

# SCOPE OF WORKS

## Phase Two, Ryelands Estate Re Roofing.

### Enabling Works

All properties within Phase 2 schedule Appendix A

### Roof coverings

Completely remove existing roof coverings, battens, felt, soakers, old glazed roof lights and fixings, dispose of from site and leave existing roof structure ready to receive new roof coverings as specified.

86 Properties as per schedule, Appendix A, Comprising of

- |    |   |      |   |  |  |
|----|---|------|---|--|--|
| a. | - 15 End Terrace  | Item | £ |  |  |
| b. | - 15 Mid Terrace  | Item | £ |  |  |
| c. | - 32 Full semi-detached properties (16 adjoining pairs) | Item | £ |  |  |
| d. | - 24 Half semi-detached (has adjoining private owner)   | Item | £ |  |  |
| e. | - 1 Detached Bungalow                                   | Item | £ |  |  |

Include for replacement flashings however it is requested that the contractor is to retain lead flashings where possible and redress it on completion of new coverings.

86 Properties as per schedule, Appendix A, Comprising of

- |    |   |      |   |  |  |
|----|---|------|---|--|--|
| f. | - 15 End Terrace  | Item | £ |  |  |
| g. | - 15 Mid Terrace  | Item | £ |  |  |
| h. | - 32 Full semi-detached properties (16 adjoining pairs) | Item | £ |  |  |
| j  | - 24 Half semi-detached (has adjoining private owner)   | Item | £ |  |  |
| k  | - 1 Detached Bungalow                                   | Item | £ |  |  |

### Soffits facias and guttering

Soffits and facias have recently been replaced on the following properties so will need to be retained and must be fully protected from damage during the works.

- |    |   |      |   |  |  |
|----|---|------|---|--|--|
| l. | 81 Properties as per schedule, Appendix A | Item | £ |  |  |
|----|---|------|---|--|--|

- |    |   |      |   |      |    |
|----|---|------|---|------|----|
| m. | Allow Provisional sum for remaining 5 properties which may require new guttering or facias on completion of re roofing. | Item | £ | 5000 | 00 |
|----|---|------|---|------|----|

### Services

Allow for Temporary relocation or removal of any existing TV, Satellite or telecommunications cabling and equipment and for the arrangements and liaison with appropriate service providers for this service.

Allow for relocation of the same on completion of roof covering installations.

- |    |   |      |   |  |  |
|----|---|------|---|--|--|
| n. | 86 Properties as per schedule, Appendix A | Item | £ |  |  |
|----|---|------|---|--|--|

Total to Collection

**Construction Works**  
**New Complete Roof coverings**

**Generally**

The roof and all Sandtoft products must be installed fully in accordance with this specification and in conformity with the requirements of BS 5534 and BS 5250.

All site work must be carried out adopting normal standards of good workmanship and in conformity with the requirements of BS 8000-6: the British Standard Code of Practice for workmanship on building sites.

The specification below refers to Sandtoft details and installation guides. All these, plus video guides and much more information, are available on our website at [www.wienerberger.co.uk](http://www.wienerberger.co.uk)

**Tile**

- Lindum

**Roof construction**

- Base: trussed rafters at 600mm centres
- Roof pitch: 25 degrees

**Underlay (Product Ref: 6100097)**

- Lay Sandtoft Classic VPM horizontally over the rafters with a drape between each rafter. Allow a minimum 150mm horizontal lap between courses and minimum 100mm vertical laps. If necessary increase the horizontal lap to coincide with a tile batten
- Ensure there are no cuts, tears or perforations generally in the underlay. Repair any that do occur using Sandtoft Multi-tape (Product Ref: 6180006) or discard and replace as necessary
- Seal all laps using Sandtoft double-sided tape (Product Ref 6180008). Seal all junctions using Sandtoft Multi tape.  
(Refer to the Sandtoft installation guide for Sandtoft Classic VPM)

**Battens**

- Timber to be sawn softwood; species, grading and preservative in conformity with BS 5534
- Fix 50 x 25mm tile battens, nailing into every rafter using 65 x 3.35mm smooth round steel nails
- Joints to be square cut; butted centrally on rafters and must not occur more than once in any group of four battens on any one rafter
- Set the eaves course batten to give a 45 to 55mm overhang of the tiles into the gutter
- Set the top course batten to allow the ridges to overlap the tiles by at least 75mm
- Measure the distance from the eaves batten to the top course batten to determine the number of courses and exact tile gauge. Make sure the tile headlap is at least 75mm  
(Refer to the Sandtoft installation guide for battens)

