

It is recommended that clients and builders use a JCT small works contract. Note that building control can change details on site so that the build conforms to the building regulations. These notes are general purpose construction notes for building regulation approval and are in no way detailed to specification standard. The clients attention is drawn to the Party Wall Act 1996 with regards to works taking place near adjoining owners land and buildings. It is the Building owners responsibility that the act is complied with. This plan should not be scaled and careful check measurements should be made on site by the contractor with any major discrepancies being reported to the client or his building surveyor before the start of works. Any changes in the design are at the clients and contractors own risk. Oswicks Property Professionals holds no responsibility for any mis-measurements on site as these should be checked before the start of works by the contractor or in the case of any changes in design.

Scale Bar 1:2500
0 20M 40M 60M 80M

Scale Bar 1:1250
0 10M 20M 30M 40M

Scale Bar 1:500
0 5M 10M 15M 20M

Scale Bar 1:200
0 2M 4M 6M 8M

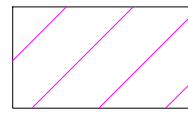
Scale Bar 1:100
0 1M 2M 3M 4M

Scale Bar 1:50
0 1M 2M

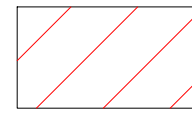
Scale Bar 1:20
0 500mm 1000mm

Scale Bar 1:5
0 100mm 200mm

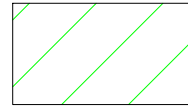
LEGEND



Roof 1 - Main pitched roof



Parapet gutter



Roof 2 - Main pitched roof for isolated repairs

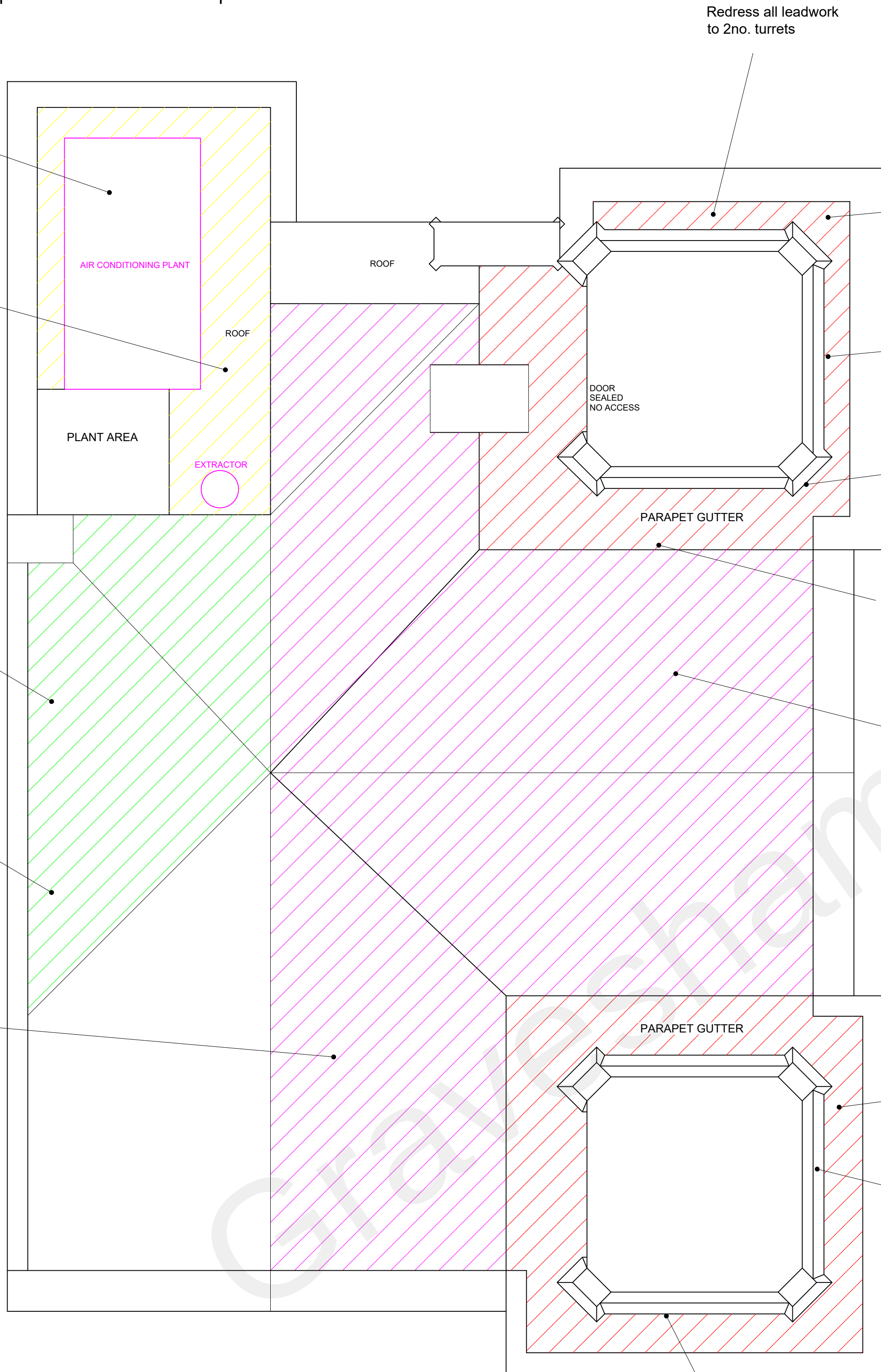
Remove redundant AHU including all duct work from rear flat roof and dispose of to a registered tip.

