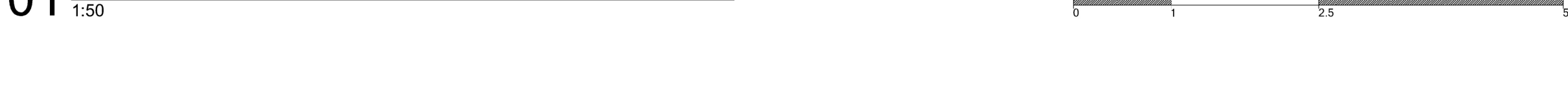


01 ROOF RF18 - PROPOSED CONSERVATION IMPROVEMENTS

01 1:50

01 1:50



General Works:

1. The below works are to be undertaken to all roofs:
 1. Specialist to inspect existing lightning protection system and review installation / testing certificates to ensure it is in accordance with current standards and regulations (in collaboration with all roofs RF7 to RF23). Locally remove the existing lightning protection system where required to undertake works to the roof, and refix existing system when roof works are finished.
 2. Remove existing mansard fall arrest system and cart away. Supply and fix new mansard fall arrest system in full accordance with British Standards and specialist recommendations and design scheme to enable access for maintenance.
 3. Specialist to inspect existing bird proof system and determine its suitability. If required, remove existing bird proof system, including all adhesive and fittings from the building's structure and fabric. Specialist to design, supply and fix new bird control and bird proofing to roof including replacement bird-proof netting and/or anti-perch spikes.
 4. Remove all dirt debris, and rubbish from all roof voids and cart away.
 5. Inspect all chimneys at high level to determine repairs. Condition of existing flaunching to be reviewed and flues to be inspected for natural ventilation at head and former fireplace level. Repairs and remedial works to be reviewed on site.
6. iCONTRACTOR'S DESIGNED PORTION: Specialist Consultant / Subcontractor to propose and design all fire safety measures, including fire separation / stopping to ensure existing and proposed compartmentation / separation is achieved. Collateral warranties to be provided for all works.
7. CONTRACTOR'S DESIGNED PORTION: Specialist Consultant / Subcontractor to specify all fire stopping to services which pass through all designated fire protected floors, walls, and ceilings. Inspect and monitor installation and certify the installation on site to ensure it meets all fire safety standards and requirements. Collateral warranties to be provided for all works.

General Works:

1. The below works are to be undertaken to all roofs:
 1. Specialist to inspect existing lightning protection system and review installation / testing certificates to ensure it is in accordance with current standards and regulations (in collaboration with all roofs RF7 to RF23). Locally remove the existing lightning protection system where required to undertake works to the roof, and refix existing system when roof works are finished.
 2. Remove existing mansard fall arrest system and cart away. Supply and fix new mansard fall arrest system in full accordance with British Standards and specialist recommendations and design scheme to enable access for maintenance.
 3. Specialist to inspect existing bird proof system and determine its suitability. If required, remove existing bird proof system, including all adhesive and fittings from the building's structure and fabric. Specialist to design, supply and fix new bird control and bird proofing to roof including replacement bird-proof netting and/or anti-perch spikes.
 4. Remove all dirt debris, and rubbish from all roof voids and cart away.
 5. Inspect all chimneys at high level to determine repairs. Condition of existing flaunching to be reviewed and flues to be inspected for natural ventilation at head and former fireplace level. Repairs and remedial works to be reviewed on site.
 6. iCONTRACTOR'S DESIGNED PORTION: Specialist Consultant / Subcontractor to propose and design all fire safety measures, including fire separation / stopping to ensure existing and proposed compartmentation / separation is achieved. Collateral warranties to be provided for all works.
 7. CONTRACTOR'S DESIGNED PORTION: Specialist Consultant / Subcontractor to specify all fire stopping to services which pass through all designated fire protected floors, walls, and ceilings. Inspect and monitor installation and certify the installation on site to ensure it meets all fire safety standards and requirements. Collateral warranties to be provided for all works.

