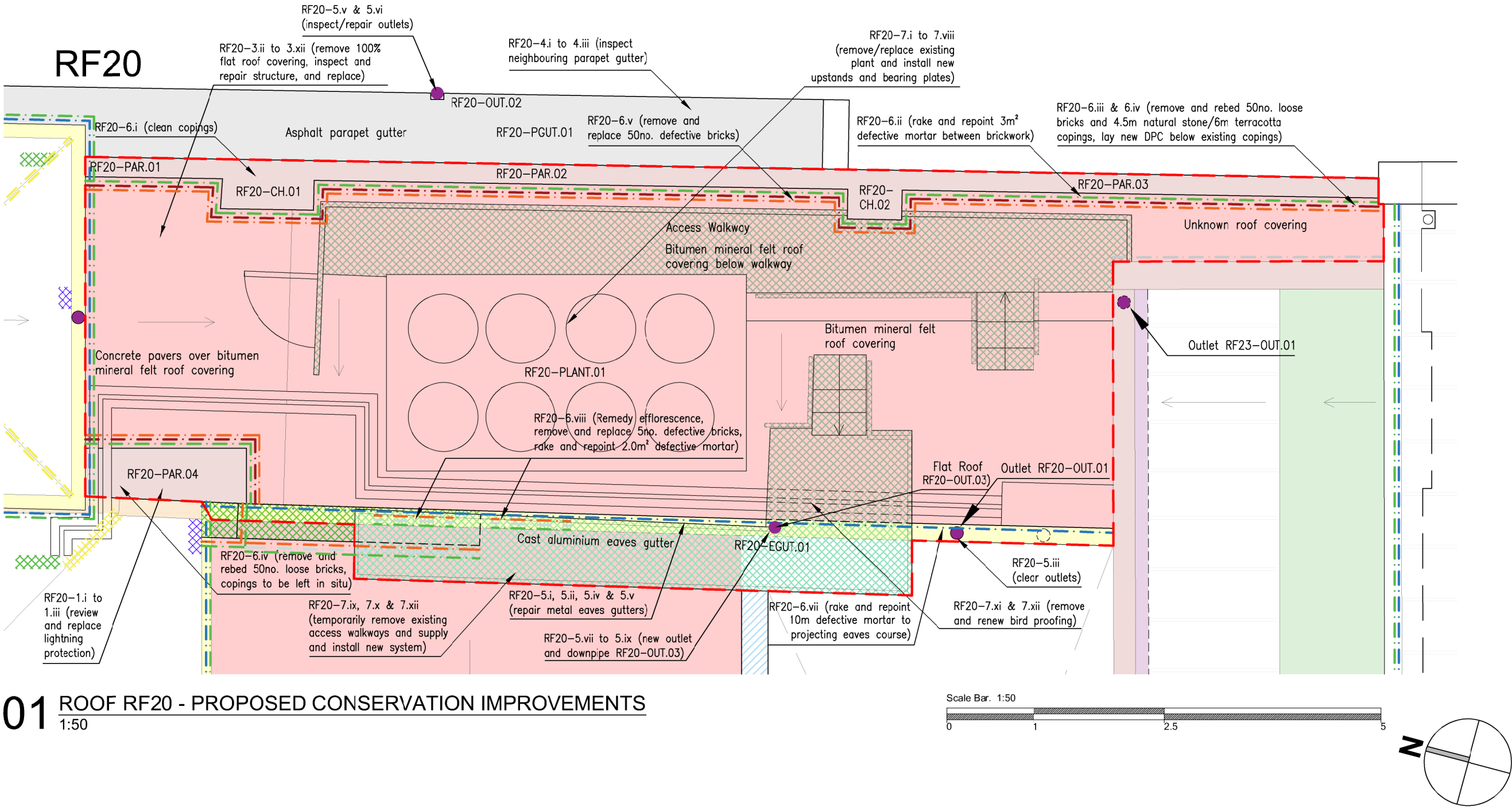




01 ROOF RF20 - PROPOSED CONSERVATION IMPROVEMENTS

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 '997-290-PL00-Roof RF20 As Existing - Recording Of Investigations'.
- SE's (SFK) drawings '24173-SFK-20-RF-DR-S-0200 P1' and '24173-SFK-20-RF-DR-S-1200 P1'.
- M&E Consultant's (Etch) drawing '011270-EAL-01-RF-D-Z-9901'.

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

- RF20-3.ii to 3.xii: Remove all existing lead flashings, dressings, roof coverings, upstands, and existing deckings to flat roofs and cart away. Inspect and locally repair existing roof structure to S.Eng specification. 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.
- RF20-7.iv: 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.

Valley, Parapet, and Eaves Gutters and Associated Outlets

- RF20-4.i to 4.iii: Inspect condition of neighbouring parapet gutter from neighbouring property. Remove dirt and debris from parapet gutter. Necessary remedial works to be undertaken by owner of neighbouring building to ensure watertightness and effective uninterrupted water discharge to existing drainage system.
- RF20-5.i, 5.ii, 5.iv & 5.v: Undertake localised repairs to existing moulded 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.
- RF20-5.iii: 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.

Parapet Walls and Coped Gables

- RF20-6.i: Remove all moss / vegetation / staining and clean existing brickwork and natural stone coping stones along all parapet walls.
- RF20-6.ii: Rake out existing defective mortar between brickwork and repoint using lime mortar.
- RF20-6.iii & 6.iv: Remove all loose and displaced existing bricks and all natural stone copings. Install new horizontal DPC below copings and rebed existing copings. Reuse, rebed, and repoint existing individual bricks to match existing appearance on a like for like basis.
- RF20-6.v: 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.

00/20.03.26 Issued as Planning

revision/date note



project

**Reading Town Hall,
Alterations & Improvements**

title

**Roof RF20 Proposed
Conservation Improvements**

scale

1:50 @A2

job no.

997

status

PLANNING

dwg no.

470

status/revision

PL00

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