Overlay existing flat roof with mineral felt capping sheet fully in accordance with manufacturers instructions and this specification.

Clean pitched roof and carry out isolated slate repairs

Install lightening protection to the main roof

Allow to remove and replace all bird netting and wiring to main roof, front and side elevation.



Existing roof plan: Scale - 1:50

Redress all leadwork to 2no. turrets

Ensure all vegetation, moss growth and debris is removed to all areas including main roofs, parapet gutter and all workings area upon completions of works

Renew waterproofing to parapet gutter and lead detailing.

Refurbish rainwater outlets

Replace all leadwork valleys, verges and ridges including all flashings.

Refurbishment of main mansard portion of pitched roof including timber repairs, new battens, breathable membrane, insulation and tiles.

CCTV investigation into drainage system to ensure system is free from defect and free flowing. Jet wash and flush through all rainwater goods and outlets to front, side and rear elevation.

Refurbish rainwater outlets

Redress all leadwork to 2no. turrets

Renew waterproofing to parapet gutter and lead detailing.

Replace timber window casements to both gable ends

Allow to remove and replace all bird netting and wiring to main roof, front and side elevation.



Existing front elevation: Scale - 1:100

Repair and decoration of all timber window frames to the front and side elevation with allowance for the removal and replacement of all decaying sections.

Repair and decoration of all external metal work including crittall windows and rainwater downpipes.

