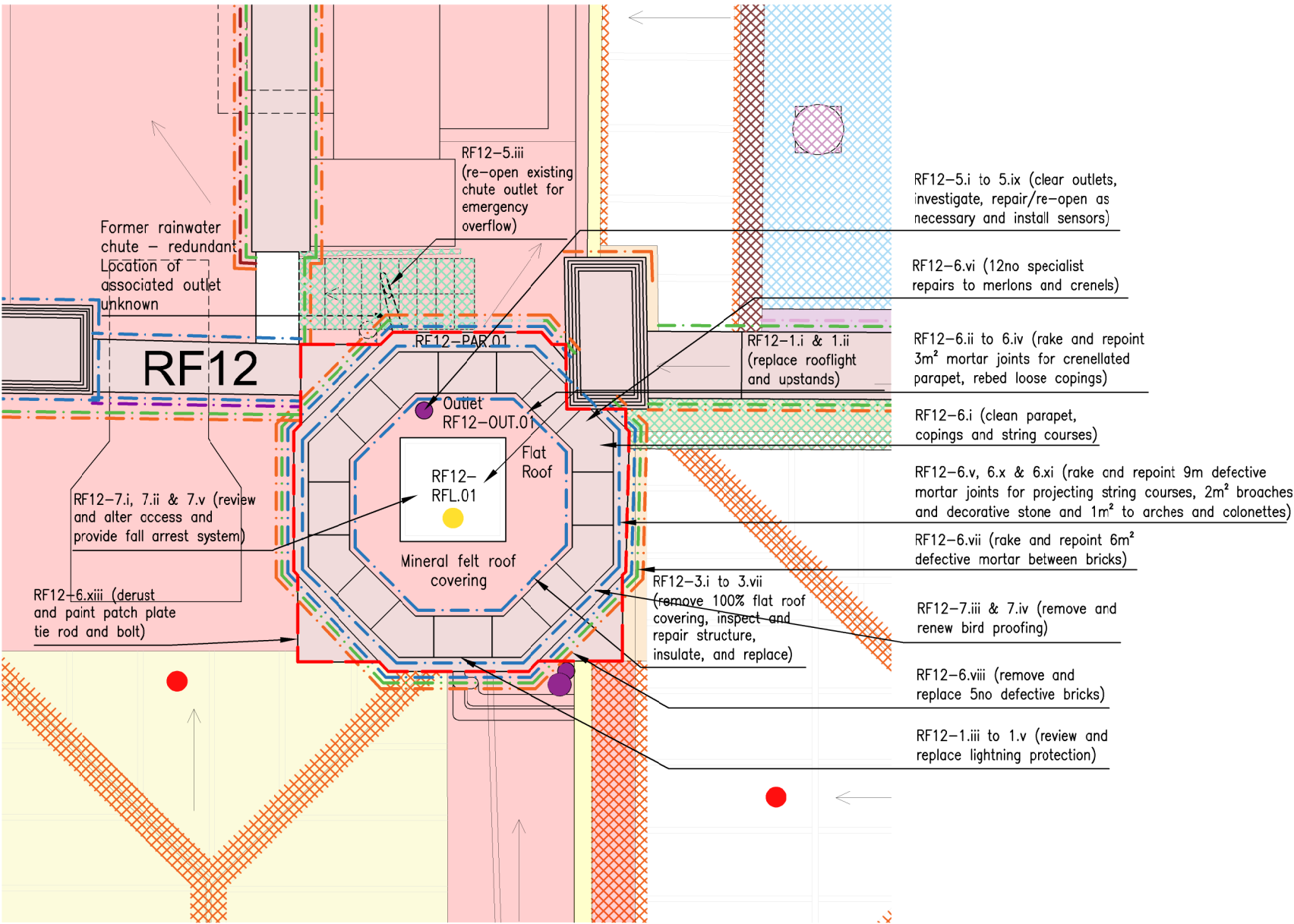
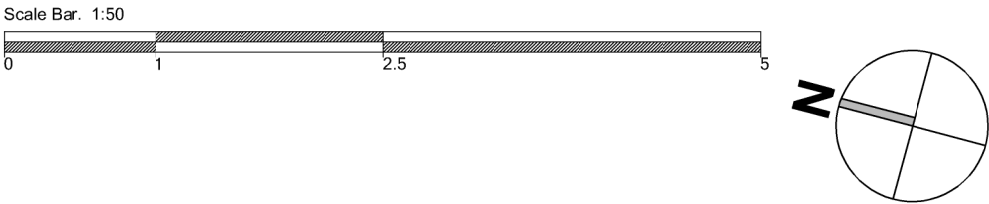




01 ROOF RF12 - PROPOSED CONSERVATION IMPROVEMENTS
1:50



- General Works:**
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 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.
 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. 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.
 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.

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
RF12-3.i to 3.ix: Remove all existing lead flashings, dressings, roof coverings, and upstands to flat roof and cart away. Temporarily remove existing outlet, set aside, and reinstate after works are complete. Inspect existing structure and timber decking, and locally repair where required. 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
RF12-5.i to 5.ix: Remove debris / vegetation from outlets and confirm diameter of outlets are sufficient. Ensure discharge levels of existing outlets are below the level of new gutter linings. Repair/re-open former chute outlet.

Parapet Walls and Coped Gables
RF12-6.i: Remove all moss / vegetation / staining and clean existing brickwork, terracotta bricks, and terracotta coping stones along all crenellated parapets.

RF12-6.ii to 6.v, 6.x & 6.xi: Rake and repoint mortar joints between terracotta copings, internally and externally, using lime mortar / mortar to match existing. Rebed loose copings in former positions. Rake and repoint mortar joints to the projecting string course.

RF12-6.vii: Rake out existing defective mortar between brickwork and repoint using lime mortar.

RF12-6.viii: 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
RF12-1.i & 1.ii: Retain existing rooflight in situ, inspect rooflight and structure below. Ensure kerb heights and upstands are min. 150mm above the finish level of the highest point of the flat roof covering. If necessary, temporarily remove existing rooflight to facilitate works to kerbs and upstands.

00/20.03.26
revision/date

Issued as Planning
note



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project

Reading Town Hall,
Alterations & Improvements

title

Roof RF12 Proposed
Conservation Improvements

scale
1:50 @A2

status
PLANNING

job no.
997

dwg no.
462

status/revision
PL00

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