

The London Mill, Leek.

This document is a summary of how we plan to remove and reinstate the roof on the London mill with a detailed scope of works.

Scaffolding

The scaffolding will be an integral part of this project and will need strategic planning to ensure that costs are kept as low as possible whilst access of all areas is still available to allow renewal of the roof, fitting of windows and repairs to the brickwork. The scaffolding will be comprised of up to eight boarded levels for full access to the facade and roof. Pavement permit and public protection to the east & south elevation (where the building abuts the highway) will be required and obtained by us as the contractor. We will need to obtain a design for the area surrounding the staircase that is to be removed. A Haki staircase will be added on to the north elevation to gain safe access to all levels and to allow materials to be transported safely from level to level. We plan to install debris netting to the south and east elevations, and double boarding with visqueen sheeting to protect the public from falling debris in these areas. In regard to maintenance the scaffolding will need to be inspected once a week, at a cost. This will be built into the initial costs submitted with a clear break down of costs going forward such as price per inspection. The Initial costs submitted for this project due to the scale, would be an initial hire period of 12 weeks (three months) with all associated costs inclusive of inspections and permits for this period. Written in to the quote would be a break down of ongoing costs including but not limited to –

- Weekly inspection
- Permit extensions
- Rates of adjustments
- Extra hire

An initial cost will be submitted for the scaffolding (inclusive of design) for the staircase removal, and a quote for the whole building with a discount for the area forementioned already having scaffolding erected.

Roof Removal & Reinstatement

The roof is a hip & valley design incorporating four hips, four valleys, four ridge lines and a multitude of steel frame windows some of that fall into valleys with the glass cut at an angle. There are soaker details to an apex on the front facade of the roof with copingstones weathering the lead on those gables. On the rear of the building there is a brickwork structure protruding the roof that we assume is some sort of shaft, or disused chimney. This has a concrete roof currently and has a degraded mineral felt system and a skylight detail in the middle. The slates are in a poor condition and are what we assume to be a welsh slate. After taking an overview of the roof, we have concluded that there are multiple areas of the roof with missing slates and areas with damaged slates. In areas with skylights there looks to have been some sort of liquid waterproofing installed on to the slates, and therefore this slate would not be fit to be reused. We would estimate that between 65% - 75% of the slates on the roof currently will be unfit for reclaim and will need to be replaced. Surrounding the skylights there are steel handrails that look to have been installed retrospectively for maintenance. This point will need to be confirmed with the conservation officer/planning authority, however we think it would be counter productive to refit these or upgrade them as the roof will not require any maintenance from the point of guarantee for that period of time and we would assume that the handrails were installed in a time where it was acceptable from a health and safety perspective to go a roof of that height with no scaffolding or edge protection.

The hips and valleys are currently made up of lead details to what we would assume would be at a thickness of at least code 6. The hips are dressed lead on to a mop roll and formed either side to the slate beneath. The ridges look to be clay capped angle ridge tiles laid on sand cement mortar. These can be reclaimed and used again. However, client should expect a percentage of 25% to be replaced. We have not gained access inside of the property although we are well informed that the super structure of the roof is in solid condition. However, after assessing the condition of the soffit, we would suspect that the majority of the rafter tails will need cutting back and replacing. Without looking at this we would suggest expecting a meter to be cut back of each one. The soffit is rotten throughout, and we would assume the only thing holding the fascia in place is the guttering screwed through the fascia into the roof trusses. The guttering looks to be 110mm industrial guttering width with 68mm down spouts. (in plastic)

Scope of works:

- To remove all roof coverings, sorting through slate to reuse & punching fresh holes in any suitable slate
- Remove all soffit board (subject to R&D survey) fascia, and guttering
- Cut back any tail end rafters that are rotten and install jack rafters
- Install a breathable membrane of 175G and fix to the rafters with staples or clout nails (CA to confirm)
- Remove roof windows (CA to confirm replacement phase)
- Supply and install treated and graded 25x50 battens to a gauge suited to the slate
- Supply and install reclaimed welsh slate and ensure a head lap of 100mm, each slate to have two mechanical fixings with copper clout nails
- DPC to be installed at eaves level and dressed into the gutter.
- Valleys to be dressed to the valley board on top of building paper at no longer lengths than 1500mm fixed with copper clout nails in a nailing pattern that complies with BS 6915 (CA to confirm coding of lead)
- Mop rolls to be installed to the hip rafters and lead to be fixed and dressed over and neatly to the tiles with copper and lead tingles
- Lead details to be formed around any protruding articles from the roof line including shafts, gables and rooflight frames
- Coping stones to be re bedded on a mortar mix (Cato confirm lime mortar)
- Install new soffit board (CA to confirm material)
- Install new hardwood timber fascia
- Install new guttering and down pipes (CA to confirm style and material)
- Ridge line to be laid on sand cement mortar (Capped angle)

Lifting equipment

To get materials from the compound to the roof level we suggest that a Boecker lift is installed to the side of the scaffolding. Due to the weight of the slates, and the amount needed it wouldn't be cost effective to walk them up the Haki staircase. Although some materials such as batten will need to be walked up the staircase. This will also aid the removal of materials, as a shoot of this height will be more problematic than productive.

We will include costs within a sperate document for the scaffolding. However, we would feel it to be productive to get the scaffolding up and check the condition of the slates manually and in person before submitting any costs, and the points in the scope of works confirmed by the Contract Administrator.

Kindest regards

Joshua Welsh – Managing Director

