

Item	Description	Qty	Measure	Comment/Qualification
	ROOFING WORKS			
-	Note: Bats are present. All the required surveys and licenses have been undertaken/acquired. An ecologist will though need to be present to supervise some of the works.	-	-	
	See Drawing A11 for Locations			
-	Note: Installation should follow the British Standard Code of Practice for Slating & Tiling (BS 5534 : 2014) & British Standard Code of Practice for Workmanship (BS 8000-6: 2013).	-	-	
-	Note: All measures are provisional and are to be re-measured when high-level access has been gained.	-	-	

-	Drone photographs of the roofs can be viewed at the following link: https://drive.google.com/drive/folders/1rI8Ng5MvcUSFPEw89N7q4jA9024vaMIn?usp=sharing	-	-	
	ROOF 1 - Main House			
	Stripping	Item	-	
	Carefully lift clay plain tiles.			
	Contractor to source a buyer for the tiles and an agreed sum to be provided to the client.			
	Stripping: Ridge Tiles			
	Carefully lift ridge tiles and set aside for re-use.			
	All tiles selected for reuse to be cleaned as necessary.			
	Stripping: Battens			
	Strip all roofing battens and membranes and dispose of off-site.			
	Denail Timbers			

	Carefully denail all timbers ready for new battens.			
	Note: Allow for inspection of roof by CA once stripping is complete.			
	ROOF 1 - LEADWORK			
	Removal of Leadwork			
	Remove existing leadwork as shown on Drawing A12.	Item	-	
	Lead to be weighed in by contractor and credit note issued to the CA.	-	-	
	Removal of Timber Boards			

	All lead boards/substrate to be carefully removed and set aside for re-use to allow for insulation to form a continuous layer.	Item	-
	Repair/Replacement of Boards		
	Re-install salvaged boards using countersunk stainless steel fixings.	6	Days
	Assume the requirement for new timber where deficient. New timber to be seasoned softwood with a minimum thickness of 20mm.	PS	-
	New Lead		
	Supply and install new Code 8 sandcast lead to existing details. Underside of the lead should be treated in a chalk-based paint to aid against underside corrosion. Colour: Pink	10	LM
	Insulation		
	Insulation detail to be discussed on-site depending on findings once high-level access has been gained.	PS	-

	ROOF 1 - RECOVERING			
	50 x 25 roofing battens fixed at no more than 600mm centres Note: Battens to be fixed with SS fixings and to be new slow-grown redwood PNSY (Pinus Sylvestris) to BS 5534.			
	Tile Specification			
	Supply and fit a blend of: - Tudor Roof - 70% Medium Antique - 30% Red Antique Available from: Tudor Roof Tile Co Ltd Denge Marsh Road Lydd Kent TN29 9JH Tel: 01797 320202	Item	-	
	https://www.tudorrooftiles.co.uk/colours.html			

	Note:			
-	Tiles to be skilfully blended to prevent colour banding.			
-	All tiles to be twice nailed every fifth course using 'ring shank or improved' 38mm X 2.65mm alloy nails.			
-	All tiles either side of valleys, bonnet hips, abutments and natural wind uplift areas should be twice nailed. All tiles in eaves courses and top courses should be twice nailed. All tiles around roof lights should be twice nailed.			
-	In areas considered to be of greater risk to sustained higher wind speeds, every third course nailing or more should be considered. Please discuss with CA if it is felt that this is required.			
	Insulation			

	Supply and install new insulation as shown on Drawing A13 to all areas. Internal savolit board to be cut to fit between rafters (they aren't straight).	Item	-	
	Ridge Tiles			
	Lay salvaged ridge tiles on a bed of St Astier NHL 5 lime mortar.	Item	-	
	Assume the requirement for 20No new ridge tiles. Assume use of: Tudor Half Round Ridge Tiles Colour: Medium Antique	20	No	
	https://www.tudorrooftiles.co.uk/products.html			
	Valley Tiles			
	Supply and install new Medium antique valley tiles where required.	Item	-	
	Verge			

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	Verges to be pointed in St Astier NHL 5 lime mortar.	Item	-	
	Roof 1 - Subtotal	-	-	
	ROOF 2 - North End - Above Kitchen with Cat Slide			
	Stripping			
	Carefully lift clay plain tiles. Contractor to source a buyer for the tiles and an agreed sum to be provided to the client.			
	Stripping: Ridge Tiles			

	Carefully lift ridge tiles and set aside for re-use. All tiles selected for reuse to be cleaned as necessary.	Item	-	
	Stripping: Battens			
	Strip all roofing battens and membranes and dispose of off-site.			
	Denail Timbers			
	Carefully denail all timbers ready for new battens.			
	Note: Allow for inspection of roof by CA once stripping is complete.			

