



Simon Beale + Associates
Registered Architects

Date: 26th June 2026

Summer Works relating to replacement of existing roof coverings containing asbestos materials to include replacement of roof lights, fascia's, soffits, guttering, downpipes and associated site works at Quignamanger NS, Creggs Road, Ballina, Co. Mayo, F26YX95

Summary of Proposed Works

- The existing pitched roof sheets are in poor condition throughout with numerous areas of deterioration exposing fibrous edges. The bitumen felt located throughout the flat roof areas concealed under the asphalt external finish was identified as an asbestos containing material. The existing roof lights, fascias, soffits and gutters are in poor condition with water ingress visible internally with damage to existing surfaces.
- Emergency environmental cleaning is required of immediate areas surrounding the school and flat roof areas to prevent further debris being displaced on to ground level surrounding areas.
- All asbestos materials shall be disposed of at a licensed facility.
- Provide new concrete roll tiles to pitched roof in compliance with S.R.82-2017 to match finish of the newer roofs on site.
- Provide new Alkorplan roof covering or equivalent to flat roof sections in compliance with S.R.82-2017.
- Provide new seamless rainwater goods to include gutters, downpipes, cowls, fascias, soffits, and all associated works throughout the roof.
- Replace dome roof lights to include ventilation, supports, upstands, flashings and all associated works.
- Replace roof lights with electric roof lights to include wall switches, ventilation, supports, upstands, flashings and all associated works.
- Making good to ceilings and walls throughout the school damaged by water ingress.

Please Note: - The designated roof materials must adhere to DEY TGD 021-7; 2.1; include a 30-year manufacturer durability statement and possess a 20-year manufacturer insurance-backed guarantee.

HEAD OFFICE

The Old School House,
Casement St, Ballina,
Co. Mayo, F26 N9Y4
Tel: +353 96 60070

ROSCOMMON

Millstream House,
Williamstown Rd, Castlerea,
Co. Roscommon, F45 XF79
Tel: +353 9496 25952

DUBLIN

8 The Mall, Lower Main St,
Lucan, Co. Dublin,
K78 R8N2
Tel: +353 1 662 9636

LONDON

Unit 3, Abbots Business Pk,
Primrose Hill,
Kings Langley, WD4 8FR
Tel: +44 20 8004 2001

Old School House Architects Limited
t/a Simon Beale + Associates.
Directors: S. Beale, N. Beale.
Company Number: 674906
Registered Address:
8, The Mall, Lucan, Co. Dublin.



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Please see attached Tender Drawings and Pricing Document for Itemised Works & Specification

Note:

On completion of the contract and prior to handing over of the project to client a post installation inspection shall be carried out by a certified inspector to ensure good building practices have been applied and adherence to compliance with current building regulations, European standards and all other relevant standards and Building Regulations. Any damage caused, during the execution of the works, to existing grass areas to be levelled and seeded, with tarmac/concrete surfaces to be repaired on completion of the works.

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