

## Outline Schedule of Works and Specification to Roof Repairs

For:

1-15 Queen Victoria Street & 1 4 7 / 1 4 8 Street  
Friar Reading  
Berkshire  
RG11SY

**1.0      PRELIMINARIES AND GENERAL CONDITONS**

**1.1      THE PROPERTY**

1.1.1      1-15 Queen Victoria Street & 147/148 Friar Street, Reading.

**1.2      SCOPE OF WORKS**

1.2.1      External repairs comprising - Overhaul of defective roof covering and associated works;

**1.3      WORKING HOURS**

1.3.1      Monday - Friday 08:00 - 17:00

**1.4      STATUTORY OBLIGATIONS**

1.4.1      The Contractor shall comply with all local Building Control, Planning, HSE and English Heritage/local Conservation Officer requirements.

## **1.5 SUPERVISION OF THE WORKS**

- 1.5.1 The Contractor is to provide a working site foreman who will be a point of contact for the duration of the works.
- 1.5.2 All personnel must sign in and out at the beginning and end of each shift.

## **1.6 PREPARATION AND TEMPORARY WORKS**

- 1.6.1 Provide all temporary lighting, services, access and the like for the safe and proper execution of the works. Power and water will be available for use by the Contractor .
- 1.6.2 Welfare and WC facilities will not be available on-site. The Contractor is required to make his own allowance for the duration of the works.
- 1.6.3 All deliveries and the disposal of materials are to be carried out so as to cause the least inconvenience, noise and nuisance to the adjoining occupiers.
- 1.10.5 The Contractor is to liaise with the C.A. to agree the method and procedure for the disposal of rubbish. The Contractor is to make an allowance within his tender price for the removal of all rubbish and waste.
- 1.10.6 Provide protection to all working areas and access areas to include, but not limited to, all necessary plywood/hardboard temporary floorings , dust sheets, polythene sheets, Herras fencing, rigid hoardings and the like, so as to ensure that no damage takes place.
- 1.10.7 In the event of any damage occurring, the Contractor is to undertake all repairs/reinstatement as necessary to the full satisfaction of the Contract Administrator. This shall extend to the professional cleaning of all surfaces that have become affected by dust or other building debris.
- 1.10.8 Put in place an access control system for the site area to ensure that all persons are registered, that a site signing in and signing out book is maintained at all times and that all personnel wear full PPE at all times.
- 1.10.9 Parking is not available at the site for use by the Contractor or their Sub-Contractors .

## **1.11 MATERIALS AND WORKMANSHIP**

- 1.11.1 Unless otherwise stated all works are to be completed in full compliance with the standard set out in British Standard BS5979: 2000 and the standards referred to in those documents.

## **1-15 QUEEN VICTORIA STREET - SCHEDULE OF WORKS AND SPECIFICATION**

### **1.0 Scaffolding**

- 1.1** Supply, design, erect, maintain and dismantle on completion all necessary scaffolding to facilitate the works in accordance with this schedule. The contractor is to provide access for all the works , to include full scaffolding on each elevation and provision of all towers , mobile access platforms, cradles, or combinations thereof that are considered necessary and appropriate to carry out the specified works.
- 1.2** Allow to design and provide temporary handrails, sheeting and other access equipment to all roof areas to enable the safe execution of the full scope of works . The scaffolding must be capable of carrying the loads imposed by hoisting and supporting all new and existing and other materials used during the works, as well as all plant, machinery and labour necessary for the works.
- 1.3** Include for undertaking all scaffolding in full accordance with Local Authority requirements. Allow for all necessary loading, unloading and cost of licences . All the terms and conditions of the licences must be met. Applications must be made to the Local Authority .

### **2.0 Roofs - pitched slate**

- 2.1** Prior to stripping the existing slates, record the existing course widths, slate sizes and thicknesses.
- 2.2** Very carefully take up and remove all existing slates to all slate covered pitched roofs to ensure no damage occurs to the slates. Dispose of cracked, holed or heavily delaminating slates unsuitable for continued use along with all inappropriately installed artificial slates . Set aside all retained slates for re-use. The contractor is to provide details of any quantities required to make up the shortfall of slates to enable the roof to be re- laid. For the purpose of the tender, allow for 25% new slates.
- 2.3** Carefully remove and set aside existing ridge tiles. To be undertaken using hand tools only. Clean off all mortar and leave ready for re-use. Ensure tiles are protected and stored in such a way as to ensure no damage occurs.
- 2.4** Where roofs are stripped, provide all necessary protection, boarding, tarpaulins , dust sheets and the like to ensure that no damage occurs to the property or the contents of the property. Such damage is to be made good without cost to the employer. Following stripping , thoroughly clear the work area of all debris created during the course of the stripping operation. Include for de-nailing the rafters as necessary to enable re-fixing.

