

M D Special Projects Limited
property maintenance

Ground Floor, Woodbine Stores
Chavey Down Road
Winkfield
Berks
RG42 7NY

Proposed roof & basement works to 140 Castle Hill, Reading, Berks **Revised following site meeting**



Total floor area 177.0 sq. m. (1,905 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Date –10th April 2019

Ref - REA-791971

Introduction:

The property has suffered water ingress from roof defects and has severe damp issues to the basement due to lack of DPM /DPC & design issues.

Roof

The existing ridge tiles will be removed and set aside for reuse

The existing slates will be removed and disposed of

The existing roofing batten and felt and will be removed and disposed

Where there is bowing in the roof the timbers will be strengthened to stop any further bowing

New 5u eaves felt will be fitted along the eave's lines

New Roofshield breathable roofing felt will be supplied and fixed into place

New 25mm x 50mm pre-treated timber batten will be cut to size and fixed to the rafters

New 16 x 8 natural slates will then be fitted to the front and back elevations

The existing ridge tiles will then be bedded on fresh mortar made up of 3- part sand to 1-part cement mix

All redundant materials and waste will be cleared from site

Declaration Of Performance

EC Construction Products Regulation
EN 12326 Roofing & Cladding Slate



Independent Slate Supplies
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DOP Number:		Ribera2018-06-18	
1. Unique identification code of the product-type:		RIBERA	
2. Type, batch or serial number or any other element allowing identification of the construction product:		30X20 35x20 40x20 40x25 50x25 50X30 60X30	
3. Intended use or uses of the construction product, in accordance with the applicable harmonized technical specification, as foreseen by the manufacturer:		Slate for discontinuous roofing and cladding	
4. Name, registered trade name or registered trade mark and contact address of the manufacturer:		INDEPENDENT SLATE SUPPLIES LTD 6 Gilston Road, Saltash, Cornwall, UK PL12 6TW	
5. Where applicable, name and contact address of the authorised representative:		N/A	
6. System or systems of assessment and verification of consistency of performance of the construction product:		System 4	
7. In case of the declaration of performance concerning a construction product covered by a harmonized standard:		The manufacturer has carried out factory production control and determination of product type based upon System 4 within the Assessment of Conformity Tasks.	
8. In case of the declaration of performance concerning a construction product covered by a European Technical Assessment:		N/A	
9. Declared Performance:			
Essential Characteristic for Pitched Roof Coverings:	Performance:	Harmonised Technical Specification:	
Mechanical Resistance:	Mean MOR:	EN12326-1:2014	
	Transverse: 62N/mm ²	Longitudinal: 65N/mm ²	EN12326-2:2011
	Characteristic MOR:		
	Transverse: 48N/mm ²	Longitudinal: 51N/mm ²	
External Fire Performance:	Deemed to satisfy	EC Decision 2000/553/EC	
Reaction to Fire:	Deemed to satisfy Class A1	EC Decision 96/603/EC as amended	
Dimensional Variation:		EN12326-1:2014	
Slate Type:	Very Smooth Smooth Normal Textured	EN12326-2:2011	
Deviation from flatness:		<1.5%	
Nominal thickness and variation:		5mm +/- 35%	
Deviation from declared width:	+/- 5mm		
Deviation from declared length:	+/- 5mm		
Deviation from straightness of edges:	+/- 5 mm		
Deviation from rectangularity:	+/- 1%		
Durability:		EN12326-1:2014	
Water absorption:	Code w1 (0.2%)	EN12326-2:2011	
Freeze thaw:	Not Required		
Thermal cycle test:	Code T1		
Carbonate content:	<20% (0.2%)		
Sulphur dioxide exposure tests:	Code S1		
Non-carbonate carbon content:	<2.0% (0.4%)		
Release of dangerous substances:	None in conditions of use as roofing or external cladding	EN12326-2:2011	
10. Declaration:			
The product(s) identified in Points 1 and 2 is in conformity with the declared performance under point 9. This declaration of performance is the sole responsibility of the manufacturer identified in point 4.			
Place & Date of Issue: Independent Slate Supplies Ltd 6 Gilston Road Saltash Cornwall, UK PL12 6TW 2018/2019		Name: Mr Tony Puffett Position: Managing Director Signature:	

Registered Office in England Number: 2701916

Basement Waterproofing

Biocraft Works as per project reference 28306 REV2

The property is a period listed building that has a severe damp problem in the basement area.

