Schedule of Works

for the partial re-roofing of cottages at

Nos. 7, 8, 9 and 10 Church Street

Corsham, Wiltshire

SN13 0BY

Stone tiled roofs (please read in conjunction with drawing no. 2049/B/7/1)

Carefully remove ridge tiles, scrape off moss and set aside for reuse.

Existing stone tiles should be carefully removed and care taken to minimise breakage. Carefully scrape off to remove all moss and to prevent subsequent re-mossing.

Stripped stone tiles shall be sorted, dressed and graded prior to re-use. They shall never be laid flat, and any breakages must be reported to the Project Manager (Tel. 01249 715511) immediately. Reasonable opportunity and access must be given for inspection. No tiles, broken or otherwise may be removed from the site without the prior written consent of the Project Manager.

Remove all old battens and transport to a re-cycling facility. Remove any sarking felt. De-nail all rafters, but do not defrass.

When the roof has been stripped and the battens removed, allow the Project Manager access to assess the condition of the roof timbers including wall plates, purlins and rafters. Do not remove any damaged or decayed timbers without the express authority of the Project Manager.

Thoroughly brush down all exposed timbers, taking care not to cause unnecessary damage to the lath and plaster finishes beneath.

Any replacement structural timber must be of the same size and species of the section that it replaces, and the location and method of jointing must be agreed with the Project Manager before any work is undertaken.

Contractors will be asked to allow to replace up to 20% of the common rafters in 100mm x 50mm tantalised sawn softwood lengths at existing centres. Rafters are to be run continuously from eaves to ridge.

All of the existing and new timbers shall be preservative treated with permethrin or cypermethrin ecological pesticide. Cut ends and joints etc. in the workings shall be brushed/swabbed in the preservative.

Between the rafters, above the habitable roof space, insert 100mm Ty Mawr Thermafleece natural wool insulation batts, taking care not to damage the lath and plaster ceilings beneath.

Between the ceiling joists within accessible roof voids (i.e. including all those to be stripped in the course of these works), supply and lay 150mm thick Themafleece CosyWool.

Provide and lay, to all affected roof pitches, Proctor Roofshield breather membrane. This shall be laid horizontally across the roof in a taut condition over the rafters and fixed with non-ferrous staples or nails at maximum 300mm centres. Horizontal joints shall be over-lapped 150mm and vertical joints 300mm to enable penetrating rainwater to discharge into gutters. All laps, penetrations, abutments and perimeters shall be sealed with adhesive tape in strict accordance with manufacturer's recommendations. The breather membrane is to be dressed over (min. 300mm) a continuous length of

DPM material at eaves level, the DPM being laid flat between the undercloak (or cussome course) and the eaves tiles. The DPM is to be lapped horizontally min. 150mm.

*Batten and counter-batten (to avoid tile pegs piercing the roofing felt) the affected pitches for stone tiles. All horizontal battens to be tantalised deal and a minimum of 50 x 25mm at the eaves reducing to not less than 38mm x 19mm towards the ridge. Battens will be secured with stainless steel no.8 countersunk wood screws to allow the tiles to be re-laid in regular diminishing courses.

(*Counter-battens 38 x 19mm shall be fixed over the breather membrane.)

Lay a double course (cussome course and eaves course) and ensure that the overhang is equal to that which previously existed and in no case less than 100mm.

Lay tiles upwards, with the largest at the eaves and the smallest at the ridge. Work out the ridge tiles carefully so that the ridge piece will cover the tiles as required.

The minimum head lap at the ridge should be 80mm, increasing at eaves level to 230 – 305mm. In general, less than half of each tile should normally be left exposed. Tile pegs shall be hung over the battens, and large headed copper peg nails of a diameter of not less than 5mm shall be used only. The tiles shall not be nailed to the battens in any circumstances.

The width of the tiles is random, although a good side lap across consecutive courses must be achieved. The size of the side lap will depend on the size of the tiles. This is especially important at the base where rain run-off is greatest.

Push tiles up as close as possible to make them touch and take care when laying to ensure good neighbours; that is the thickness of adjoining tiles must not vary to an extent where those laid in succeeding courses will not "sit down".

