!! Limited to roof work only.



All area figures are measured off plan and not on pitch. the supervision of a licenced ecologist. Bat boxes

Remove all slates and set aside for reuse and strip-off existing felt. Clean and store slates onsite. New slates must be Welsh Slate and be size, thickness, texture and colour matched to match the existing. Retain all structural timber elements unless specified otherwise by structural engineer. Retain timber battens and counter battens that are in good condition Replace felt with new 'bat safe' felt.

3 no. chimneys to be repointed and damaged bricks replaced with like for like bricks and mortar. Investigate existing flaunching, allow for re-instating for all chimneys in robust lime mortar mix. Inspect chimney pots before commencing work, access condition and report findings to architect. New chimney pots to match existing will be required if they are deemed to be in a poor condition. All lead flashings to be replaced around chimney shaft. Chimneys may need to be working flues so the condition of the flue needs to be investigated. Insert 4 no. new conservation roof-lights. Trim out roof to S/E specification.

Retain and repair or replace rainwater downpipes dependant on condition. All replacements to be cast iron with paint finish. Sizes to be reviewed for compliance.

All lead flashings and gutters to be replaced with new to the Lead Association approved details. Lead roof over front portico canopy to be repaired where necessary. Lead flashings to portico parapet and ledges to be replaced with new

All timber fascias / barge boards / soffits to be repaired / repainted where necessary.

BPN ARCHITECTS

= Insulation Type 02: Rigid Insulation placed between rafters. With a minimum of 50mm air cavity over to top face of rafter to ventilate the Insulation Type 03: Insulation laid between and laid over ceiling ioists Insulation Type 04: Insulation laid between and laid over ceiling joists

The specification and detail must be approved by the Bat Conservation

All lead should be finished with a coating of Patination Oil which should be applied to all visible and hidden surfaces past which rain may flow including clips. It should be applied to all lead work before the end of the

Allow for all cavities and apertures to be fire stopped with the appropriate

Stucco to be checked for integrity and repaired / replaced where required. Ensure access is suitable to allow re-painting / limewashing at a later

т	Tender	10/08/2021
RevID	Change Description	Issue Date

Revisions

disclaimer

This document and its design content is copyright ©. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related

Learnington Creative Quarter - Spencer Yard Leamington Spa

URC - Proposed Roof Plan

drawing	revision	status
2362.01.1104	т	TENDER
scale		dr/ch
1:100 @ A2		KM/DS

3 Mary Street, Birmingham, B3 1UD 0121 233 1818 mail@bpnarchitects.co.uk www.bpnarchitects.co.uk

Air-Permeability target of 5 PENDING M/E input. New thermal elements must achieve the

following minimum U-Values:

Element ¹	Standard W/(m ² .K)
Wall	0.28 ²
Pitched roof - insulation at ceiling level	0.16
Pitched roof - insulation at rafter level	0.18
Windows and rooflights: 1.8	W/(m².K)

Bat Access Roof Tile

Bat Access Ridge Tile

for shelter in the event that a bat is found during the removal of the tiles and felt. The ecologist must be consulted on this to confirm details. Note that the roof removal works will be carried out under a EPSM License which is to be obtained from works.

The building is Grade II Listed and therefore before work commences permission must be sought from the local authority

Material and work test samples may be required to gain approval.

Hazards

- Refer to asbestos report before commencing work. - Refer to the Damp & Timber survey before commencing work. - Working at height. Listed Building. - In the centre of a busy area. By a public footpath and road. - Overhead / underground services unknown.

may need to be installed in appropriate places surrounding the building, so that these can be used

Natural England. The onsite ecologist will also give a 'tool box talk' on the mitigation strategy and legislation relating to bats at commencement of

Building Status: