

KEY

- Replacement Comb Ridge Tiles incorporating Dry fix ridge vent
- Chimney Abutment Leadwork Flashing
- Mitered Hip Soaker Leadwork Flashing
- Mitered Valley Soaker Leadwork Flashing
- Slate Ridge Leadwork Flashing
- Masonry Vertical Abutment/ Parapet Leadwork Flashing
- Roof Pitch Change Junction Leadwork Flashing
- Roof areas to be stripped and reslated with natural slate including beather membrane and battens in first phase. Note requirement to improve insulation and ventilation as shown elsewhere when re-roofing is undertaken.
- Roof areas to be stripped but re-roofing in abeyance pending works to remove existing timbers and re-build to accommodate proposed new stair and lift and construct rear atrium roof in follow on phase. Contactor to allow for temporary covering over subject to sequence of works on site.
- Refurbish/Replace Perimeter Eaves Rainwater Gutters installed in first phase roof works
- Refurbish/Replacement Rainwater Hopper Outlet installed in first phase roof works
- Refer to future drainage strategy drawings to see where downpipes to retained perimeter gutters and hoppers connect direct to drain or discharge onto future new build extension roof. Allow for temporary connections during course of works to prevent uncontrolled discharge onto site surfaces.
- Prior to works commencing identify ridge tiles serving as termination point to atmosphere for operational radon extraction system. Include for new termination points in re-roofing works.
- Refer to proposed MEP proposals and include for all new proposed new pipe and vent terminals when carrying out the re-roofing to existing roof areas.

NOTE: REFER TO ECOLOGIST'S METHOD STATEMENT WHEN UNDERTAKING EXISTING ROOF COVERING REMOVAL BEING CAREFUL AT ALL TIMES WHERE BATS MAY BE PRESENT. IN THE EVENT THAT A BAT IS FOUND WITHIN THE ROOF STRUCTURE, STOP WORK IMMEDIATELY, DO NOT DISTURB THE BAT(S) AND SEEK FURTHER INSTRUCTION.

Re-use of Existing Coverings:

Assume 100% new slates required for re-roofing for pricing. However, an assessment will be made as Basset roof stripped of what % of existing slates are viable for refixing when re-roofing. Existing White House modern pantiles all to be disposed of and 100% new natural slate required.

Form vertical face and dress down face of lead to close off top end of gutter

Tapered and stepped valley leadwork gutter incorporating roll detail down centre of widest sections. Distance between steps must not exceed that recommended for code of lead used, incorporating raking cut to sloping face.

Chimney C2
See schedule of works required

Area in abeyance pending works to form rear atrium flat roof and avoid existing bad detail trapped gutter detail as noted.

Area in abeyance pending works to reform stair and lift and rebuilding roof over to join into main roof to remove need for valley gutter.

Note: existing poor detail in this location - that has gutter from rear section of single storey roof passing at 90degrees through wall of existing dog leg stair well - will be removed when subsequent phase to build new stair and flat atrium roof is undertaken as noted above.

Chimney C1
See schedule of works required

Abutment Gutter Discharge
Direction (from centre both ways)

Tapered and stepped valley leadwork gutter incorporating roll detail down centre of widest sections. Distance between steps must not exceed that recommended for code of lead used, incorporating raking cut to sloping face.

Conventional Perimeter Eaves
Gutter to higher roof continues over lower roof abutment gutter and flashing

Chimney C8
See schedule of works required

Chimney C7
See schedule of works required

Carefully remove existing porch roof covering, prepare surface and reroof with traditional leadwork including drip edge detail to sides and front and new abutment upstand flashing back into main house wall. See drwg 5331.

Red Outline shows extent of future proposed new build footprint

Outline of Existing Modular Building to be Demolished. See elsewhere for detailed extent of enabling works demolitions

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CDM Hazards:

IMPORTANT READ BEFORE WORKING

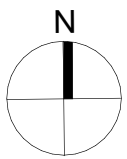
- Working at Height - Ensure safe system of access at all times to prevent risk of falling from height when working at roof level. Ensure all access ladders are firmly secured at top and bottom at all times and scaffolding inspection tags are in date before accessing scaffold and you have site manager's permission.
- ONLY COMPETANT SCAFFOLDERS CAN REMOVE OR ADAPT SCAFFOLDING. IF YOU SEE ANY SCAFFOLD GUARD RAILS OR OTHER PARTS OF SCAFFOLD HAVE BEEN REMOVED DO NOT ACCESS SCAFFOLDING AND INFORM THE SITE MANAGER IMMEDIATELY.
- Asbestos - Refer to Asbestos R&D survey prior to any works commencing and ensure all identified asbestos has been removed before roof strip out commences. In the event that any unidentified potential asbestos (ACMs) are found, cease work immediately and seek further instruction.
- Roof structure - Ensure stability and soundness of roof structure and boarding before accessing roof areas. Where rot is suspected seek further instruction before proceeding and do not walk on affected areas to avoid any risk of falling through.
- Leadwork - Ensure work to remove or form new lead flashings and dressings is carried out wearing correct PPE and strictly in accordance with safe methods of working (including facilities for handwashing).
- Identify prior to strip off commencing locations of all tiles serving as termination points for existing radon extraction system. Ensure continued safe operation of radon system during and on completion of works.
- If in doubt always seek further instruction before proceeding.

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PLANS - GA - EXISTING - ROOF ENABLING WORKS REPAIRS

1 : 100

0 5 10
SCALE IN METRES



NOTES

- THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT LICENCE.
- DO NOT SCALE OFF THIS DRAWING EXCEPT FOR THE PURPOSES OF PLANNING ONLY.
- ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR BEFORE COMMENCEMENT OF WORK AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT.
- NO RESPONSIBILITY CAN BE ACCEPTED FOR ERRORS ARISING ON SITE DUE TO UNAUTHORISED VARIATIONS FROM THE ARCHITECTS DRAWINGS.
- DRAWINGS ISSUED ELECTRONICALLY MAY LOSE SOME DETAIL.

NOTES:

This drawings contains the following model files:

XXX-PBW-XX-XX-M3-A-0001-Name [S1] [P1]

AMENDMENTS

Rev. No	Revision Description	Rev. Date	Issued by
P1	Enabling Works Tender Package Issue for QS Review	19/07/24	JC
P2	Repair Works LBC application and tender issue.	30/08/24	JC

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Client



KAMM BRONN
CAMBORNE TOWN COUNCIL

HM Government

CORNWALL COUNCIL
one and all - one heart

Cambridge

Job

Basset Community Hub

Basset Road Camborne TR14 8SL

Title
PLAN-ENABLEW-EW-RF

Project

3860 - PBWC - 01 - RF - DR - A - 2313

Purpose of Issue

Information

Status

S2

Revision

P2

Scale

1 : 100@A1

Director In Charge
CT

Project Architect
IS

Off. Project No.
3860