

**Planning & LBC Consents
Conditions Discharge**

Rochdale Town Hall

October 2024



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**23/00590/FUL Condition 3 Bat Survey &
23/00590/FUL Condition 4 Ecological Survey**

Prior to the commencement of works, an updated bat survey (undertaken by a suitably qualified ecologist) must be submitted to the Local Planning authority for approval in writing.

Response from Anthony Nickson Ecology

"A suite of bat surveys were undertaken in 2019, 2020 and 2021 to inform Phases 1 and 2 of the Restoration and Refurbishment of Rochdale Town Hall (20/00615/FUL). The surveys identified a common pipistrelle day roost to the western elevation of the building, consequently a bat licence was granted by Natural England in 2022 prior to works in this area.

During phase 3 in 2022 and 2023, Rochdale Town Hall remained an active construction site as phased works to the rest of the building was undertaken. As recent surveys in 2019, 2020 and 2021 had not identified roosts in any other parts of the building which had not changed except for being subject to ongoing high disturbance from building works it was deemed further survey work was not appropriate.

All operatives onsite were required to undertake HH Smith inductions including toolbox talks which included wildlife related toolbox talks for applicable operatives." Anthony Nickson, Anthony Nickson Ecology Ltd, 2024

Prior to the commencement of works, an updated ecological survey (undertaken by a suitably qualified ecologist) must be submitted to the Local Planning Authority for approval in writing.

Response from Anthony Nickson Ecology

"The main considerations for Rochdale Town Hall were the peregrine falcon and pipistrelle day roosts.

During the initial surveys in 2019 a pipistrelle day roost and peregrine falcon nest was identified, however, no other nesting birds except for feral pigeon were identified nesting within the building.

At the commencement of Phase 3, Rochdale Town Hall was an active construction site. The Phase 3 scope of works was focussed on four small areas at roof level. Temporary scaffold was erected for access to the areas.

The proposed works was outside of the areas where bat roosts had been identified and was unlikely to have impacted on nesting birds due to the location of the works and as the site was an active construction site."

Anthony Nickson, Anthony Nickson Ecology Ltd, 16/10/2024

23/00590/FUL Condition 5
23/00591/LBC Condition 3
Landscaping Works

A.

Photographic/physical samples of any new hard landscaping to be instated to the grounds outside Rochdale Town Hall



Marshalls Modal Paving



Reclaimed York stone

B.

Product specification and physical samples of the finish to be applied to the enclosure surrounding the air source heat pump.

160 Loose gravel

1. Description: Losse Gravel to ASHP
2. Subgrade improvement layer: to Engineer's design and specification Not required
 - 2.1. Compacted thickness: to Engineer's design and specification Not applicable
3. Geotextile: Sheet
 - 3.1. Manufacturer: Contractor's choice
 - 3.1.1. Product reference: to Engineer's design and specification Contractor's choice
4. Granular sub-base: to Engineer's design and specification Type 1 unbound mixture
 - 4.1. Compacted thickness: to Engineer's design and specification 100 mm
5. Blinding to sub-base: to Engineer's design and specification Not required
6. Gravel: Loose laid and raked to uniform thickness.
 - 6.1. Type: 20mm river washed losse gravel
 - 6.2. Source: Contractor's choice

Air Source Heat Pump Enclosure - River Washed Gravel

C.

Product specification/photographic samples of any new protective fencing and planting containers to be instated.

No Planters to be included within Phase 3 scheme.

430 Proprietary fencing

1. Description: 358 Weld Mesh to ASHP Compound
2. Manufacturer: Jacksons Fencing
 - 2.1. Product reference: 358 Securi-Mesh
3. Height: 2.5m
4. Materials: Carbon steel
 - 4.1. Treatment: As supplied
 - 4.2. Finish: Powder-coated to BS 1722-16 Dark Green RAL:TBC
5. Centres of posts (maximum): As manufacturer's recommendations
6. Method of setting posts: As manufacturer's recommendations
7. Accessories: Lockable double leaf gate 2m wide at pedestrian entrance



Air Source Heat Pump Enclosure Fence Specification and Sample Image

D.

Full architectural details, product specification/photographic samples of any external lighting (signage, lighting columns, lit bollards, etc.) features to be instated

5d.1 Light Columns



Left: X2a & X2b lighting

Luminaire reference:

LUMINAIRE SPECIFICATION ORDERING INFORMATION

LUMINAIRE FUNCTION General lighting - 6mtr column
MANUFACTURER Holophane
SUPPLIER Holophane
PRODUCT NAME Signature post top on 6mtr column
CATALOGUE NUMBER SIG.1.LA073.AY.VB1.TSZB.LRD.CL7 54Wx6600lm

MANUFACTURER/SUPPLIER INFORMATION

CONTACT: John Pryde
TEL: jpryde@holophane.co.uk
EMAIL:

DESCRIPTION:

LUMINAIRE DETAILS:

LAMP TYPE/SOURCE LED
WATTAGE (W) 54W @550mA
LUMEN OUTPUT (lm) 6600 lm
LUMINAIRE EFFICACY (lm/w) 140
IP RATING IP65
OPTICAL DISTRIBUTION Asymmetric
MOUNTING TYPE 6 mtr root mounted cylindrical column
FINISH Graphite (Architect to confirm final finish)
DIMENSIONS (m) 611 x 667mm (Post top only)
CUTOFF NA
WEIGHT (kg) 17.2 Kg per post top (exc. column)

COLOUR TEMPERATURE 3000 K
COLOUR RENDERING 70
COLOUR CONSISTENCY 5 Step MacAdam
UGR -

DRIVER DETAILS:

TYPE Integral
IP RATING NA
DIMMING RANGE 100% - 3%
CONTROL PROTOCOL DALI
RATED LIFE 100.000 hours at L70 B50 @25°

LUMINAIRE ACCESSORIES: Contractor to confirm suitability with overall control system with PFI contract. Currently specified as Dali dimmable with miniature 35lux factory fitted photocell.

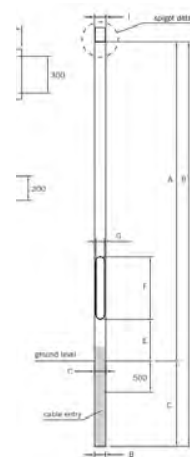
COLUMN INFORMATION:
6m heavy duty column
for signature post top
(.VB1)
Windage 0.11m2

IMPORTANT REQUIREMENTS: Signature post top mounted on top of cylindrical column to match post top detail. Root mounted column to be detailed by contractor.

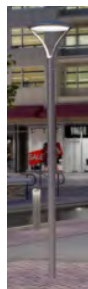
IMPORTANT NOTES All wiring, conduits, containment routes etc. to Electrical Engineers drawings and specifications.

Luminaire must have sufficient glare control to suit application

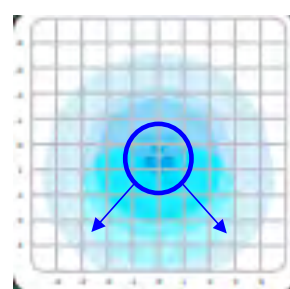
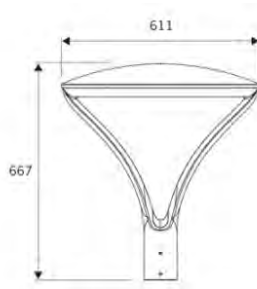
REFERENCE IMAGES



Product image



Product dimensions



Polar curve

Luminaire reference:

LUMINAIRE SPECIFICATION ORDERING INFORMATION

LUMINAIRE FUNCTION General lighting - 6mtr column
MANUFACTURER Holophane
SUPPLIER Holophane
PRODUCT NAME Signature post top on 6mtr column
CATALOGUE NUMBER SIG.1.LA073.SY.VB1.TSZB.LRD.CL7 54Wx6966lm

DESCRIPTION:

LUMINAIRE DETAILS:

LAMP TYPE/SOURCE LED
WATTAGE (W) 54W @550mA
LUMEN OUTPUT (lm) 6600 lm
LUMINAIRE EFFICACY (lm/w) 140
IP RATING IP65
OPTICAL DISTRIBUTION Symmetric
MOUNTING TYPE 6 mtr root mounted cylindrical column
FINISH Graphite (Architect to confirm final finish)
DIMENSIONS (mm) 611 x 667mm (Post top only)
CUTOUT NA
WEIGHT (kg) 17.2 Kg per post top (exc. column)

MANUFACTURER/SUPPLIER INFORMATION

CONTACT: John Pryde
TEL:
EMAIL: jpryde@holophane.co.uk

COLOUR TEMPERATURE 3000 K
COLOUR RENDERING 70
COLOUR CONSISTENCY 5 Step MacAdam
UGR -

DRIVER DETAILS:

TYPE Integral
IP RATING NA
DIMMING RANGE 100% - 3%
CONTROL PROTOCOL DALI
RATED LIFE 100.000 hours at L70 B50 @25°

LUMINAIRE ACCESSORIES: Contractor to confirm suitability with overall control system with PFI contract. Currently specified as Dali dimmable with miniature 35lux factory fitted photocell.

COLUMN INFORMATION:
6m heavy duty column for signature post top (.VB1)
Windage 0.11m²

IMPORTANT REQUIREMENTS: Signature post top mounted on top of cylindrical column to match post top detail.
Root mounted column to be detailed by contractor.

IMPORTANT NOTES All wiring, conduits, containment routes etc. to Electrical Engineers drawings and specifications.

Luminaire must have sufficient glare control to suit application

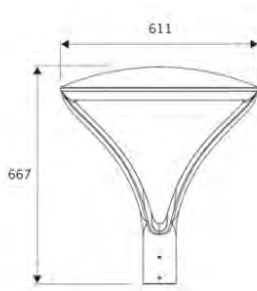
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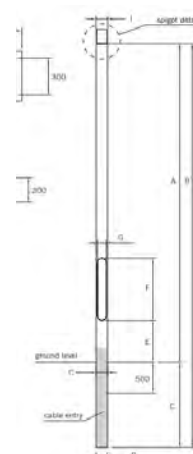
Product image



Product dimensions



Polar curve



BURO HAPPOLD

X5

LUMINAIRE SPECIFICATION
ORDERING INFORMATION

LUMINAIRE FUNCTION	Pavement lighting
MANUFACTURER	SIMES
SUPPLIER	Zumtobel
PRODUCT NAME	Mini Suit
CATALOGUE NUMBER	S.5696W (24V)
DESCRIPTION:	
LUMINAIRE DETAILS:	
LAMP TYPE/SOURCE	LED
WATTAGE (W)	4.3W
LUMEN OUTPUT (lm)	76lm
LUMINAIRE EFFICACY (lm/w)	18
IP RATING	IP65
OPTICAL DISTRIBUTION	Asymmetric
MOUNTING TYPE	Surface
FINISH	TBC by Architect
DIMENSIONS (mm)	Diameter 185mm, height: 41mm
CUTOUT	NA
WEIGHT (kg)	1.93

Luminaire reference:

MANUFACTURER/SUPPLIER INFORMATION

CONTACT:	Paul Aitken
TEL:	(0)7971 089 341
EMAIL:	Paul.aitken@zumtobelgroup.cc

COLOUR TEMPERATURE	3000K
COLOUR RENDERING	90
COLOUR CONSISTENCY	3 Step MacAdam
UGR	-

DRIVER DETAILS:	
TYPE	NA
IP RATING	NA
DIMMING RANGE	NA
CONTROL PROTOCOL	SWITCHED
RATED LIFE	50.000 hours at L70

LUMINAIRE ACCESSORIES: S.5699 Anchor flange to be cemented to ground

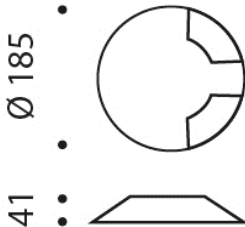
IMPORTANT REQUIREMENTS: Driver to be located in accessible, well-ventilated location indoors or in IP67 rated housing. 15m max distance from driver to luminaire. 120W driver can utilise 6 fittings. All required accessories to be supplied to enable luminaire installation as per design intent and including IP68 connectors. Allowance for concealed cable route.

IMPORTANT NOTES All wiring, conduits, containment routes etc. to Electrical Engineers drawings and specifications.

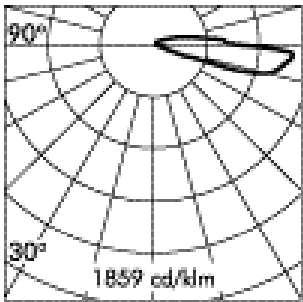
REFERENCE IMAGES



Product image



Product dimensions



Polar curve

BURO HAPPOLD

X13

Luminaire reference:

LUMINAIRE SPECIFICATION ORDERING INFORMATION

LUMINAIRE FUNCTION	Lighting to terrace ramps
MANUFACTURER	Simes
SUPPLIER	Simes
PRODUCT NAME	NanoLED
CATALOGUE NUMBER	S.3317W

DESCRIPTION:

LUMINAIRE DETAILS:

LAMP TYPE/SOURCE	LED
WATTAGE (W)	3.1W
LUMEN OUTPUT (lm)	89lm
LUMINAIRE EFFICACY (lm/w)	29lm/w
IP RATING	IP67
OPTICAL DISTRIBUTION	Asymmetric
MOUNTING TYPE	Recessed to wall
FINISH	Stainless steel
DIMENSIONS	85 x 125
CUTOUT	NA
WEIGHT (kg)	1.09 Kg

MANUFACTURER/SUPPLIER INFORMATION

CONTACT:	Paul Aitken
TEL:	44 (0)7971 089 341
EMAIL:	paul.aitken@zumtobelgroup.co

COLOUR TEMPERATURE	3000 K
COLOUR RENDERING	90 Ra
COLOUR CONSISTENCY	3 Step MacAdam
UGR	-

DRIVER DETAILS:

TYPE	Remote
IP RATING	NA
DIMMING RANGE	NA
CONTROL PROTOCOL	Switched
RATED LIFE	70.000 hours

LUMINAIRE ACCESSORIES: Remote power supply, cable gland

Half moon glare shield to be included if not as standard.

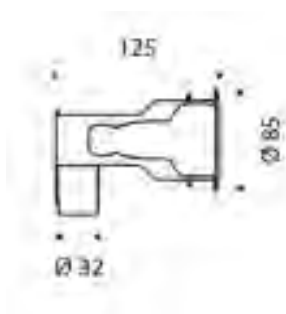
IMPORTANT REQUIREMENTS: Driver to be located in accessible, well-ventilated location indoors or in IP67 rated housing. 15m max distance from driver to luminaire. 120W driver can utilise 6 fittings. All required accessories to be supplied to enable luminaire installation as per design intent and including IP68 connectors. Allowance for concealed cable route.

IMPORTANT NOTES All wiring, conduits, containment routes etc. to Electrical Engineers drawings and specifications.

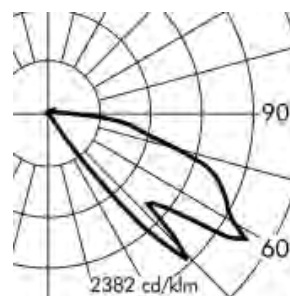
REFERENCE IMAGES



Product image



Product dimensions



Polar curve

BURO HAPPOLD

LUMINAIRE SPECIFICATION ORDERING INFORMATION

LUMINAIRE FUNCTION	Bollard
MANUFACTURER	SIMES
SUPPLIER	Zumtobel
PRODUCT NAME	Skill Rectangular Bollard
CATALOGUE NUMBER	S.6350W (24V)

DESCRIPTION:

LUMINAIRE DETAILS:

LAMP TYPE/SOURCE	LED
WATTAGE (W)	18W
LUMEN OUTPUT (lm)	1330lm
LUMINAIRE EFFICACY (lm/w)	14
IP RATING	IP65
OPTICAL DISTRIBUTION	Asymmetric
MOUNTING TYPE	Ground recessed
FINISH	Aluminium Grey - TBC by Architect
DIMENSIONS (mm)	320 x 80 x 220
CUTOUT	NA
WEIGHT (kg)	0.61 Kg

Luminaire reference:

X15a

MANUFACTURER/SUPPLIER INFORMATION

CONTACT:	Paul Aitken
TEL:	(0)7971 089 341
EMAIL:	Paul.aitken@zumtobelgroup.cc

COLOUR TEMPERATURE	3000K
COLOUR RENDERING	90
COLOUR CONSISTENCY	3 Step MacAdam
UGR	-

DRIVER DETAILS:

TYPE	Remote
IP RATING	NA
DIMMING RANGE	100% - 0%
CONTROL PROTOCOL	DALI
RATED LIFE	50.000 hours at L70

LUMINAIRE ACCESSORIES: **S.6359 Steel flange with stainless steel screws**

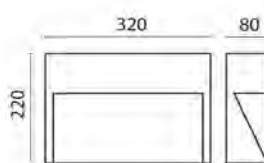
IMPORTANT REQUIREMENTS: **Driver to be located in accessible, well-ventilated location indoors or in IP67 rated housing. 15m max distance from driver to luminaire. 120W driver can utilise 6 fittings. All required accessories to be supplied to enable luminaire installation as per design intent and including IP68 connectors. Allowance for concealed cable route.**

IMPORTANT NOTES **All wiring, conduits, containment routes etc. to Electrical Engineers drawings and specifications.**

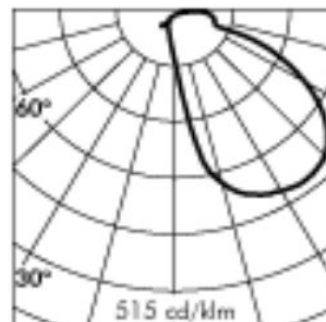
REFERENCE IMAGES



Product image



Product dimensions



Polar curve

BURO HAPPOLD

X8a

Luminaire reference:

LUMINAIRE SPECIFICATION ORDERING INFORMATION

LUMINAIRE FUNCTION	Handrail lighting to stairs and ramps
MANUFACTURER	DW Windsor
SUPPLIER	Garda
PRODUCT NAME	Classic

MANUFACTURER/SUPPLIER INFORMATION

CONTACT:	Kevin Mitchell
TEL:	07850 921075
EMAIL:	KevinMitchell@dwindsor.com

DESCRIPTION:

LUMINAIRE DETAILS:

LAMP TYPE/SOURCE	LED
WATTAGE (W)	7.2W
LUMEN OUTPUT (lm)	402lm
LUMINAIRE EFFICACY (lm/w)	55.8lm/W
IP RATING	IP66
OPTICAL DISTRIBUTION	Asymmetrical
MOUNTING TYPE	Integrated into handrail
FINISH	Antique Bronze
DIMENSIONS (mm)	600 x 50
CUTOUT	NA
WEIGHT (kg)	0.3 Kg

COLOUR TEMPERATURE	2700 K
COLOUR RENDERING	80
COLOUR CONSISTENCY	NA
UGR	NA

DRIVER DETAILS:

TYPE	Remote
IP RATING	NA
DIMMING RANGE	100% - 0%
CONTROL PROTOCOL	DALI
RATED LIFE	TBC

LUMINAIRE ACCESSORIES: DW Windsor will also supply the handrail. Lightig will be integrated into the handrail and be delivered as a package.

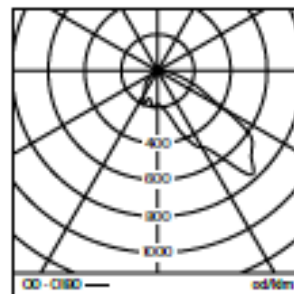
IMPORTANT REQUIREMENTS: Luminaire to be suitably mounted within handrail. Driver to be located in an accessible, well-ventilated location indoors or in IP67 rated housing with suitable soak away. All required accessories to be supplied to enable luminaire installation as per design intent and including IP68 connectors. Allowance to be made for concealed cable route within handrail uprights and through internal handrail.

IMPORTANT NOTES All wiring, couduits, containment routes etc. to Electrical Engineers drawings and specifications.

REFERENCE IMAGES



Product image



Polar curve

D.6 Building strip uplights

REF	LOCATION	MANUFACTURER / MODEL / REF	IMAGE OF PROPOSED FITTINGS	DESCRIPTION OF PROPOSALS	PROPOSED INITIAL LUMENS & POWER INPUT	COLOUR Ra / TEMP K	MOUNTING DETAILS	DIMS (LxWxH OR Dia x H) mm
LX1	Front Façade and Terraces	LDL / iGuzzini Linea UB92 Anti-glare film		Linear inground LED IP67 Colour TBC by landscape architect Allow for power coating to RAL	4450lm 34W 141lm/W	≥80CRI 2700K	Ground recessed	1204 x 87 x 106
LX2	Front Façade	LDL / iGuzzini Linea UB91 Anti-glare film		Linear inground LED IP67 Colour TBC by landscape architect Allow for power coating to RAL	3350lm 26W 138lm/W	≥80CRI 2700K	Ground recessed	907 x 87 x 106
LX3	Great Hall Front Façade And Clocktower	LDL / iGuzzini Linea UB92 Anti-glare film		Linear inground LED IP67 Colour TBC by landscape architect Allow for power coating to RAL	4450lm 34W 141lm/W	≥80CRI 2700K	Ground recessed	1204 x 87 x 106
LX4	Great Hall Rear Courtyard Elevations	LDL / iGuzzini Linea UB92 Anti-glare film		Linear inground LED IP67 Colour TBC by landscape architect Allow for power coating to RAL	4450lm 34W 141lm/W	≥80CRI 2700K	Ground recessed	1204 x 87 x 106
LX5	Front façade balconies	LDL / iGuzzini Linea EJ20 Anti-glare film		Linear surface mounted LED IP66 Colour TBC by landscape architect Allow for power coating to RAL	5200lm 41W 126lm/W	≥80CRI 2700K	Surface fixed to façade. Adjustable bracket	1205 x 47 x 83 Without bracket
LX6	Porte Cochere balcony	LDL / iGuzzini Linea EJ20 Anti-glare film		Linear surface mounted LED IP66 Colour TBC by landscape architect Allow for power coating to RAL	5200lm 41W 126lm/W	≥80CRI 2700K	Surface fixed to façade. Adjustable bracket	1205 x 47 x 83 Without bracket

Schedule of Luminaires Dwg #: 6582-MXF-ZZ-ZZ-SH-E-30001 Rev C05

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J6582: Rochdale Town Hall
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6582-MXF-ZZ-ZZ-SH-E-30001_Schedule of Luminaires

External Building Strip Light details

D.7 Building spot uplights

REF	LOCATION	MANUFACTURER / MODEL / REF	IMAGE OF PROPOSED FITTINGS	DESCRIPTION OF PROPOSALS	PROPOSED INITIAL LUMENS & POWER INPUT	COLOUR Ra / TEMP K	MOUNTING DETAILS	DIMS (LxWxH OR Dia x H) mm
LX7	Door Arches in Terraces	iGuzzini Light Up Walk Professional Circular inground Tilt +/-15° Spot beam		Inground adjustable LED uplighter Colour TBC by landscape architect Allow for power coating to RAL	704lm 14.3W 49lm/W	≥80CRI 2700K	Recessed in York stone paving	312DIA x 124 Inground sleeve 397DIA x 125
LX8	Rear Café Terrace	LDL / iGuzzini Light Up Earth Flush ER125 with 2700K Spot beam Tilt		Inground adjustable LED uplighter Colour TBC by landscape architect Allow for power coating to RAL	560lm 8.8W	≥80CRI 2700K	Recessed in York stone paving	144 DIA Inground sleeve
LX9	Porte Cochere	LDL / iGuzzini Light Up Earth Flush ER125 with 2700K Spot beam Tilt		Inground adjustable LED uplighter Colour TBC by landscape architect Allow for power coating to RAL	560lm 8.8W	≥80CRI 2700K	Recessed in York stone paving	144 DIA Inground sleeve
LX10	Rear Courtyards	Performance iN Lighting Focus+1 A/W 305099		Floodlight Colour TBC landscape architect	1680 18W 93lm/W	≥70CRI 3000K	Surface mounted to wall	160 x 223 x 43

Schedule of Luminaires

Dwg #: 6582-MXF-ZZ-ZZ-SH-E-30001 Rev C05

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External Building Spot Light details

23/00590/FUL Condition 6
23/00591/LBC Condition 4
External Building Details/Samples

A.

Photographic/physical samples of any new slates to be instated to the Fire Station roof.

Works no longer being undertaken

B.

Full details/strategy of the man-safe system to be instated to the Fire Station roof.

