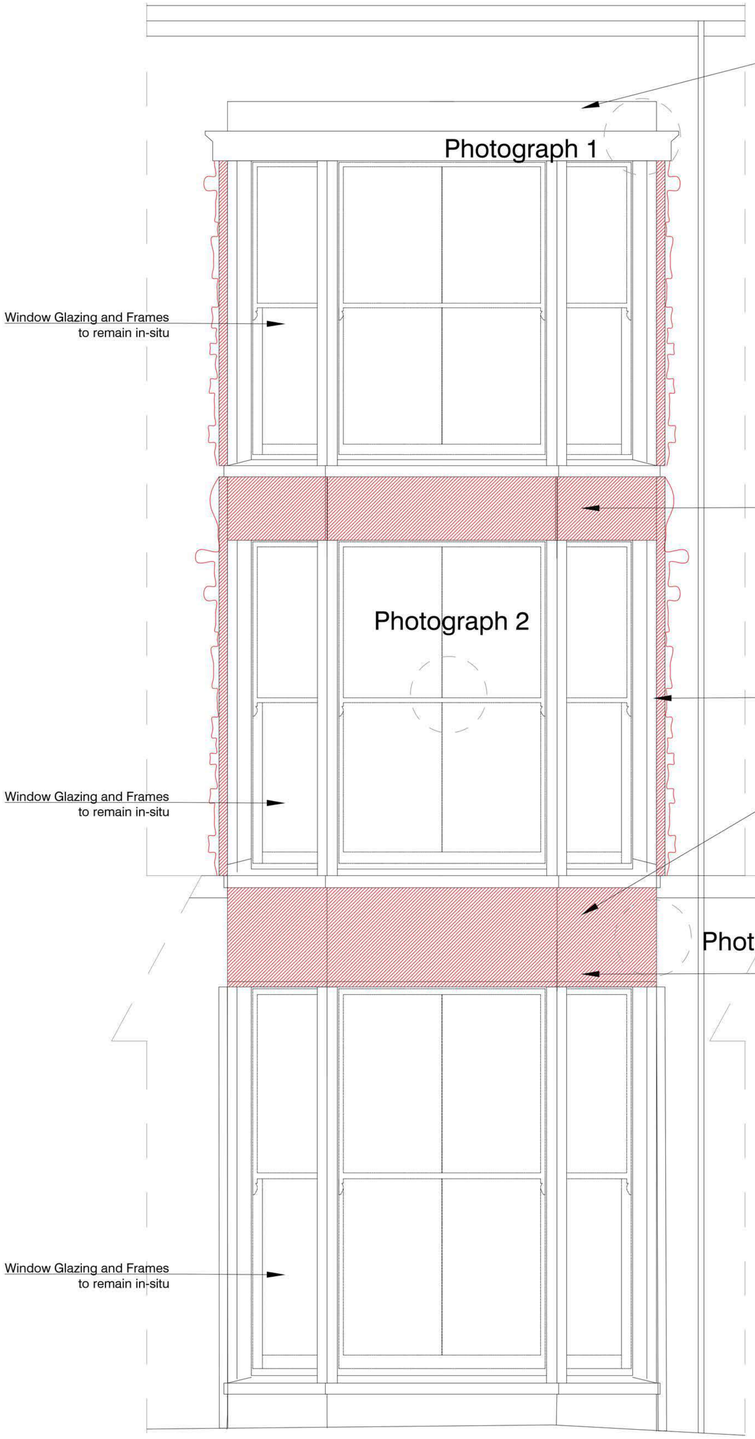


Remove existing lead flashing and lead finish to the bay window flat roof. Assess the condition of timber rolls below lead sheet.

