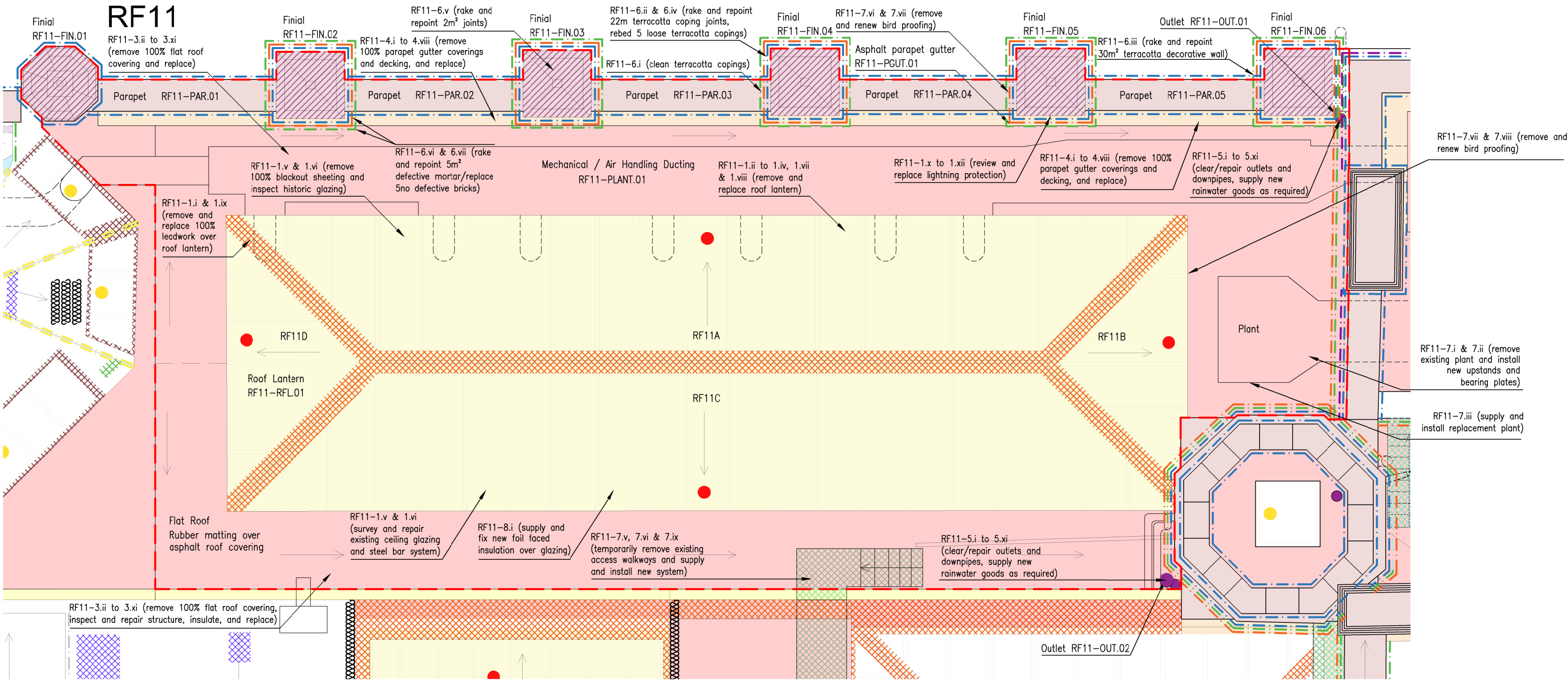




01 ROOF RF11 - PROPOSED CONSERVATION IMPROVEMENTS

1:50

General Works:

The below works are to be undertaken to all roofs:

- 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.
- Remove existing mansafe fall arrest system and cart away. Supply and fix new mansafe fall arrest system in full accordance with British Standards and specialist recommendations and design scheme to enable access for maintenance.
- 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.
- Remove all dirt debris, and rubbish from all roof voids and cart away.
- 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.
- CONTRACTOR'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.
- 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:

- 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.
- 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.
- 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.
- Existing Roof Plan Drawing 015, denoting the individual roof plans.
- Schedule SCH.01 including all proposed conservation improvements for each individual roof.
- Architect's (MWA) drawing '997-281-PL00-Roof RF11 As Existing - Recording Of Investigations'.
- SE's (SFK) drawings '24173-SFK-11-RF-DR-S-0110 P1', '24173-SFK-11-RF-DR-S-0111 P1', '24173-SFK-11-RF-DR-S-0112 P1', '24173-SFK-11-RF-DR-S-1110 P1', and '24173-SFK-11-RF-DR-S-1111 P1'.
- M&E Consultant's (Etch) drawing '011270-EAL-01-RF-D-M-5701'.

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

- RF11-1.i & 1.ix: Remove 100% existing leadwork dressings, flashings, and aprons over/to existing patent glazing / roof lanterns and redeem salvage value. Supply and fix new lead apron linings, dressings, and flashings.
- RF11-7.v: Temporarily dismantle and remove existing roof access walkway and steps to access the roof coverings below. To be fully reinstated on completion of the roof works.
- RF11-3.ii to 3.xi: Remove all existing lead flashings, dressings, roof coverings, upstands, and existing deckings to flat roofs and cart away. Supply and fix new thermal insulation, VCL's, and void ventilation (TBC). Supply and fix new timber decking to falls and install new roof covering / lining systems with associated upstands, downstands, and flashings to specialist design and specification.

Valley, Parapet, and Eaves Gutters and Associated Outlets

- RF11-4.i to 4.viii: 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.
- RF11-5.i to 5.xi: 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. Investigate possibility of creating new additional outlets to increase rainwater drainage.

Parapet Walls and Coped Gables

- RF11-6.i: Remove all moss / vegetation / staining and clean existing brickwork, terracotta bricks, and terracotta coping stones along all parapet walls.
- RF11-6.ii to 6.iv: Rake and repoint 100% mortar joints between terracotta decorative bricks and terracotta coping stones (including underside to open sections) along parapet walls. Re-point using lime mortar / a mortar to match existing. Remove, rebed, and point 5 No. existing individual loose/detached terracotta copings to parapet wall where required.
- RF11-6.v: Inspect pinnacles at high level and report condition. Rake and re-point open and defective mortar joints (approximately 30%) using lime mortar / a mortar to match existing.
- RF11-6.vi: Rake out existing defective mortar between brickwork and re-point using lime mortar.
- RF11-6.vii: Remove all defective existing bricks. Supply, bed, and point new individual bricks to replace removed bricks. To match existing appearance on a like for like basis.

Patent Glazing, Roof Lanterns, Rooflights, and Dormer Windows

- RF11-1.i to 1.iv & 1.vii to 1.ix: Remove existing roof lantern and associated kerb upstands / flashings and cart away. Inspect, repair, and upgrade existing structure in accordance with S.Eng recommendations. Supply and fix new upstands min. 150mm above new roof covering level. Supply and fix new double / triple glazed replacements to existing structure to specialist design and specification.
- RF11-1.v & 1.vi: Remove existing blackout sheeting over historic ceiling glazing. Inspect and locally repair existing retained historic ceiling glazing located under roof lantern where necessary, and clean upper surface of the historic ceiling glazing's glass.

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revision/date note

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project

**Reading Town Hall,
Alterations & Improvements**

title

**Roof RF11 Proposed
Conservation Improvements**

scale

1:50 @A2

job no.

997

status

PLANNING

dwg no.

461

status/revision

PL00

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