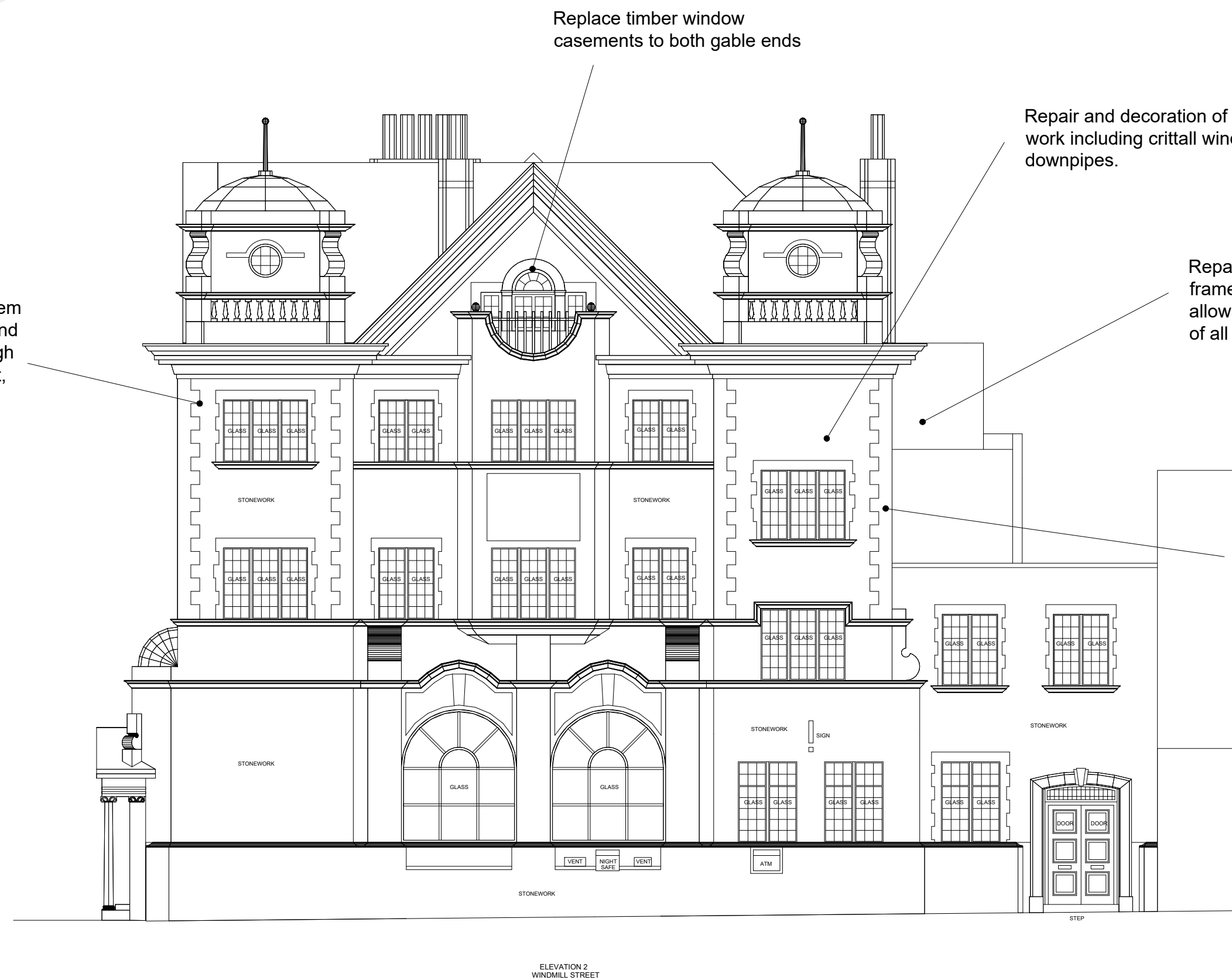
Repair front and side elevation stonework including re-pointing works and cleaning with a suitable non-aggressive system.

Replace timber window casements to both gable ends

Repair and decoration of all external metal work including crittall windows and rainwater downpipes.

Repair and decoration of all timber window frames to the front and side elevation with allowance for the removal and replacement of all decaying sections.

Repair front and side elevation stonework including re-pointing works and cleaning with a suitable non-aggressive system.



Existing side elevation: Scale - 1:100

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Client :- Overbury PLC
Site :- Natwest Gravesend, 30 King Street, Gravesend, Kent, DA12 2XX

Plan Type :- LBC
Start Date :- 17/08/2022
Drawn By :- HS

Paper Size :- A1
Revision :- -
Note :- -
Scale :- 1:50-1:100
Updated :- -

Project :- External repairs and decorations
Detail Shown :- Existing and proposed roof plan and elevations

Plan No. :- 22-184-AS-04