

Remove:
Disconnect, dismantle as necessary and take out the designated products or work and associated accessories, fixings, supports, linings and bedding materials. Dispose of unwanted materials. Excludes taking out and disposing of associated pipework, wiring, ductwork or other services.

B Fix:
Receive, unload, handle, store, protect, place and fasten in position and disposal of waste and surplus packaging including all labour, materials and site equipment for that purpose.

C Supply and fix:
As above, but including supply or products to be fixed. All products to be supplied and fixed unless stated otherwise.

D Keep for reuse:
Do not damage designated products or work. Clean off bedding and jointing materials. Stack neatly, adequately protect and store until required by the Employer/ Purchaser or for use in the Works as instructed.

E Make good:
Execute local remedial work to designated work. Make secure, sound and neat. Excludes redecoration and/ or replacement.

F Replace:
Supply and fix new products matching those removed. Execute work to match original new state of that removed.

G Repair:
Execute remedial work to designated products. Make secure, sound and neat. Excludes redecoration and/ or replacement.

H Refix:
Fix removed products.

I Ease:
Adjust moving parts of designated products or work to achieve free movement and good fit in open and closed positions.

J Match existing:
Provide products and work of the same appearance and features as the original, excluding ageing and weathering. Make joints between existing and new work as inconspicuous as possible.

K System:
Equipment, accessories, controls, supports and ancillary items, including installation, necessary for that section of the work to function.

L Overhaul:
Means removal of all components and ironmongery, etc., and setting aside for reuse. All components are to be rehung in the position from which they were removed, eased with all ironmongery lubricated, and existing finishes made good to match existing where disturbed. It does not include:

- Replacement of components or parts of components
- Redecoration

2. Existing UPVC rainwater goods to be carefully removed and carted away. Supply and fix new PPC Heritage cast iron gutters, downpipes and associated fixtures and fittings
3. Existing timber fascias and verge boards to be repaired and redecorated including cutting back rotten sections of timber to sound material with new sections of timber to be cut in to match existing. The profile of the decayed sections is to be copied exactly and precisely married in to the existing. Timber used in the repair should be of the same species and of the same moisture content of that of the existing to avoid differential movement between the old and the new.
4. Prior to commencement, undertake detailed inspection of existing lead flashing and apron to existing chimney. Allow for the repair or renewal as necessary of all leadwork deemed not to be serviceable. Include for the careful removal of existing affected leadwork and associated raking out of mortar from under the the tray to a minimum depth of 25mm, to facilitate the subsequent fitting of replacement aprons as required. Replace and report in a lime based mortar on completion.

Include for renewal of the (presumed) cement flashing to the top of the stack in an NHL 5 mortar. New flashing to be profiled to shed water away from the top of the chimney, preventing any ponding from occurring
5. Slipped and cracked slates to be replaced with new slates to match existing. Include for the careful removal of the affected slate(s) in the localised areas as necessary with a slate ripper and cart away. Where possible, survey the suitability of the underlying structure to receive the replacement slates. Existing substructure to be made good as necessary (provisional allowance). Include for the following:
 - Careful removal of damaged felt patches as necessary and counter battens
 - Subsequent patch repair of felt
 - Replacement of any sections of rotten counter battens over.Supply and fix new Welsh slate to exactly match existing slates in accordance with BS 5534 and BS 8000. For single slates or the last slate where multiple courses are affected, use a Hallhook™ to secure the slate in place. Ensure a completely weathertight installation on completion.
6. Prior to commencement, undertake detailed inspection of existing lead valley gutters. Allow for the repair or renewal as necessary of all leadwork deemed not to be serviceable. Include for the careful removal of adjacent slate roofing in affected areas in order to provide sufficient access, and set aside for reuse. With minimum disturbance, remove affected sections of the existing lead valley gutter and isolating layer below and cart away. Survey the suitability of the underlying timber deck to receive the new lead gutter and report to CA regarding its condition prior to recovering. Supply and fix new Code 5 lead valley gutter on building paper underlay, all to be laid in accordance with the appropriate details in the Rolled Lead Sheet Manual by the Lead Sheet Association. Include for all flashings as necessary to provide a completely weathertight installation. Reinstall lower courses of slate roofing on completion.



Level 3 Building Recording
Prior to the commencement of any works of demolition, repair or otherwise, a Level 3 Building Recording Survey, as defined by Chapter 5 of 'Understanding Historic Buildings A Guide to Good Recording Practice' by Historic England - (<https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/haeg099-understanding-historic-buildings/>) - is to be undertaken and submitted to the Local Authority for approval.

- A. There are known bats in the roofs of Pond Cottage. Consequently all works need to be undertaken in accordance with the methodology as set out by the ecologist.
- B. All British bat species and their roosts (occupied or not) are legally protected. It is a criminal offence to kill, injure or take a wild bat, and/or intentionally or recklessly damage, destroy, or obstruct access to, a bat roost. Prosecution could lead to fines and imprisonment. Any involved individual or company could be held liable.
- C. All work carried out where bats are or have been found to be present must be supervised by and carried out to the satisfaction of the retained bat expert.

A For demolitions and demolition notes refer to drawings 2080 03 HIR A DR 01133, 01134, 03142 and 03143.

All steelwork sizes, padstones, blockwork strengths and associated structural design to be in accordance with structural engineers design and requirements. Hiraeth Architecture accepts no liability to any discrepancies in the structural design indicated on these drawings. Any structural related queries should be directed to the project engineer immediately.

SERIES		PLANNING
SUITABILITY		S2 - ISSUED FOR INFORMATION
REV	DATE	NOTE
P1	07/07/2023	Pre-planning issue
P2	14/08/2023	Drawing reconfigured for Planning

Repairs:
Roof Plan
Pond Cottage

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UPRN	Zone	Originator	Role	Type	Sht number	S Code	Rev
2080	03	HIR	A	DR	01139	S2	P2

do not scale from this drawing | all dimensions to be verified on site | notify architect of all discrepancies | copyright Hiraeth architecture