A meeting was held on 13 March 2019 with a listed building officer who specified what he would like to see in terms of remedial works to the basement area

Site Preparation

Provision of protective floor coverings to area leading to basement

Removal of electrical and plumbing services (NB first fix of any new services to be coordinated with Biocraft)

Remove and set aside for refitting - skirting boards and architraves

Block off rain water pipe that enters vault and fit soakaway at front of the property

Remedial replastering

To the areas indicated in the attached plan, remove existing sand/cement render

Re-instate with Old House store coarse stuff and fine stuff breathable lime plaster

Waterproofing underground vault only

Remove loose and friable paint and repoint the brickwork in lime mortar

Membrane - Fit Isola platon cavity drainage waterproofing system, including Isola Platon P8 and Plasterbase membrane to all walls and P20 membrane to floor.

Drainage - Aqua channel around the perimeter of the basement leading to the preformed sump chamber. Fit two inspection points for the aquachannel to allow periodic maintenance.

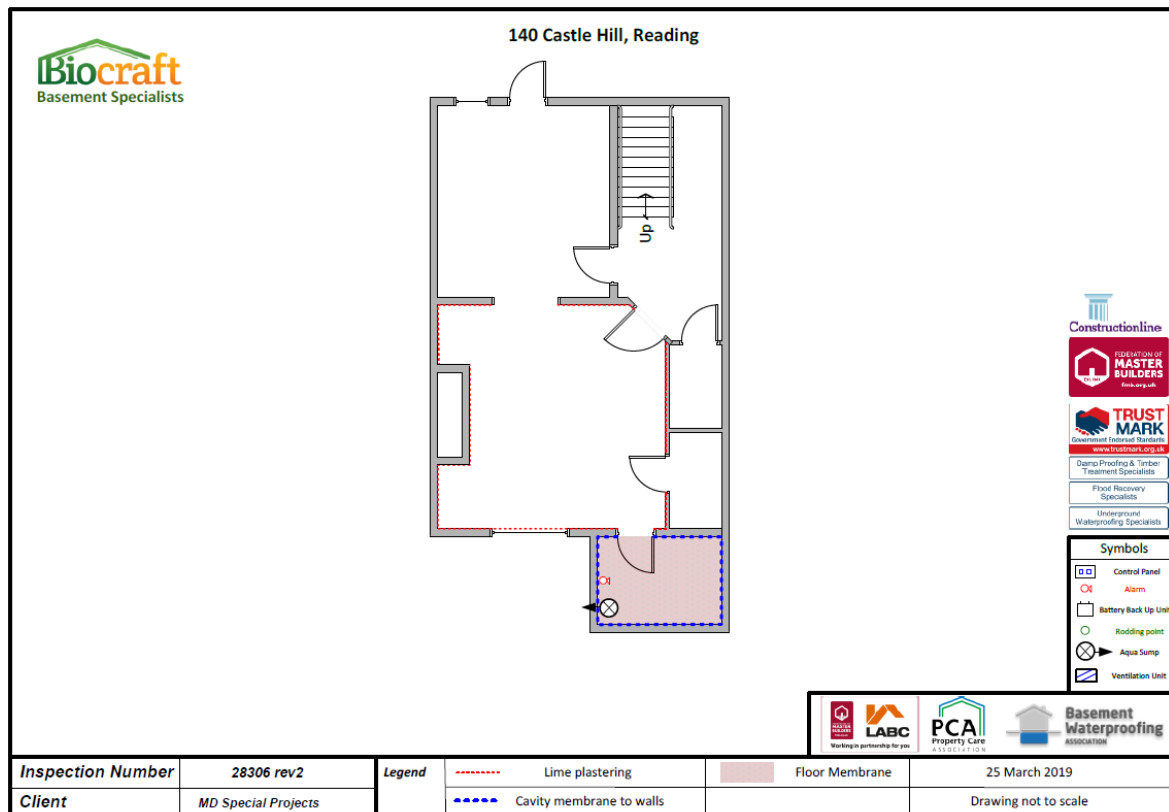
Sump and pumps - This cavity membrane system is installed with two pumps in the chamber with a high level audio alarm fitted. The second pump in the chamber acts as a back up should the primary pump fail. In addition, a battery operated back up pump is also available which would continue to operate for an extended period should the electricity supply to the property be interrupted.

Alarm – 9v battery operated alarm.

Testing - Flood test floor and drainage system prior to laying floor membrane.

Dry line the walls and ceiling with timber batten

Fit plasterboards and skim plaster



Report prepared by-

Russell Francis
MD Special Projects Ltd