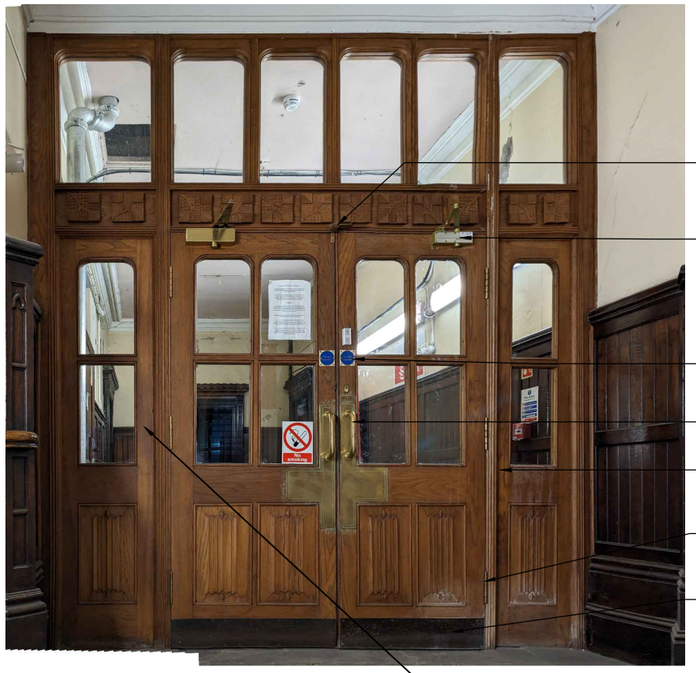


View from Stair S12

Note: Door to be upgraded and to achieve 30 minutes fire separation

Remove door closer, and make good door frame and leaf ready to receive concealed closer.

Remove all redundant mag lock mechanism and make good any holes in the timber as note 8

Remove all signage and prepare the door to receive new.

Overhaul existing ironmongery as per item 6.1

Allow for cleaning of timber door and frame to remove all dirt and grime and retreating with Osmo Oil.

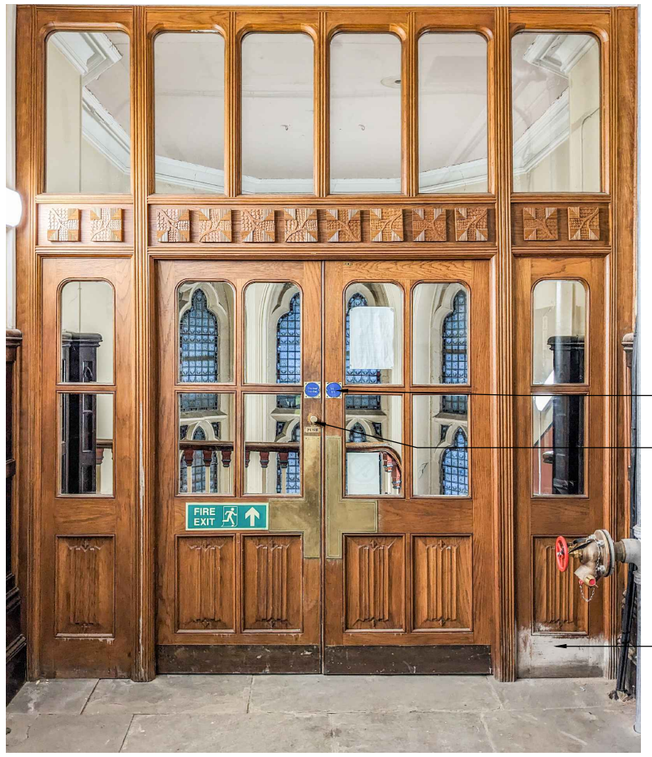
6no. existing hinges to be replace with new modern fire rated hinges to EN1935.

Fit new Slim-line mortised automatic drop seal by Lorient ref LAS8001 SI. Tollerance from base of door leaf to cill 3 -13mm.

Door to have key panel operation with new panel on side light stile - position to be agreed with Architect on site. Carefully install strikeplates to door leaves. Keypanel to be interfaced with fire detection system.

0 0.5 1

Scale 1:25 m



View from Lobby S13a

Remove all signage and prepare the door to receive new.

Remove redundant combination lock and make frame good as note 8.1

Allow for cleaning of timber door and frame to remove all dirt and grime and retreating with Osmo Oil.

Repair Notes & Specification

1. **Indent repair to missing / damaged section of door**
Remove minimum amount of existing timber to form an effective repair. Ensure an effective bond between the new and existing sections of timber. Work new material to line of existing and avoid unnecessary trimming of the original timber. Repairs to follow any existing deformations in the line of the doors. Pieced-in repairs to be formed from wood to match existing. The quality and grain must match the original. The moisture content must match the original. Screw / pin fix and glue to secure splice repairs. Screw / pin fixings to be countersunk and filled flush to match colour of timber indent. Where door is to be dismantled as part of the repair process, mark and record the constituent parts before dismantling. Store in a safe place and on dry bases. Protect from abrasion, damage and saturation.

