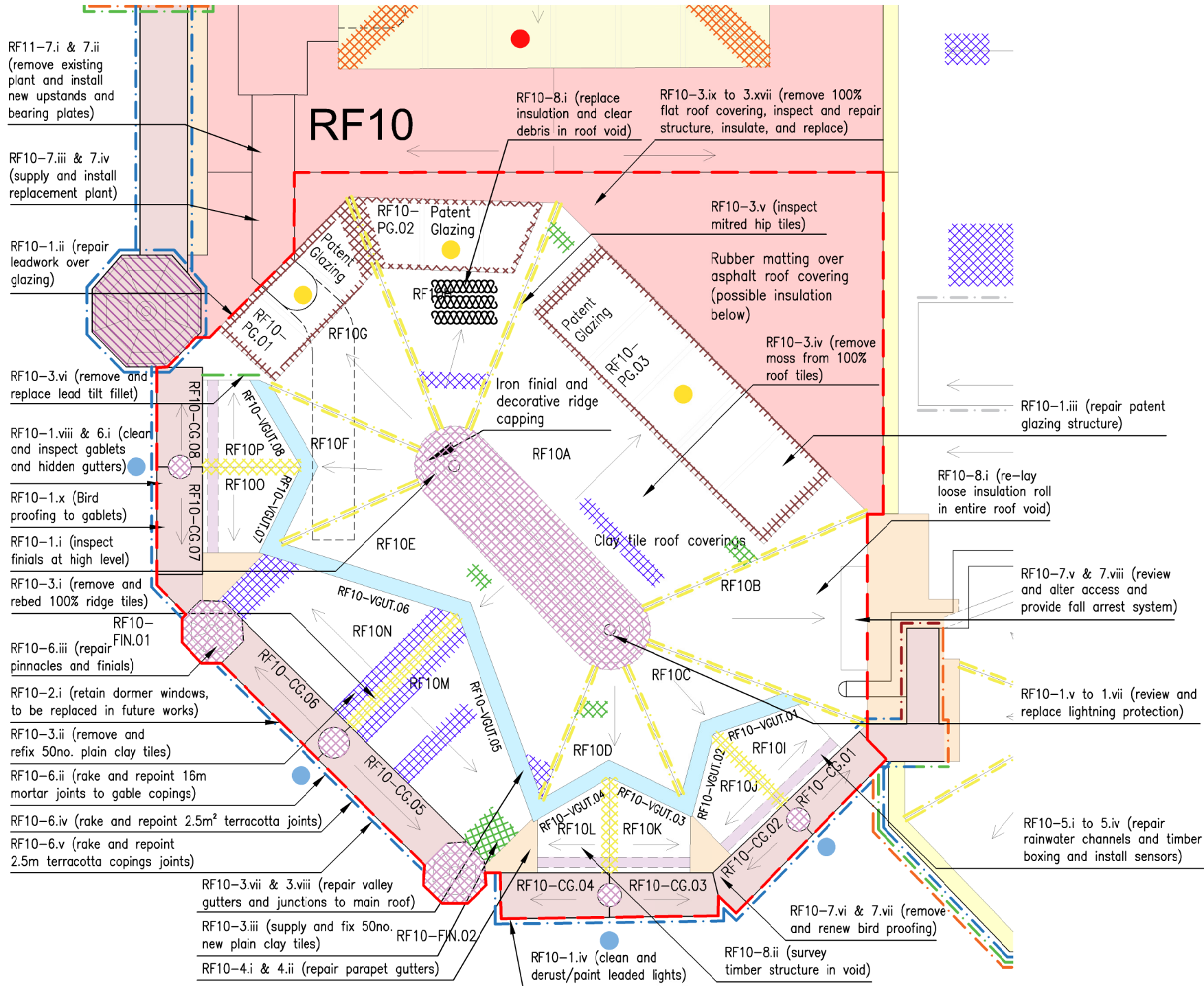
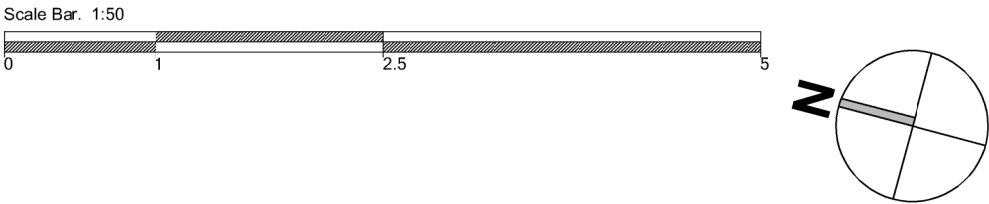




01 ROOF RF10 - PROPOSED CONSERVATION IMPROVEMENTS

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.

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

- RF10–1.i: 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.
- RF10–1.ii: Repair / redress / make good 100% existing leadwork dressings / flashings over existing patent glazing and redeem salvage value.
- RF10–3.i: Remove and rebed existing ridge 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.
- RF10–3.ii: 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.
- RF10–3.iii: 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.
- RF10–3.v: Inspect and check condition of all mitred / cut hip tiles and soakers below to hips and report. Allow for localised / isolated making good / repairs to existing tiles and soakers in situ.
- RF10–3.vi: Remove and replace 100% lead tilt fillet and refix plain clay tiles / undercloak at eaves level and replace existing lead apron flashings below to match existing.
- RF10–3.ix to 3.xviii: 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.
- RF10–8.i: Supply and fix new thermal insulation and associated vapour control layers.

Valley, Parapet, and Eaves Gutters and Associated Outlets

- RF10–3.vii & 3.viii: Inspect existing pitched lead lined valley gutters and lead soakers / intersections between dormers at high level. Carry out localised / isolated re-dressing / bossing and repairs as required.
- RF10–4.i & 4.ii: Inspect existing concealed parapet gutters between dormer window roof's and report condition. Carry out localised repairs as required.
- RF10–5.i to 5.iv: Carry out localised / isolated repairs to existing rainwater drainage channels / pipes through dormer roof voids and in timber boxing / roof structure. Replace timber boxing and repair lead where required to maintain watertightness. Carry out re-dressing/bossing to existing concealed lead gutter linings where lifting/deformed at outlets. Option to install rainwater sensors.

Parapet Walls and Coped Gables

- RF10–1.viii & 6.i: Remove all moss / vegetation / staining and clean existing brickwork, terracotta bricks, natural stone coping stones, and terracotta coping stones along all coped gables and gablets. Clean and inspect hidden gutters for defects.
- RF11–6.ii, 6.iv & 6.v: Rake and repoint 100% mortar joints between terracotta decorative bricks and terracotta coping stones (including underside to open sections) along parapet walls. Repoint 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.
- RF10–6.iii: Inspect pinnacles and finials at high level and report condition. Allow for localised / isolated minor repair to terracotta, and repointing of open and defective mortar joints.

Patent Glazing, Roof Lanterns, Rooflights, and Dormer Windows

- RF10–1.iii: Retain existing patent glazing in situ. Repair structure and repair / replace individual defective glazed panes on a like for like basis. Redecorate to match existing on a like for like basis.
- RF10–2.i: Retain existing patent glazing / roof lantern / rooflight / dormer window in situ. To be reviewed and considered during subsequent phases of works.

00/20.03.26 Issued as Planning

revision/date note



project

Reading Town Hall,
Alterations & Improvements

title

Roof RF10 Proposed
Conservation Improvements

scale

1:50 @A2

status

PLANNING

job no.

997

dwg no.

460

status/revision

PL00

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