Works no longer being undertaken

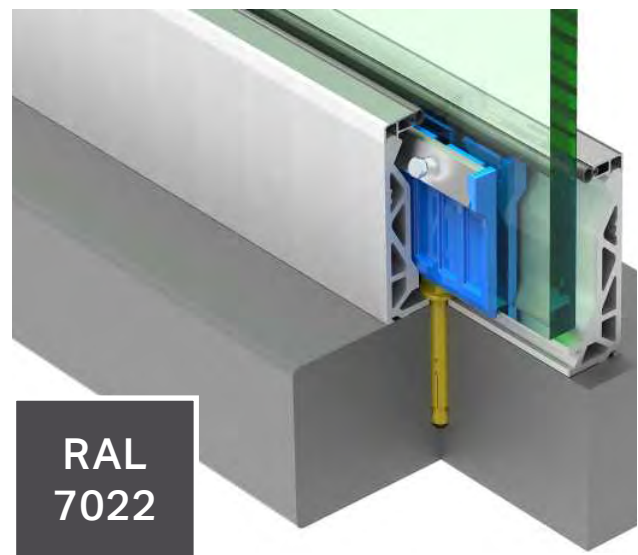
C.

Photographic/physical samples (product specification where available) of all components of the glazed railings and aluminium decking to be instated to the balcony of the Porte Cochere. Method statement for the maintenance of the glazed railings and roof coverings below the proposed aluminium decking.

Glazed railings to be cleaned from the balcony with water. Outside face of front glazed balustrade to be cleaned from within central portion of balcony using long handled brush between existing parapet and new glazed guarding. Desking to side bays where roof drains are located have been omitted. Roof gulleys and hopper to have grill fitted over to catch debris. Hopper grills to be regularly cleared of any debris which accumulates.



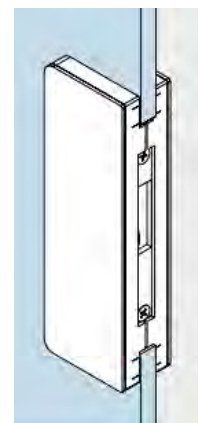
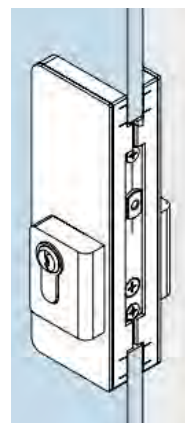
Above: Sample of Porte Cochere Balcony decking powder coated aluminium RAL7016.



Above: Balustrade base channel to be RAL 7022 Umbra Gray colour



Above: Porte cochere balustrade gate hinge. Satin anodised metal finish

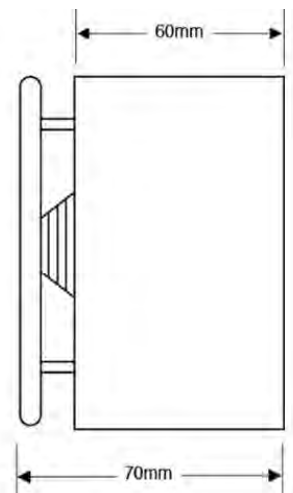
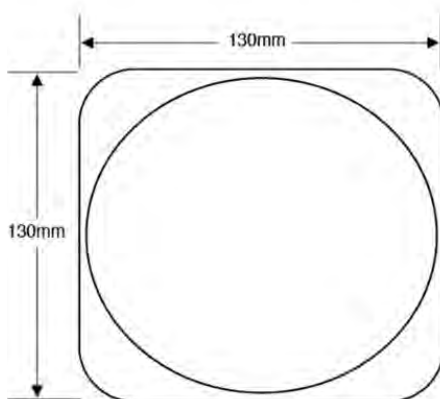


Above: Balustrade gate lock (left) and strike box (right) to be satin anodised metal finish matching gate hinge.

D.

Photographic/physical samples (product specification where available) of any new glazing, including any manifestations, frames, kick plates, handles, stainless steel barriers, etc. to be instated to the external entrances.

Changing Places entrance door to G10b revised to be 8 panel timber door with glazed upper panels rather than frameless glass door. See attached drawings in Appendix C and below images/details of ironmongery.

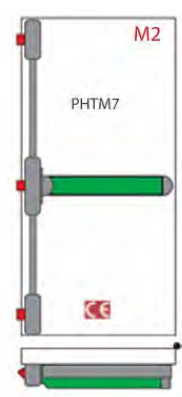


Above: Sample photograph of push to exist switch

Above: Dimensions of push to exist switch



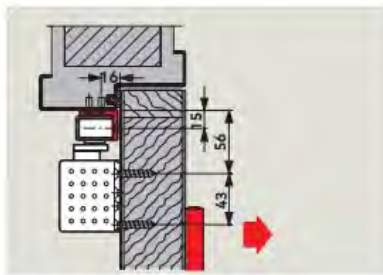
Above: Video intercom unit sample image.



Above: Motorised touch bar design.
Also refer to Motorised Touch Bar RTH DG10b.3 exitdesign within apendix C

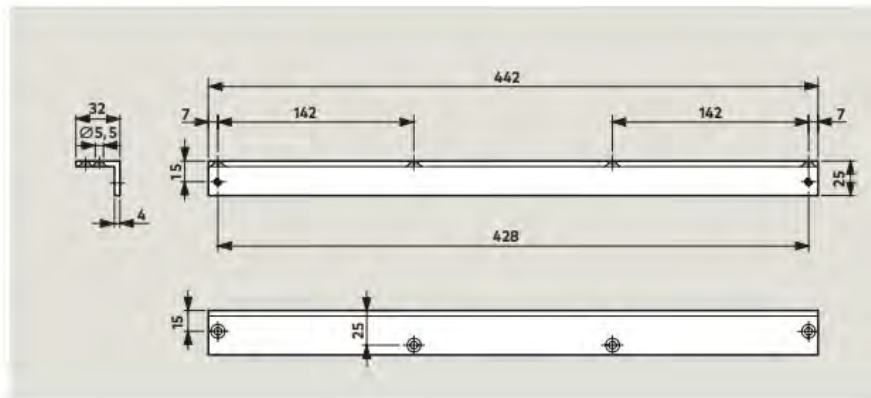


Above: motorised touch bar for exit sample image.

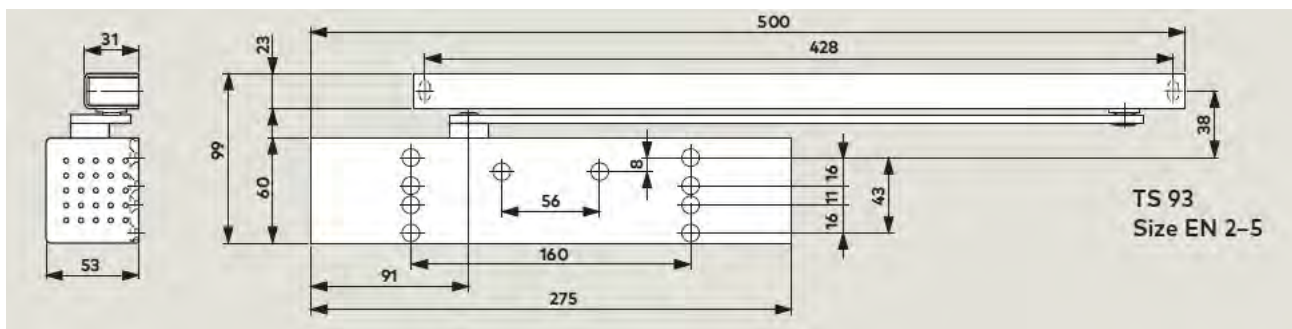


Angle bracket for G-N

For push-side fixing of the slide channel to door frames with a deep reveal.



Above: Details of angle bracket for push side mounted door closer.



Above: Details of push side mounted door closer.

E.

Photographic/physical samples of all new fixings to antique doors to be retained at external entrances.

Ironmongery sample photographs provided below. Please refer to drawings within Apendix E.

Ironmongery Set

H-EX02 - External Existing Retained (Timber Heritage)

Description	Qty	Unit
RTH1530DL British Manufactured Matt Black Finish Imperial Euro Profile Small Case Mortice Deadlock c/w Matching Strike Plate	1.00	Each
RTH1530CT Matt Black Finish CESUK703 MK Patented Euro Profile Anti Pick/Anti Drill Cylinder Nickel Silver Key BS EN1303	1.00	Each
RTH1530EE3 Matt Black FOH Concealed Fix Euro Escutcheon c/w Through Fixings	2.00	Each
RTH1530DH Satin Brass Floor Mounted Traditional Mechanical Door Holder - For Doors upto 60mm Thick	1.00	Each
RTH1530X3 Existing Retained (Timber Heritage) - No or Minimal Ironmongery Required, Unless Otherwise Detailed	1.00	Each

Door No's (1)

DG12.1 External Entrance

Ironmongery Set

H-EX02A - External Existing Retained (Timber Heritage)

Description	Qty	Unit
RTH1530HDB Black Finish 300mm Heavy Surface Door Bolt with 40mm Throw	1.00	Each
RTH1530REC Black Finish Square Bolt Flat Receiver Plate to Suit Door Bolt	1.00	Each
RTH1530X3 Existing Retained (Timber Heritage) - No or Minimal Ironmongery Required, Unless Otherwise Detailed	1.00	Each

Door No's (1)

DG10b.1

Entrance Lobby



Above: 300mm surface bolt - black beeswax finish.



Above: Rustic euro escutcheon, black finish.



Above: CES euro turn black



Above: Euro deadlock, matt black finish.

23/00590/FUL Condition 7
23/00591/LBC Condition 5
Internal Building Details/Samples

A.

Full product specification and architectural details of the proposed secondary glazing to the council chamber windows, including a cross-sectional drawing to detail the depth of the window reveal with the secondary glazing in situ.



Sample of LCS stained glass secondary glazing (produced under Phase 2 to Great Hall Window) Left: External View Right: Internal View

AN ENVIRONMENTAL PROTECTIVE GLAZING SYSTEM INTERIOR VENTILATION



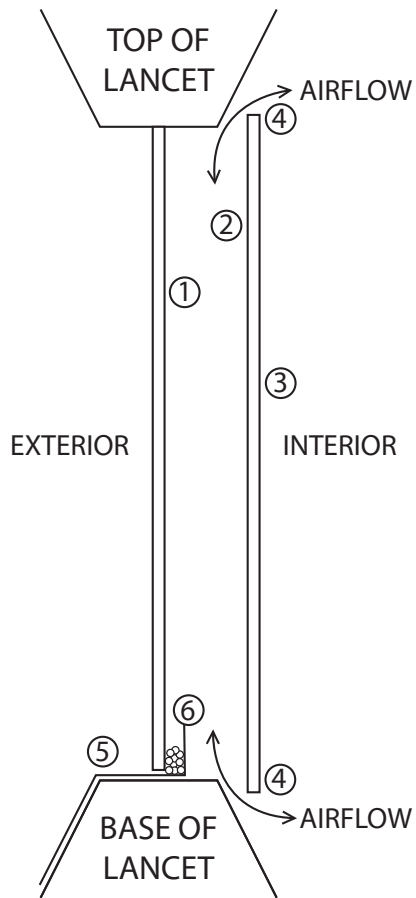
- ① Original stained glass set into a bronze frame with integral bronze support bars
- ② Protective glazing panel made with a lead perimeter and clear glass
- ③ Glazing groove in a stone mullion. Panels of protective glazing are set here and weatherproofed with traditional lime mortar
- ④ Inner curve of the glazing mullion. Framed stained glass panels can be positioned here
- ⑤ Screw-fixing bracket to frame, providing a secure hold to the stone work

NB: This illustration shows a common version of an effective ventilated protective glazing system (often known as isothermal glazing). Variations in treatment and positioning of the glass and the technical details of fixing are possible, depending on the space available and the nature of the building. It is important to consider the need of each glazing scheme in context and on a case by case basis.

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GYT Example Detail of Protective glazing to stained glass windows.

PROTECTIVE GLAZING PRINCIPLES INTERIOR VENTILATION SYSTEM



- ① Inner face of protective glazing.
Any condensation will form on this surface
- ② Outer face of stained glass.
This surface remains free of moisture due to constant airflow, maintaining an even temperature with the inner face of glass
- ③ Inner face of stained glass.
This surface remains free of moisture and at the temperature maintained within the building
- ④ The mounting of the stained glass with an equal space at the top and base of the lancet admits uninterrupted airflow from inside the building
- ⑤ A lead condensation tray at the sill will allow any condensation to run away to the exterior without damage to stone
- ⑥ Small-gauge gravel within the upstand of the lead tray allows moisture to run off but resists ingress of air from the exterior

NB: This illustration shows a common solution to an effective ventilated protective glazing system (often known as isothermal glazing). Variations in treatment and positioning of the glass and the technical details of fixing are possible, depending on the space available and the nature of the building. It is important to consider the need of each glazing scheme in context and on a case by case basis.

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GYT section of Protective glazing to stained glass windows.

Rochdale Town Hall, Council Chamber, three stained glass windows by Heaton, Butler and Bayne

Conservation Aims and Methodology: Conservation and Environmental Protection

- 1.1 The incorporation of stained glass at Grade I listed Rochdale Town Hall has been extensive, with over 100 windows containing nineteenth-century stained glass, installed across four floors (inclusive of a non-original mezzanine floor). The glazing is all of a relatively uniform date, having been originally manufactured by the London-based stained glass studio of Heaton, Butler and Bayne, during the last part of the nineteenth-century. The majority of this decorative and figural glazing is concentrated on the ground and first floors, and conveys Rochdale's importance as a centre of industry.
- 1.2 Due to the sheer volume of stained glass at Rochdale Town Hall, treatments to the windows must be phased and timely. In the first phases of work, conservation of the stained glass at Rochdale Town Hall was primarily concentrated on addressing the condition and presentation of the windows in several key rooms. This has been dictated by conservation need, and the extent to which these rooms form a significant and public focal point. As such, the glazing in the Great Hall, Main Staircase, (selected windows in the) Exchange and selected windows in the Mayor's suite of rooms has received priority attention. The work to the stained glass in these areas was conducted primarily *in situ*. This work fell as part of phases 1A and 2.
- 1.3 Also as part of Phase 2, the stained glass in one window in the Great Hall formed part of an important trial of internally ventilated environmental protective glazing (EPG) - the Cromwell window. This installation sought to set a precedent at the town hall, in that it provides museum-like, climatically stable conditions for the historic stained glass, while allowing it to remain *in situ*. This window has visible paint loss, and also active infestation of microbial growths on the surface of the glass.
- 1.4 "EPG is recommended for many of the windows in the Town Hall over the coming decades, especially the windows in the Great Hall, Grand Staircase, and Council Chamber, and these should be prioritized as part of a long-term plan" (YGT report 2020).
- 1.5 This preventative technique has been tested over a series of decades (and was the subject most recently of a Historic England study; available online) and has been proven to provide the best possible means of arresting further decay of the historic windows (see full specification further below, and the YGT Rochdale Town Hall report dated 2020 for further details).¹ Its use at Rochdale is therefore timely, being implemented before paint loss issues rob the windows entirely of their artistic, narrative, and iconographic value, and is a procedure embedded in best practice. The use of internally ventilated protective glazing will ensure that these significant schemes are maintained within climatically stable, inert, museum-like conditions, while remaining *in situ*, retiring or relieving them from their function as a barrier to the elements: cycles of rain (on the exterior) and condensation (on the interior) are especially damaging.

¹ R. Pender, S. Seilger and T. Curtis, Stained Glass Windows: Managing Environmental Deterioration, 2020; available to download here: <https://historicengland.org.uk/images-books/publications/stained-glass-windows-managing-environmental-deterioration/heag195-stained-glass-windows/>; accessed 4 November 2020.

- 1.6 Following on from the precedent set by the Cromwell window, a further three windows - those of the Council Chamber - will next receive protection in this manner. This will form part of the YGT's Phase 3 works at Rochdale Town Hall.
- 1.7 The environmental protective glazing (EPG) will be positioned in the original glazing groove, and the stained glass will be framed and brought forward into the building, creating an interspace that will be ventilated by the ambient air drawn from within the building. The historic glass panels are to be installed in patinated manganese bronze u-channel frames with integral support bars and discrete screw fixings.
- 1.8 As with the Cromwell window, secondary (outer) glazing will be designed to maximise light transmission and minimise the risk of shadowing and/or parallax. For this reason, whole-paned, rectilinear secondary glazing will be used rather than a leaded design. This, as with other spaces in the town hall, will be fitted with Pilkington's Optiwhite toughened safety glass - a low iron ultra-clear glass. This ensures the external appearance of the building remains in harmony and uniform, avoiding a patchwork of different glass types. The divisions of the new protective glazing will follow the panel divisions of the historic stained glass and bar divisions, and will therefore be inconspicuously and sensitively designed.
- 1.9 The basic work steps involved will be as follows:
- i Pre-conservation documentation.
 - ii Removal and transportation of the stained glass panels to the studio, and templating of the window openings.
 - iii Temporary but secure stopping of the window openings with twin walled polycarbonate.
 - iv Conservation of the stained glass in the studio. This must include full cleaning of the glass and lead surfaces as well as consolidation of broken glass and lead pieces.
 - v Framing of the stained glass panels in bronze.
 - vi Design and fabrication of the protective glazing.
 - vii Installation of the protective glazing.
 - viii Removal and legal disposal of any extant grilles.
 - ix Installation of the stained glass.
 - x Post-conservation documentation.
- 2.0 While in the studio, all panels will be examined closely with binocular microscope and raking light. Cleaning of both the surfaces of the historic stained glass must be informed by this close examination, and cleaning trials must be undertaken. Cleaning must be conducted in a safe and controlled manner, using only conservation-grade, appropriate materials. This may include a soft, dry non-abrasive brush, or, where necessary, on surfaces where the paint is well-adhered, cleaning with deionized water mixed with ethanol should be undertaken with cotton swabs, applied in a rolling action. Mechanical cleaning should only be carefully employed with a precise tool such as a scalpel (with movements controlled under a microscope), and only where absolutely necessary. The use of glass-fibre brushes is not permitted. Compresses and vapours may be used to soften products before their removal. No heating of the panels is permitted, however. Lead must be cleaned with smoke sponges, a stiff bristled brush, or similar. In isolated cases, ethyl acetate or acetone may need to be employed to clean old tape residue or paint splashes (from decorating work to the walls or bars). The purpose of cleaning is the removal of hygroscopic material, but in some cases an aesthetic benefit can be anticipated.

- 2.1 Where consolidation of the fragile paint is found to be necessary, a suitable organic binding agent such as Paraloid B-72 should be used to locally consolidate friable or lifting areas. This should be applied precisely using a microscope, applied between a loose paint flake and the base glass, and not applied as an overall coating. Paint layer protection must only be considered in circumstances in which there is imminent risk of loss of the vitreous paint, in accordance with section 4.3.2 of the Corpus Vitrearum's guidelines, and where the paint is lifting and flaking rather than powdering. This technique must be carefully considered. It is not reversible.
- 2.2 Any new glass insertions (necessitated because a glass piece is heavily damaged beyond repair, such as heavily crizzled pieces), must be an adequate match in colour, texture, thickness and structure. Any replacement of glass pieces as a result of rare instances of accidental damage during conservation or handling of the historic panels will be rectified at the YGTs' own expense. Missing glass, or pieces that are heavily damaged beyond repair, must be replaced with glass that matches perfectly in colour, texture, thickness and structure. Where these glass pieces should contain fired surface decoration, vitreous paint should be used to replicate lost areas of paint. Where the design is known with certainty (based on detailed and clear visual evidence), a reinstatement of the original decoration should be attempted. Where the original design is less clear, newly painted areas should only attempt to provide simple trace lines and shading. All painted insertions must be signed and dated.
- 2.3 Where there are original opening casements, these must no longer be used for ventilation as they would impede or interrupt the airflow essential for the optimal operation of the EPG system. As the opening casements are large and bulking, their retention would serve to disturb the airflow in the interspace. For this reason, any ferrous casements will be removed and the panels augmented with plain glass that tones in with the original composition. The original frames would be returned to the Town Hall for archiving.
- 2.4 Where possible, edge-bonding should be conducted with the glass remaining in the lead net. Where there is a risk of loss of glass substance, or damaging movement of glass across a fracture (likely to cause shaling of edges), glass must be stabilized and secured. String leads should be inserted where glass has been grozed back, or has lost material that cannot be bridged with a resin infill.

Where adhesives are required to bond original glass together that once formed a single piece, a suitable material should be used such as Araldite 2020, Hxtal NYL-1, or Ambersil Silicone 153/CAF 3 Silicone. Tight, immovable cracks should be left untreated. Glass of different dates, such as new glass insertions, should not be bonded together. Retouching of paint loss where glass has been damaged must only be undertaken with reversible cold-paints, and must be applied to the edge-bonding material only, and not to the original glass directly.

Should any of the glass be found to be plated in either single and double plates, if these are found to be failing - trapping dirt and moisture in direct contact with the glass - this will be rectified. In these instances, the glass pieces will be stopped out to allow cleaning of the glass, removal of failing adhesive and repair of the fractured glass. Where possible, plates should be removed without damaging the existing lead net, although some lead consolidation may be necessary.

After the removal of the plated glass pieces, and edge-bonding, some pieces of glass may continue to require physical support. Badly shattered glass pieces must have a 1-2mm support plate attached

to the external side, slumped to follow the contours of the historic glass piece, and siliconed at the edges to create a seal.

- 2.5 The dismantling and total replacement of the original leaded matrix is not permitted. Lead breaks and tears should be re-soldered. Any bowing must be rectified by leaving the panels to flatten on rigid boards under their own weight. This process may necessitate the careful removal of some of the existing waterproofing. Any sections of lead that cannot be retained, or that is missing, should be replaced with high quality lead of the exact profile as the original. The panels should be hand-puttied with linseed oil-based putty in order to provide additional strength. No global application of glazing compound is permitted. Where necessary, the edge leads should be replaced or reinforced in order to further increase the structural stability of the panels.

- 2.6 All of the historic glass panels will be fitted with u-channel bronze frames (14 x 9 x 2 mm, or equivalent) with integral support bars and a lead strip on the frame's outer vertical edges to eliminate any light spillage. Support bars must be fixed to the panels with copper ties, soldered at regular intervals. The corners must be properly joined together in a robust and safe manner. This may be achieved by combination of soldering or screwing the joints. Tabs and fixings should be created to prepare the panels for installation.

Frames should be patinated in order that they tone in with their historic surroundings. The panels at the base of the window, have been framed and protected in the last few decades in this manner, and so this framing material would exactly match what exists below.

It is possible that the dimensions of the panels may need to be altered in order to accommodate them as part of a protective glazing system. No cutting of original glass is permitted in order to achieve an alteration in size.

- 2.7 The protective glazing is to be manufactured from single rectilinear sheets with no leaded pattern. The panes of glass will be fitted with edge (perimeter) leads. The divisions of the protective glazing panels should follow the panel divisions and bars of the historic glass. As with other windows at the Town Hall, this will be manufactured from 4mm toughened glass - Pilkington's Optiwhite.
- 2.8 Any existing grilles and polycarbonate window stops must be removed and safely and legally disposed of by the YGT. The secondary glazing panels, made of toughened glass, will be delivered to site and installed into the openings in the glazing groove that the historic glass once occupied, and mortared into the groove with lime mortar. Appropriate frost protection/avoidance should be employed if this work is to be undertaken when there is a risk of frost.
- 2.9 The framed stained glass must be safely delivered to site and installed from the interior, and be securely plugged and screwed into the stone work, not the mortar joints where it can be more easily pulled out. The lead strips attached to each panel must be properly tamped and trimmed to the stonework, and appropriate ventilation must be created at the top and bottom of the lights. The interspace between the historic glass and secondary glazing should be 30-50mm, with a ventilation gap at the top and bottom of at least 10mm. The stained glass is to be installed as part of an internally ventilated protective glazing system, and, as such, an appropriate ventilation gap of between 30-50mm should be made between the historic glazing and the protective glass.

B.

Full product specification/photographic samples of new furniture to be instated to the Council Chamber and Gallery. Additionally, full details of the storing location and method, and any plans for re-use elsewhere in the building, of all furniture to be removed from the Council Chamber and Gallery.

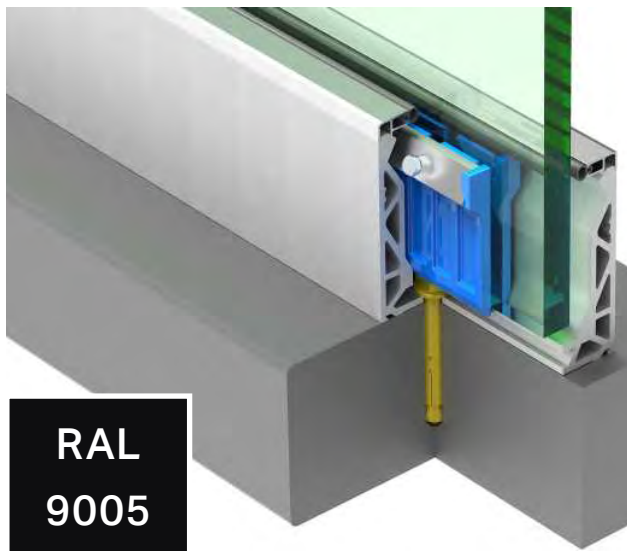
All existing furniture in Council Chamber to be reused, except 2 benches in the Council Chamber Gallery (relocated to building furniture store). Council chamber desks to be modified as per drawings within Appendix A.