Assess the lead roof substrate and condition

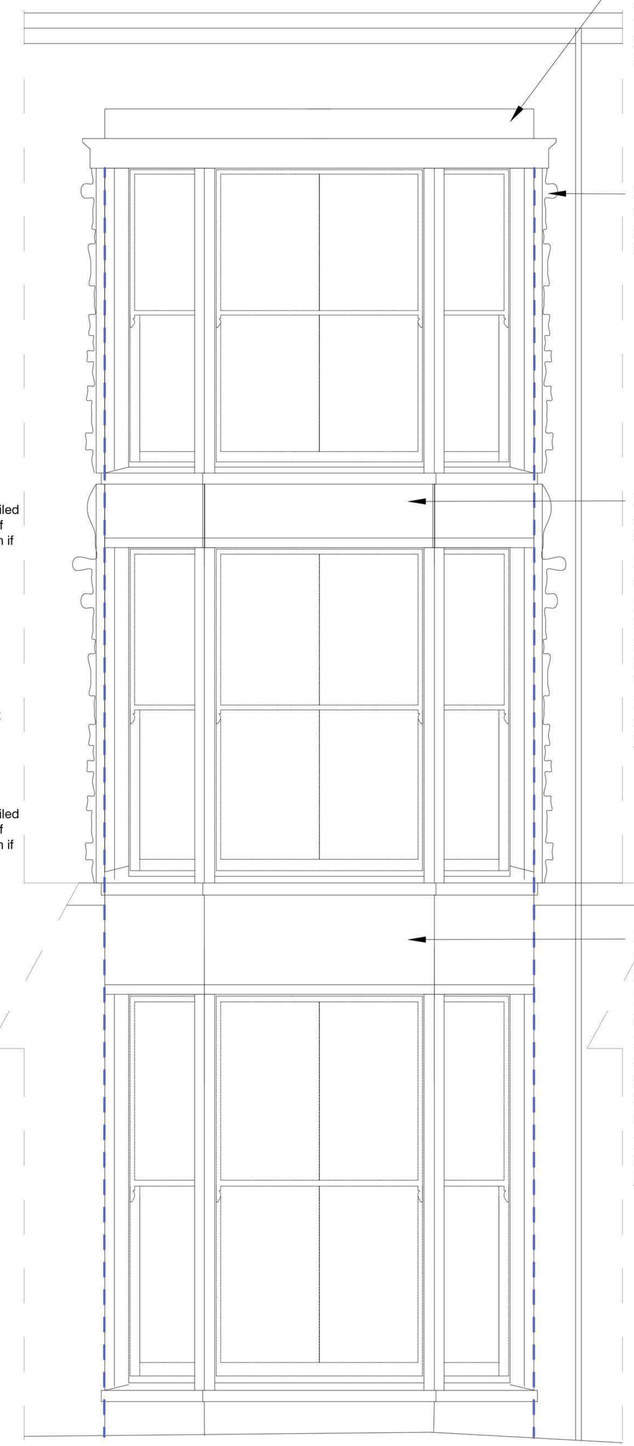
Remove existing painted timer paneling and failed lead flashing below cill. Investigate condition of timber substrate and repair as per specification if required.

Timber flashing board and black mastic to be removed without damaging existing stonework

Remove existing painted timer paneling and failed lead flashing below cill. Investigate condition of timber substrate and repair as per specification if required.

Remove existing lead flashing above head

BAY 03 EXISTING/DEMOLITION
SCALE - 1:30 @ A2



Allow for a new warm roof construction with the insulation on top of new vapour control layer.

Install new appropriately coded lead finish, and flash into the existing stonework with appropriate upstand.

If the black mastic cannot be removed, install new scribed black painted timber decorative fascia beading to replace existing detail.

Install new breather membrane/builders paper to timber bay window structure.

Install new low level lead flashing to window head timber.

Install new painted Birch plywood sheets, ensuring any exposed plywood edges are sealed and protected with layers of water repellent varnish or oil/wax products.

Install new timber beads to match existing profiles, to chamfered junctions of timber bay windows.

Install new breather membrane/builders paper to timber bay window structure.

Install new low level lead flashing to window head timber.

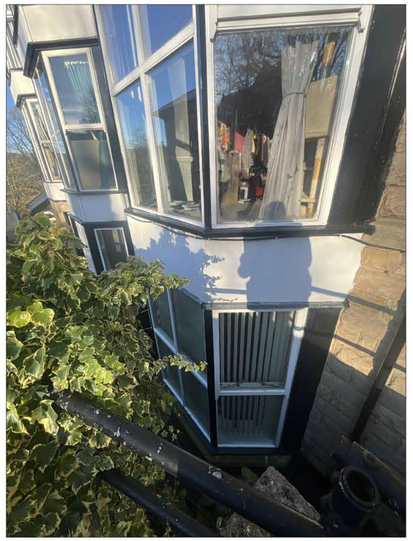
Install new painted Birch plywood sheets, ensuring any exposed plywood edges are sealed and protected with layers of water repellent varnish or oil/wax products.

Install new timber beads to match existing profiles, to chamfered junctions of timber bay windows.

BAY 03 PROPOSED/SCOPE OF WORKS
SCALE - 1:30 @ A2

Photograph 1

Photograph 2



Photograph 3

Rake out any failing, hard or cementitious mortar to the junction between bay windows and stonework, and upto 200mm offset from bay windows. Repoint using Lime based mortar as per specification in Design and Access Statement (colour to be approved on site with Architect/Conservation Officer) the joint between timber window frames and stone work.

Carefully remove.

REV	DETAILS	DATE
A	ISSUED FOR PLANNING	070324

REVISIONS

CLIENT
Premier Estates

PROJECT
Sandringham Court
Buxton
SK17 6RS

DRAWING TITLE
WINDOW BAY 03 SCOPE OF WORKS

DRAWN BY	CHECKED BY
LW	AW
DATE	SCALE
07.03.24	VAR

DRAWING NO
CPS23 126 212

cube.
Project Management | Building Surveyors
Heritage Consultants | Design Services
502 Birchwood One | Dewhurst Road | Warrington | WA3 7GB
t: 01925 831 710
e: admin@cubepsl.co.uk | w: www.cubepsl.co.uk