**Tile fixing specification**

- Comply with the Sandtoft fixing specification for this project as follows:
- Roof pitch: 25 degrees
- Perimeters: all tiles nailed and clipped
- Local areas: all tiles nailed and clipped
- General areas: all tiles nailed

*Note: the above specification has been calculated using the method given in BS 5534 from data taken from a visual survey carried out at ground level only. Therefore, it remains the client's responsibility to ensure that this data is accurate and that all relevant details that may affect the site wind speed have been identified. Sandtoft can re-calculate the fixing specification using amended data if required.*

### Roof fixing areas

- Perimeters: all edge tiles at eaves, ridges, verges, hips, valleys and abutments
- Local areas: the first 5 courses at eaves, the last 5 courses at ridge and top abutments, a band 3 tiles wide at verges, side abutments, each side of hips and valleys
- General areas: the remaining areas of roof

### Tiling generally

- Headlap: minimum 75mm
- Tile: Sandtoft Lindum (Product Ref: 24510301+colour code)
- Tile colour: tbc
- Lay each course of tiles straight bonded with tails aligned. Nail tiles using 50 x 3.35mm aluminium ring shank clout head nails. Clip tiles where specified using Sandtoft aluminium tile clips secured with 50 x 3.35mm aluminium ring shank clout head nails
- Set out as far as possible to avoid cut tiles. Where cuts are unavoidable, ensure cut tiles are large enough to secure using two fixings; ie nail, screw or clip. Very small cut pieces (less than half tile width) should be bonded to the adjacent full tile using Sandtoft Multifix. (Product Ref: 6180005)
- *(Refer to the Sandtoft installation guide for Lindum)*

### 6m Eaves Ventilation pack 10mm (Product Ref: 6030017)

- Set the fascia height, including over fascia ventilator, so that the eaves course tiles lay at the same angle as the tiles above *(refer to Sandtoft's table of fascia heights)*
- For plastic fascia's, fix an additional fixing batten to the top of the rafter behind and level with the top of the uPVC fascia board
- Fix spacer trays continuously to ensure free passage of air between underlay and insulation at wall plate. If necessary, depending upon depth of insulation, fix additional spacer trays (available separately, Product Ref: 2450939968)
- Lay underlay support trays over the fascia, ensuring adequate fall to underlay
- Lap the underlay over the underlay support trays by at least 150mm
- Position the first tile batten so that tiles overhang the gutter by 45 to 55mm. Nail all eaves course tiles and clip if required by the fixing specification  
*(Refer to the Sandtoft Lindum eaves detail)*

### Dry verge (Product Ref: Multiverge Dry Verge system: LH 6040+ colour code + RH 6040 + associated fittings)

- Carry the underlay 40mm over the edge and turn down the gable wall or bargeboard
- Set the tile battens to overhang the gable wall or bargeboard by 35mm
- Install Multiverge dry verge system in accordance with Sandtoft's installation guide
- Colour: tbc  
*(Refer to the Sandtoft Multiverge detail and installation guide)*

### Bonding gutter with firebreak (Product Ref: Mortarless Bonding Gutter 70mm: 6020018)

- Cut the tile battens to finish fully supported on the rafter and/or party wall
- Finish the underlay to turn up over the ends of the battens
- Lay mortar bed over party wall to finish flush with tops of the tile battens
- Install Mortarless bonding gutter eaves 70mm (Product Ref 6030056)
- Install the Mortarless Bonding Gutter in accordance with Sandtoft's installation guide
- Install Mortarless Bonding gutter ridge 70mm (Product Ref 6000172)  
*(Refer to the Sandtoft Mortarless Bonding Gutter detail and installation guide)*

**Dry hip (Product Ref: 6m Roll Hip system: 2452857706 + Hip tray 6000112)**

- Lap the underlay on one side of the hip over the underlay on the other side by at least 150mm
- Cut the tile battens to the hip, making sure the ends of the battens are fully supported, either on bearers or onto the hip batten
- Hip tiles: Sandtoft segmental ridge (Product Ref: 24528550+colour code) with hip starter ridge at eaves (Product Ref: 24528563+colour code)
- Colour: tbc
- Install the Roll Hip system in accordance with Sandtoft's installation guide
- Install ridge hip junction  
(Refer to the Sandtoft Roll Hip detail and installation guide).

