



**Roofing**

**General**

Slates to be reclaimed grey sandstone roof slates (quality to be approved by architect), including selected reused slates from existing roof, in diminishing courses. Allow for 30% additional reclaimed slate to allow for breakages and waste. Allow for double eaves course.

Sample slates are to be provided for inspection and approval by the Architect.

**Stripping of Existing Roof**

Carefully remove stone ridges, clean off mortar and retain for reuse. Ridge tiles are to be cleaned by hand using a light detergent and scrubbing brush to remove all surface growth and staining.

Carefully strip slates and retain for reuse/reclamation.

Strip off all existing leadwork and cart away from site. Any leadwork with graffiti or other markings to be retained for assessment.

Remove all other patching materials and clean all affected surfaces. Strip battens roof. Allow for inspection of roof timbers by architect, timber specialist and Structural Engineer.

Clean out roof void of any debris including loose or detached mortar from underside of slates and battens.

Allow for access to carry out any repairs to timbers and for alterations to gutter boarding etc prior to refelling and slating. Check fixing of rafters and refix with stainless steel screws (not nails) where required.

**Reslating of Roofs to Main Range, East Wing and Western Roofs**  
Provide and fix 50x25 tanalised battens over TLX Batsafe slaters membrane, laid black side uppermost, battens to support slates in diminishing courses to roofs. Battens to be screwed not nailed to rafters.

At eaves over wall tops, use an eaves sheet extending into the gutter Extending over the wall top only.

**Note:**  
Grey slates allow greater ventilation than other roof coverings, therefore no counter battens are proposed.

Lay slates in diminishing courses from eaves to ridge in accordance with BS 5534:2014, to a minimum 76mm headlap. Sidelap will vary with slate length and should be in accordance with BS 5534:2014, 5.5.4.3. Centre fix each slate with two pegs through punched or predrilled (not hammer drilled) holes centrally within the slates, with aluminium pegs, hung over the battens (not nailed). Lay with an even overall appearance, with slightly open butt joints and tails of slates aligned. Use states of consistent thickness in any one course laid with the thicker end as the tail. Use extra wide slates generally at ends of courses to maintain bond and ensure that cut slates are as large as possible. Do not use slates less than 250mm wide.

**Ridges and Verges**

Rebed the existing ridges and verges in hydraulic lime mortar as described for pointing. Refix existing ridges with any required replacements in reclaimed to match existing as necessary.

**Roof and Above Ground Drainage**

**Gutters and Rainwater Pipes**

All gutters are to be replaced

Replacement gutters to be from Hargreaves Foundry, Halifax. Unless noted they are to be 100mm preapainted box section gutters on Cast Iron Box Gutter Side Rafter Brackets.

Rainwater pipes to be checked with new sections provided as required. New pipes to be 75mmØ (or sized to match original) preapainted, traditional circular cast iron pipes with ears. New swan necks are required to all pipes to replace the previous lead connectors. Provide fix and install all gutters and pipes, with all required fixings and accessories. Each RWP to have anti-splash shoe to base.

Gutters, pipes and fittings to be painted black Client to confirm.

**Lead Valley Gutters**

Valley gutters to rear of chimneys and to level roof intersections to be raised to allow an increase in width to 300mm to allow ease of cleaning. Gutters to be stepped as required to achieve suitable lead lengths. Roll joints to be provided at apex of gutters to rear of chimneys.

Renew valley gutters in code 7 lead, detailed and to be installed in accordance with BLM recommendations. Include for forming outlets and additional overflow outlets to match the existing. Apron flashings to be code 5 lead pointed in BLM lead sealant.

Renew sloping valley gutters in code 6 lead, detailed and to be installed in accordance with BLM recommendations.

All gutter linings are to be protected with a cushioning fabric and a 9mm OSB sacrificial barrier board prior to reslating to prevent damage during slating and other works. The contractor should ensure protection is adequate to protect the gutters, remove the temporary protection on completion of the work and make good any damage if necessary.

**Flashings**

New soaker and apron flashings to chimneys and gable copings be code 5 lead. Gable flashings to lap under code 5 lead damp proof courses inserted below copings. Flashings to be installed in accordance with BLM recommendations, fixed into mortar courses, not chased. Flashings to be pointed in BLM lead sealant.

**Roofing Key:**

- Gutter Works
- Valley Gutter Works
- Flashing & Back Gutter Works
- New Rainwater Downpipe
- Cloak and Spitter Works

SCALE 1 : 50



**1 Proposed - Roof Plan**  
1 : 50

| Rev         | Description | Date         | Dr      | App         |    |
|-------------|-------------|--------------|---------|-------------|----|
| original by | RB          | date created | Sept 25 | approved by | KD |



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|----------------|---|-------------------------------|-----------------|
| client name    |   | Kirkless Council              |                 |
| project        |   | Oakwell Hall - Fabric Repairs |                 |
| drawing        |   | Proposed Roof Plan            |                 |
| computer file  | H:\BC\H\02024\024\0049.010 - Kirkless Council - Oakwell Hall - Fabric Repairs\07_Design\Rev\024\0049.010 - Oakwell Hall - LBC.rvt | plot date                     | Sept 25         |
| project number | 2024.00049.010  | scale                         | As indicated@A1 |
| drawing number | AHR-OH-00-DR-A-20-013   | rev                           | issue status    |
|                |   |                               | LBC             |

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