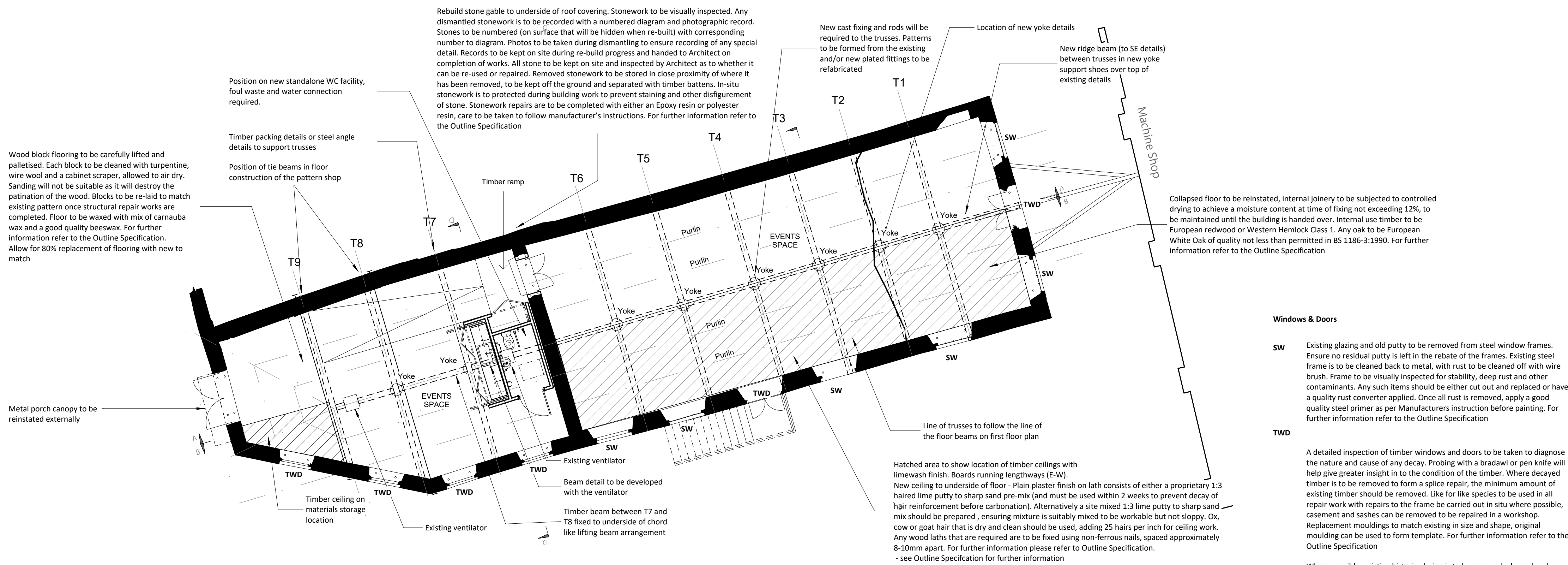


Diagrammatic and photographic record to be taken of number and size of slates, along with roof slope and any special details prior to removal of slates. All slates to be stored, neatly stacked in a secure place off the ground. Timbers to be de-nailed and cleaned down with all loose debris removed from roof space. Any replacement timber is to be of matching species and size to that being replaced and to be dried to a moisture content of between 15 & 20%. 50 x 25mm vacuum preservative treated softwood slating battens to be fixed with stainless steel screws. All butt ends to meet over rafters. Sound salvaged slates are to be cleaned of loose debris and re-used. Any new slates are to match existing in type, colour and thickness, to be second hand natural Welsh slates. Coursing and detailing to match existing. Underside of slates to be fully torched with well haired, non hydraulic hot mix lime coat between battens. For further information refer to the Outline Specification.

Roof Plan



Second Floor Plan

Re-roofing Works:**TIMBERWORK**

Replacement timber is to be dried to a moisture content of between 15 and 20% and be of matching size and species to that being replaced.

Softwood is to be pressure-impregnated with preservative and any cut ends liberally treated with insecticide/fungicide before being built in.

SLATING BATTENS AND FIXINGS

Fix 50mm x 25mm vacuum preservative treated, softwood slating battens with stainless steel screws. All butt ends are to meet over rafters.

SLATING

Sound, salvaged slates are to be cleaned of all loose debris, sorted to length and thickness and arranged in stacks equivalent to each course length, stacked vertically on their heads (i.e. nail-holes downwards).

Patination oil may be applied to exposed leadwork on completion as manufacturer's instructions and guidance.

Windows & Doors**SW**

Existing glazing and old putty to be removed from steel window frames. Ensure no residual putty is left in the rebate of the frames. Existing steel frame is to be cleaned back to metal, with rust to be cleaned off with wire brush. Frame to be visually inspected for stability, deep rust and other contaminants. Any such items should be either cut out and replaced or have a quality rust converter applied. Once all rust is removed, apply a good quality steel primer as per Manufacturers instruction before painting. For further information refer to the Outline Specification

TWD

A detailed inspection of timber windows and doors to be taken to diagnose the nature and cause of any decay. Probing with a bradawl or pen knife will help give greater insight in to the condition of the timber. Where decayed timber is to be removed to form a splice repair, the minimum amount of existing timber should be removed. Like for like species to be used in all repair work with repairs to the frame be carried out in situ where possible, casement and sashes can be removed to be repaired in a workshop. Replacement mouldings to match existing in size and shape, original moulding can be used to form template. For further information refer to the Outline Specification

Where possible, existing historic glazing is to be removed, cleaned and re-used. Where new single glazing is required, it is to be Tatra P1 3-4mm glass unless safety glass is required. This will be putty fixed with Hodgson heritage putty for timber windows and Hodgson metal casement putty for metal windows. Where agreed with Conservation, Histoglass HD12 thin double glazed units to be installed with proprietary metal bead to secure unit in place. For further information refer to the Outline Specification

General Notes

1. Contractor to verify all dimensions and check level datums on site
2. All of the designs are the sole property of TACP Architects Ltd and may not be used without their written agreement
3. All prints, specifications and their copyright are the property of TACP Architects Ltd
4. Do not scale off drawings
5. All dimensions shall be checked on site before commencement of shop drawings, manufacture and all discrepancies must be reported to TACP Architects Ltd

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Existing base drawings produced by
Ross Cook, Archaeo Domus

Revisions				
Rev	Date	Description	By	Check
P1	25/08/23	Issue for planning	LJ	JB
P2	08/01/24	Updated planning drawings	LJ	JB

Consultants**Client**

Brymbo Heritage Trust

Project Title

Pattern Shop

Drawing Title

Second Floor & Roof - Proposed

Scale	Date	Drawn By	Checked By	Office
1 : 100@A1	06/06/23	LJ	JB	Wrexham

Job Number	Project*Originator*Zone*Level*Type*Role*Number	Revision
17003-3	BMS-TACP- PS- ZZ- DR-A-102	P2

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