Any new Chairs/Desks in Council Chamber to be designed to replicate existing.

C.

Full product specification and/or photographic details of frameless glass balustrades and guardings to be instated to the Council Chamber Gallery, including all fixings, components and glazing.

All guarding expt to lower level guarding of council chamber gallery will be concealed within floor void or faced with oak finished to match the existing paneling within the room. Refer to Appendix D for details.



Above: Balustrade base channel to be RAL 9005 Jet Black - To match the finish of the existing council chamber gallery guarding metalwork.

D.

Full product specification (including required finish) and locations of any new escape lighting or signage.

DESCRIPTION OF LUMINAIRE	MANUFACTURER / MODEL / REF	IMAGE OF PROPOSED FITTINGS	MOUNTING DETAILS	DIMS (LxWxH OR Dia x H) mm	GEAR	NOTES
Emergency exit signage	Philip Payne 250MCRVLA and 300CBLPLA		250MCRV to be used in rooms where ceiling mounting is possible. In rooms where this is not possible, 300LP to be used instead and mounted horizontally. Exact mounting arrangements for each sign to be confirmed by site visit.		To be supplied from central battery.	Polished chrome, polished brass or penny bronze finish option, dependent on which room the signage is to be installed. To be confirmed with architect.

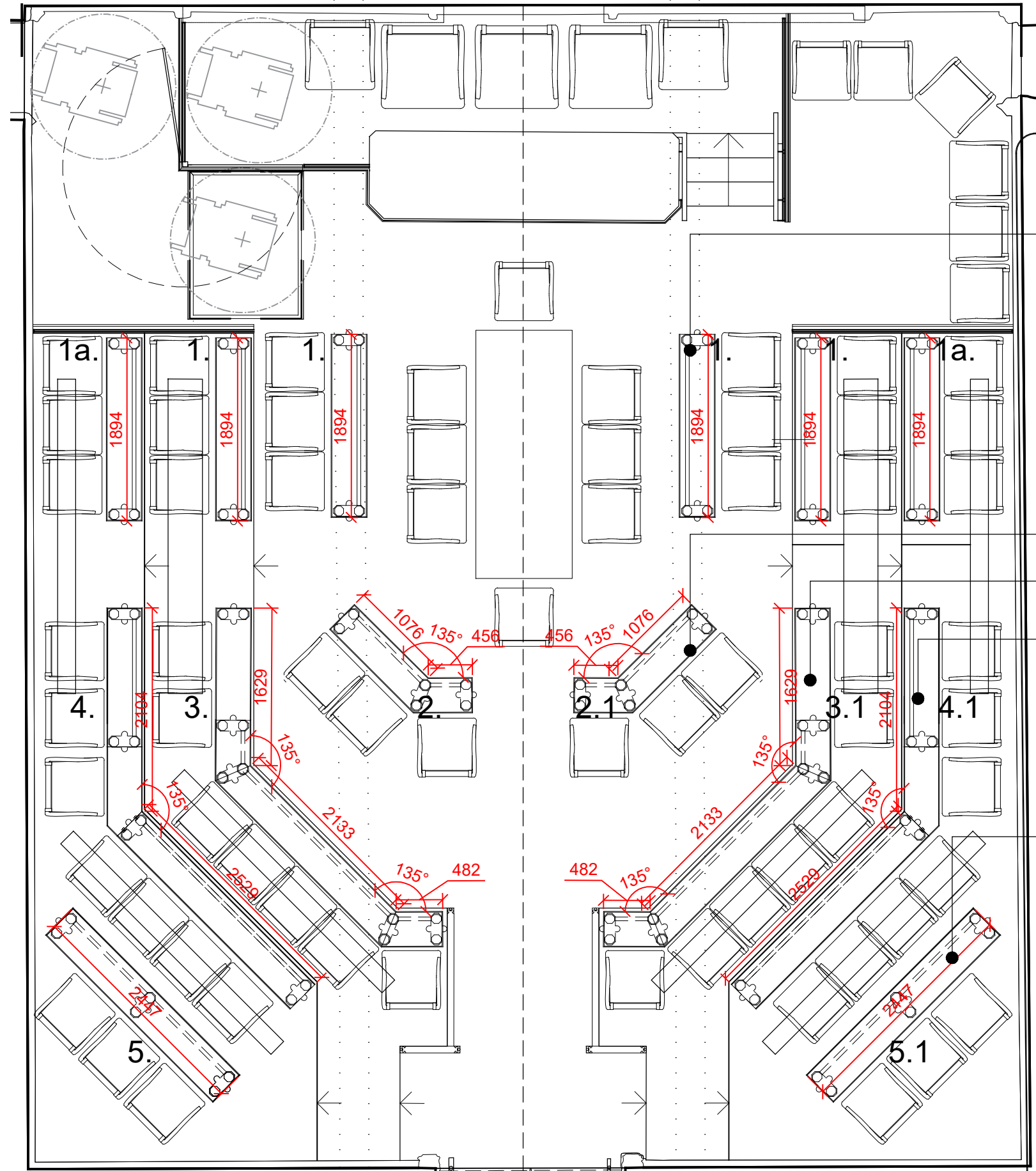
Above: Product specification of lit escape signage.

Bellow Right : Sample lit escape signage Bronze finish as installed in Phase 2.

For locations refer to MXF plans in appendix B.



Appendix A Council Chamber Desks



see dwgs 3439 and 3440 for desks 1 and 1a.

see dwgs 3441 and 3442 for desks 2 and 2.1.

see dwgs 3443, 3444 and 3445 for desks 3 and 3.1.

see dwgs 3446, 3447, 3449 and 3450 for desks 4 and 4.1.

see dwgs 3448 for desks 5 and 5.1.

Notes

- Any dwg format drawing is to be read in conjunction with and at the scale of the accompanying pdf.
- Where colours other than black or grey are used, the drawing must be plotted in colour.
- For status 'C' (Construction) drawings all dimensions are to be checked on site by the contractor, scaling is for Local Authority purposes only.
- Unless otherwise indicated, all dimensions are in millimeters.
- 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.
- In the event of any discrepancy, please contact us immediately.
- This drawing may contain survey information by others and is to be used solely for the purposes for which it was issued.
- These are uncontrolled documents issued for information purposes only. If you have any queries regarding the drawings, please contact DIA immediately.
- 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	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

P02	23-04-24	CZS	DAC	For consents conditions discharge
P01	11-04-24	CZS	DAC	For Costing
Rev	Date	Dwn	Auth	Revision

Rev	Date	Dwn	Auth	Revision
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Donald Insall Associates
Chartered Architects and Historic Building Consultants

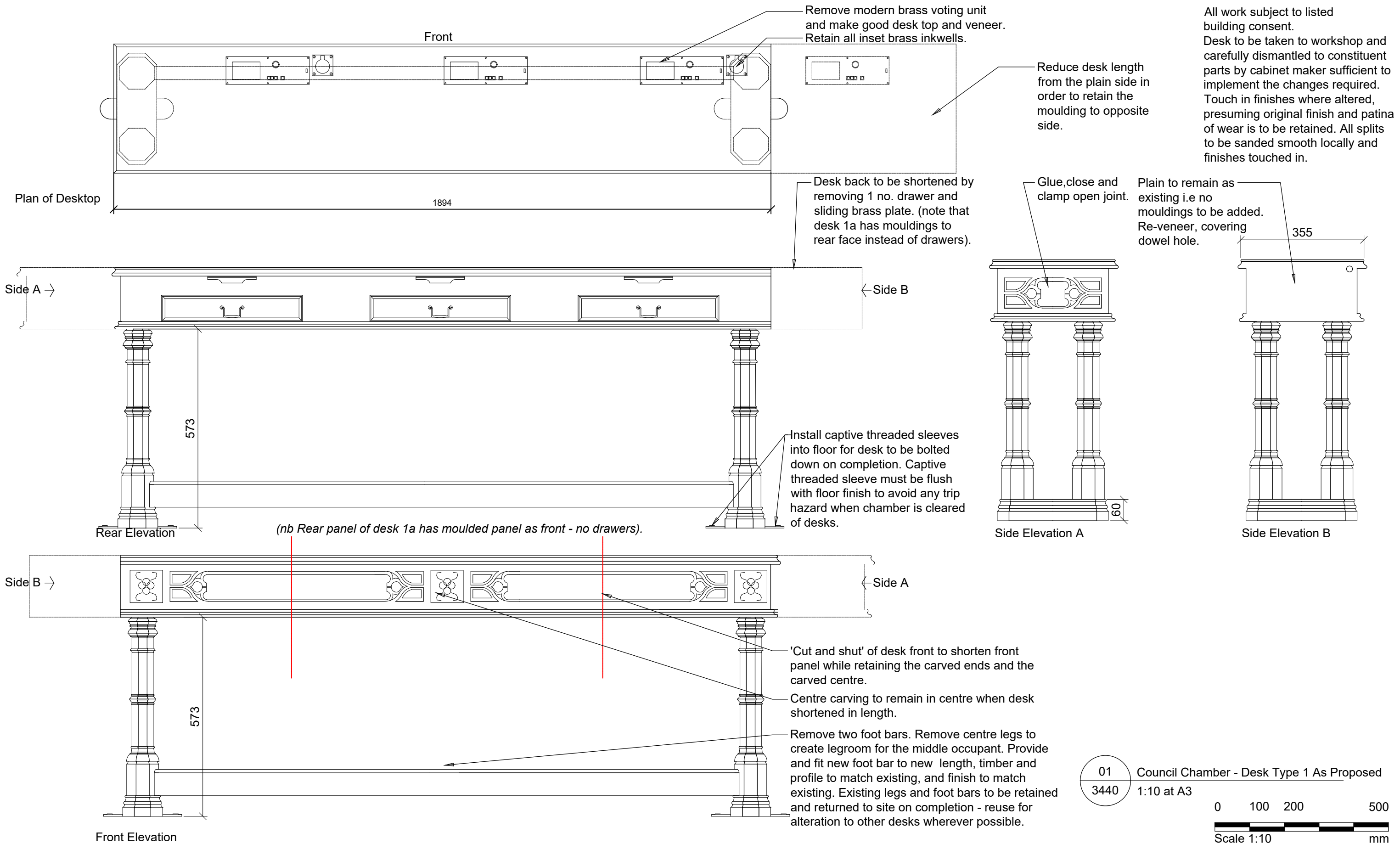
Rochdale Town Hall
for Rochdale Development Agency

Phase Three
Council Chamber - Desks - Key Plan

Bridgegate House, 5 Bridge Place, Chester CH1 1SA
(+44) 01244 350 063
chester@insall-architects.co.uk

Scale A3@	Status	Purpose of Issue
1:50	S4	Consents

File Name							
RTH - DIA - XX- 20 - M2- A - 3438	P02						
Project	Originator	Volume	Level	Type	Role	Number	Revision



All work subject to listed building consent.
Desk to be taken to workshop and carefully dismantled to constituent parts by cabinet maker sufficient to implement the changes required.
Touch in finishes where altered, presuming original finish and patina of wear is to be retained. All splits to be sanded smooth locally and finishes touched in.

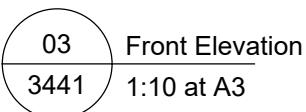
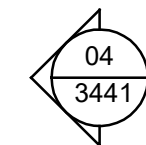
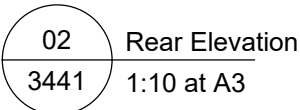
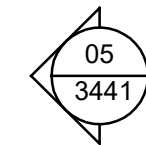
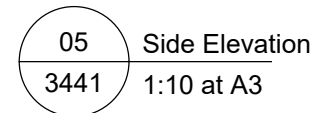
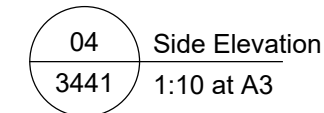
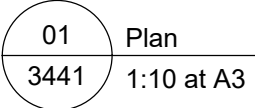
01
3440

Council Chamber - Desk Type 1 As Proposed
1:10 at A3

0100200500

Scale 1:10mm

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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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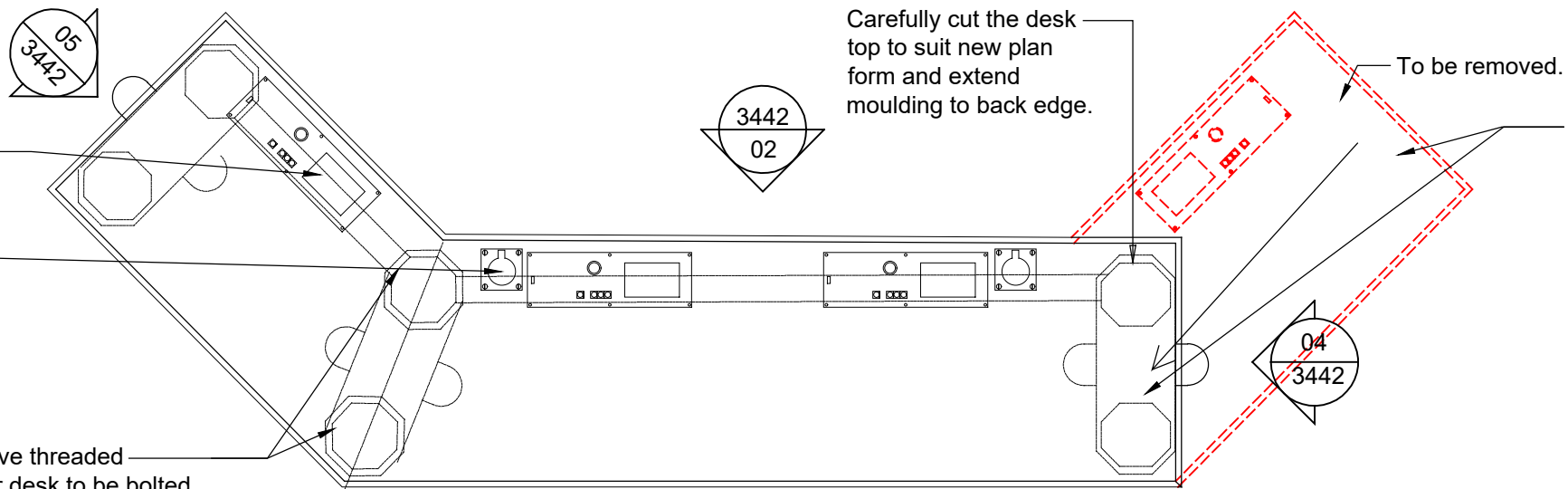
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01 Plan
3442 1:10 at A3

Remove inset brass a/v voting boxes and make good desk top and veneer.

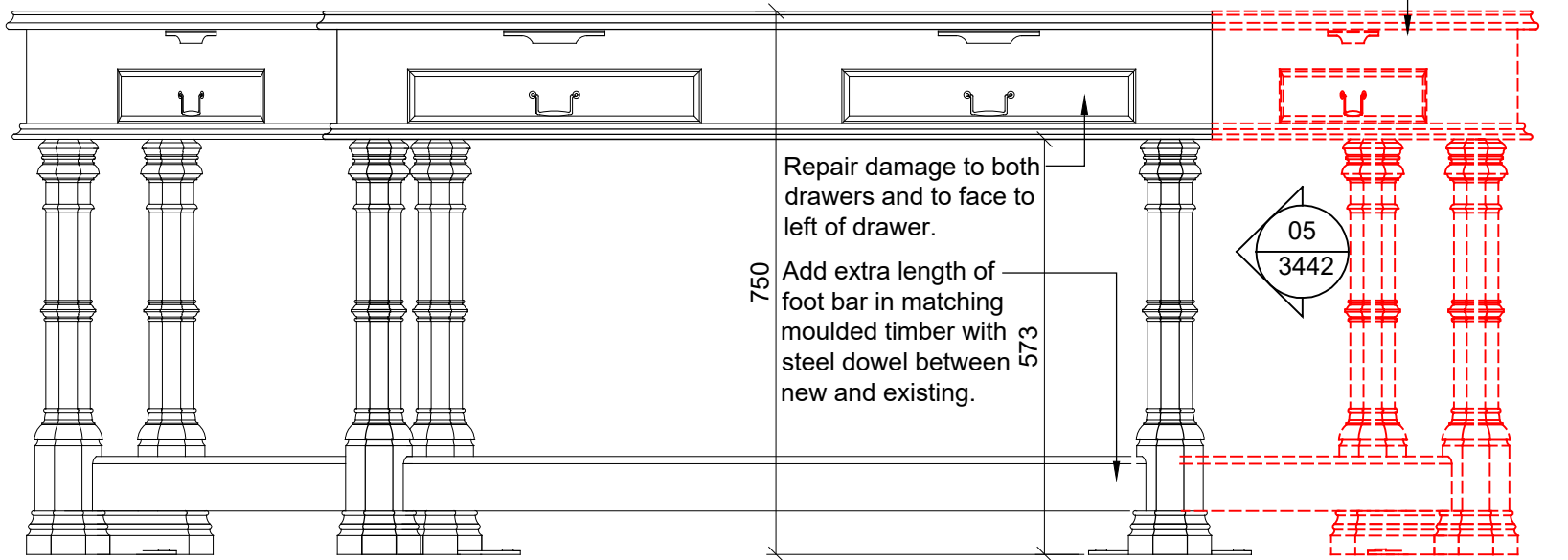
Retain all inset brass inkwells.

Allow to install captive threaded sleeves into floor for desk to be bolted down on completion.



02 Rear Elevation
3442 1:10 at A3

04 3442

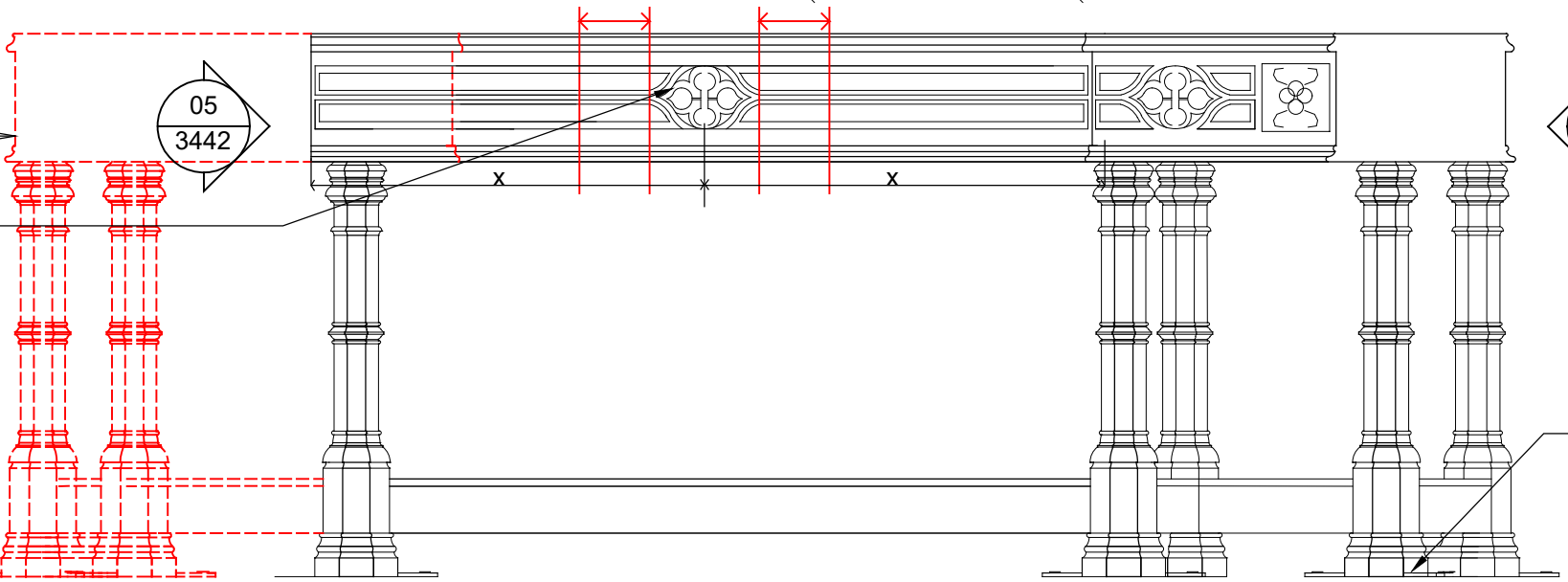


03 Front Elevation
3442 1:10 at A3

Removed.

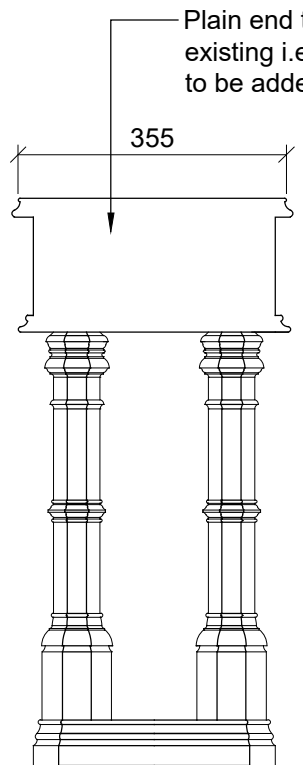
Extend face of desk and upper and lower mouldings to suit new arrangement by cutting and infilling as shown so that the decorative moulding remains in the centre of the extended front panel. Add moulded panel to match existing to desk front infill. Cut top to suit (see plan).

05 3442

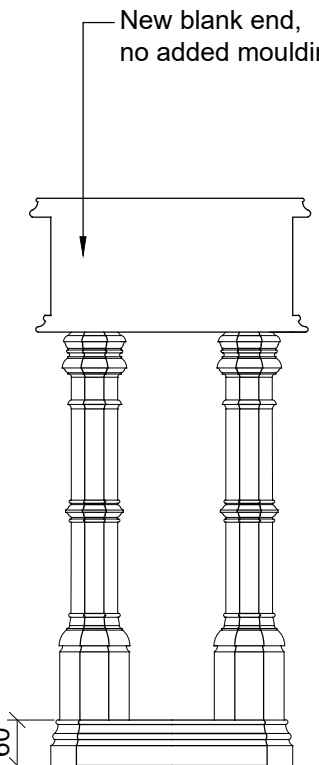


04 3442

04 Side Elevation
3442 1:10 at A3

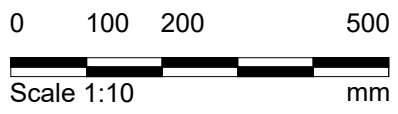


05 Side Elevation
3442 1:10 at A3

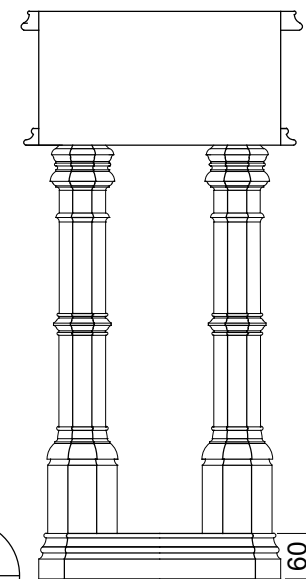


NOTES
All work subject to listed building consent. Desk to be taken to workshop and carefully altered as shown. Touch in finishes where altered to match existing in accordance with approved sample, original finish and patina of wear is to be retained. All splits to be sanded smooth locally and finishes touched in.

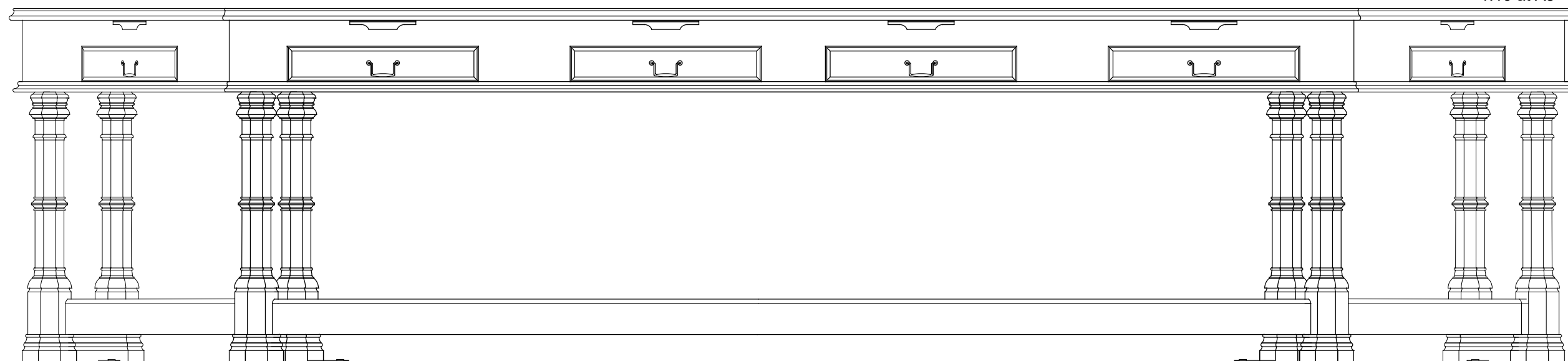
Second desk 2 to be trimmed and extended as shown, but desk mirrored - refer to plans.