	ROOF 2 - RECOVERING		
	50 x 25 roofing battens fixed at no more than 600mm centres Note: Battens to be fixed with SS fixings and to be new slow-grown redwood PNSY (Pinus Sylvestris) to BS 5534.		
	Supply and fit a blend of: - Tudor Roof - 70% Medium Antique - 30% Red Antique Available from: Tudor Roof Tile Co Ltd Denge Marsh Road Lydd Kent TN29 9JH Tel: 01797 320202	Item	-
	https://www.tudorrooftiles.co.uk/colours.html		
	Insulation		
	Supply and install new between rafter insulation as shown on Drawing A14.	Item	-

	Tile Abutment Detail		
	Supply and install new tile abutment detail between roof and masonry gable wall. See Drawing A15 for detail.	13	Lm
	Ridge Tiles		
	Lay salvaged ridge tiles on a bed of St Astier NHL 5 lime mortar.	Item	-
	Assume the requirement for 5No new ridge tiles. Assume use of: Tudor Half Round Ridge Tiles Colour: Medium Antique	5	No
	https://www.tudorrooftiles.co.uk/products.html		
	Verge		

	Verge to be pointed in St Astier NHL 5 lime mortar.	Item	-	
	Roof 2 - Subtotal	-	-	
	ROOF 3 - Porch to Front Door			
	Remove existing roofing tiles and battens and dispose of off-site. Ride tiles to be salvaged and stored in a safe location for re-use.	Item	-	
	Contractor to source a buyer for the tiles and an agreed sum to be provided to the client.	-	-	
-	Undertake repairs to substrate amounting to:	-	-	
	1 X Joiner	5	Days	

	Materials	PS	-	
	Supply and install new Roofshield breather membrane to manufacturer's instructions.	Item	-	
	50 x 25 roofing battens fixed at no more than 600mm centres Note: Battens to be fixed with SS fixings and to be new slow-grown redwood PNSY (Pinus Sylvestris) to BS 5534.	Item	-	
	Supply and fit a blend of: - Tudor Roof - 70% Medium Antique - 30% Red Antique Available from: Tudor Roof Tile Co Ltd Denge Marsh Road Lydd Kent TN29 9JH Tel: 01797 320202	Item	-	
	https://www.tudorrooftiles.co.uk/colours.html			

	Ridge Tiles			
	Lay salvaged ridge tiles on a bed of St Astier NHL 5 lime mortar.	Item	-	
	Verge			
	Verge to be pointed in St Astier NHL 5 lime mortar.	Item	-	
	Tile Abutment Detail			
	Supply and install new tile abutment detail between roof and masonry gable wall. See Drawing A15 for detail.	4	Lm	
	Roof 3 - Subtotal	-	-	
	ROOF 4 - Single Storey Lean-To to Rear of Property			
	Stripping			
	Carefully lift clay plain tiles. Contractor to source a buyer for the tiles and an agreed sum to be provided to the client.			



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Stripping: Ridge Tiles	Item	-	
Carefully lift ridge tiles and set aside for re-use.			
All tiles selected for reuse to be cleaned as necessary.			
Stripping: Battens			
Strip all roofing battens and membranes and dispose of off-site.			
Denail Timbers			
Carefully denail all timbers ready for new battens.			
Note:			
Allow for inspection of roof by CA once stripping is complete.			

	ROOF 4 - RECOVERING			
	50 x 25 roofing battens fixed at no more than 600mm centres Note: Battens to be fixed with SS fixings and to be new slow-grown redwood PNSY (Pinus Sylvestris) to BS 5534.			
	Supply and fit a blend of: - Tudor Roof - 70% Medium Antique - 30% Red Antique Available from: Tudor Roof Tile Co Ltd Denge Marsh Road Lydd Kent TN29 9JH Tel: 01797 320202	Item	-	
	https://www.tudorrooftiles.co.uk/colours.html			
	Insulation			

	Supply and install new between rafter insulation as shown on Drawing A14 .	Item	-	
	Lead Abutment Detail			
	Supply and install new lead abutment detail between roof and masonry wall using Code 6 sand cast lead.	5	Lm	
	Tile Abutment Detail			
	Supply and install new tile abutment detail between roof and masonry gable wall. See Drawing A15 for detail.	4	Lm	
	Verge			
	Verge to be pointed in St Astier NHL 5 lime mortar.	Item	-	
	Roof 4 - Subtotal	-	-	
	RENOVATION/REPAIR of RAINWATER GOODS			
	All to Main Property & Garage			

	Carefully number, photograph and remove all rainwater goods and set aside for inspection with CA to determine what can be salvaged.	Item	-
	Either on-site in a safe location agreed with the CA, or off-site at a specialist facility, blast the salvageable units to remove all paint and corrosion.	PS	-
	Supply and fit salvaged (and new) cast iron RWGs (full spec to be provided by CA once known). For pricing purposes, assume the requirement for:	Item	-
	Assume the requirement for new cast iron RWG to match existing where existing aren't salvagable. New rainwater goods to be supplied from: Longbottom's Foundry Bridge Foundries Bridge Ln Holmfirth HD9 7AW Tel: 01484 682141	PS	-

-	Note: All PPE to be worn during the cleaning process due to the probable presence of lead carbonate based paint.	-	-	
-	Gutter Brackets			
	To main roof, supply and fit new Rise and Fall gutter brackets to account for new roof line.	PS	-	
	Subtotal	-	-	
	DECORATION			
-	Rainwater Goods			
	Supply paint and decorate RWGs using linseed oil paint to manufacturer's instructions. TBC			

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	https://linseedpaint.com/linseed-paint-cast-iron/	Item	-	
	Subtotal	-	-	