- General Works:**
1. The below works are to be undertaken to all roofs:
 1. Specialist to inspect existing lightning protection system and review installation / testing certificates to ensure it is in accordance with current standards and regulations (in collaboration with all roofs RF7 to RF23). Locally remove the existing lightning protection system where required to undertake works to the roof, and refix existing system when roof works are finished.
 2. Remove existing mansard fall arrest system and cart away. Supply and fix new mansard fall arrest system in full accordance with British Standards and specialist recommendations and design scheme to enable access for maintenance.
 3. Specialist to inspect existing bird proof system and determine its suitability. If required, remove existing bird proof system, including all adhesive and fittings from the building's structure and fabric. Specialist to design, supply and fix new bird control and bird proofing to roof including replacement bird-proof netting and/or anti-perch spikes.
 4. Remove all dirt debris, and rubbish from all roof voids and cart away.
 5. Inspect all chimneys at high level to determine repairs. Condition of existing flaunching to be reviewed and flues to be inspected for natural ventilation at head and former fireplace level. Repairs and remedial works to be reviewed on site.
 6. iCONTRACTOR'S DESIGNED PORTION: Specialist Consultant / Subcontractor to propose and design all fire safety measures, including fire separation / stopping to ensure existing and proposed compartmentation / separation is achieved. Collateral warranties to be provided for all works.
 7. CONTRACTOR'S DESIGNED PORTION: Specialist Consultant / Subcontractor to specify all fire stopping to services which pass through all designated fire protected floors, walls, and ceilings. Inspect and monitor installation and certify the installation on site to ensure it meets all fire safety standards and requirements. Collateral warranties to be provided for all works.

Coordinated Information:
This drawing is to be read in conjunction with the following drawings and documents from MWA:

1. Drawing Series 157-173 for all temporary M&E removal drawings, showcasing all plant, ducting, services, associated equipment, walkways, balustrades, and handrails which are to be temporarily removed. Scope of M&E removal TBC by M&E Consultant.
2. Drawing Series 257-273 for all temporary investigations, showcasing all temporary access, scaffolding towers, opening ups, and removals which are required. Scope of investigations TBC by M&E Consultant and Structural Engineer.
3. Drawing Series 357-373 for all thermal improvement drawings, showcasing all insulation and glazing improvements proposed as part of these works. Scope of thermal improvements TBC by M&E Consultant and Client.
4. Existing Roof Plan Drawing 015, denoting the individual roof plans.
5. Schedule SCH.01 including all proposed conservation improvements for each individual roof.

Coordinated Information:
This drawing is to be read in conjunction with the following drawings and documents from MWA:

1. Drawing Series 157-173 for all temporary M&E removal drawings, showcasing all plant, ducting, services, associated equipment, walkways, balustrades, and handrails which are to be temporarily removed. Scope of M&E removal TBC by M&E Consultant.
2. Drawing Series 257-273 for all temporary investigations, showcasing all temporary access, scaffolding towers, opening ups, and removals which are required. Scope of investigations TBC by M&E Consultant and Structural Engineer.
3. Drawing Series 357-373 for all thermal improvement drawings, showcasing all insulation and glazing improvements proposed as part of these works. Scope of thermal improvements TBC by M&E Consultant and Client.
4. Existing Roof Plan Drawing 015, denoting the individual roof plans.
5. Schedule SCH.01 including all proposed conservation improvements for each individual roof.

- Coordinated Information:**
This drawing is to be read in conjunction with the following drawings and documents from MWA:
1. Drawing Series 157-173 for all temporary M&E removal drawings, showcasing all plant, ducting, services, associated equipment, walkways, balustrades, and handrails which are to be temporarily removed. Scope of M&E removal TBC by M&E Consultant.
 2. Drawing Series 257-273 for all temporary investigations, showcasing all temporary access, scaffolding towers, opening ups, and removals which are required. Scope of investigations TBC by M&E Consultant and Structural Engineer.
 3. Drawing Series 357-373 for all thermal improvement drawings, showcasing all insulation and glazing improvements proposed as part of these works. Scope of thermal improvements TBC by M&E Consultant and Client.
 4. Existing Roof Plan Drawing 015, denoting the individual roof plans.
 5. Schedule SCH.01 including all proposed conservation improvements for each individual roof.

Repair Legend

All dimensions must be checked by the contractor before commencing work on site.

No deviation from this drawing will be permitted without the prior written consent of the Architect.

This drawing is to be read with all relevant Morse Webb Ltd, Structural, M&E and Specialist drawings, reports and specifications.

Any discrepancies in dimensions or details on or between these drawings / reports / specifications should be brought to the attention of Morse Webb Ltd in writing for clarification.

Refer to S.Eng drawings and documents.

Repair Legend

All dimensions must be checked by the contractor before commencing work on site.

No deviation from this drawing will be permitted without the prior written consent of the Architect.

This drawing is to be read with all relevant Morse Webb Ltd, Structural, M&E and Specialist drawings, reports and specifications.

Any discrepancies in dimensions or details on or between these drawings / reports / specifications should be brought to the attention of Morse Webb Ltd in writing for clarification.

Refer to S.Eng drawings and documents.

