

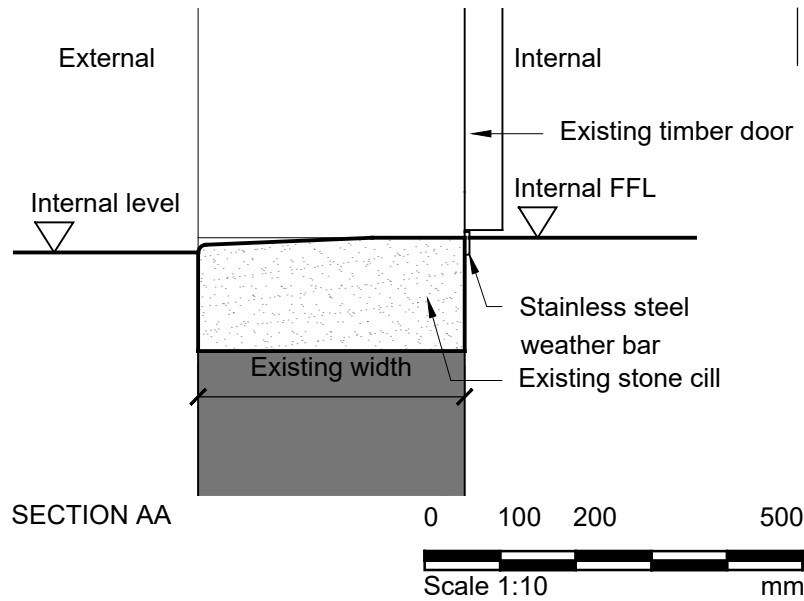
New floor mounted traditional hold open device fitted into floor to accept door.



View from Stair G12



- New stainless steel weather bar set in joint to prevent water tracking under the door. As section AA



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.

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-reading as appropriate. Sample of lead came to be provided prior to commencement of re-reading. Lead comes are to be selected to exactly match the dimensions of both the heart and flange of the existing comes. 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.

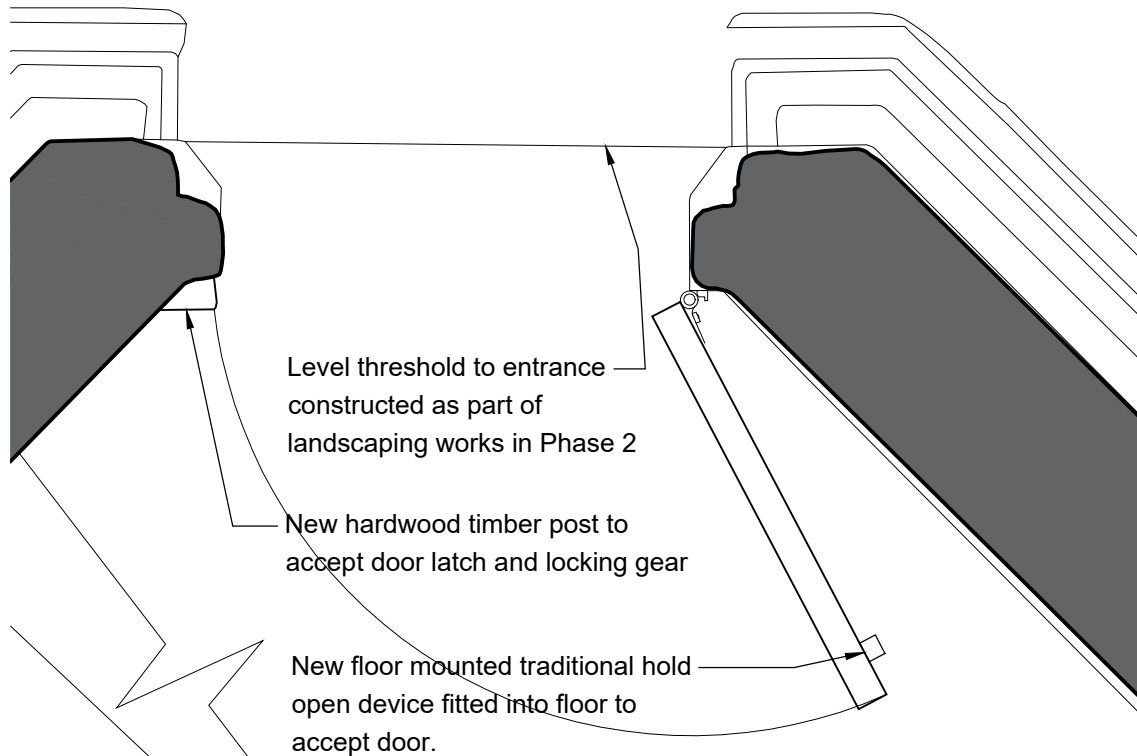
General Notes

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.

Finishing

Existing scuffs, scratches etc. to be stained in to match existing NBS M60/131 and any new timber used for repairs stained in to match as NBS M60/132. Door to be re-finished externally with Osmo UV Protection Oil applied strictly in accordance with manufacturers written recommendations and to have light polish internally using Mylands traditional wax or similar approved



**G12
LOBBY & STAIR**

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 to existing. If existing timber is SW, new timber is to be pressure impregnated.
- 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
- 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. Grain 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

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Rochdale Town Hall
for Rochdale Development Agency

Scale A3@	Status	Purpose of issue
1:20	S4	Listed Building Consent

Phase Three - Ground Floor - Doors
DG12.1

File Name								
RTH.06 - DIA - ZZ- 10 - DR- A - 3202								P0
Project	Originator	Volume	Level	Type	Role	Number	Revision	