

At roof verge, carefully remove all existing defective mortar bedding and make good wall, replacing any loose or damaged bricks or stone to match existing. Form new verge with slates bedded and pointed in NHL 3.5 lime mortar. Provide fibre cement undercloak, projecting approximately 50mm from the wall face to fully support verge slates. Roof underlay to be extended over the undercloak. Gap between slates and undercloak to be fully filled with lime mortar and neatly struck to a flush finish to provide a weathertight joint.

Red line denotes wall line below

Full roof strip of existing roof slates, slate battens, partial felt and all leadwork.  
 Retain best slates for re-use (Allow for re-use of approx. 50%). Re-used slates to be used on rear slope. New slates to front elevation, to be good quality reclaimed slates to match existing.  
 Clear out all debris from loft void.  
 Any additional roof works identified to roof timbers following roof strip to be advised by contract administrator at first site meeting after erection of scaffold.  
 Clean down all structural roof timbers and de-nail all rafters prior to fitting a new breathable underlay over existing rafters, new 25x38mm BS 5534 graded, preservative-treated roofing battens, fixed in accordance with BS 5534 (assuming rafters are at max. 450 centres).  
 Allow for replacing all leadwork to chimneys, chimney flashings with new Code 4 lead to Lead Sheet Association details.  
 Allow for supply and fitting 300mm mineral wool insulation between and above ceiling joists to main pitched roofs to meet current regulations AD Part L2B.

Due to the absence of double lapped slates at the eaves, rafter feet may be subject to decay. Following removal of existing roof, inspect rafter ends at eaves level.  
 Any decayed or structurally unsound timber to be cut back to sound material and repaired by splicing in new treated timber to match existing rafter size and grade, securely fixed with stainless steel screws/bolts or proprietary repair plates.  
 Allow a provisional sum for the repair of decayed rafter feet, based on 10% of rafters requiring splice repairs. Where decay is extensive, provide full rafter replacement as required. All new timber to be C24 grade, preservative treated.  
 Reinstate eaves detail to include tilting fillet, eaves support tray with underlay dressed into gutter.  
 Extent of works to be agreed on site with Contract Administrator prior to commencement of remedial works.

Upvc gutter

Hopper below

Step back in wall below

Red line denotes wall line below

Remove all loose debris from gap between gable wall and chimney on adjoining property. Re-point gable wall in gap as far as reasonably practical.

Remove all render to gable wall and rake out all mortar from mortar joints to min 10-15mm depth. Replace any damaged or loose bricks as necessary. Re-point with a mix ratio of approximately 1:2.5-3 (lime : well-graded sharp sand) NHL 3.5 lime mortar. Remove and replace all flashings at junction with lower roof with new Code 4 lead to Lead Sheet Association details.

Carefully inspect chimney stack. Rake out all mortar joints and re-point in NHL 3.5 lime mortar. Check condition of flaunching and replace if necessary with NHL 3.5 lime mortar. Flaunching to be well compacted and neatly formed to provide a smooth, weathered finish to shed water clear of the stack.

