

HORDEN PARISH COUNCIL

RE-ROOFING WORKS

AT

FOOTBALL PAVILION

SUNDERLAND ROAD

HORDEN

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Description of Works

The existing building serves as a Football Pavilion for local teams. It is of brick construction with a mineral felt flat roof. The fascia and soffit boards are of timber with paint finish. Both the felted flat roof and the fascia are in a poor state of repair.

The building is flanked on all sides by grass.

Assumptions

The site was visited on Tuesday 24 January 2017.

A visual survey was carried out on the roof finish and a measured survey undertaken on the building.

It is assumed that the roof is insulated as a cold roof construction (ie. the existing insulation will be installed between the joists).

It is assumed that the existing mineral felt will be fixed to a plywood decking, on tapered firings on roof joists.

It is assumed that the roof joists are in a decent state of repair but, for the purpose of these proposals, the decking and firings will need to be replaced. It is recommended that a site inspection take place once the felt has been stripped off to determine and agree the full extent of the works.

It is assumed that the existing fascia and soffit boards will need to be replaced. (Note: traces of asbestos have been highlighted within the Asbestos Report so removal to be carried out by a qualified and competent contractor and safely removed from site).

It is assumed that the existing guttering and rainwater pipe will need to be replaced.

It is assumed that the slope of the existing flat roof is inadequate.

A brick extension from the existing defunct boiler room protrudes through the roof scape. It is assumed that this will be demolished and the roofing made good.

Recommendations

The building will require a new pitched roof finish. The finish to be anti-vandal tiling on a metal rafter system - AshJack by Ash & Lacy or similar approved.

The building will require a new plywood decking on existing timber joists.

The building will require a new fascia & fascia boards - painted black.

The building will require new rainwater pipework and guttering – black PVC-u.

SCHEDULE OF WORK

ITEM	DESCRIPTION	£
1.00	DEMOLITION	
1.01	Carefully remove existing felt from entire roof area including all decking, firings etc leave existing timber joists exposed.	
1.02	Carefully remove existing timber fascia & soffit boards from perimeter of existing roof.	
1.03	Carefully remove existing pvc-U cladding/ eaves build up from main entrance roof.	
1.04	Carefully demolish existing brick service stack, including all roof structure, chimney etc .	
1.05	Carefully remove existing pitched roof construction to main entrance area, including all felt, battens, rafters etc.	
1.06	Carefully remove existing pvc-U guttering including all clips/ fittings etc.	
1.07	Carefully remove existing pvc-U downpipe including all clips/ fittings etc.	
1.08	Carefully remove existing pvc-U vent pipe including all clips/ fittings etc. Leave approx. 300mm of pipe above ground level and leave ready to receive new pipework.	
1.09	Where new gable construction is to be built up, allow for cutting back existing roof construction flush with existing face of external walling.	
1.10	Carefully remove existing downpipe protection.	

2.00 ROOFING WORKS

£

- 2.01 Where existing flat roof has been stripped of all felt, decking and firings etc, lay new 18mm Marine plywood to the entire area.
- 2.02 Where existing service stack removed - infill existing opening in roof with treated timber joists (size to match existing) at 400mm c/c. Include for over boarding joists with 18mm Marine plywood.
Plywood deck to suit the loads and span of the joists & certificated to conform with BS EN 1995-1-1: Eurocode 5 – 'Design of timber structures. General.
Common rules and rules for buildings' and the appropriate grade according to BS EN 636: Plywood Specifications. A minimum Service Class 2 "plywood for use in humid conditions" should be used.
- 2.03 Where existing pitched roof removed from above main entrance area - infill opening (if necessary) in roof with treated timber joists (size to match existing) at 400mm c/c. Include for over boarding joists with 18mm Marine plywood.
Plywood deck as Clause 2.01.
- 2.04 Clad the entire new roof area in Villatile - traditional tile effect roof panels with acrylic resin base coat and stone granules with clear acrylic over-glaze top coat. Base to be 0.9mm to give good vandal resistance. Colour to be Rustic Terracotta. Include for Tileform verge, ridge and valleys etc all fixed as manufacturer's written instructions.

All available from Britmet Tileform Ltd - tel 01295 250998.
- 2.05 Provide new pitched cladding supports - 50 x 50mm treated softwood timber battens, gauge set out as manufacturer's recommendations. Include for all tilting fillets/ framing etc all as detailed drawings.
- 2.06 Provide new roofing underlay below battens to comply with recommendations as set out in BS 8000 & 5534-1:1987.

- 2.07 Provide new pitched support - 'AshJack' Propped Rafter lightweight steel sub-frame.
- All available from Ash & Lacy - Tel 0121 52514444.
- Include for Ash & Lacy's survey and design service.
- 2.08 Provide new fascia & barge boards - 18mm Marine plywood and soffit boards - 12mm Marine plywood. Fascia, barge and soffit boards to be supported on 50 x 50mm treated softwood noggins fixed securely to steel sub-frame/ existing external walling as necessary.
- 2.09 Clad the newly formed gables and raised eaves areas in 'Vulcatuf' anti-vandal panels - 6mm thick with anti-vandal texture finish. Panels to be pigmented throughout - colour Dark Ivory.
- Cladding to be fixed to 50 x 50mm treated sw framing to all board edges, fixed to 'AshJack' lightweight steel gables. Joints to be covered with polyester powder coated aluminium cover caps.

3.00 PLUMBING £

- 3.01 Provide and fix new gutters - 114mm pvc-U Hunter Squareflow - colour black, securely fixed to plywood fascia on clips at max 900mm c/c.
- 3.02 Provide and fix new downpipes - 65mm pvc-U square section - colour black secured to wall with associated clips at 1200mm c/c.
- 3.03 Provide and fix new soil vent pipe to be 110mm dia pvc-U - colour black securely fitted to existing connection and fixed to existing wall with associated clips at 1200mm c/c.
- 3.04 Provide and fix new 2.5m lengths of powder coated aluminium pipe protection as shown on drawings.

4.00 MISCELLANEOUS £

4.01 Provide all necessary skips to afford debris to be removed from site.

4.02 Provide all necessary scaffolding/ access platforms/ guarding etc to allow work to be carried out.

4.03 Note: All toilet and washing facilities will be provided by Horden Parish Council.

4.04 Note: All water and electricity supplies will be provided by Horden Parish Council.

SUMMARY £

1.00 DEMOLITIONS

2.00 ROOFING WORKS

3.00 PLUMBING

4.00 MISCELLANEOUS

5.00 CONTINGENCY **£2500**

TOTAL