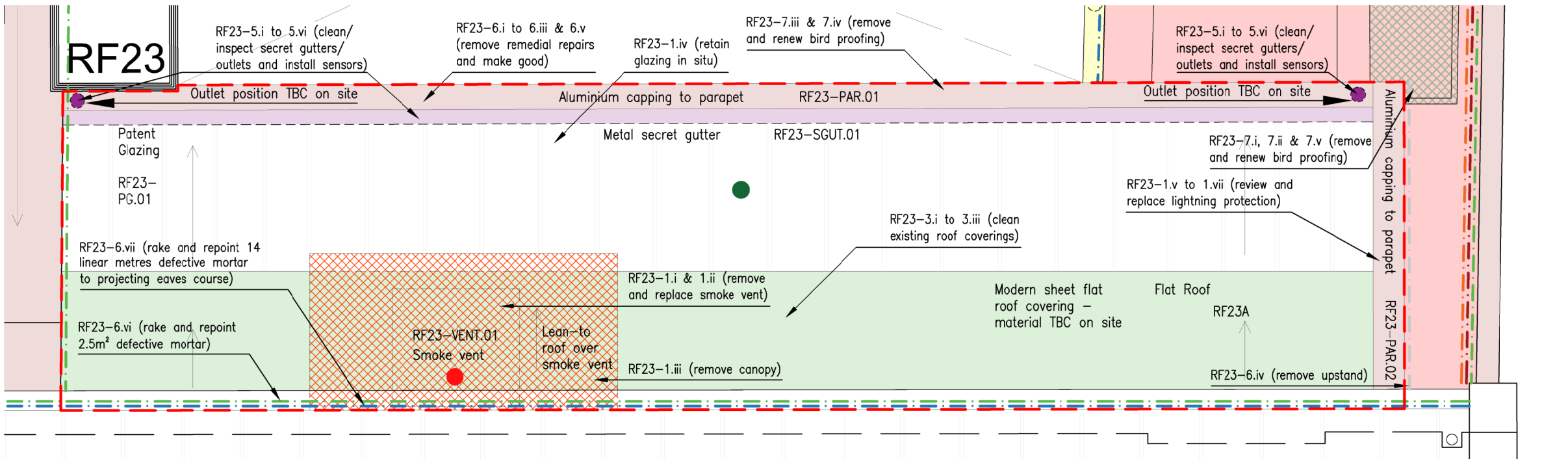


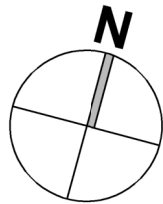


01 ROOF RF23 - PROPOSED CONSERVATION IMPROVEMENTS

1:50

Scale Bar: 1:50

0 1 2.5 5



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. 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.

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

- RF23-1.iii: Remove existing canopy over smoke vent and cart away. Canopy is not to be replaced in the future.
- RF23-3.i to 3.iii: Retain existing roof coverings and associated upstands, flashings, and dressings in situ. Remove all dirt, debris, vegetation, staining, and aglae from existing retained roof coverings. Inspect roof void and confirm there is sufficient insulation and ventilation present in the modern roof structure.

Valley, Parapet, and Eaves Gutters and Associated Outlets

- RF23-5.i to 5.vi: Locate existing outlets, 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.
- RF23-5.i: Clean and remove all debris from secret gutters to ensure they drain as intended. Inspect secret gutters to check condition, and report.

Parapet Walls and Coped Gables

- RF23-6.i to 6.iii & 6.v: Remove previous remedial repairs to parapet wall aluminium cappings. Remove all moss / vegetation / staining and clean existing aluminium cappings. Inspect cappings, flashings, and upstands at high level to check condition, fixings, security and water tightness and report. Undertake repairs / re-dressing / bossing to ensure watertightness. Remove defective / aged sealants to horizontal joints of sheet upstands and apply new replacement sealant seal.
- RF23-6.iv: Remove defective modern sheet upstand to parapet wall and replace with new sheet upstand to match existing material / detail.

Patent Glazing, Roof Lanterns, Rooflights, and Dormer Windows

- RF23-1.i & 1.ii: Remove existing smoke vent and cart away. Inspect, repair, and upgrade existing structure in accordance with S.Eng recommendations, if required. Supply and fix new double glazed domed flat roof smoke vent / access rooflight to existing structure to specialist design and specification.
- RF23-1.iv: Retain existing patent glazing in situ. Clean existing glazing and frame to remove algae, staining, and dirt.

Parapet Walls and Coped Gables

- RF22-6.vi: 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.
- RF22-6.vii: Rake out existing defective mortar joints between projecting eaves course. Repoint using lime mortar / a mortar to match existing.

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



project
**Reading Town Hall,
Alterations & Improvements**

title
**Roof RF23 Proposed
Conservation Improvements**

scale	status	
1:50 @A2	PLANNING	
job no.	dwg no.	status/revision
997	473	PL01

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