2. **Loose / delaminated veneer**
Carefully pull back section of loose / delaminated veneer and work glue across rear with a hacksaw or piece of card. Clamp veneer in place making sure not to damage or indent outer face.

3. **Mouldings / carvings**
Select samples of original mouldings / carvings to replicate with CA. Carefully strip-off existing finish to reveal crisp clean edges. Take template of moulded / carved section and use to form new section of timber. NB: Make moulded section slightly over-sized to allow for working back to precise line of existing timber.

4. **Cracked panels**
Remove cracked panels by disassembling door and repair by gluing and cramping or replace to match existing. Reassemble on completion of repairs.

5. **Open joints between frame members**
5.1 Take door into workshop and check if joint is sound. If joint is sound carefully remove any loose wedges and apply glue to shoulders of the tenon. Work glue down to base of tenon with a hacksaw blade or piece of card. Apply glue to the voids left by removal of wedges from mortice. Pull joints together, clamp in place and re-wedge.
5.2 If joint is not sound carefully dismantle only those components of the door required to achieve a sound and stable repair. Before disassembly, mark and record the constituent parts. Store in a safe place and on dry bases. Protect from abrasion, damage and saturation. Renew damaged stiles / rails as required (to be agreed with CA once door has been disassembled). Renewed section to be in similar timber of existing. If existing timber is SW, new timber is to be pressure impregnated.
5.3 If required, strengthening of joints is to be carried-out using 20mm wide, 125mm x 125mm, 2mm thick stainless steel angles recessed into edge of head and stile of door at 4.no corners. Any areas of strengthening to be agreed onsite with CA once door has been disassembled.

6. **Overhaul existing ironmongery:**
6.1 Where no repairs have been identified, remove any dirt / detritus from the existing ironmongery using a dry lint free cloth and lubricate all moving components.
6.2 Where existing ironmongery has been identified as needing to be overhauled, mark and record the constituent part before removing and take into workshop. Carefully disassemble the component and clean its constituent parts with a lint free cloth. Identify any missing or damaged parts and report to the CA. Contractor to source replacement parts from basement stockpile with the CA. Once missing / damaged parts have been installed, reassemble, lubricate all moving parts and reinstall component in its original position.
6.3 Where existing ironmongery is damaged beyond repair / missing contractor to source replacement component from basement stockpile (if possible)

7. **Re-set a sagging door leaf**
7.1 Where existing door leaf is square / matches profile of door frame rebate, pack / realign hinges to ensure consistent gap between the door leaf and frame rebate. Ease and adjust as necessary.
7.2 Where existing door leaf no longer matches profile of door frame rebate, take into workshop. Carefully remove existing wedges and apply glue to shoulders of the tenon with a hacksaw blade or piece of card. Apply glue to voids left by removal or wedges from mortice. Pull door joints back to match profile of door frame rebate, clamp in place and re-wedge. Rehang door, ease and adjust as necessary.

8. **Infilling holes:**
8.1 Where existing holes are small, fill with a high performance wood filler colour matched to the existing timber. Ensure filler is applied slightly proud of the existing surface and sanded back to a smooth seamless finish.
8.2 Where existing holes are medium / large, install timber pellet. Pellet to be secured in place with glue and formed from wood to match existing. Gain of pellet to be aligned with grain of existing timber. Pellet to be installed slightly proud of the existing surface and sanded back to a smooth seamless finish.

9. **Leaded lights**
Record and photograph all leaded lights, to include basic measurements. Mark and record identity of all components being dismantled and which opening they are from. Photographs of each panel to be taken from the interior and exterior and notes of dimensions, construction details etc, are to be taken and copies supplied to the CA prior to the removal of windows. Remove leaded lights back to glass studio for rebuilding, ensuring minimum flexing of the panels during removal and transportation. Rubbing must be taken prior to the dismantling of glazed panel.
Gently clean both sides of glass using de-ionised water and soft brushes/cloths. Any further cleaning required / employing of alternative techniques, is to be discussed with CA beforehand. Allow for full condition survey of cleaned down glazing to be undertaken by specialist contractor and CA. Replace broken / missing glass with new panes to match existing. New glass is to match old glass and be of similar thickness. See door schedule for approximate amount of renewal to be undertaken. Provide samples of all replacement glass to CA for approval prior to rebuilding of glass pane. Notify CA of any sections of damaged glass not indicated in the schedule and agree any additional replacement in advance of works.
Carefully rebuild damaged areas of glass pane allowing for re-leading as appropriate. Sample of lead came to be provided prior to commencement of re-leading. Lead cames are to be selected to exactly match the dimensions of both the heart and flange of the existing cames. The profile should be matched to the original as closely as possible. e-assemble glass panes and allow for specialist conservator to re insert refurbished lights back into the window frames. The glass panes should, as closely as possible, match their appearance prior to the works. Great care is to be taken to ensure existing glass is not damaged as part of the works.
Where existing glass pane is sound but loose, allow to re-pack the perimeter of the pane and refix perimeter glazing bead tight up against glass pane.