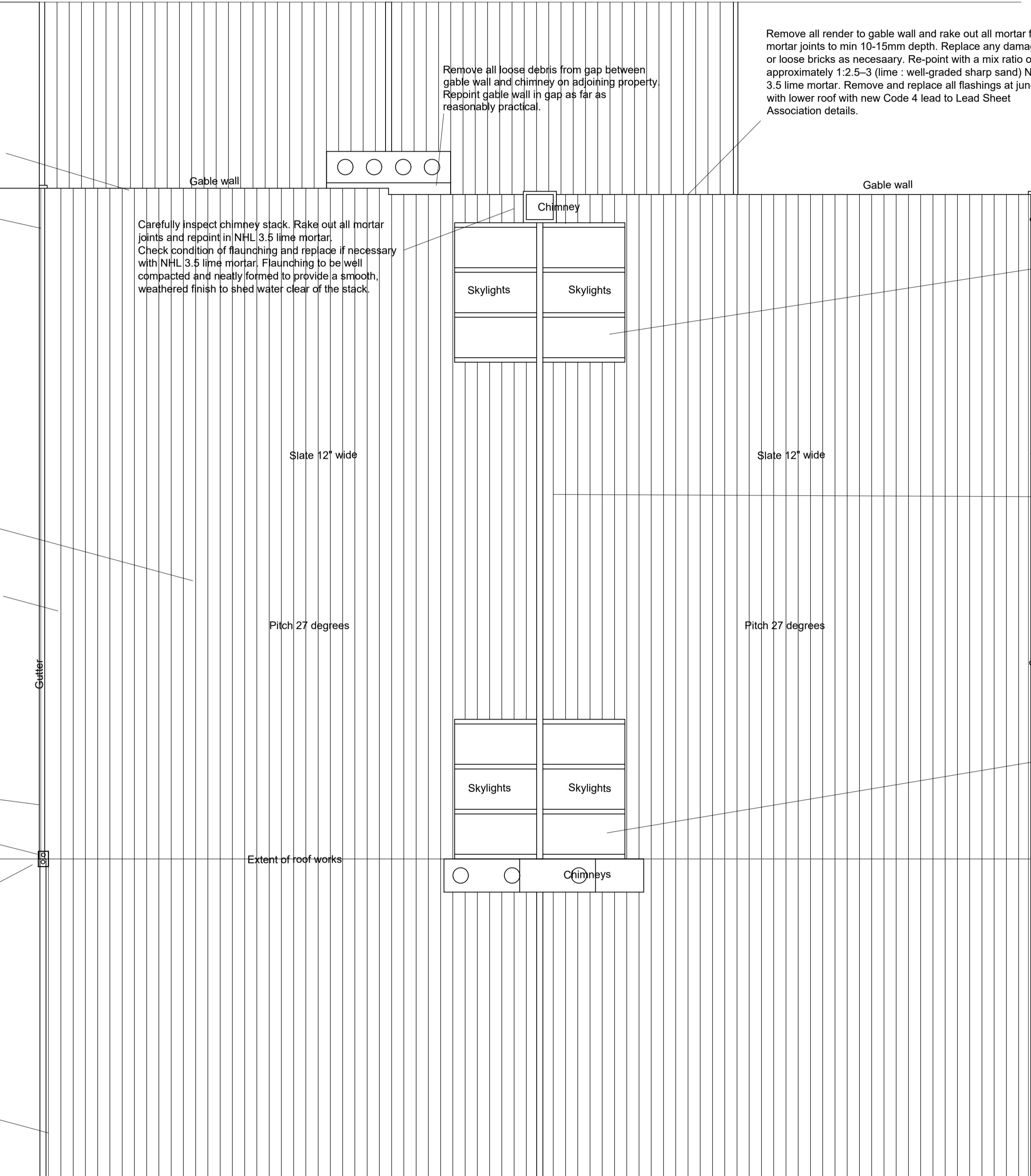
Carefully inspect existing skylights, both sides and associated flashings. Retain and refurbish skylight where possible. Check and make good timber kerbs and supports as required. Thoroughly clean glass and frame and replace any cracked or defective panes to match existing.  
 Carefully remove defective sealant and make good all junctions. Overhaul and renew perimeter flashings in code 4 lead, including apron, side soakers and cover flashings, ensuring correct laps and weathering in accordance with Lead Sheet Association guidelines.  
 Dress flashings neatly over adjacent slates. Ensure adequate upstands and weathering to all edges to prevent water ingress.  
 Ensure all the works maintain the existing appearance and are carried out in a like-for-like manner appropriate to the listed building.

Strip off existing ridge tiles and store safely for duration of roof slate works. Re-bed ridge tiles in lime/sand mortar (1:3) with NHL 3.5 lime. (Allow for re-use of existing ridge tiles of approx. 50%)

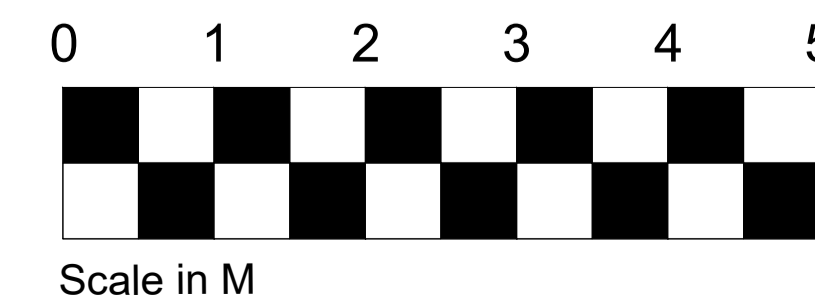
Wire brush cast iron gutter to remove any rust and loose flaking paint prior to redecorating in good quality rust inhibiting metal primer, 1no. undercoat and 2no high performance gloss - black exterior metal paint

Outlet  
 Replace 2 no. broken upvc downpipe brackets at base of pipe

Carefully inspect existing skylights, both sides and associated flashings. Retain and refurbish skylight where possible. Check and make good timber kerbs and supports as required. Thoroughly clean glass and frame and replace any cracked or defective panes to match existing (Georgian wired glass).  
 Carefully remove defective sealant and make good all junctions. Overhaul and renew perimeter flashings and chimney flashings in code 4 lead, including apron, side soakers and cover flashings, ensuring correct laps and weathering in accordance with Lead Sheet Association guidelines.  
 Dress flashings neatly over adjacent slates. Ensure adequate upstands and weathering to all edges to prevent water ingress.  
 Ensure all the works maintain the existing appearance and are carried out in a like-for-like manner appropriate to the listed building.



# Roof Plan



Rev:	Date:	Description:

**Blaza**   
 Building Surveying - Architecture

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**Address:**  
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 Huddersfield  
 HD1 1QH

**Client:** Ladbrokes Betting & Gaming Ltd

**Title:**  
 Proposed Roof Repair Works

**Drawn:** TVB **Date:** March 2026 **Scale:** 1/ 50 @ A1

**Drawing No:** A/AJB/2981/26/01