Contractors will be asked to allow to supply supplementary tiles (i.e. additional tiles to those salvaged on stripping the affected roof pitches) sufficient to ensure the above-mentioned specified laps and the provision of an undercloak as described. Supplementary tiles may only be supplied from Gidea Hall Quarry near Chippenham. Deriving from the beds of "cornbrash", extending widely across the Southern Cotswolds and overlying the prevalent Forest Marble geological formation, it cannot be contested that the chosen source is as near compatible with the original tile stocks as possible. The quarry is being worked by an experienced operative to produce a consistent and reliable standard. The photographs herewith (See Design and Access Stratrement) illustrate the appearance of the tiles on a recently/locally re-roofed property.

Any new tiles will be split and hand-dressed (not sawn). Dressing should be on three edges and used to straighten the edges and to form a drip at the base of each tile to throw off the water. Measurements of each tile (from base to peg hole) will likely vary from between 600mm to 150mm but this must be checked on site. Holes for new tiles are to be drilled near to the top of the longest point, but at a distance from the base according to the size of the tile. Two holes shall be formed for larger tiles. Holes shall be the size of a peg nail and usually 5mm in diameter. On re-laying, new tiles should be mingled with old ones to ensure that the roof does not appear patchy.

At stone tiled verges, wider tiles shall be used, tilted upwards to weather the edge, and fixed with an overhang of 50mm. All verge joints shall be pointed with a mortar mix comprising one part hydraulic lime (3.5 NHL) and three parts well graded sharp sand.

All ridge tiles shall be salvaged and re-set. Any defective sections shall be replaced with either new or sound second hand to match existing exactly in profile, length, thickness and pattern. Any new sections shall be formed as one piece and sawn from freestone. Ridge tiles/sections shall be bedded with a mortar comprising one part hydraulic lime (5.0 NHL) and three parts well-graded sharp sand.

Valleys shall be swept with tiles brought around in a sweep with a good cover lap. Valley tiles shall be cut to a triangular shape and arranged over one another (galletted) so that there are no cracks for water ingress.

Code 3 lead soakers shall be placed at all abutments. They will be flashed over with code 5 lead cover flashings wedged into rebates at least 25mm. Flashings will be secured into rebates using lead tacks at max. 100mm centres and the joints will be sealed using a silicone based proprietary compound. Cover flashings will be fitted over with expanded stainless steel lath work and finished with a neat, weather-struck fillet trowelled over in three successive applications. The mortar shall comprise a compo mix of one part hydraulic lime (2.0 NHL) and three parts well graded sharp sand. Each application shall be no more than 25mm thick and allowed to dry for at least 24 hours before another is applied.

Rainwater goods

All guttering and rainwater downpipes shall be thoroughly overhauled. All sections are to be dismantled, thoroughly cleaned out and the debris removed. No debris shall be washed into the drainage system. Remove rust and any chipped, loose and/or flaking paint. Patch prime with an appropriate zinc rich metal primer, applying two coats (including inside the gutter and pipe sockets, and also the inside surfaces of rainwater hoppers and outlets).

The Contractor will supply sufficient lengths of new half round cast iron guttering (conforming to BS460) so that existing runs are left entirely sound on completion. These will be fixed to discharge at existing downpipe positions, being supported at minimum 900mm centres with sufficient rise and fall iron brackets to match existing in form and dimension exactly. Successive lengths of guttering will be sealed at joints using low modulus silicone sealant. This should be spread evenly around the jointing hole before inserting the gutter spigot into the socket and compressing both parts using M6 X 30mm corrosion resistant, mushroom headed bolts fitted from the top. Slightly tighten the washer and nut from the underside of the gutter to allow excess sealant to be removed. Do not over tighten.

Cast iron downpipes are to be similarly serviced/renewed. Spigot and socket sections shall be dismantled and any cracked or missing sections replaced (including stop ends, outlets, swan necks, collars and shoes). All replacements to comply with BS460 of 1964 as above. Downpipes will be fixed with large-headed, non-corrosive coach screws driven through their ears and packing pieces into hardwood plugs secured into the masonry behind. Ensure that each bracket is level when fixed into uneven surfaces, and that the pipe descends straight and true. Prevent wind rattle by centralising pipes with three lead wedges at each joint as necessary.

All rainwater goods will be thoroughly rubbed down, treated with two coats of Hammerite No. 1 Rust Beater primer, two coats of Dulux Weathershield undercoat and finished with a single coat of Dulux Weathershield gloss paint ("Gardenia"). The inside of the gutters shall be treated with a single brush coat of proprietary bitumastic paint.