HATCH KEY:
NOTE: This key unique to this drawing.

- Specialist cleaning. Allow to remove varnish/staining to lath and plaster associated timber framing/beams and carved angels.
- Assumed modern, opaque varnish obscuring original paintwork. Specialist cleaning.
- Allow for repair of original paintwork as part of specialist conservation works.
- Later added canvas panel (assume to remain in place). Further investigation required from above to ascertain condition of lath and plaster behind. Include to remove varnish as specified elsewhere. Specialist works.
- Decorated timber beams, braces and angel corbels to be cleans as part of specialist conservation works - see M60/800 and M60/900.
- Stone beams to be cleaned as part of specialist conservation works.
- Crack assumed to be stable. Allow to fill and touch up as part of specialist repair works.
- Crack assumed to be unstable. Inspect further. Provisionally allow to secure panel back to laths above as part of specialist conservation works.
- Patch repair - Refer to specific note on drawing for defect and repair.
- Crack - Refer to specific note on drawing for defect and repair.
- New cornice - to approved profile. Refer to Cornice Schedule for Type and Spec Clause.
- New cornice. Refer to Cornice Schedule for Type and Spec Clause.
- New suspended ceiling. Ensure existing ceiling is secure and stable before locating new suspended ceiling below. - NBS K10/220
- Zantia Ultima+ suspended ceiling grid system (in off white).
- New plasterboard ceiling to U/S ceiling joists - NBS K10/245
- New lath and plaster ceiling to U/S ceiling joists - NBS M20/310 & 625.

Notes
For a definitive list of all cornice repairs refer to the Ornate Plaster Report. No structural reinforcement has been carried out to the existing cornices as part of these works. Regular and planned inspection of the cornice should be programmed into the building ongoing maintenance plan. (Recommend yearly inspections)

For Preparation and Re-Decoration refer to Decorations Schedule.

- Phase 1a Works: Area of works completed in Phase 1a, omitted from Phase 2 contract.
- Specialist conservation works undertaken by LCS.
- Specialist conservation works to be carried out under the Heritage Skills Training Programme.
- Specialist conservation works undertaken by Hirst.
- Specialist conservation works refer to RTH-DIA-XX-XX-SH-A-6504-SpecialistCleaningSchedule

Black dashed lines denote existing ceiling above.

M20/285
Assumed plasterboard ceiling - allow for patch repair where 2 no. redundant service access panels are to be removed.

M20/285
Assumed plasterboard ceiling - allow for patch repair where service pipes/duct casings removed.

M20/555 & M20/597
Rooms G6a, G6b, G6c, G6d:
Removal of redundant MEP surface mounted services. Localised repair to existing painted ceilings and timber beams/corbels.

Surface cracking requiring filling.

Hatched area indicates area of patrassing required to support existing cornice.

Local repair to cornice in 2 locations; where existing service hole reused with offset dry riser pipe and redundant services removed. Refer Ornate report.

G3c central section with slight flex. Allow for consolidation with washer fixings from below.

M20/310
Cracking to lath and plaster ceiling, allow for localised patch repair.

K10/247
Underboarded existing lath and plaster ceiling.

Fill holes from redundant light fittings.

Cracks need consolidating.

Carefully cut clean, secure and stable line through existing lath and plaster ceiling and cornice to allow insertion of lift shaft walls.

M20/555 & M20/597
G6c, G6d - Removal of redundant MEP surface mounted services. Localised repair to existing painted lath and plaster. Decorating Item.

M20/285
Allow for patch repair where service pipes/duct castings removed.

K10/255
Encase structural steel beams above ceiling line.

Specialist cleaning to G2b started in Ph1a

300x300mm access hatch, refer drawing 2586 for setting out.

Removal of redundant MEP surface mounted services.

M20/310
Cracking to lath and plaster ceiling, allow for localised patch repair.

Existing ceiling hatch - retained and overhauled to full working order; including making good cracks to ceiling at corner junctions.

Works to Porte Cochere ceiling to be instructed under separate cover.

K10/255
Existing steel beam encased in plasterboard. Allow for making good along base of casing where room divider support removed. Allow for encasing beam with additional plasterboard layers to give 1HR FR.

Crude remedial support brackets - 2 to each beam. SE to advise on remove and/or provision for new replacement fixing to SE detail.

4 No. Redundant hole/damage locations to each timber beam from through fixing of hanging system to lower ceiling removed in Ph1. Allow for specialist repair and decoration.

M20/285
Patch repair to ceiling where redundant service riser removed

M20/555 & M20/597
Removal of redundant MEP surface mounted services. Localised repair to existing battended ceiling. Decorating item.

K10/255
Existing steel cross beam encased in plasterboard. Allow for encasing beam to u/s of soffit and front face to room with additional plasterboard layers to give 1HR FR. Allow for casing to extend to junction, with wall and ceiling to create full bulkhead with no gaps.

New fibrous plaster moulding along bulkhead as described in Ornate Interiors report.

- Fix all existing plaster boards with new screws fixed into the existing ceiling timbers. Use the existing nail fixings as a guide for the centre line of the timbers above.
- Sand down all the existing plasterboard joints, remove any surface snots, lumps, and bumps. Particular attention is required to the joints and perimeter of the ceiling as it meets the cornice.
- Carry out works as noted within Ornate Interiors report and in accordance with trial sample panel approved by Architect 03/05/23 on site.
- Protection: The decorative timber beams should be protected from any splashes or plaster spills during the works.

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.

0 1 2 5
Scale 1:100 m

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.
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Status codes

S0	Work in Progress	**D1**	Suitable for Costing
S1	Suitable for Co-ordination	**D2**	Suitable for Tender
S2	Suitable for Information	**D3**	Suitable for Contractor Design
S3	Suitable for Review & Comment	**D4**	Suitable for Manufacture/Procurement
S4	Suitable for Stage Approval		
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
C07	15-08-23	SZG	RZM	G7 kitchen added following council request.
C06	04-05-23	SZG	ARF	General note added, green dashed lines removed. G2f updated, general tidy of leaders.
C05	19-04-23	SZG	ARF	Issued under AI 217.
C04	04-04-23	SZG	ARF	Updated to reflect latest discussions with Ornate Plaster.
C03	15-03-23	SZG	RZM	Update following high level inspection.
C02	13-10-22	SZG	RZM	Issued for Ground Floor Works AI.
P09	26-07-22	JXW	SEB	Specialist Cleaning - For Costing
P08	21-06-22	JXW	SEB	For CCF 026 - Plasterwork.
P07	16-06-22	JXW	RZM	For CCF 026 - Plasterwork.
C01	24-02-22	SZG	RZM	Issued for Construction.
P06	10-05-21	SZG	CSH	Tender Issue - Phase 1a works identified.
P05	26-03-21	SZG	SEB	Key change.
P04	09-02-21	HZC	SEB	Updated with Spec clauses and additional works
P03	20-11-20	SZG	CXD	For RIBA 4 costing.
P02	22-05-20	EXW	RZM	Updated following client amendments, RIBA 3 & consents
P02	27-03-20	SZG	RZM	Status change from S3 to D1
P01	10-03-20	SZG	RZM	Initial Issue

Scale A1@	Status	Purpose of issue
100	CR	For Construction

File Name
RTH - DIA - XX - 10 - DR - A - 1581 | C07
Project Originator Volume Level Type Role Number | Revision

Rochdale Town Hall
for Rochdale Development Agency

Ground Floor
Reflected Ceiling Plan - Repairs

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