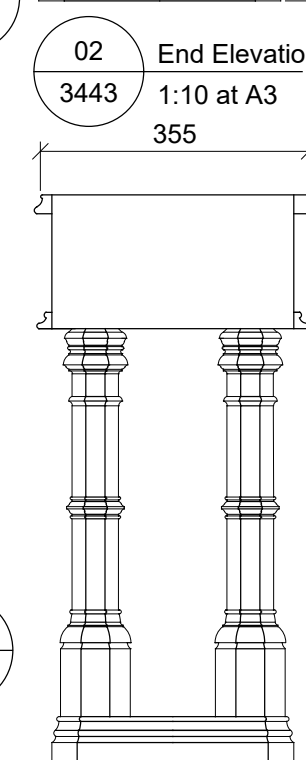
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© 2019 DONALD INSALL ASSOCIATES LTD		Donald Insall Associates Chartered Architects and Historic Building Consultants Rochdale Town Hall for Rochdale Development Agency		Bridgegate House, 5 Bridge Place, Chester CH1 1SA (+44) 01244 350 063 chester@insall-architects.co.uk		Scale A3@ 10 Status S4 Purpose of Issue Consents		File Name RTH.06 - DIA - ZZ- ZZ - DR- A - 3442		P02	
Phase Three Council Chamber Desk 2.1 - Proposed		Project Originator Volume Level Type Role Number		Revision							



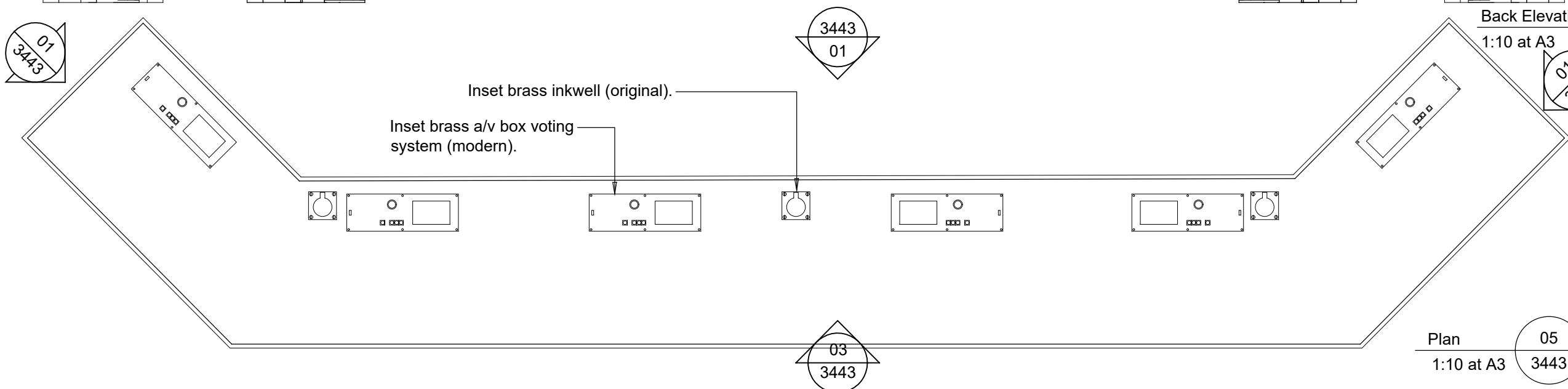
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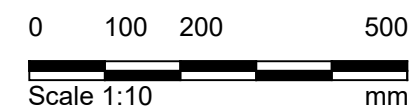


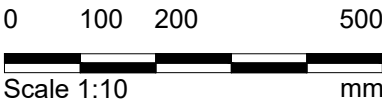
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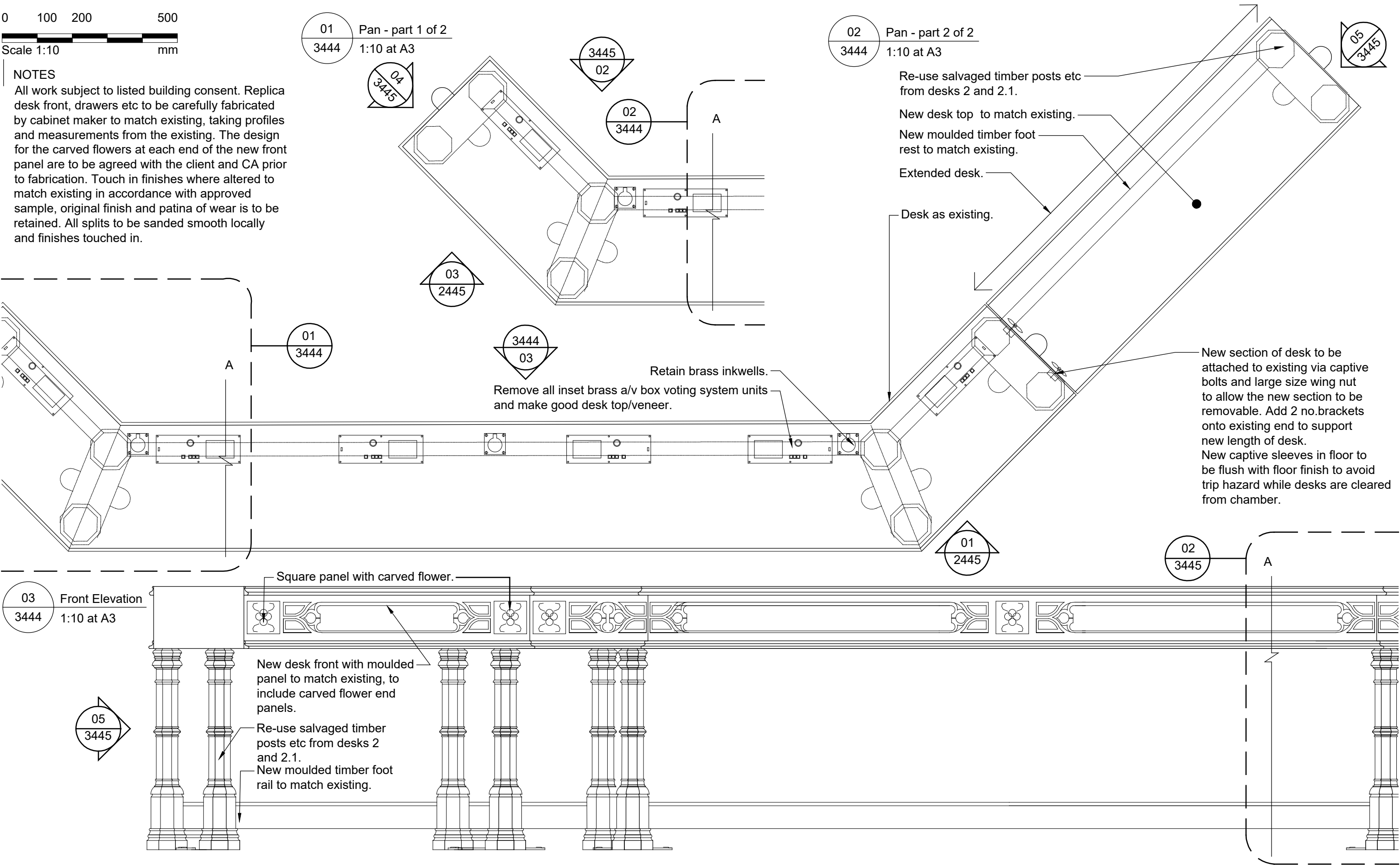
Desk 4 as shown, but
desk mirrored - refer to plans.

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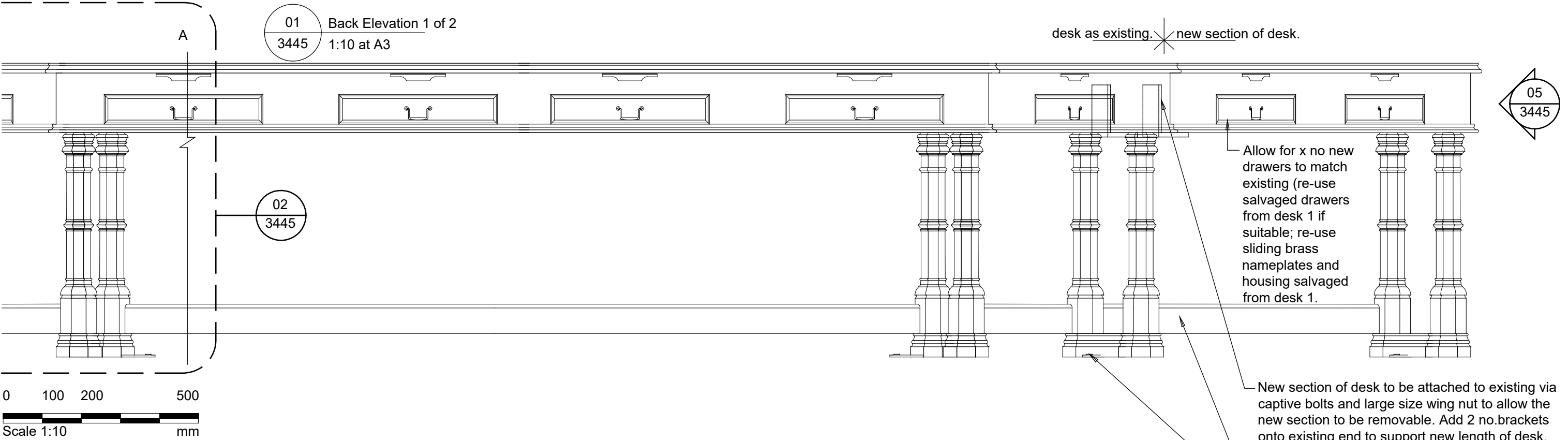


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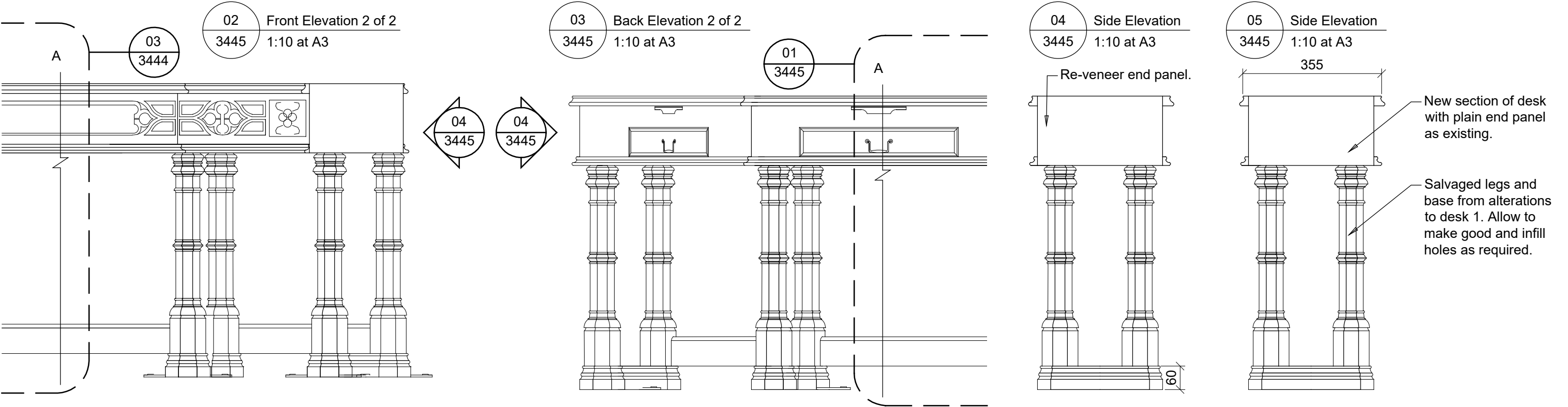
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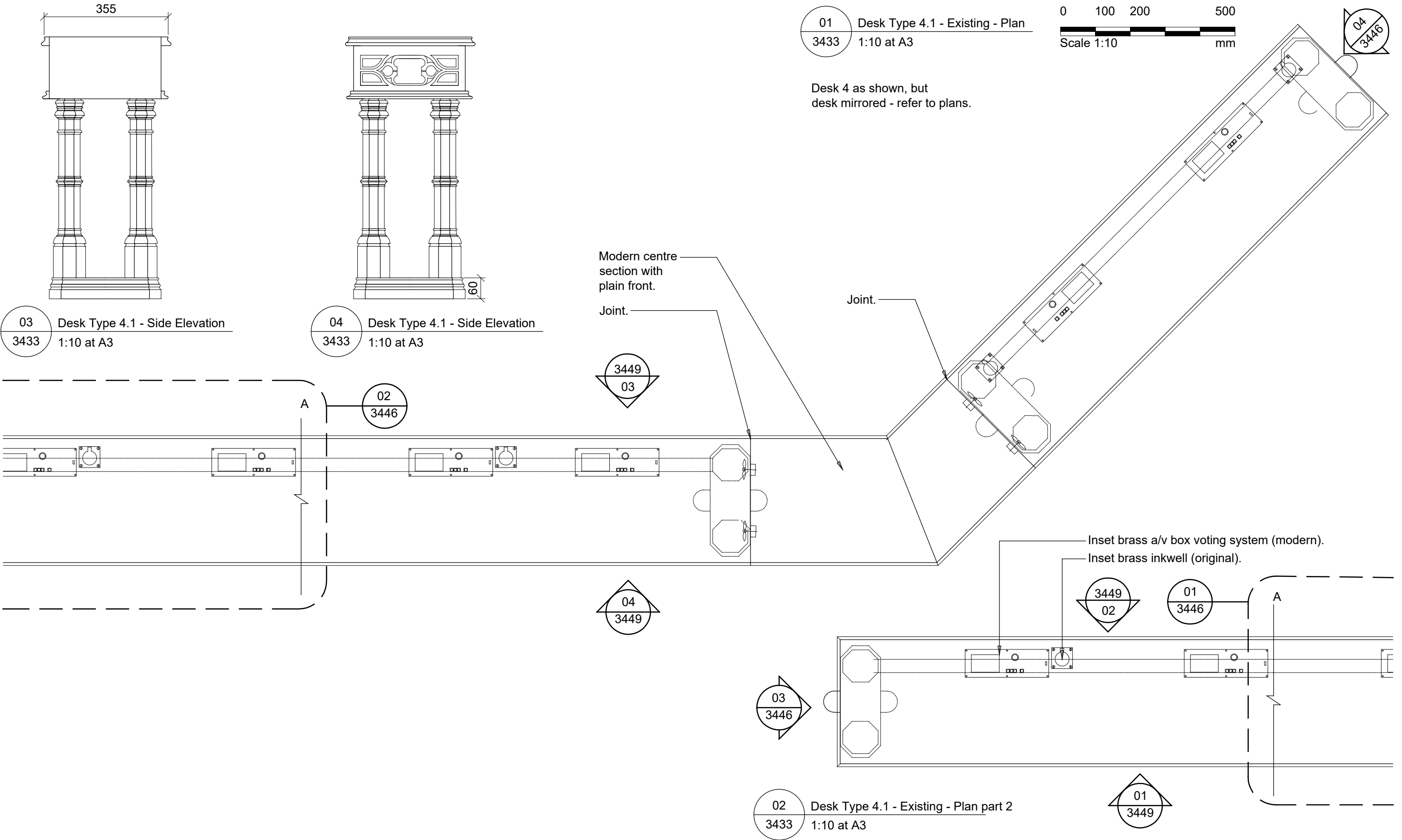
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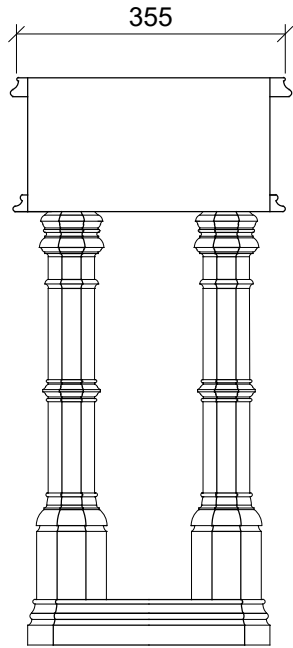


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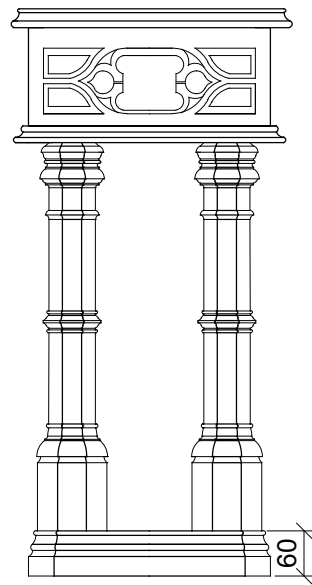


Notes 1. Any dwg format drawing is to be read in conjunction with and at the scale of the accompanying pdf. 2. Where colours other than black or grey are used, the drawing must be plotted in colour. 3. For status 'C' (Construction) drawings all dimensions are to be checked on site by the contractor, 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		<	
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03	Desk Type 4.1 - Side Elevation
3433	1:10 at A3



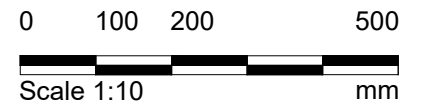
04 Desk Type 4.1 - Side Elevation
3433 1:10 at A3



01	Desk Type 4.1 - Existing - Plan
3433	1:10 at A3



Desk 4 as shown, but
desk mirrored - refer to plans.



All work subject to listed building consent. Replica desk front, drawers etc to be carefully fabricated by cabinet maker to match existing, taking profiles and measurements from the existing. Touch in finishes where altered to match existing in accordance with approved sample, original finish and patina of wear is to be retained. All splits to be sanded smooth locally and finishes touched in.

Construct new centre section
in matching timber.

Joint.

— Desks bolted to floor into captive stainless steel threaded sleeves. Sleeves to be flush with the floor finish to avoid trip hazards when the chamber is cleared of desks.

- New section of desk to be attached to existing via captive bolts and large size wing nut to allow the new section to be removable. Add 2 no.brackets onto each existing end to support new length of desk.

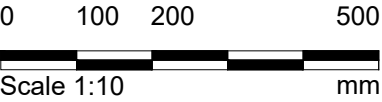
- Remove brass a/v voting system boxes and make good desk top and veneer.

- Retain brass inkwells.

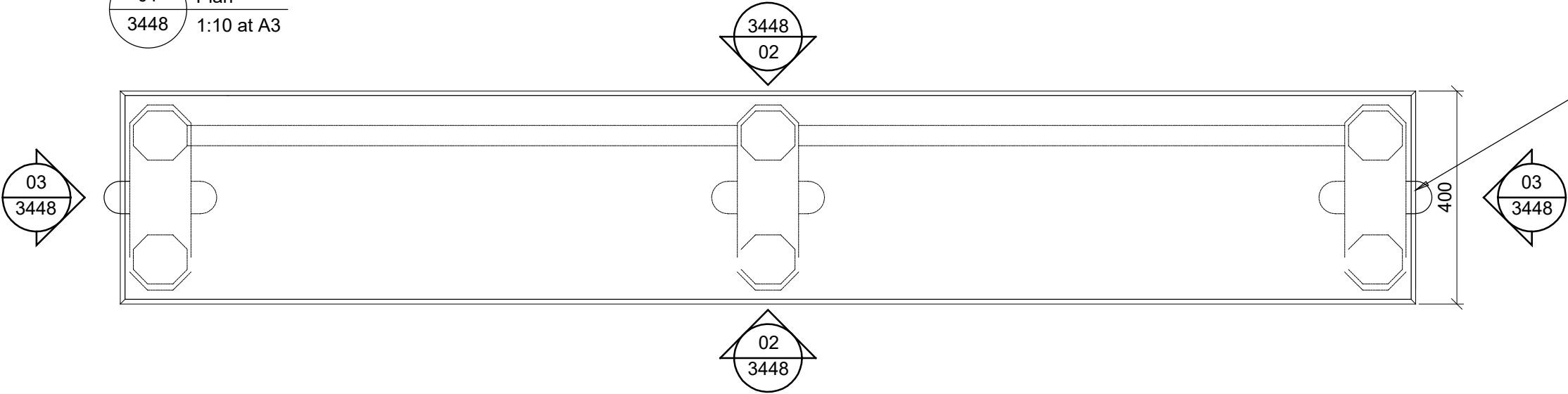
02	Desk Type 4.1 - Existing - Plan part 2
3433	1:10 at A3

[illegible]

All work subject to listed building consent. Finished to match existing desks in accordance with approved sample.

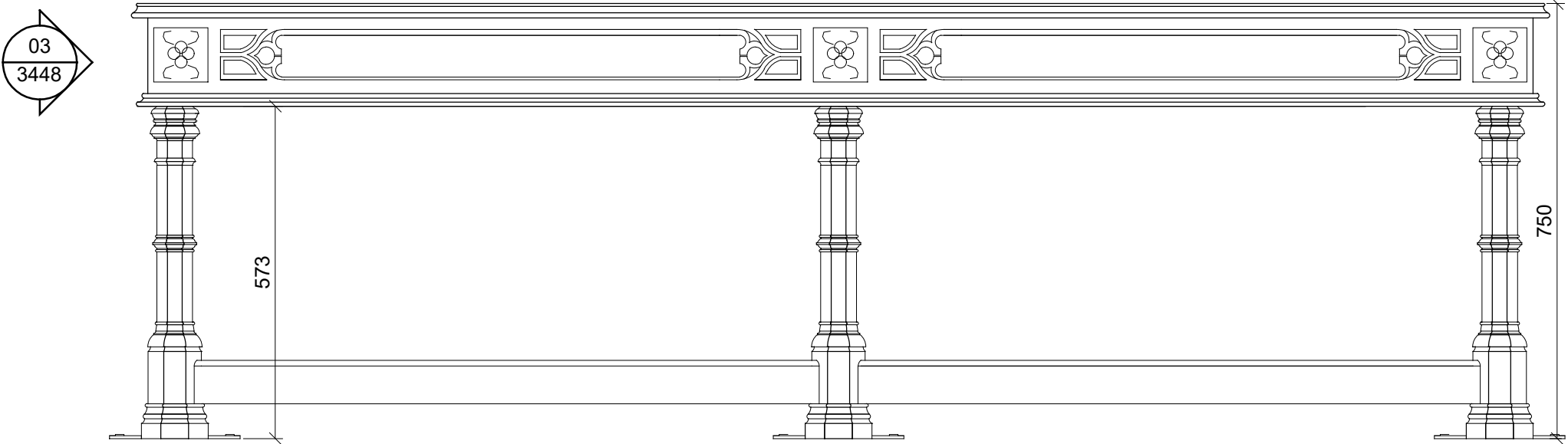


01
3448
Plan
1:10 at A3

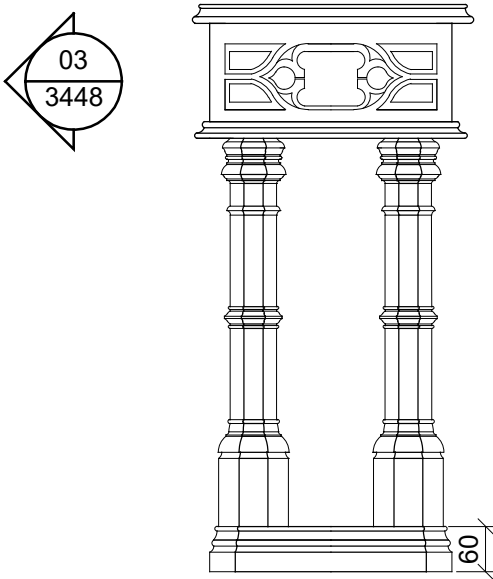


Bolt desks to floor with captive threaded stainless steel sleeves. Sleeves to be flush with floor finish with no trip hazard while desks are removed from chamber.