Roof Coverings

	RF18-1.i & 1.ii: Inspect roof features at high level to determine their condition, and check for any weathering, discolouration, corrosion, patination, or loose fixings. Report and make recommendations for remedial works.
	RF18-3.i to 3.iii & 3.v: Remove and rebed existing ridge and hip tiles with lime mortar to approved sample. Replace any individual tiles that are unsuitable for reuse with new tiles to match existing on a like for like basis.
	RF18-3.iv: Remove and refix existing plain clay tiles to approved sample. Replace any defective tiles to match existing on a like for like basis. Exact locations TBC on site.
	RF18-3.v: Remove and replace existing plain clay roof tiles. Lay new tiles on new pre-treated softwood battens to match existing on a like for like basis. Exact locations TBC on site.
	RF18-8.i: Supply and fix new thermal insulation and associated vapour control layers.

- ### Roof Coverings
- | | |
|---|---|
|  | RF18-1.i & 1.ii: Inspect roof features at high level to determine their condition, and check for any weathering, discolouration, corrosion, patination, or loose fixings. Report and make recommendations for remedial works. |
|  | RF18-3.i to 3.iii & 3.v: Remove and rebed existing ridge and hip tiles with lime mortar to approved sample. Replace any individual tiles that are unsuitable for reuse with new tiles to match existing on a like for like basis. |
|  | RF18-3.iv: Remove and refix existing plain clay tiles to approved sample. Replace any defective tiles to match existing on a like for like basis. Exact locations TBC on site. |
|  | RF18-3.v: Remove and replace existing plain clay roof tiles. Lay new tiles on new pre-treated softwood battens to match existing on a like for like basis. Exact locations TBC on site. |
|  | RF18-8.i: Supply and fix new thermal insulation and associated vapour control layers. |

Valley, Parapet, and Eaves Gutters and Associated Outlets

 RF18-4.i to 4.iiiv: Remove all existing gutter coverings, upstands, flashings, and deckings to valley / parapet gutters and cart away. Inspect and repair structure to S.Eng specification. Supply and fix new thermal insulation, VCL's, and void ventilation (TBC). Supply and fix new timber deckings, coverings, upstands, and flashings to valley / parapet gutter structures to specialists detail, design, and specification.

- Valley, Parapet, and Eaves Gutters and Associated Outlets
-  RF18-4.i to 4.iiiv: Remove all existing gutter coverings, upstands, flashings, and deckings to valley / parapet gutters and cart away. Inspect and repair structure to S.Eng specification. Supply and fix new thermal insulation, VCL's, and void ventilation (TBC). Supply and fix new timber deckings, coverings, upstands, and flashings to valley / parapet gutter structures to specialists detail, design, and specification.

-  RF18-4.1x: Clean and remove all debris from secret gutters to ensure they drain as intended.

-  RF18-5.i to 5.vi: Remove debris / vegetation from outlets and confirm diameter of outlets are sufficient. Conduct CCTV survey of existing outlets and replace pipework if required. Ensure discharge levels of existing outlets are below the level of new gutter linings.

-  RF18-5.vii to 5.ix: Remove and refix eaves gutter with greater falls, using new fixings. Undertake localised repairs to existing metal eaves gutter and rainwater downpipe systems to ensure all joints are watertight. Remove rust corrosion, treat, and repaint all previously painted rainwater goods to match existing appearance on a like for like basis.

Parapet Walls and Coped Gables

	RF18-6.i & 6.iii: Remove all moss, vegetation, algae, staining, and efflorescence and clean existing terracotta bricks and terracotta coping stones along all parapet walls.
	RF18-6.iii & 6.iv: Rake out existing defective mortar joints between terracotta bricks and terracotta coping stones along parapet wall. Repoint using lime mortar / a mortar to match existing.

- Parapet Walls and Coped Gables
- | | |
|---|---|
|  | RF18-6.i & 6.iii: Remove all moss, vegetation, algae, staining, and efflorescence and clean existing terracotta bricks and terracotta coping stones along all parapet walls. |
|  | RF18-6.iii & 6.iv: Rake out existing defective mortar joints between terracotta bricks and terracotta coping stones along parapet wall. Repoint using lime mortar / a mortar to match existing. |

Patent Glazing, Roof Lanterns, Rooflights, and Dormer Windows

 RF18-1.vi & 1.vii: Remove existing rooflight and cart away. Widen existing opening if required, and install new roof hatch and access ladder internally. Make good roof coverings and soakers / flashings around new hatch.

- Patent Glazing, Roof Lanterns, Rooflights, and Dormer Windows
-  RF18-1.vi & 1.vii: Remove existing rooflight and cart away. Widen existing opening if required, and install new roof hatch and access ladder internally. Make good roof coverings and soakers / flashings around new hatch.

01/23.03.26	Notes amended
00/20.03.26	Issued as Planning
revision/date	note



project

Reading Town Hall, Alterations & Improvements

Roof RF18 Proposed
Conservation Improvements

scale	status
-------	--------

1.50 @A2 PLANNING

1.00 @Hz	PLANNING
----------	----------

job no.	dwg no.	status/revision
---------	---------	-----------------

997	468	PL01
-----	-----	------