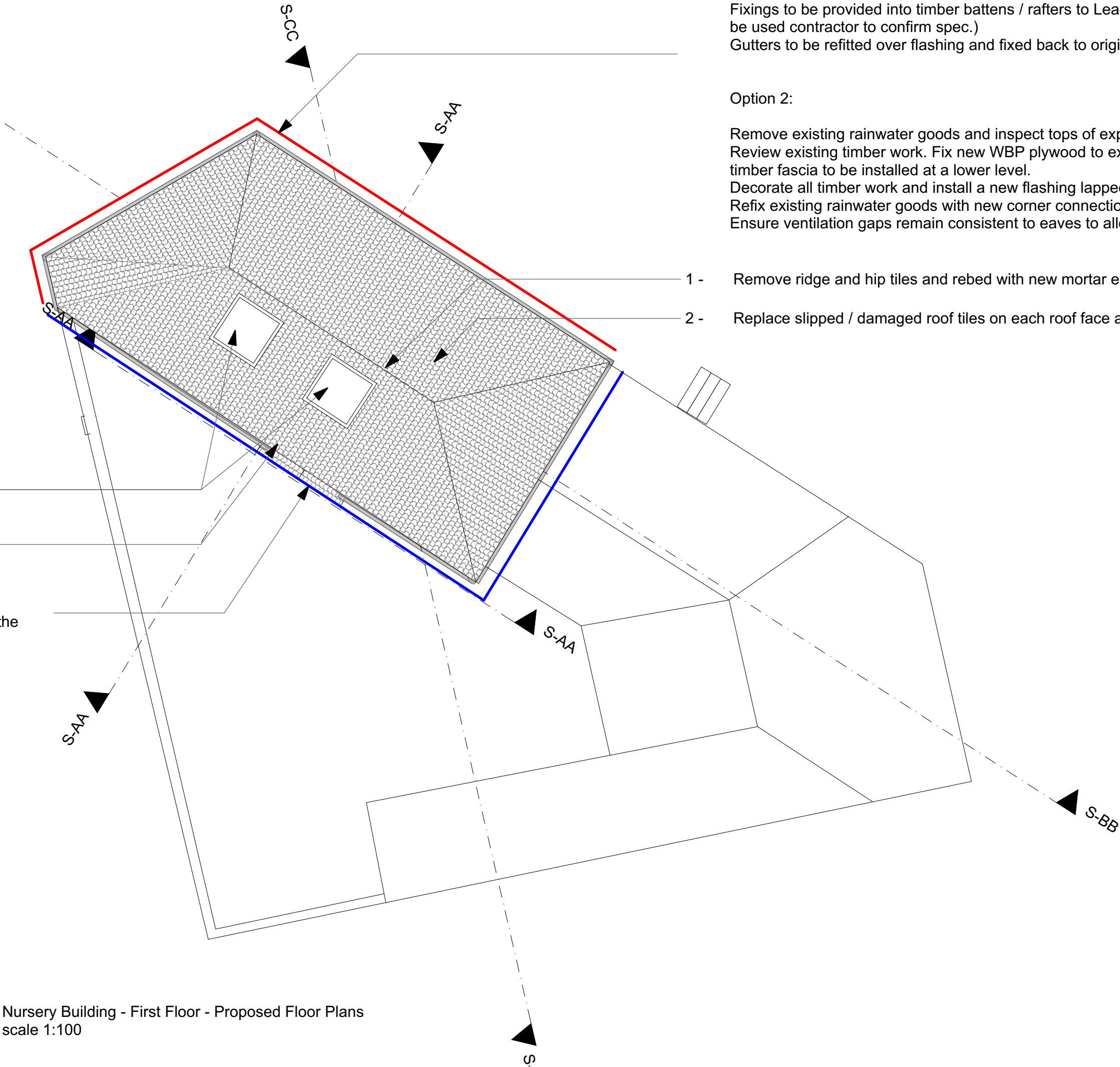
1 - Remove ridge and hip tiles and rebed with new mortar ensuring tiles / undelay is intact below and inspecting roof condition.

2 - Replace slipped / damaged roof tiles on each roof face and secure with copper straps fixed into battens where required.

6 - Inspect rooflight flashings and renew where required.

5 - Install bat boxes as directed by Ecologist.

3 - Remove gutters and rainwater goods from existing fascia and re-decorate. Replace/repair fascia where required. Replace existing rainwater goods onto re-finished fascia and ensure gutters are laid to the correct falls.



Nursery Building - First Floor - Proposed Floor Plans  
scale 1:100

RevID	Change Description	Issue Date
Revisions		
Leamington Creative Quarter - Spencer Yard Leamington Spa		
Proposed Roof		
drawing	revision	status
2362.01.4.3		
scale	dr/ch	
1:100 @ A2	/	