02
3448
Front / Back Elevation
1:10 at A3



02
3448
Side Elevations
1:10 at A3



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---	---

Donald Insall Associates

Chartered Architects and Historic Building Consultants

Rochdale Town Hall

for Rochdale Development Agency

Phase Three Council Chamber Desks

Type 5 - Proposed

Bridgegate House, 5 Bridge Place, Chester CH1 1SA

(+44) 01244 350 063

chester@insall-architects.co.uk

Scale A3@

10

Status

S4

Purpose of Issue

Consents

File Name

RTH.06 - DIA - ZZ- ZZ - DR- A - 3448

Project

Originator

Volume

Level

Type

Role

Number

Revision

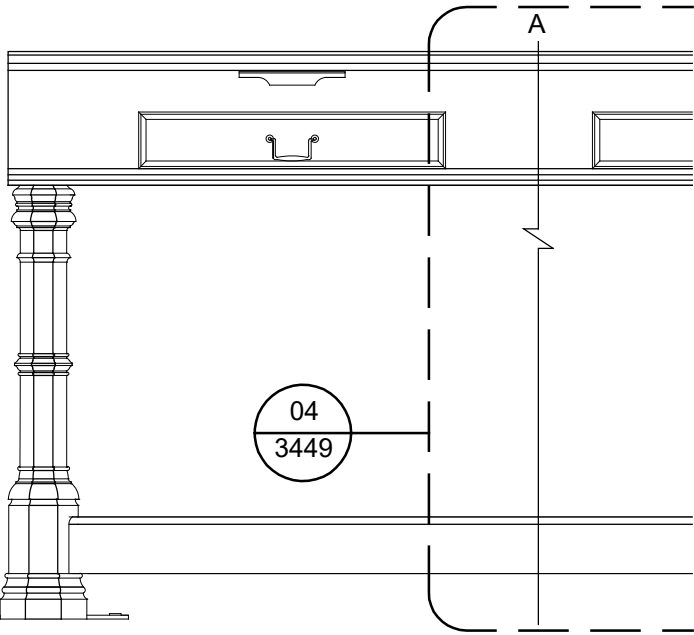
P02

© 2019 DONALD INSALL ASSOCIATES LTD

01 Back Elevation
3449 Part 1 of 2 - 1:10 at A3

03 3446

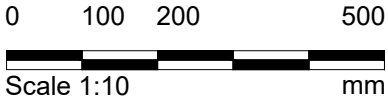
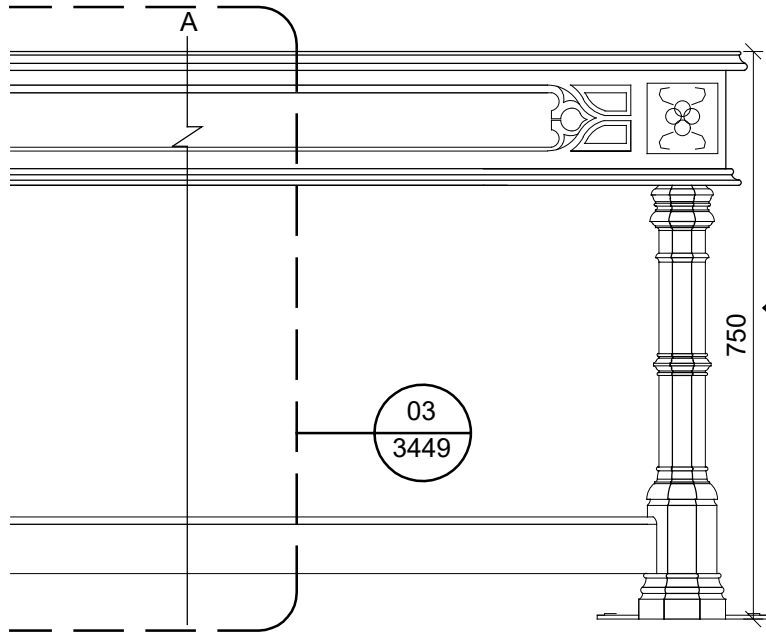
04 3449



02 Front Elevation
3449 Part 1 of 2 - 1:10 at A3

03 3446

03 3449



Desk 4 as shown, but
desk mirrored - refer to plans.
See dwg 3438 for plans.

03 Front Elevation
3449 Part 2 of 2 - 1:10 at A3

02 3449

04 3446

Joint.
Plain fronted joining
piece - moulding profiles
don't match with adjacent.

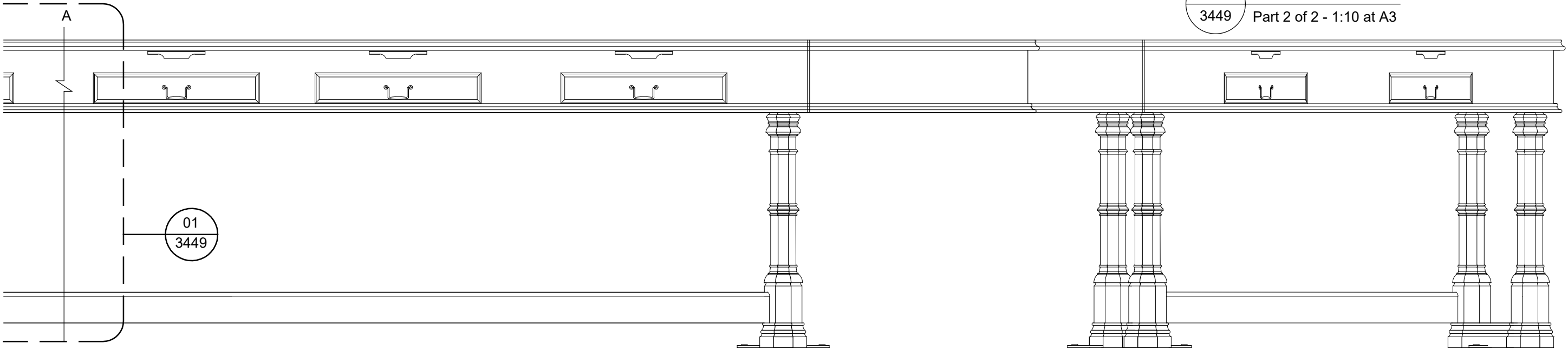
Joint.

Carved rose has been cut
through - desk previously
shortened.

04 Back Elevation
3449 Part 2 of 2 - 1:10 at A3

04 3446

01 3449



Notes

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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

P02	23-04-2024	CZS	DAC	For discharge of consents conditions
P01	11-04-24	CZS	DAC	For Costing
Rev	Date	Dwn	Auth	Revision

Donald Insall Associates
Chartered Architects and Historic Building Consultants

Rochdale Town Hall
for Rochdale Development Agency

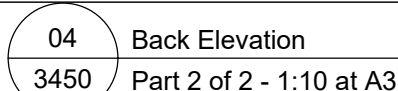
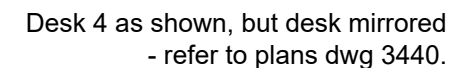
Phase Three Council Chamber Desk
4.1 - Existing - 2 of 2

Bridgegate House, 5 Bridge Place, Chester CH1 1SA
(+44) 01244 350 063
chester@insall-architects.co.uk

Scale A3@	Status	Purpose of issue
10	S4	Consents

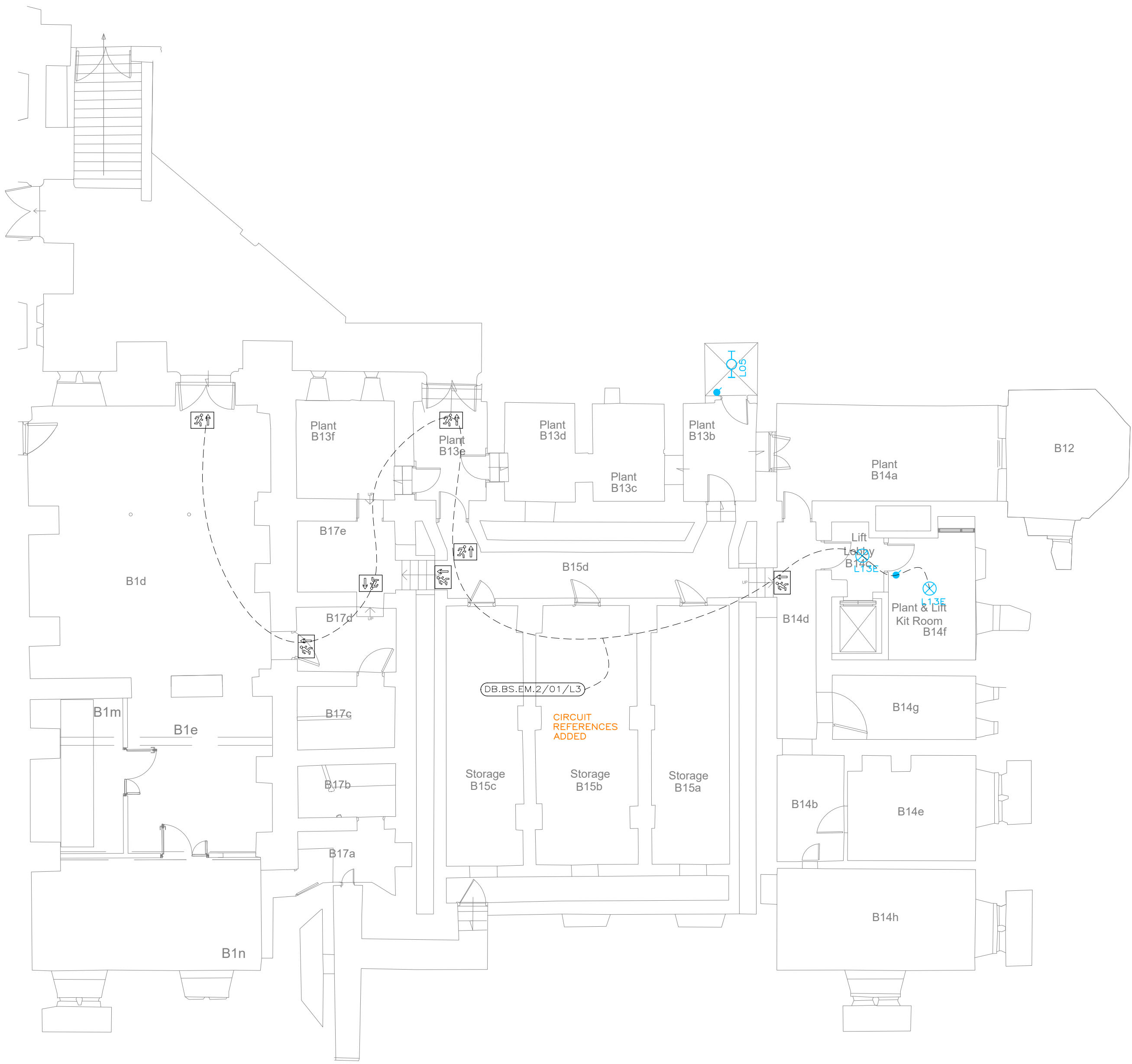
File Name
RTH.06 - DIA - ZZ- ZZ - DR- A - 3449

Project	Originator	Volume	Level	Type	Role	Number	Revision
							P02

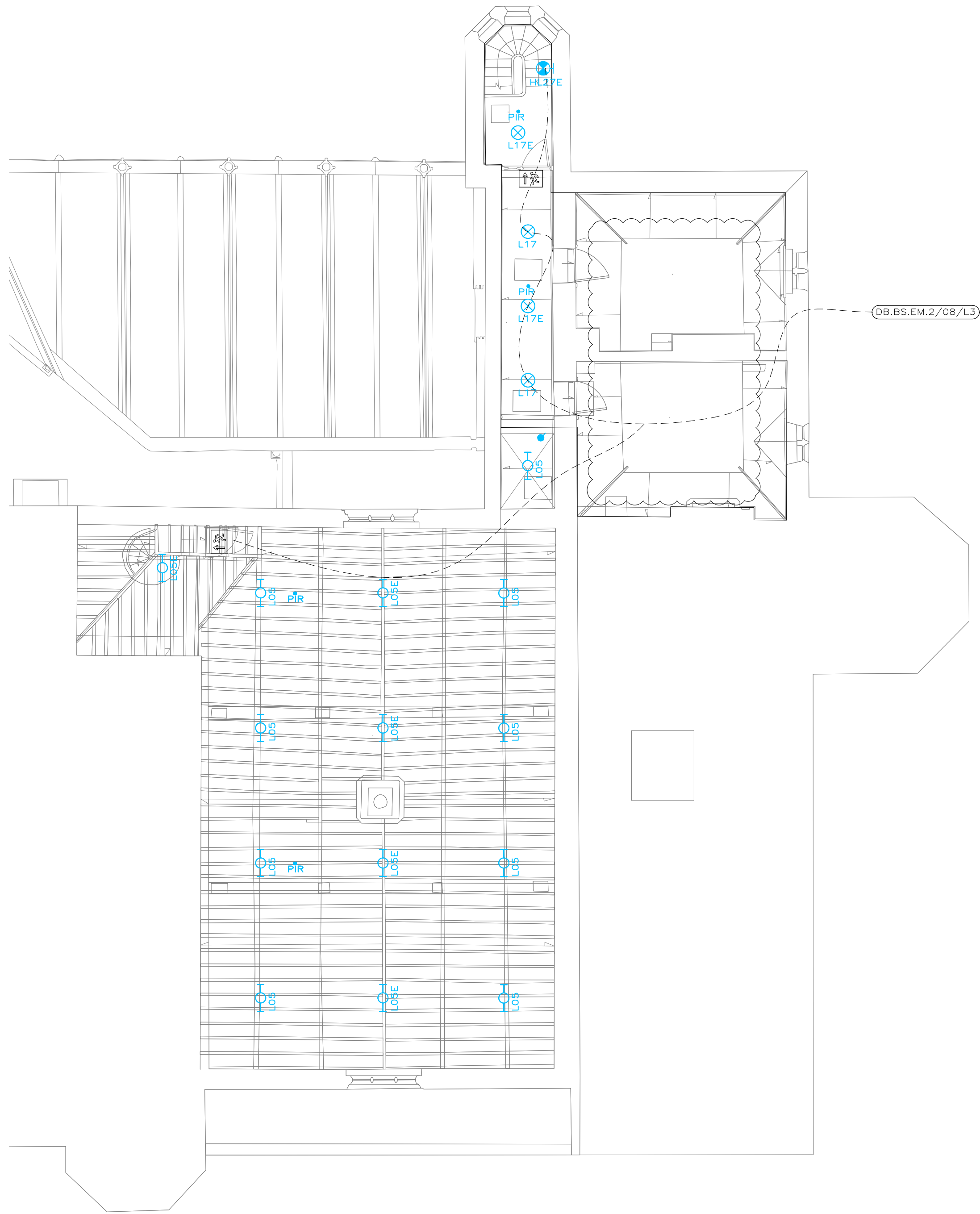


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Appendix B Escape Signage Locations





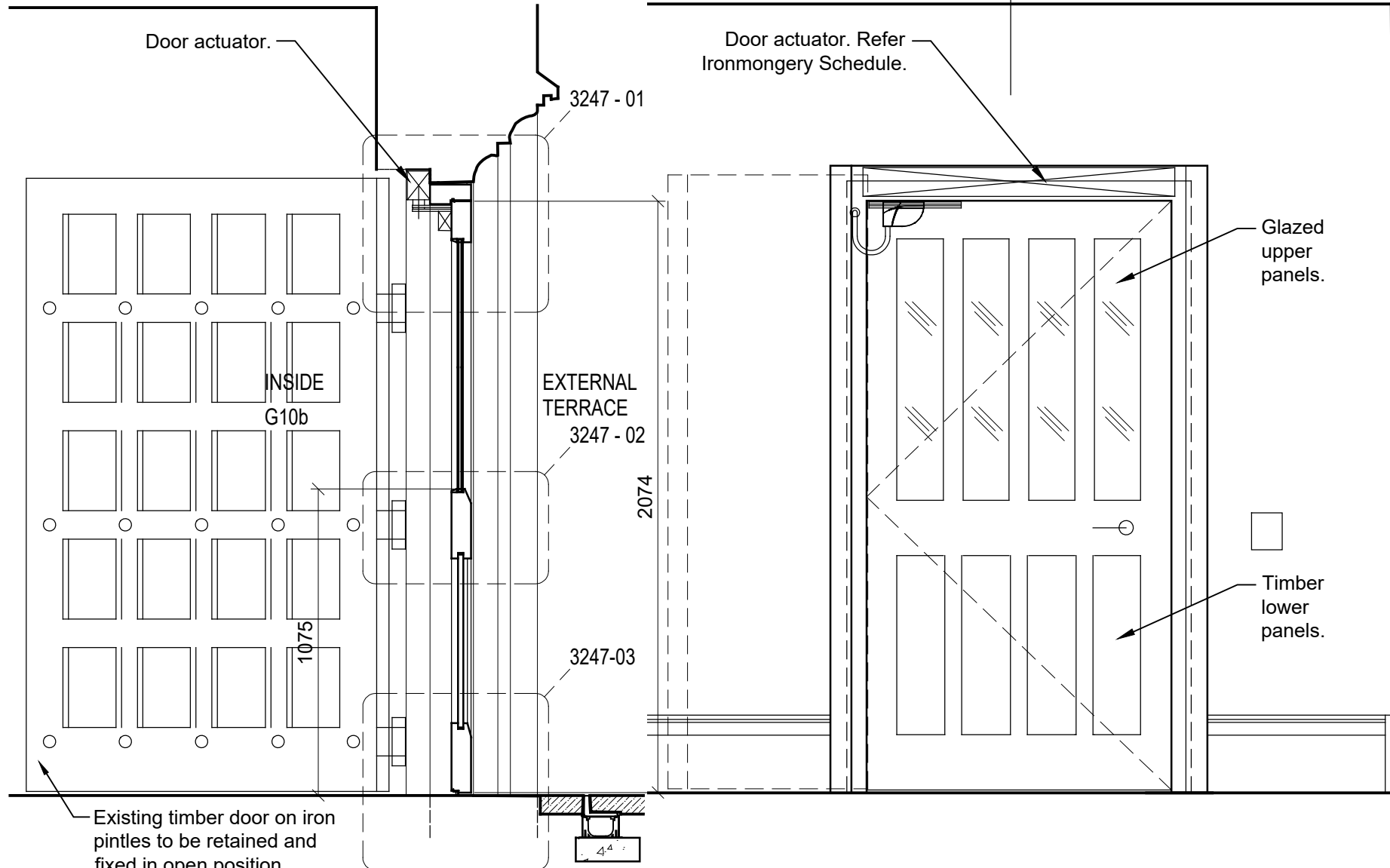


Appendix C Glazing to External Entrances



Intercom mounted on wall
position TBC on site.

01 External elevation - proposed
3246 1:20 @ A3



Door actuator.
Door actuator. Refer
Ironmongery Schedule.

Glazed upper
panels.

Timber
lower
panels.

Existing timber door on iron
pintles to be retained and
fixed in open position.
Provide and fit metal floor
socket for bolt.

02 Section - proposed
3246 1:20 @ A3

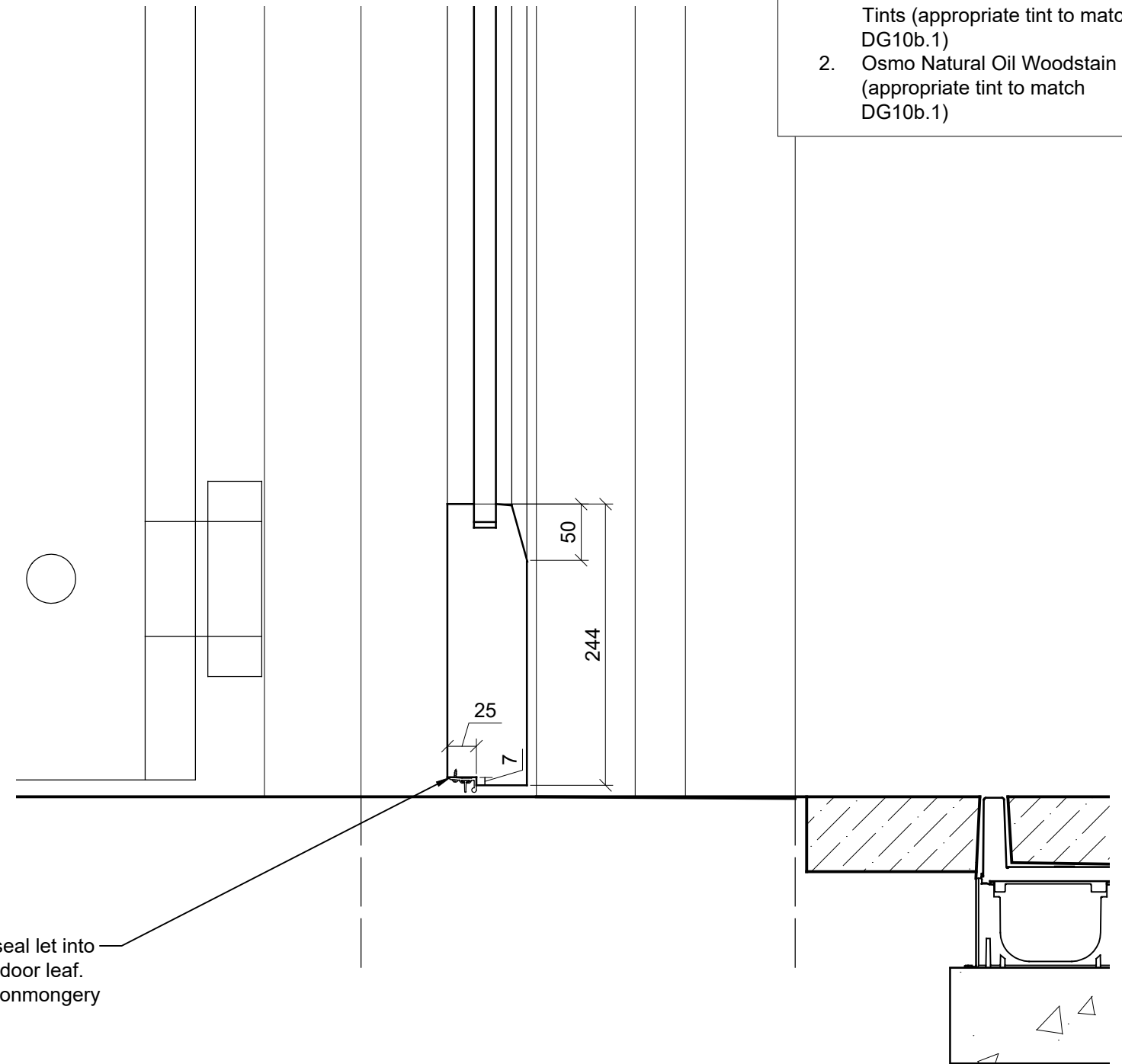
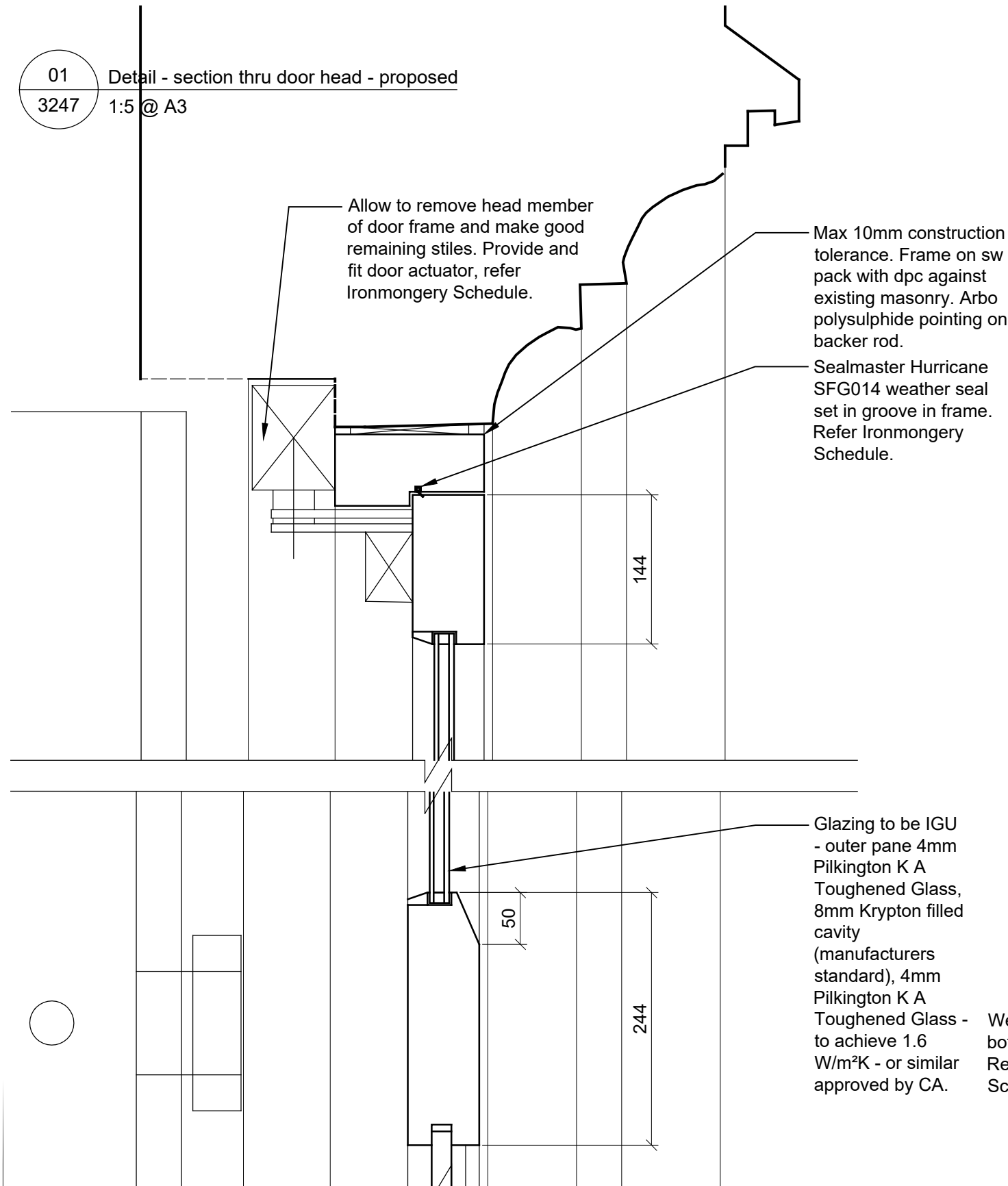
03 Internal elevation - proposed
3246 1:20 @ A3

Refer to Door Schedule 6101.
Refer to Drawings 3245 and 3247 for
complete series.