**Side abutment with cover flashing**

- Finish the underlay to turn up against the wall by at least 65mm
- Finish tiling within 15mm of wall
- Install WB LR (lead replacement) step and cover flashing (Product Ref: 6010+colour code), dressed over the tiling by not less than 150mm including one full tile corrugation
- WB LR colour: tbc  
(Refer to the Sandtoft side abutment detail)

**Top edge abutment**

- Turn underlay at least 100mm up the abutment
- Set the tile battens so that the tiles fit closely to the abutment
- Install WB LR (lead replacement) cover flashing (Product Ref: 6010+colour code), dressed over the tiling by not less than 150mm
- WB LR colour: tbc  
(Refer to the Sandtoft Top edge abutment detail)

**Top edge ventilated abutment (Product Ref: Top abutment ventilator (profile) 2452039000+ profile fillers 6070791)**

- Lay the underlay to finish 5 to 10mm from the wall
- Set the tile battens so that the tiles fit 5 to 10mm from the wall
- Install the top abutment ventilator in accordance with Sandtoft's installation guide
- Install WB LR (lead replacement) cover flashing (Product Ref: 6010+colour code), dressed over the ventilator and tiling by not less than 150mm
- WB LR colour: tbc  
(Refer to the Sandtoft Top edge ventilated abutment detail and installation guide)

**Chimney front apron**

- Turn underlay at least 100mm against the chimney
- Set the tile battens so that the tiles fit closely to the chimney
- Install WB LR (lead replacement) cover flashing (Product Ref: 6010+colour code), dressed over the tiling by not less than 150mm and 150mm upstand against the chimney

**Chimney back gutter**

- Dress underlay to finish over tilt fillet
- Form WB LR (lead replacement) back gutter (Product Ref: 6010+colour code) to extend 100mm against the chimney, across the gutter sole and to extend up the roof slope approximately 225mm. Allow extra length at each end to extend around the chimney corners
- Install a WB LR cover flashing on the chimney over the back gutter upstand
- Finish tiling to maintain approximately 150mm wide back gutter

**Chimney side flashings**

- Finish the underlay to turn up against the chimney by at least 65mm
- Finish tiling within 15mm of the chimney
- Install WB LR (lead replacement) step and cover flashing (Product Ref: 6010+colour code), dressed over the tiling by not less than 150mm including one full tile corrugation

**Dry ridge (Product Ref: Roll Ridge system 6m: 2452837566)**

- Lay the underlay to finish 5 to 10mm from the ridge apex
- Set the position of the top course battens to allow the ridges to overlap the tiles by at least 75mm
- Ridge tiles: Sandtoft half round ridge (Product Ref: 24528350+colour code) with ridge block end at gables (Product Ref: 24528353+colour code)
- Colour: tbc
- Install the Roll Ridge system in accordance with Sandtoft's installation guide  
(Refer to the Sandtoft Roll Ridge detail and installation guide)

**Junctions**

- Fix a WB LR (lead replacement) saddle (Product Ref: 6010+colour code) to provide a weathertight detail at each: -
- Junction of ridge with hip
- Junction of ridge with abutment
- Top junction of two valleys
- WB LR colour: tbc

**Roof slope terminals**

- Terminal: Sandtoft In line tile ventilator with pipe adaptor (Product Ref: 6070+colour code+pipe adaptor 6070377)
- Colour: tbc
- Connect and position as required

As above to all 86 properties as per schedule in Appendix A,  
Comprising of,

- 15 End Terrace
- 15 Mid Terrace
- 32 Full semi-detached properties (16 adjoining pairs)
- 24 Half semi-detached (has adjoining private owner)
- 1 Detached bungalow

Item  
Item  
Item  
Item  
Item

£  
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£  
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£

Total to Collection

£

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Collections Page

Total Page 1

£

Total Page 5

£

Total to Summary

£

**Appendices**

See Appendix A for Site addresses and locations of works.

See Appendix B for materials, specification detail and data sheets.