10. **Existing Modern glass panes**
Remove existing glazing beads, along with all traces of existing packing, putty and adhesives. Replace existing glass pane with new. Securely fix fire rated glass pane and fire rated glazing channel (if required) in accordance with manufacturer's recommendations. Refix the existing glazing beads in place.

11. **Existing Intumescent strips:**
Carefully remove any existing intumescent / weather strips from the door leaf and frame along with all traces of adhesive. Where existing intumescent / weather strips have been rebated into the door frame, carry out an indent repair as per item 1.

12. **Missing / modern screws:**
Remove all philips/pozidriv head / modern screws as indicated in the door schedule and replace with brass slotted head screws. Reinstate any missing screws as indicated in the door schedule with brass slotted head screws. Replacement slotted head screws to be dome / countersunk head as indicated and sized to match existing adjacent screws.

13. **Re-hang door leaf:**
Carefully remove door hinges from frame and infill existing screw holes as per item 8. Where door is to swing in opposite direction, install existing hinges on the opposite side of the hinge stile using original screws and carry out indent repair as item 5 to missing sections of hinge stile. Where required install new timber rebate to match material and finish of existing door leaf and architraves. Install door leaf in new position as indicated on GA's using original screws. Ease and adjust as necessary.

NOTES

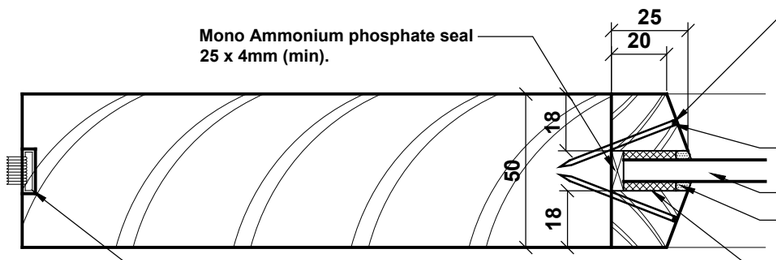
The existing building measured survey has been undertaken by Salford Archaeology and all reference to this information is referenced directly from the associated drawings.

General Notes

Any doors or ironmongery to be taken from site should be carefully recorded and catalogued by the contractor and the process for removal agreed with the client team.

All existing doors are to be protected with temporary coverings for the duration of the work to prevent damage from site traffic.

Ensure the door fits with sides and top gaps 2-4mm.



Timber bead height 25mm, width 18mm with angle/chamfer as shown. Timber minimum density 640kg/m3. Beads ideally to match those to solid panels but further detail/discussion required prior to manufacture.

Pneumatic pins or brad nails 1.2mm dia. x 40mm.

Promat Pyrosec 7 (30 / 0) 7mm thick glass.

Intumescent silicone/mastic bead to match colour (if required) or white / black.

Compressed 15 x 5mm (compressed to 3mm) closed cell tape (Sealmaster black glazing tape or approved alternatives).

SECTION AA - 1:2

0 20 40 100

Scale 1:2 mm

Notes

1. Any dwg format drawing is to be read in conjunction with and at the scale of the accompanying pdf.
2. Where colours other than black or grey are used, the drawing must be plotted in colour.
3. For status "C" (Construction) drawings all dimensions are to be checked on site by the contractor, scaling is for Local Authority purposes only.
4. Unless otherwise indicated, all dimensions are in millimeters.
5. All information on this drawing is to be read in conjunction with the relevant Donald Insall Associates specification and trade contractors' drawings and information by specialists.
6. In the event of any discrepancy, please contact us immediately.
7. This drawing may contain survey information by others and is to be used solely for the purposes for which it was issued.
8. These are uncontrolled documents issued for information purposes only. If you have any queries regarding the drawings, please contact DIA immediately.
9. Please note DIA cannot be held responsible for any errors arising from changes made to an uncontrolled dwg file.

Status codes

S0 Work in Progress
S1 Suitable for Co-ordination
S2 Suitable for Information
S3 Suitable for Review & Comment
S4 Suitable for Stage Approval
D1 Suitable for Costing
D2 Suitable for Tender
D3 Suitable for Contractor Design
D4 Suitable for Manufacture/Procurement

A1,A2,A3, An etc. Approved and accepted as stage complete
B1,B2,B3, Bn etc. Partially signed off: with minor comments from the Client

CR Construction Record

Rev	Date	Dwn	Auth	Revision
P05	27-09-24	CZS	DAC	For Listed Building Consent updates
P04	17-09-24	CZS	DAC	For Building Control
C01	08-08-24	CZS	DAC	Notes added re key pad operation & FD30 upgrades; construction issue.
P03	20-06-23	CZS	ARF	For Building Control
P02	05-06-23	CZS	ARF	For Planning & LBC
P01	24-02-23	AF	AF	Initial Issue for costing

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Rochdale Town Hall
for Rochdale Development Agency

Phase Three - Second Floor - Doors
DS12.1

Scale A3@ 1:25 | Status S4 | Purpose of issue: Listed Building Consent

File Name: RTH.06 - DIA - ZZ - 30 - DR - A - 3221 | P05

Project | Originator | Volume | Level | Type | Role | Number | Revision