- Decorations:
Finish to match existing adjacent door
DG10b.1. Prepare 2no. samples for
Architect to review as follows:
- Osmo UV-Protection Oil Extra /
Tints (appropriate tint to match
DG10b.1)
 - Osmo Natural Oil Woodstain
(appropriate tint to match
DG10b.1)



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P04	27-09-2023	CZS	DAC	For Listed Building Consent updates																																																									
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Refer to Door Schedule 6101.
Refer to Drawings 3245 and 3247 for complete series.

Decorations:
Finish to match existing adjacent door DG10b.1. Prepare 2no. samples for Architect to review as follows:

1. Osmo UV-Protection Oil Extra / Tints (appropriate tint to match DG10b.1)
2. Osmo Natural Oil Woodstain (appropriate tint to match DG10b.1)

02
3247

Detail - section thru door mid rail - proposed
1:5 @ A3

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"RENO" INTERCOMS



"RENO" Intercom with name-scrolling, 12-key backlit coded keypad and proximity reader - Flush-fit



REMOTE ONLINE
MANAGEMENT
www.intratone.com

CENTRAL UNIT	1 DOOR (03-0102-EN)	2 DOORS (03-0101-EN)
MAX. NUMBER OF HOME MANAGED	100	1 000
SYSTEM		
Number of relays	1 (+3)	2 (+2)
CONNECTION		
3G / 3G-IP Intratone unit (mobile networks)	•	•
3G / 3G-IP UNIT SPECIFICATIONS		
Remote 3G / 3G-IP unit	•	•
Connection to an additional camera (remote)	•	•
Number of video intercoms per 3G unit	1	2
Number of video intercoms per 3G-IP unit	1	1
CALLS / UPDATES INCLUDED	Request quotation	Request quotation
ACCESS CONTROL EQUIPMENT		
Coded Keypad	•	•
Proximity reader	•	•
FITTING		
Flush-fit	•	•
FINISH		
Anthracite / Silver	•	•
Platinum / Silver	•	•
Gilded / Gold	•	•

MORE INFO:
see pages 52 and 53
CENTRAL UNITS

Call length	40 sec.
Configurable welcome message (64 scrolling or static characters)	YES
Fast alphabetical search	YES
Simplified calling for the partially sighted	YES
Call sheet display (apartments) during time slots	YES
Operational messages: (call in progress...) Speech synthesis + display	YES
Anti-disturbance ⁽¹⁾	YES
Sound level adjustment without dismantling (depending on associated central unit)	YES
Automatic call return if no answer	YES

⁽¹⁾ System ensuring that a resident is not disturbed by repetitive calls

TECHNICAL SPECIFICATIONS

POWER SUPPLY	CABLING		INTERCOM SIZE	ENVIRONMENT
Central unit min. 12/24 V DC - 2 A	2-DOOR CENTRAL UNIT 03-0101-EN 3G unit - Central unit 6 wires (3 twisted pairs) Ø 0.8 mm - Max: 100 m Central unit - Intercom 6 wires (3 twisted pairs) Ø 0.8 mm - Max: 200 m Intercom - 3G unit 2 wires (1 twisted pair) Ø 0.8 mm - Max: 100 m	1-DOOR CENTRAL UNIT 03-0102-EN Central unit - Intercom / 3G unit 4 wires (2 twisted pairs) Ø 0.8 mm - Max: 200 m Intercom - 3G unit 6 wires (3 twisted pairs) + 2 wires (video) Ø 0.8 mm - Max: 100 m	L x H x D 120 x 270 x 15 mm (+ Proximity reader: 4.5 mm) BUILT-IN WALL BOX SIZE L x H x D 96 x 244 x 45 mm	Intercom operating temperature -20° C to +70° C Intercom storage temperature -20° C to +70° C Intercom protection class Intercom IP55 Outdoor fitting

"RENO" INTERCOM RANGE

REFERENCES	INTERCOM ONLY	OUR PRICES
02-0126-EN	Anthracite / Silver	
02-0135-EN	Platinum / Silver	
02-0138-EN	Gilded / Gold	
COMPLETE PACKS INCLUDING 1 INTERCOM + 1X100-NAME CENTRAL UNIT (1-DOOR CENTRAL UNIT 03-0102-EN)		
02-0127-EN	Anthracite / Silver	
02-0136-EN	Platinum / Silver	
02-0139-EN	Gilded / Gold	
COMPLETE PACKS INCLUDING 1 INTERCOM + 1X1.000-NAME CENTRAL UNIT (2-DOOR CENTRAL UNIT 03-0101-EN)		
02-0128-EN	Anthracite / Silver	
02-0137-EN	Platinum / Silver	
02-0140-EN	Gilded / Gold	
ACCESSORIES		
12-0134	Surface-mounted box for "Reno" intercom Anthracite / Silver	
12-0140	Surface-mounted box for "Reno" intercom Platinum / Silver	
12-0141	Surface-mounted box for "Reno" intercom Gilded / Gold	

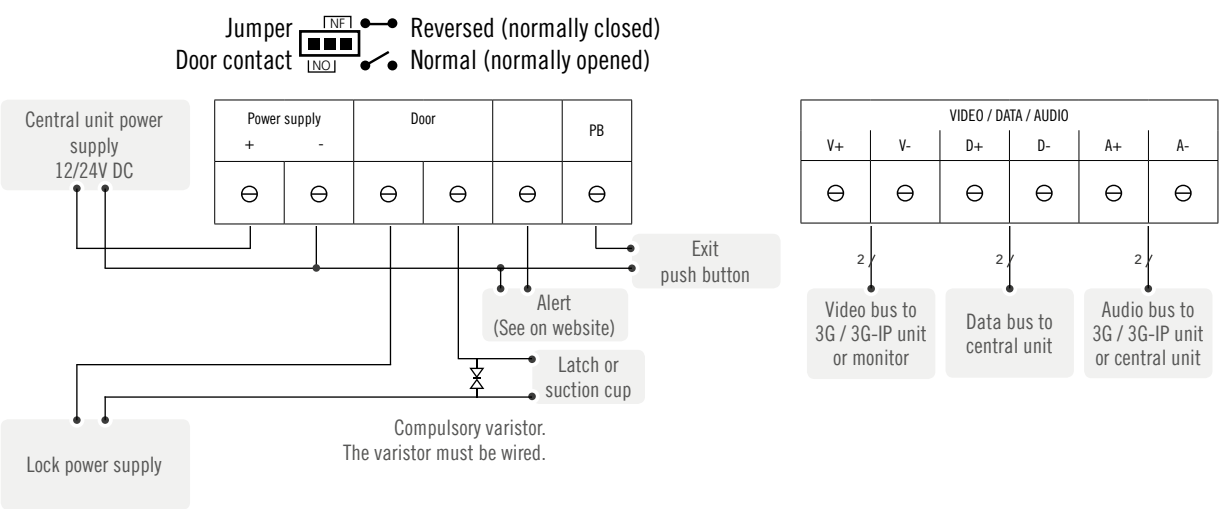
Monthly

Classic monthly packages
AUDIO or BOXEO
Unlimited calls and updates

Custom

Adjustable packages
PREPAID or FLEET
Unlimited calls and updates

SIMPLIFIED DIAGRAM



MOTORISED TOUCH BAR RANGE



Strand Antipanic Motorised Touch Bar Range

- Similar in design to the standard touch bar, the motorised touch bar range comprises a full width touch bar and modular components.
- The range offers a large degree of flexibility and can provide 1, 2 and 3 point latches and 2 or 3 point bolts.
- Standard size motorised touch bar, 840mm, is suitable for doors up to 860mm wide, for doors exceeding these dimensions an extra wide touch bar of 1170mm is available.
- Can be connected to a variety of access entry systems such as a digital keypad, proximity reader or swipe card to allow controlled access from outside.
- Operates on 12-24v DC (stabilised) or 12v AC.
- 2 amp power supply.

Application

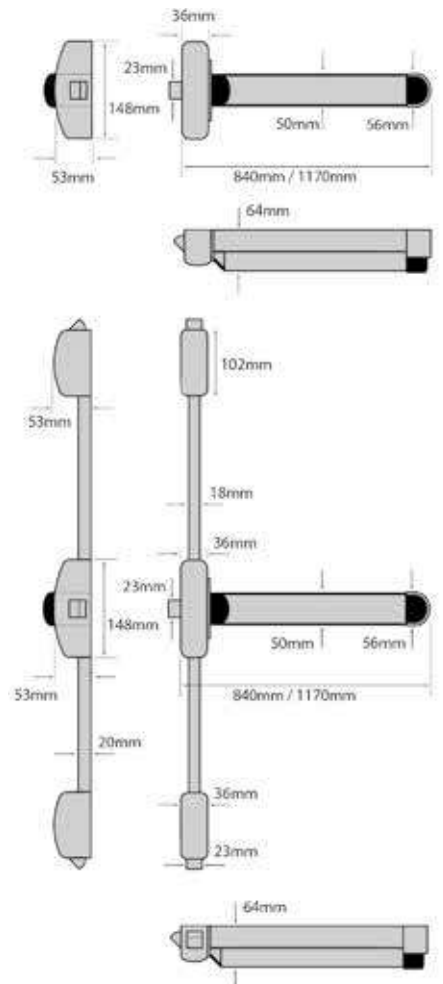
- Supplied with striker plates for timber doors as standard.
- Strikers also available for PVC-U, Aluminium and Steel doors (Please specify when ordering).

Dogging facility:

Dogging should not be used on the fire/smoke door assemblies

- Not supplied as standard but is available with a dogging or holdback facility.
- Can only be used on escape doors.
- If required please specify when ordering.

Technical Drawings



Technical drawings applicable to PHTM50, PHTM55, PHTM57



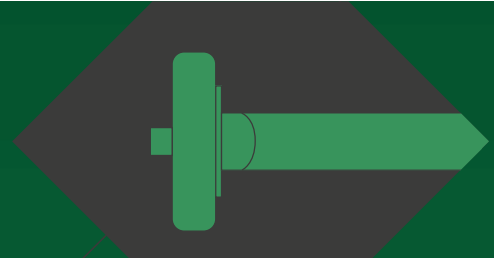
All Panic Hardware devices (with full width touch bar) have been tested and certified to EN1125:2008 (Classification 3-7-7-B-1-4-2-2-B-A)

Microswitch

- The motorised touch bar range can be provided with a microswitch contained in the operating mechanism (Additional cost).
- If required please specify at the time of ordering stating the microswitch location.

Outside access

- Optional outside access devices are available to provide entry from the outside (See page 12-13 for further information).



Finishes

Powder coated finishes

Silver EPS (20)

Black EPB (01)

White EPW (25)

Silver with Green crossarm SGN (82)

Black with Green crossarm BGN (81)

White with Green crossarm WGN (85)

Black with SAA crossarm BSR (80)

Other colours (00)

Plated finishes

Satin Stainless Steel Plated SSSP (44)

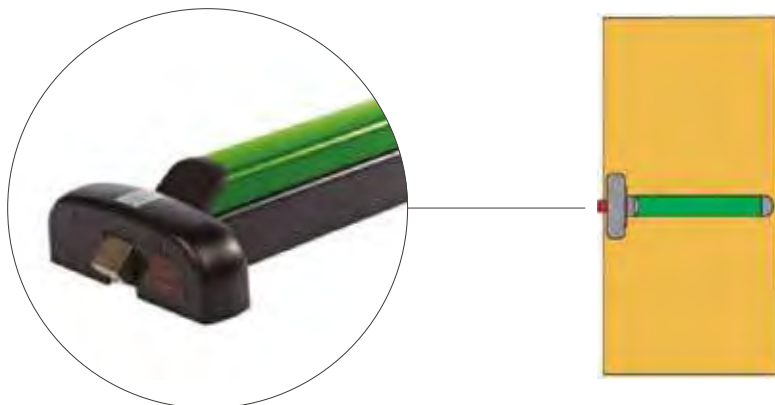
Satin Stainless Steel Plated with Green cross arm SSGN (84)

*Polished Stainless Steel Plated PSSP (55)

*Polished Brass Plated BP (43)

*** Various other RAL colours and plated finishes are available to special order. Please contact us to enquire.**

PHTM0 Single Point Motorised Touch Bar Latch



PHTM5 3 Point Motorised Touch Bar Bolt



Appendix D Glazed Guarding Within Council Chamber

Timber packing as required.

Frameless —
structural
glass guarding.
CDP element.

FFL
128.110

FFL
127.935

- Desks on raised flooring behind glassed guarding.

Oak facing to wrap around end to meet timber rise of step. Timber step rise to run flush into oak end facing. Timber finished to match existing paneling.

FFL
127.760

arding _____
bolts

Timber raised floor structure
refer to 3451 & 3455

sing's to steps refer to drawing 3437.

number rise to upper step refer to drawing 3437.

structural glass clamp bolted back to new steel
work, to glazing specialist design and detail.

new steelwork bolted securely to existing
existing, for securing new structural glass
cladding. To structural engineers details.

X 75mm continuous steel angle.
or boards to be locally notched if required.

Member joists notched locally to
commodate fixings as required.

Technical drawing of a roof edge detail. It shows a cross-section of a parapet wall and a sloped roof. Arrows point to the roof surface, the parapet wall, and the roof edge.

04	Key plan
3431	Not to scale

corresponding guarding adjacent to west wall to match, but mirrored.

To be read in conjunction with
Specifications C51, G20, L30 and Z10.

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Rochdale Town Hall
for Rochdale Development Agency

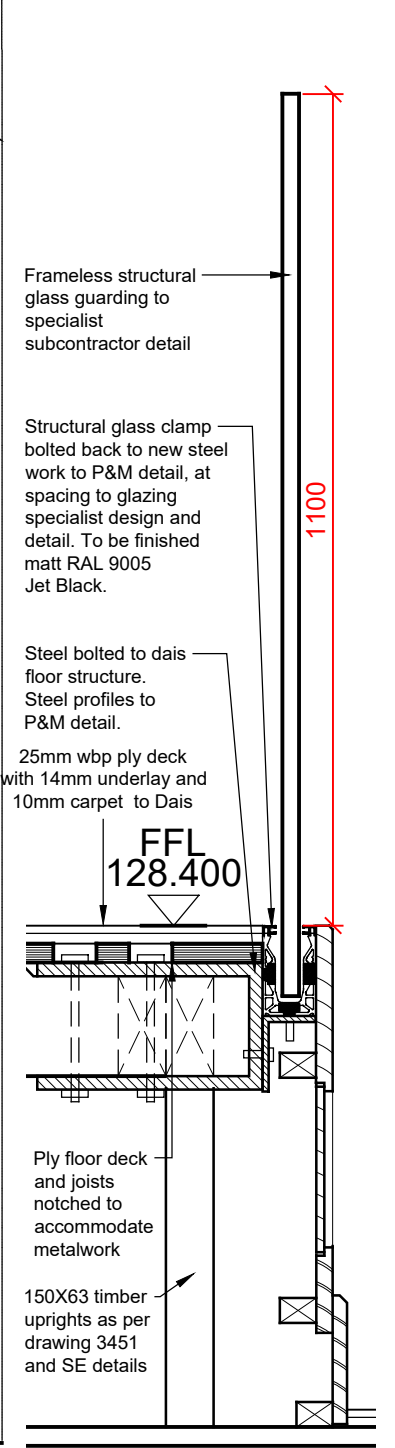
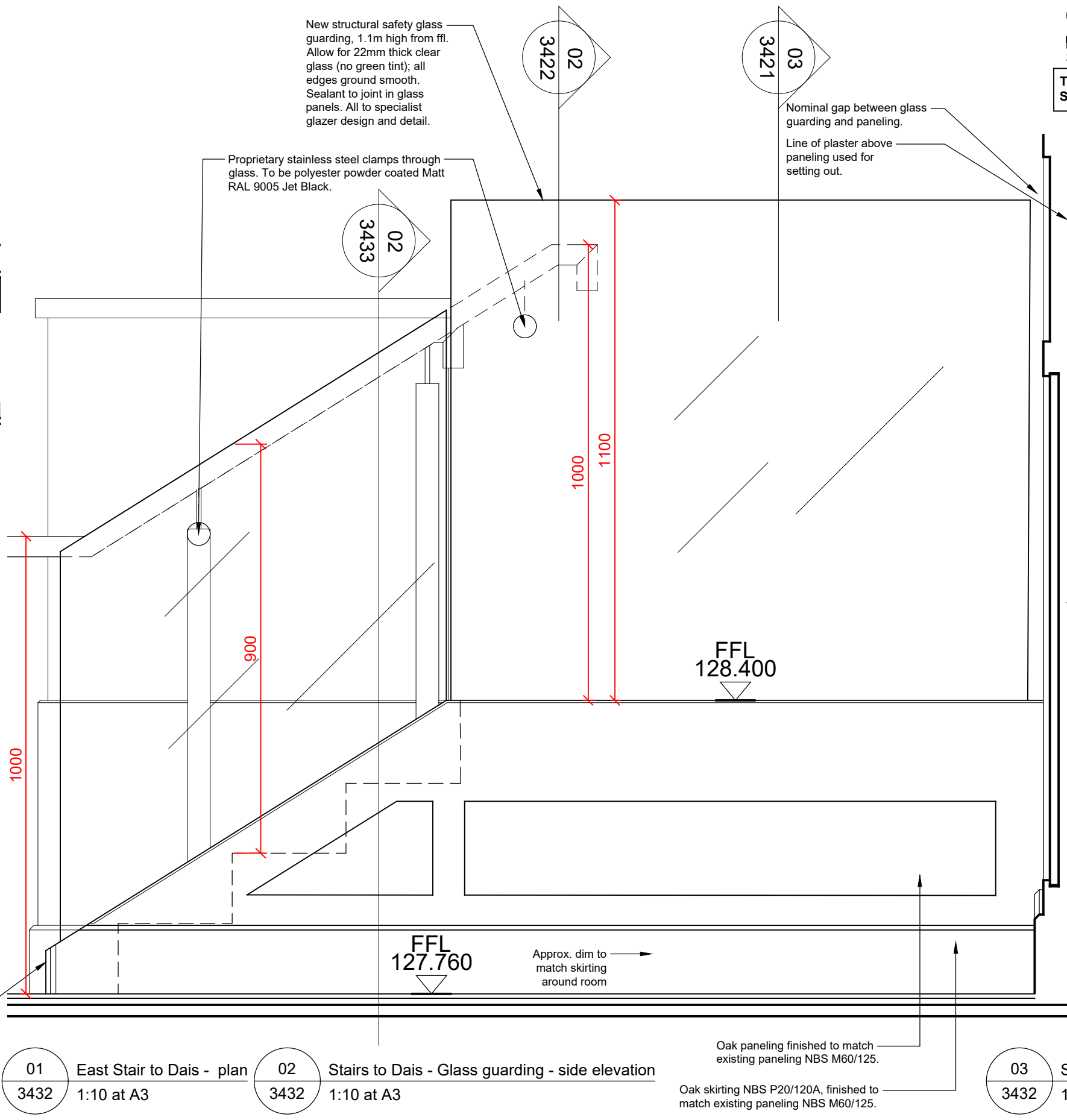
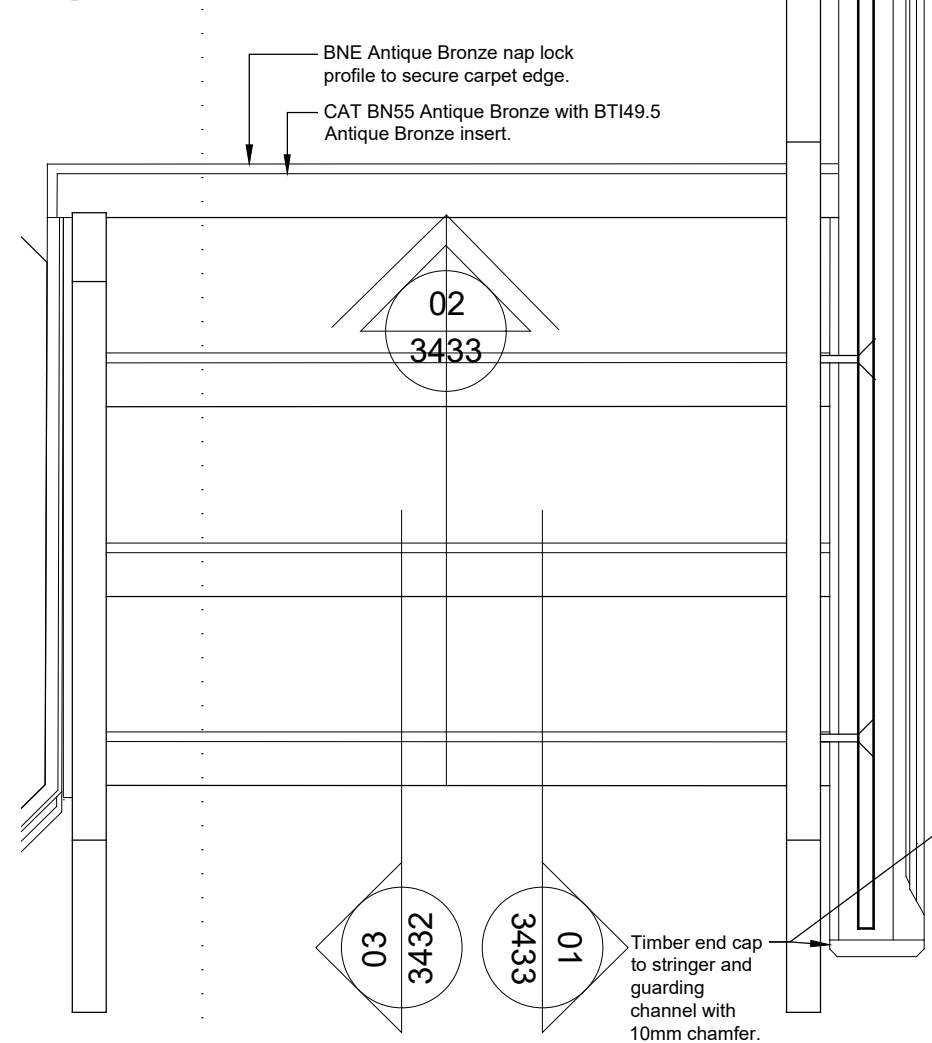
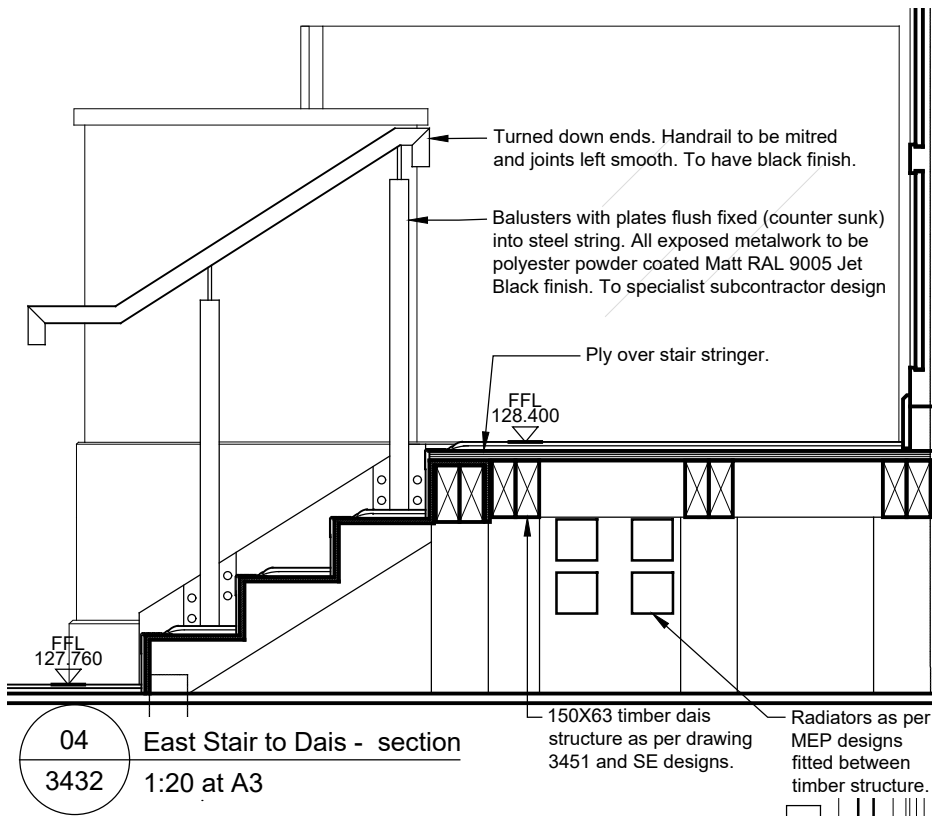
Scale A3@	Status	Purpose of issue
1:10	S4	Planning & LBC