- 2.5** Supply and install new Underlay -. All ceiling and associated roof/wall junctions to be protected against internal vapour transfer in accordance with the requirements of BS 5250 and BS 9250. The underlay must be tested to EN 12311-1 in EN13859-1, nail tear resistance (tested to EN 12310-1 and have a minimum of 150N in either direction) and minimum extensibility to withstand the calculated wind load forces. Membrane to be fixed using clout nails.
- 2.6** Underlay to be laid parallel to eaves with horizontal joints lapped over at least two rafters, vertical joints to be not less than 150mm. At abutments lay underlay to underlap flashings by not less than 100mm to give effective weathering. At valleys lay 600mm wide underlay strips to underlap general underlay. At ridges overlap by at least 150mm down each side of the slope so as to produce a 300mm wide double layer along the centre line of the ridge.
- 2.7** Supply and install new BS 8417:2011 treated, pre-graded softwood timber slating battens, minimum size 25mm x 50mm, in preparation for slate fixing. All joints should be square cut and butted centrally on supports. Timber species to be approved in accordance with BS 5534:2003+A1:2010. Battens are to be secured to each rafter using a splay nail at each end of the batten. Nails to be copper or stainless steel with annular rings.
- 2.8** Using existing slates previously set aside, re-cover the roofs. Slates are to be used in their original orientations and are not to be turned. Where new slates are required, these are to match the existing as closely as possible in terms of their geological type, colour texture, size, thickness and edge dressing. **New** slates, rather reclaimed are to be used. Slates are to be sized to match the original as closely as possible but in all cases to achieve a minimum head lap in accordance with BS5534:2003. Slates are to be site graded according to thickness before installation. All slates to be pre-holed and fixed with stainless steel nails to BS 1202, of adequate length and gauge to provide a secure fixing. When fixed, slates are to lie evenly without rocking and be graded in thickness from one side of the roof to the other, avoiding sudden changes in thickness and gaps between courses.
- 2.9** Supply and install new lead flashings to all parapet wall and chimney abutments. Step flashings are to be Code 5 in lengths not exceeding 1500mm with end-to-end lap joints of not less than 100mm. The 25mm turn in to each step to be lead wedged prior to pointing. Soakers shall be formed from Code 4 lead sheet with a minimum upstand at the abutment of 75mm and a lap of not less than 100mm over the tiles or slates. The length of the soaker to be equal to the gauge plus lap plus 25mm.
- 2.10** Lay previously set aside ridge tiles on a bed of **NHL 5** eminently hydraulic lime:sand mortar. Joints are to be carefully finished with a minimum of exposed mortar.

### **3.0 Roofs and gable cheeks - clay tiled**

- 3.1** Very carefully take up and remove all existing tiles to all tile covered roof sections and gable cheeks to ensure no damage occurs . Dispose of cracked , holed or heavily spalled tiles unsuitable for continued use along with all inappropriately installed modern, concrete tiles. Set aside all retained tiles for re-use. The contractor is to provide details of any quantities required to make up the shortfall of tiles to enable to enable re-laying. For the purpose of the tender, allow for 25% new tiles.
- 3.2** New tiles are to be selected to match as closely as possible the existing retained tiles.
- 3.3** New tiling should be laid in accordance with BS5534 parts I and II Code of Practice for Slating and Tiling, and BS8000 Part 6 Code of Practice for workmanship on building sites for roof, slate, tile coverings and cladding. Tiles should be taken from different pallets and mixed over the elevation to achieve an attractive blend of colour. To avoid straight lines of colour, tiles should be laid across the elevation and not vertically. Fixing battens on boarded or flat elevations must be supported on vertical counter battens to increase ventilation under the tiles and to allow free drainage of any water that might reach the underlining membrane.
- 3.4** All vertical tiles should be held in position with two nails or pegs. The bottom edge should be formed as a double layer either using proprietary eaves tiles or with a tilting timber fillet. The top of the tiling needs to be protected: this is usually achieved with a lead cover flashing which should be dressed down over the top edge. At abutments which finish square, the tiles should be cut and weathered with lead soakers or cover flashings as necessary, leaving a neat narrow parallel gap between the tiling and the abutment. At raking abutments on a gable walls the tiles should be splay cut