Phase Three Council Chamber Guarding to Platforms

File Name	RTH - DIA - XX- 20 - DR- A - 3431							P03
Project	Originator	Volume	Level	Type	Role	Number		Revision

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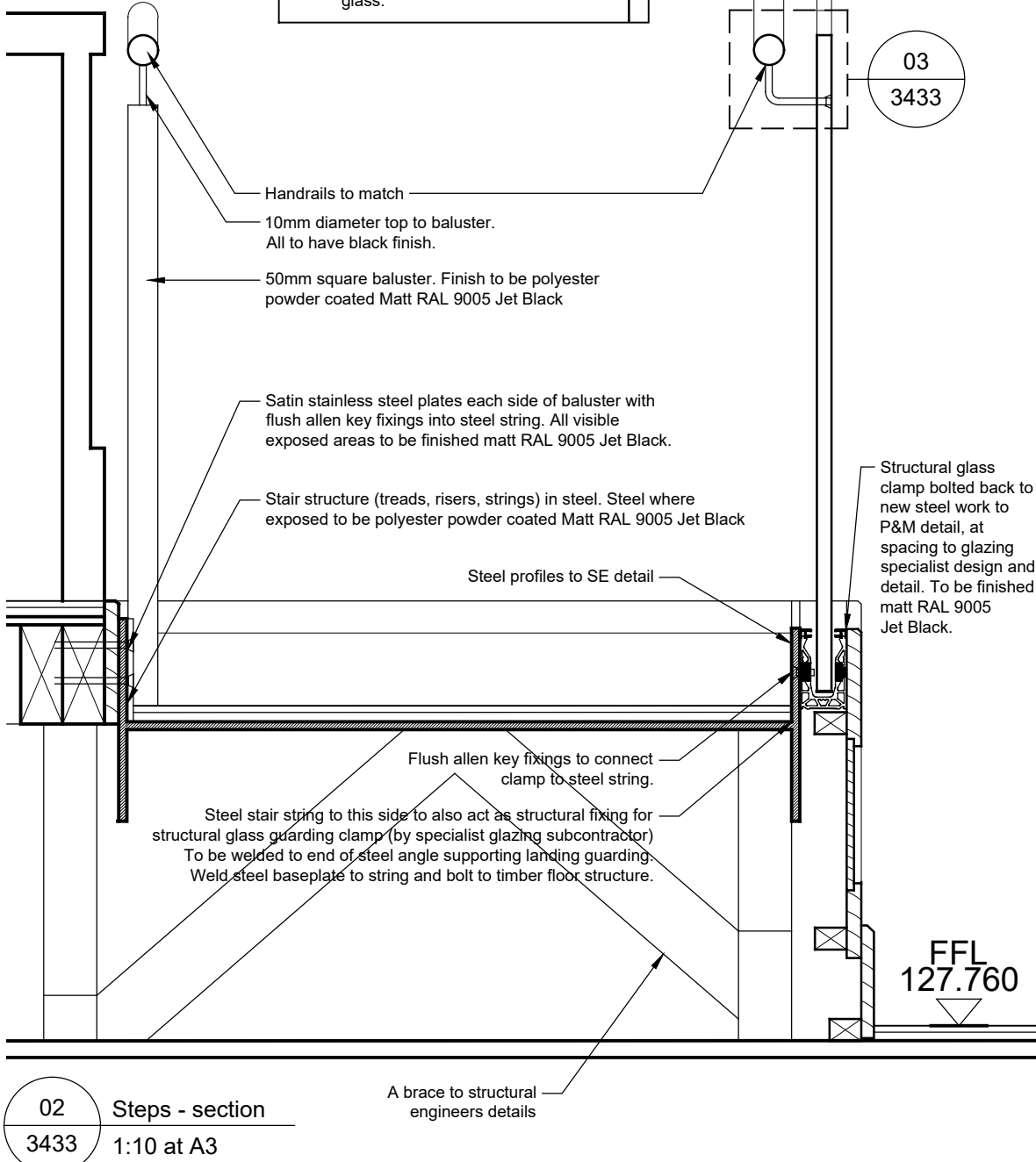
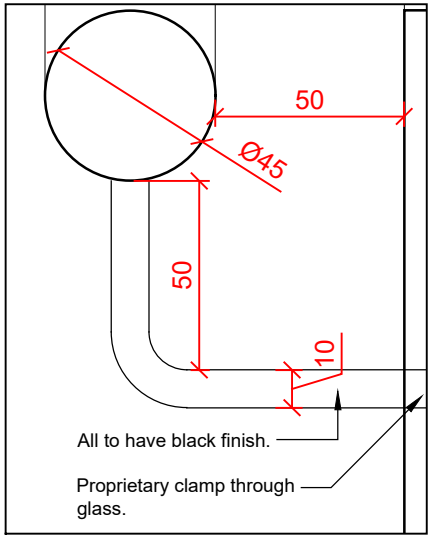
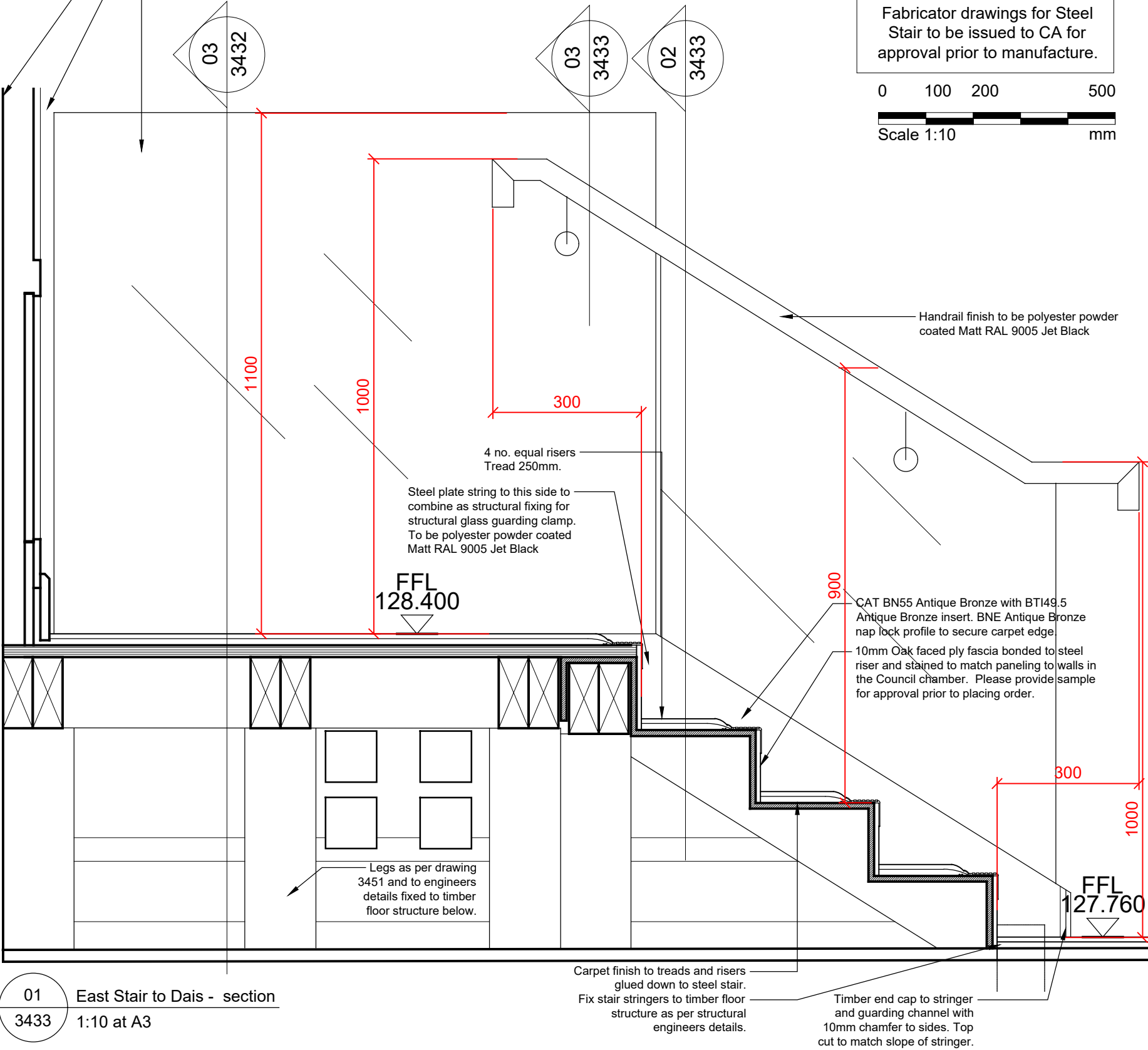
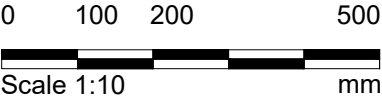


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Line of plaster above paneling.
Nominal gap between glass guarding and paneling.
Frameless structural glass guarding to specialist glazing subcontractors details.

Contractor designed portion
Structural glazed balustrade and
opposite handrail and balusters to
specialist subcontractors design,

Fabricator drawings for Steel
Stair to be issued to CA for
approval prior to manufacture.



01 3433 East Stair to Dais - section
1:10 at A3

02 3433 Steps - section
1:10 at A3

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for Rochdale Development Agency

Phase Three

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Status

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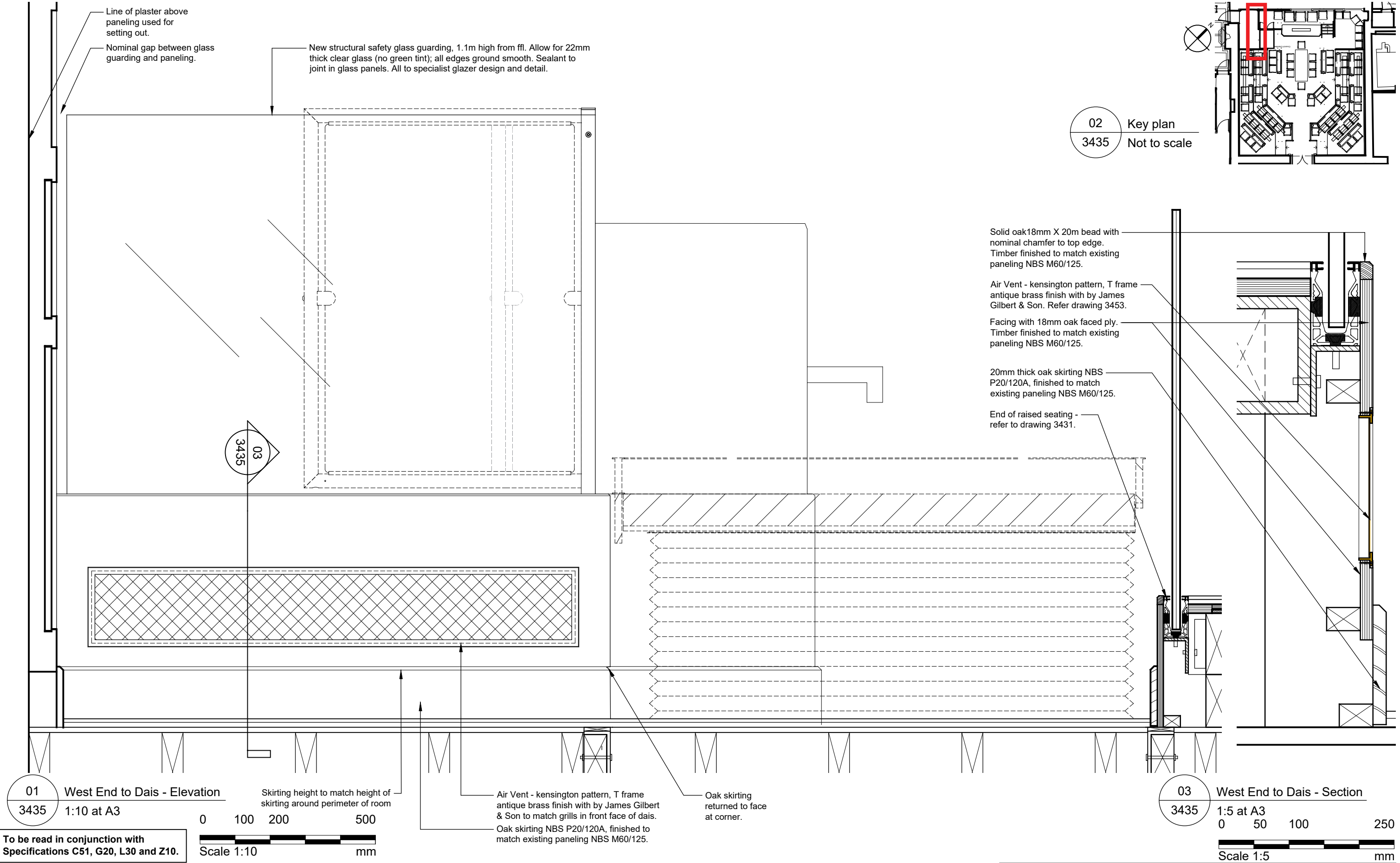
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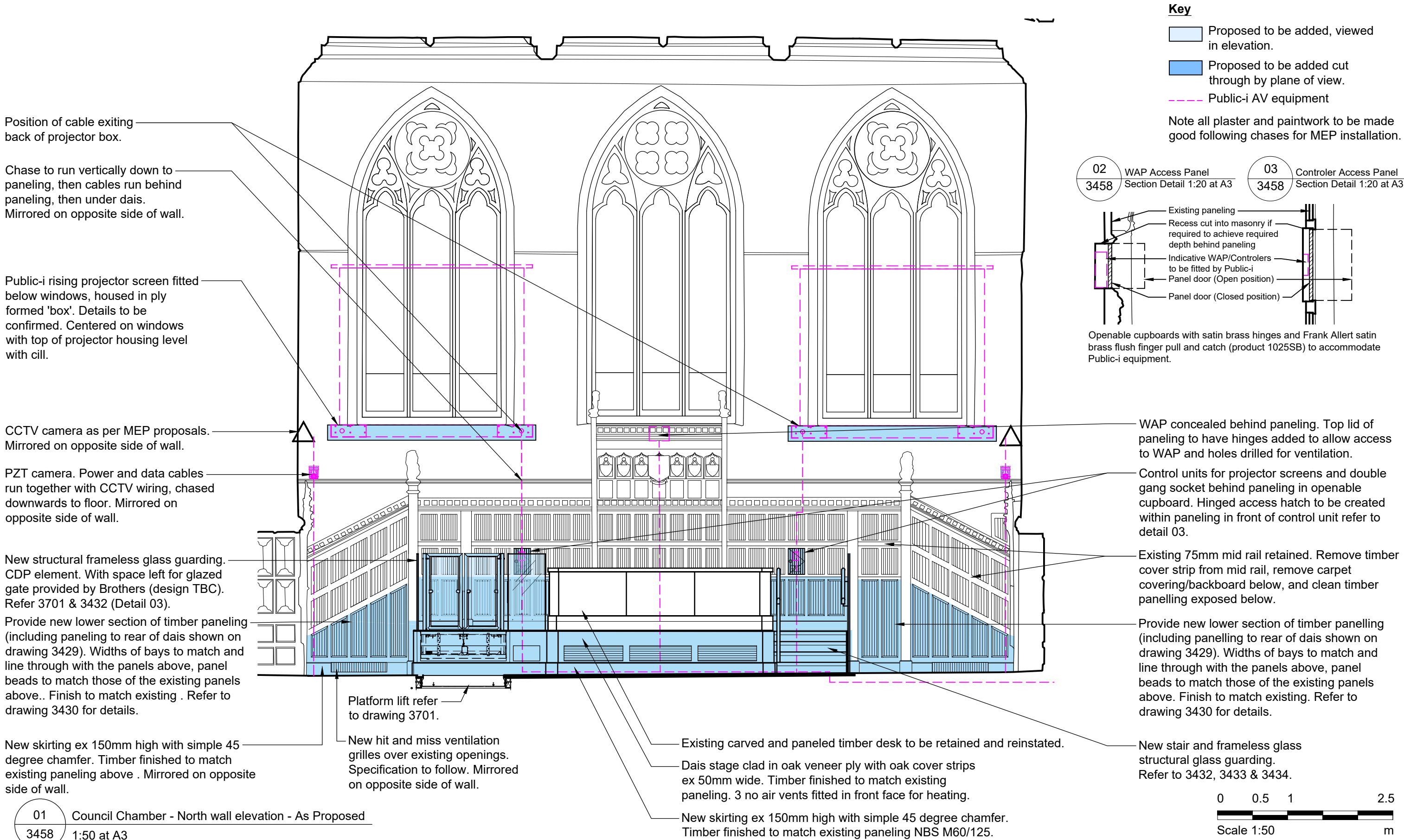
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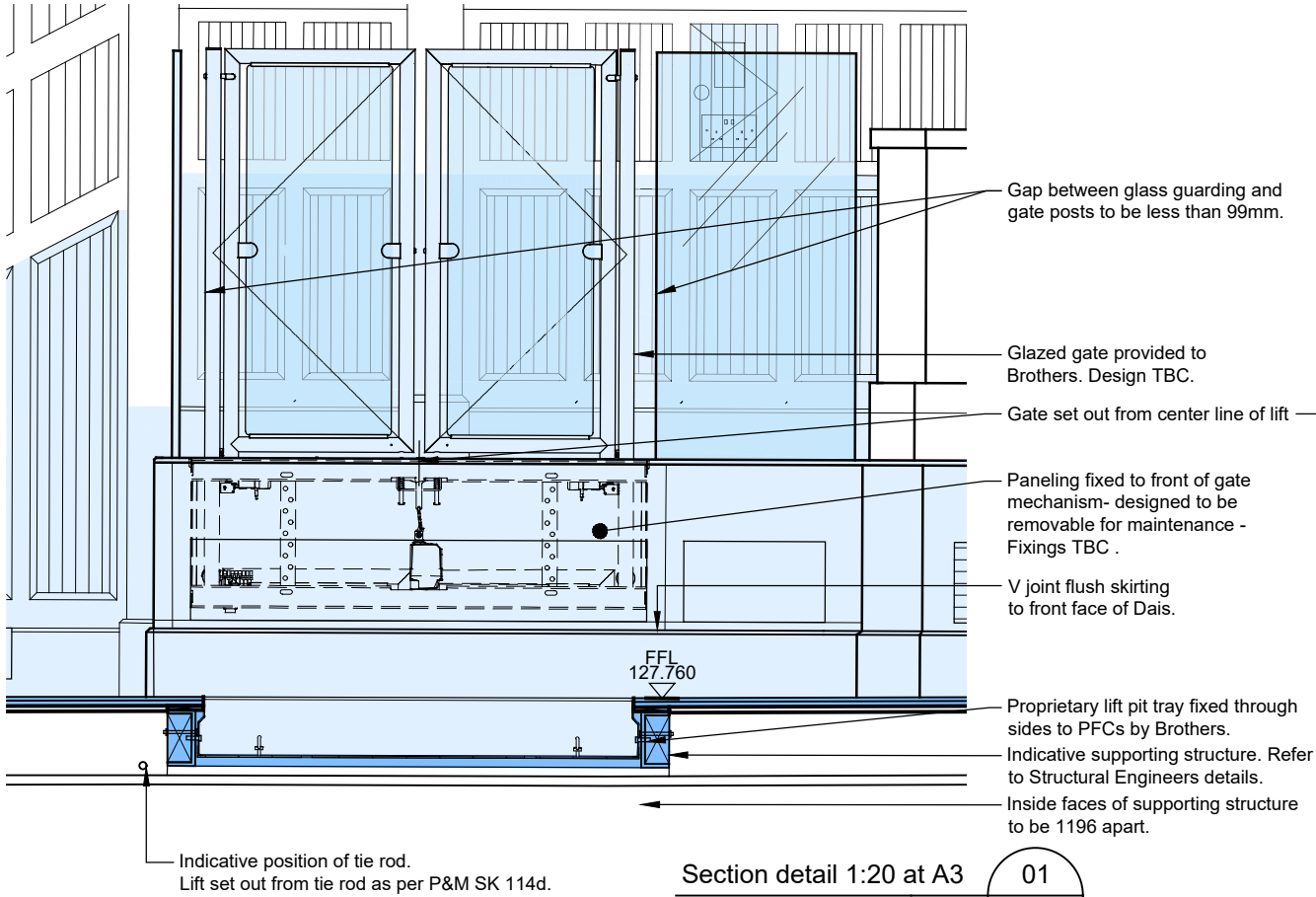


To be read in conjunction with Specifications C51, G20, L30 and Z10.

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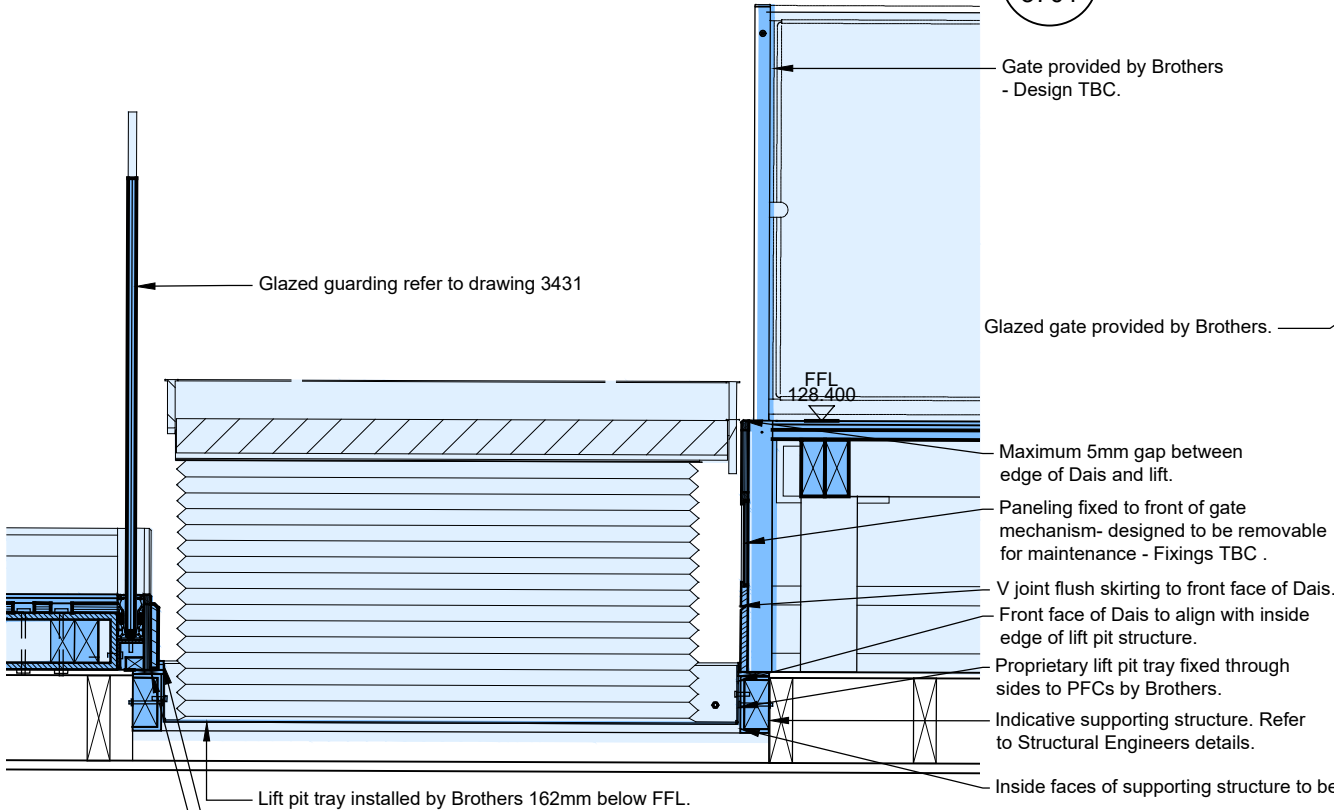


Notes 1. Any dwg format drawing is to be read in conjunction with and at the scale of the accompanying pdf. 2. Where colours other than black or grey are used, the drawing must be plotted in colour. 3. For status 'C' (Construction) drawings all dimensions are to be checked on site by the contractor, 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 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			
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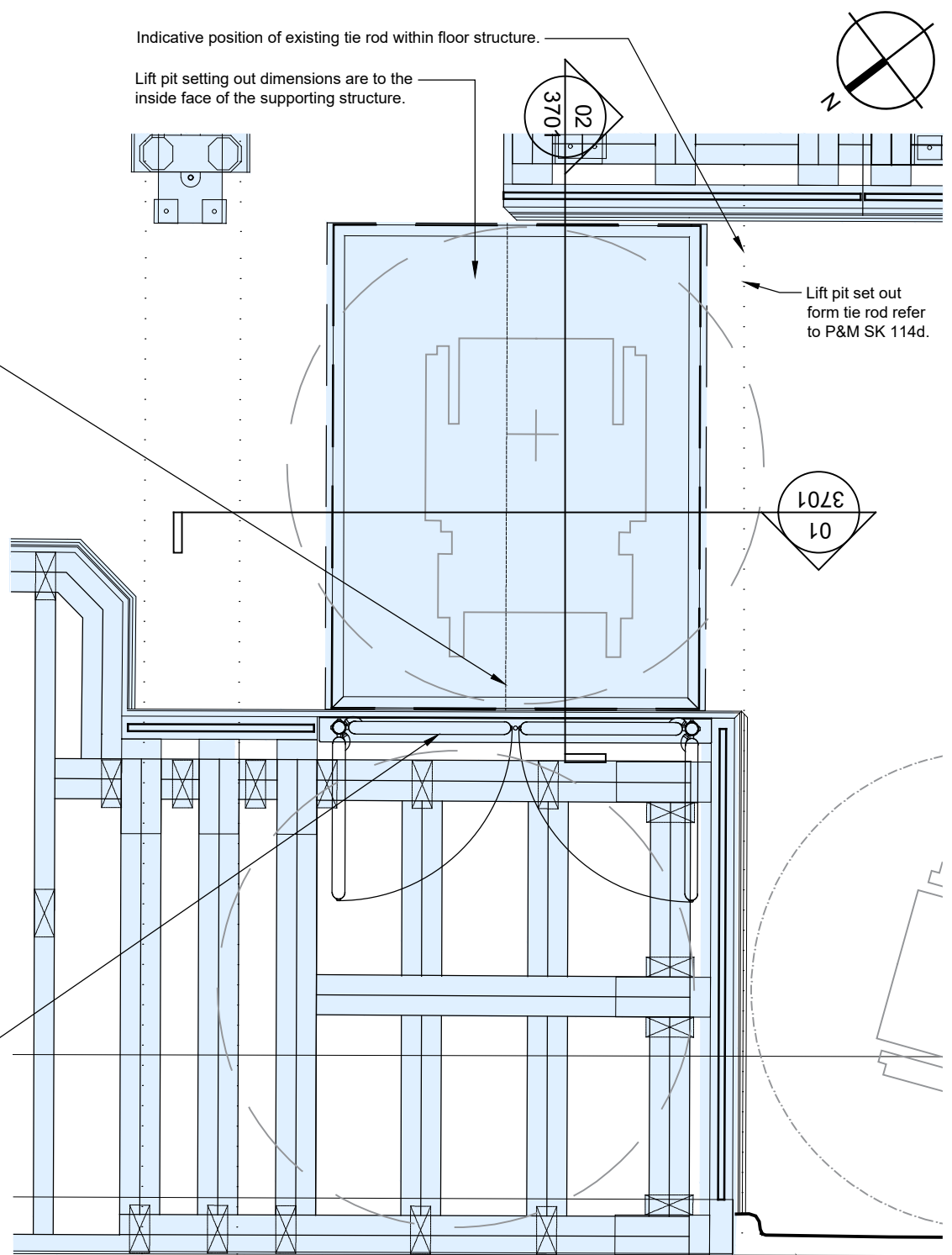
Section detail 1:20 at A3

01
3701



Section detail 1:20 at A3

02
3701



03 Plan detail 1:20 at A3

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.

KEY:

(Light Blue)
Proposed to be added, viewed in elevation.

(Dark Blue)
Proposed to be added cut through by plane of view.

0 200 400 1000

Scale 1:20 mm

Notes				Status codes				Revision			
1.	Any dwg format drawing is to be read in conjunction with and at the scale of the accompanying pdf.	S0	Work in Progress	D1	Suitable for Costing	C03	24-05-24	CZS	DAC	Setting out updated following discovery of tie rod within floor structure.	
2.	Where colours other than black or grey are used, the drawing must be plotted in colour.	S1	Suitable for Co-ordination	D2	Suitable for Tender	C02	02-05-24	CZS	DAC	Lift pit depth updated and setting out dims to walls clarified - For Construction	
3.	For status 'C' (Construction) drawings all dimensions are to be checked on site by the contractor, scaling is for Local Authority purposes only.	S2	Suitable for Information	D3	Suitable for Contractor Design	C01	26-04-24	CZS	DAC	For Construction	P10
4.	Unless otherwise indicated, all dimensions are in millimeters.	S3	Suitable for Review & Comment	D4	Suitable for Manufacture/Procurement	P06	22-04-24	CZS	DAC	Revised details for coordination.	P09
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.	S4	Suitable for Stage Approval			P05	25-03-24	CZS	DAC	Revised lift position. For coordination	C05
6.	In the event of any discrepancy, please contact us immediately.					P04	22-06-23	CZS	ARF	For Building Control	C05
7.	This drawing may contain survey information by others and is to be used solely for the purposes for which it was issued.					P03	05-06-23	CZS	ARF	For Planning & LBC	P08
8.	These are uncontrolled documents issued for information purposes only. If you have any queries regarding the drawings, please contact DIA immediately.					P02	02-03-23	CZS	ARF	For costing	P07
9.	Please note DIA cannot be held responsible for any errors arising from changes made to an uncontrolled dwg file.					P01	10-11-22	CZS	CXD	Initial issue	C04
				CR	Construction Record					Updated adjacent guarding - For Construction	
								Rev	Date	Dwn	Auth

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Rochdale Town Hall
for Rochdale Development Agency

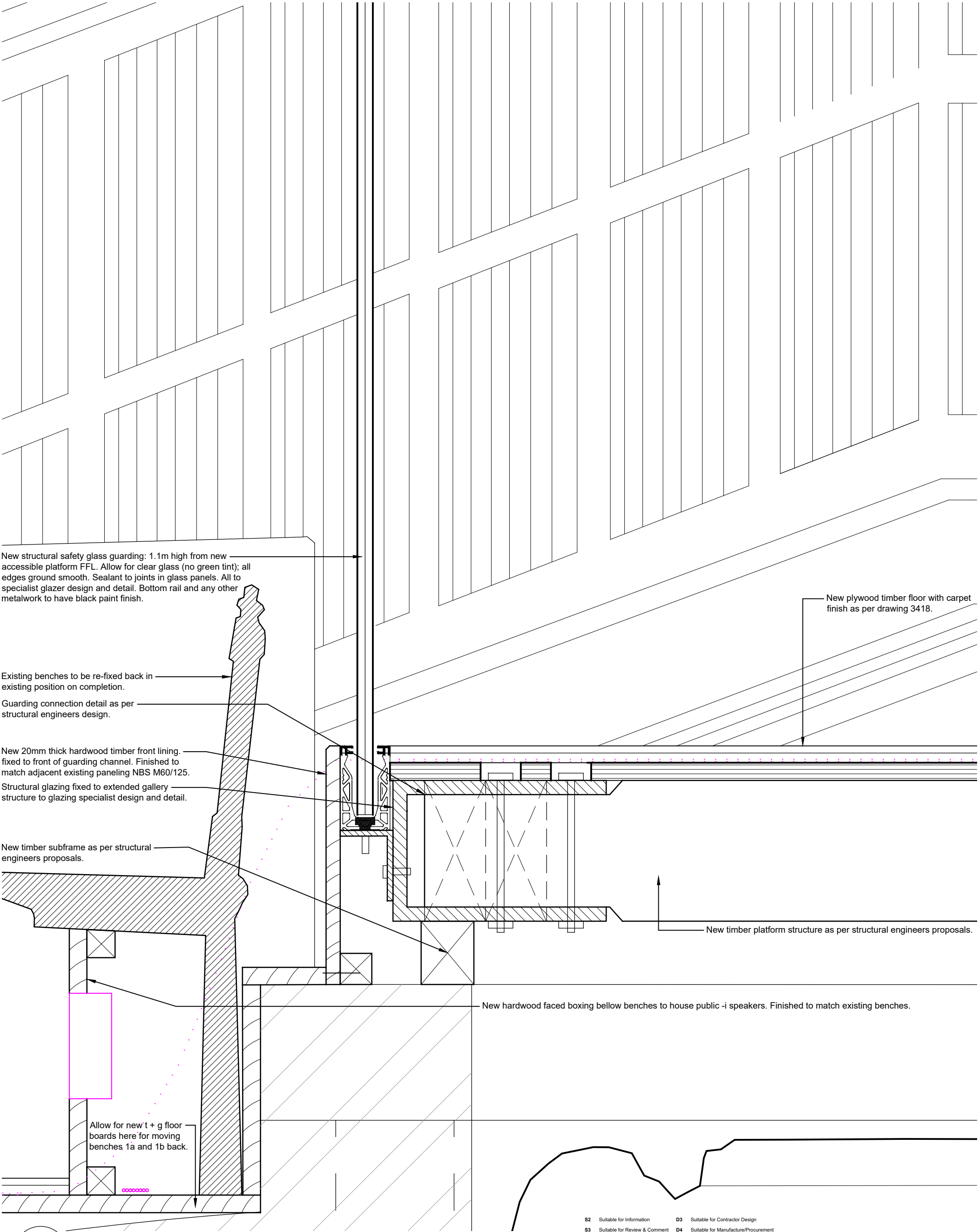
Phase Three - Council Chamber
Platform Lift Proposed

20
S4
Planning & LBC

RTH.06 - DIA - XX- 20 - DR- A - 3701

P10

Project Originator Volume Level Type Role Number Revision



01 Accessible platform and guarding - detail
3407 1:5 @ A3

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

0 50 100 250
Scale 1:5 mm

Notes					
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P07	18-09-24	CZS	DAC	For Planning & LBC Conditions Discharge	
C04	12-09-24	CZS	DAC	Guarding connection detail updated to coordinate with structural engineers proposals. For Construction	
C03	17-06-24	CZS	DAC	Guarding connection detail updated to coordinate with structural engineers proposals. For Construction	
C02	05-06-24	CZS	DAC	Guarding connection detail updated to coordinate with structural engineers proposals. For Construction	
C01	25-04-24	CZS	DAC	For Construction	
P06	22-04-24	CZS	DAC	For coordination	
P05	31-10-2023	SXG	ARF	Glazing fixing amended' costing issue.	
P04	22-06-2023	CZS	ARF	For Building Control	
P03	19-06-2023	CZS	ARF	For Planning & LBC	
P02	17-03-2023	SXG	ARF	Issued for costing	
P01	10-11-2022	SXG	.	Issued for costing	
Rev	Date	Dwn	Auth	Revision	

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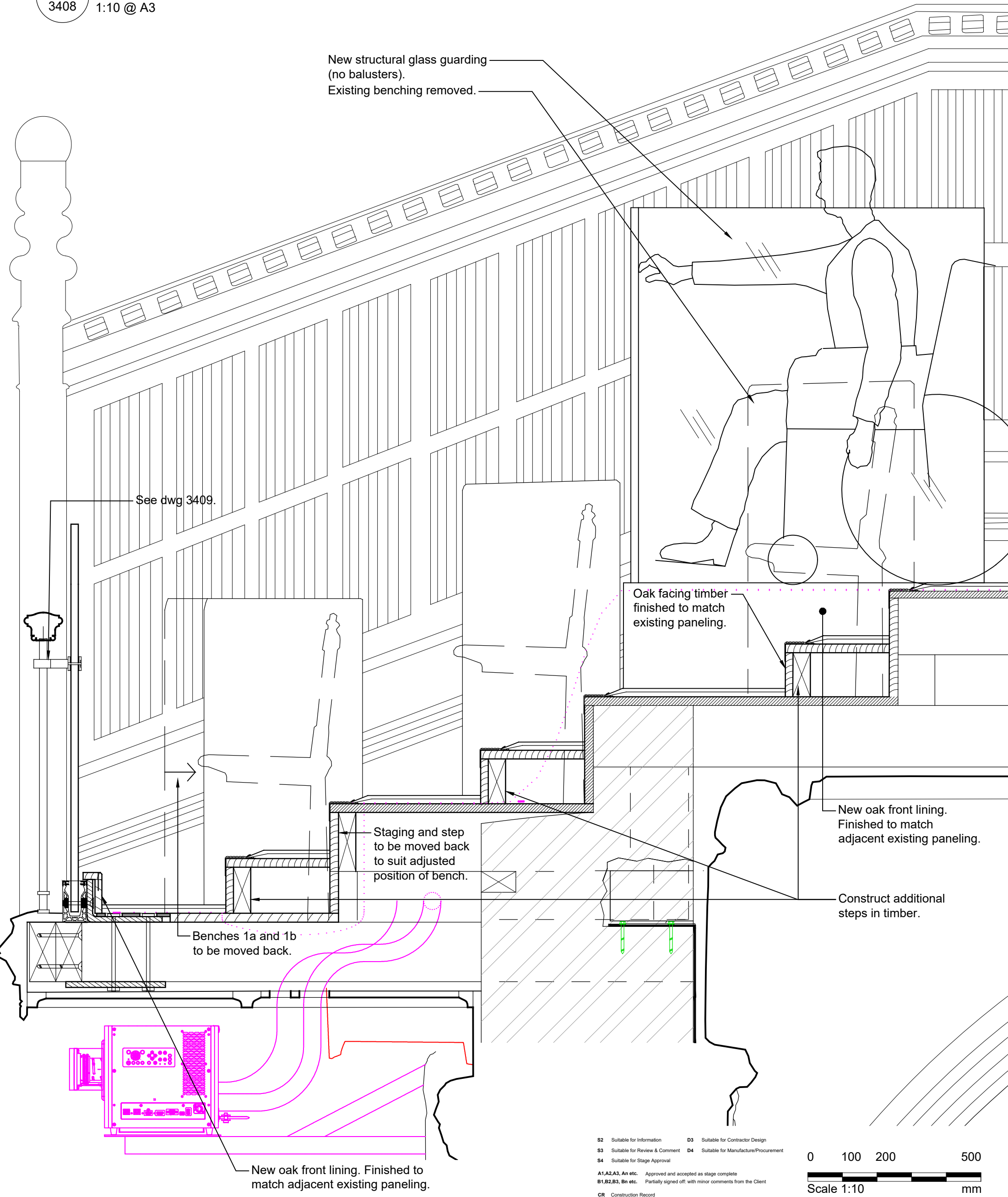
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Scale A3@ 5 Status S4 Purpose of issue Planning & LBC

Phase Three
Council Chnmber gallery - Details

File Name
RTH.06- DIA - XX- 30 - DR- A - 3407 P07
Project Originator Volume Level Type Role Number Revision



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

0 100 200 500
Scale 1:10 mm

- Notes**
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P07	18-09-24	CZS	DAC	For Planning & LBC Conditions Discharge
C04	12-09-24	CZS	DAC	Updated to reflect latest guarding structural details. For Construction
C03	12-07-24	CZS	DAC	Updated to reflect latest guarding structural details. For Construction
C02	05-06-24	CZS		Updated setting out - for construction
C01	25-04-24	CZS	DAC	For construction
P06	22-04-24	CZS	DAC	For coordination
P05	31-10-2023	CZS	ARF	Notes added re carpet and nosings; costing issue
P04	22-06-2023	CZS	ARF	For Building Control
P03	19-06-2023	CZS	ARF	For Planning & LBC
P02	17-03-2023	SXG	ARF	For costing
P01	10-11-2022	SXG		Issued for costing
Rev	Date	Dwn	Auth	Revision

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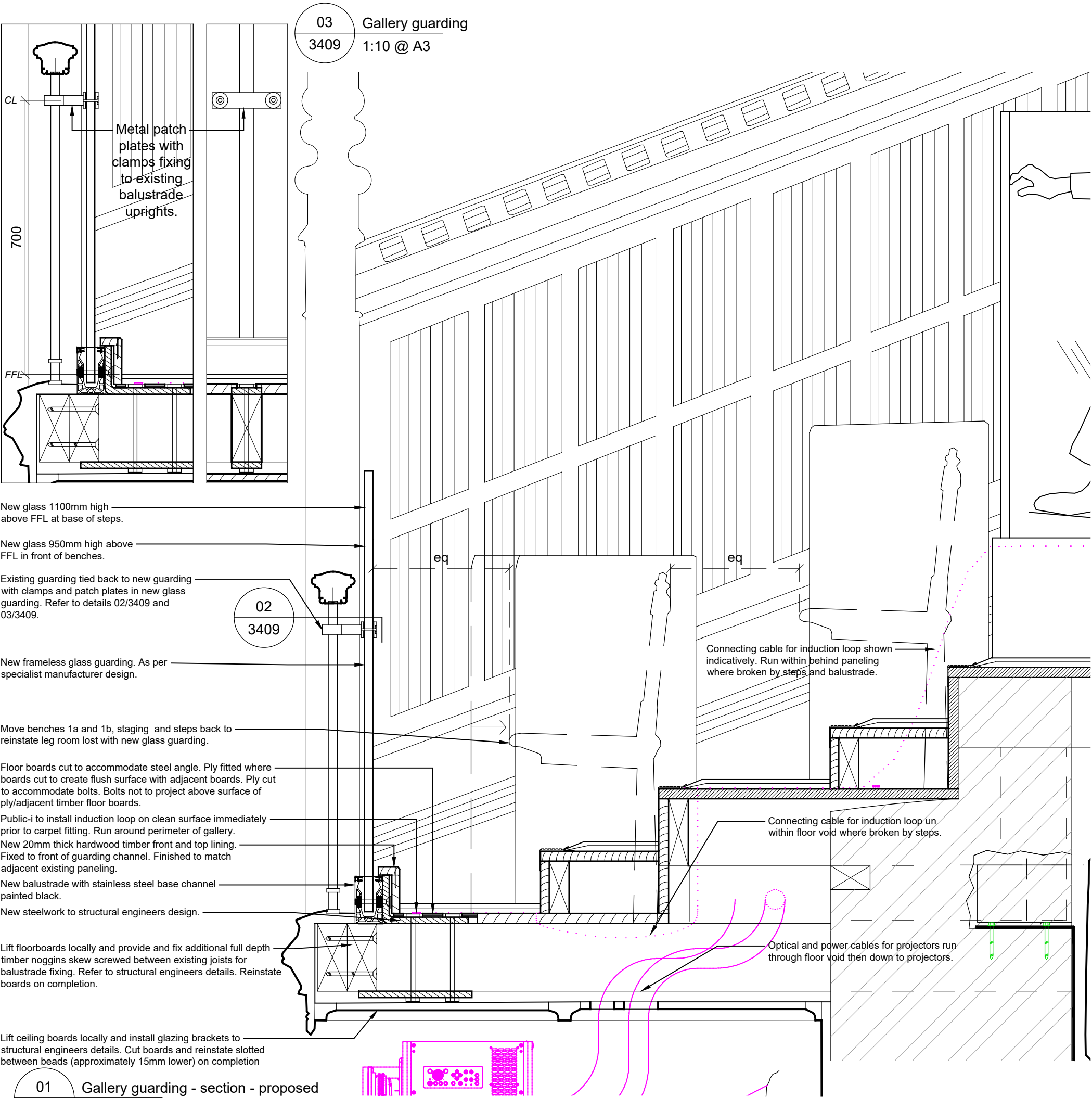
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Rochdale Town Hall
for Rochdale Development Agency

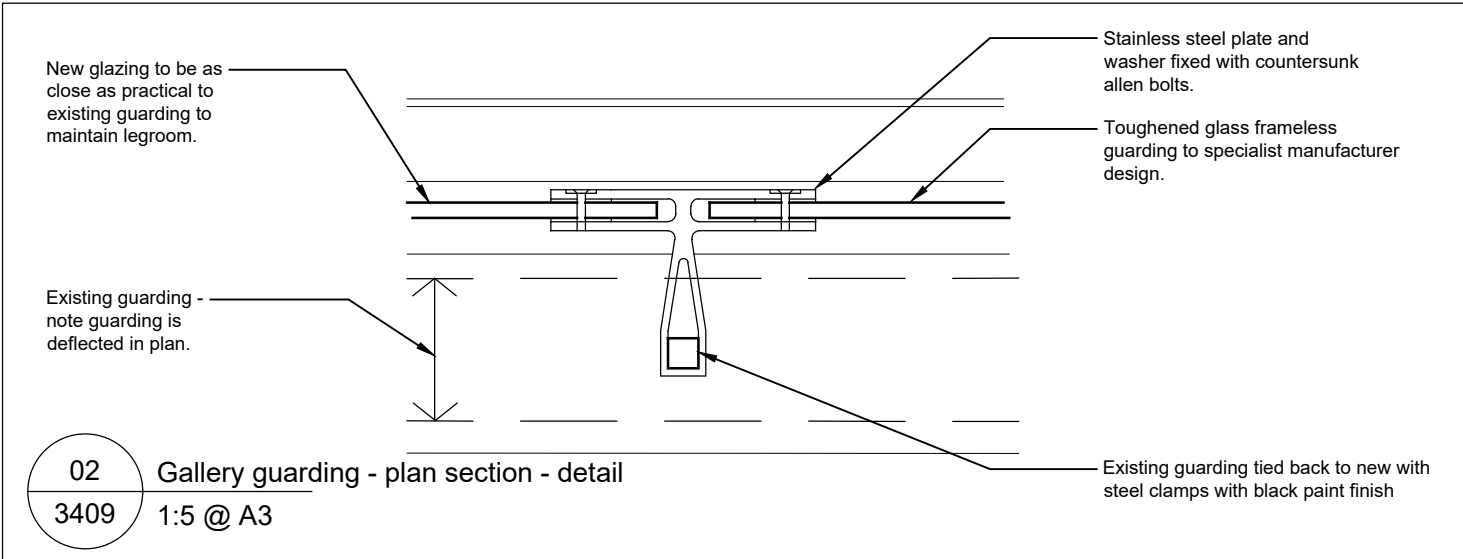
Scale A3@ 10 Status S4 Purpose of issue Planning & LBC

Phase Three
Council Chnmber gallery - Details

File Name RTH.06- DIA - XX- 30 - DR- A - 3408 P07
Project Originator Volume Level Type Role Number Revision



01 Gallery guarding - section - proposed
3409 1:10 @ A3



0 100 200 500
Scale 1:10 mm

S2 Suitable for Information
S3 Suitable for Review & Comment
S4 Suitable for Stage Approval
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

Notes				
1.	Any dwg format drawing is to be read in conjunction with and at the scale of the accompanying pdf.	P07	18-09-24	CZS
2.	Where colours other than black or grey are used, the drawing must be plotted in colour.	C03	12-09-24	CZS
3.	For status 'C' (Construction) drawings all dimensions are to be checked on site by the contractor, scaling is for Local Authority purposes only.	C02	10-07-24	CZS
4.	Unless otherwise indicated, all dimensions are in millimeters.	C01	25-04-24	CZS
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.	P06	31-10-23	SXG
6.	In the event of any discrepancy, please contact us immediately.	P05	22-06-23	CZS
7.	This drawing may contain survey information by others and is to be used solely for the purposes for which it was issued.	P04	19-06-23	CZS
8.	These are uncontrolled documents issued for information purposes only. If you have any queries regarding the drawings, please contact DIA immediately.	P03	18-05-23	SXG
9.	Please note DIA cannot be held responsible for any errors arising from changes made to an uncontrolled dwg file.	P02	17-03-23	SXG
		P01	10-11-2022	SXG
Rev	Date	Dwn	Auth	Revision

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Phase Three
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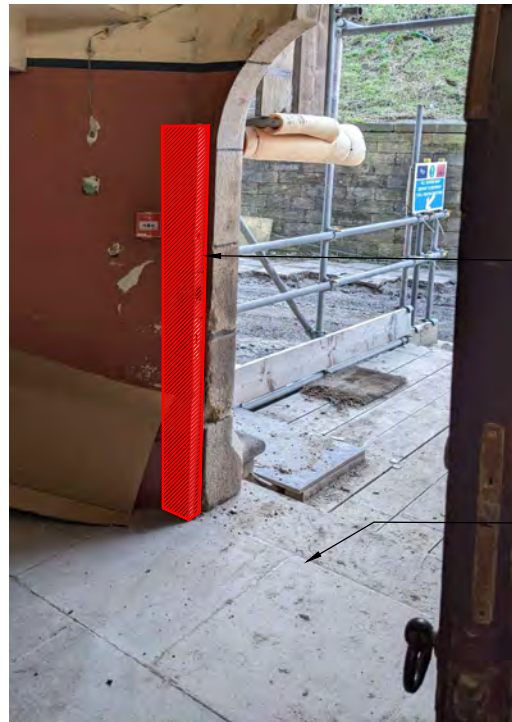
File Name RTH.06- DIA - XX- 30 - DR- A - 3409 P07
Project Originator Volume Level Type Role Number Revision

Appendix E Ironmongery Historic External Doors

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



View from Stair G12

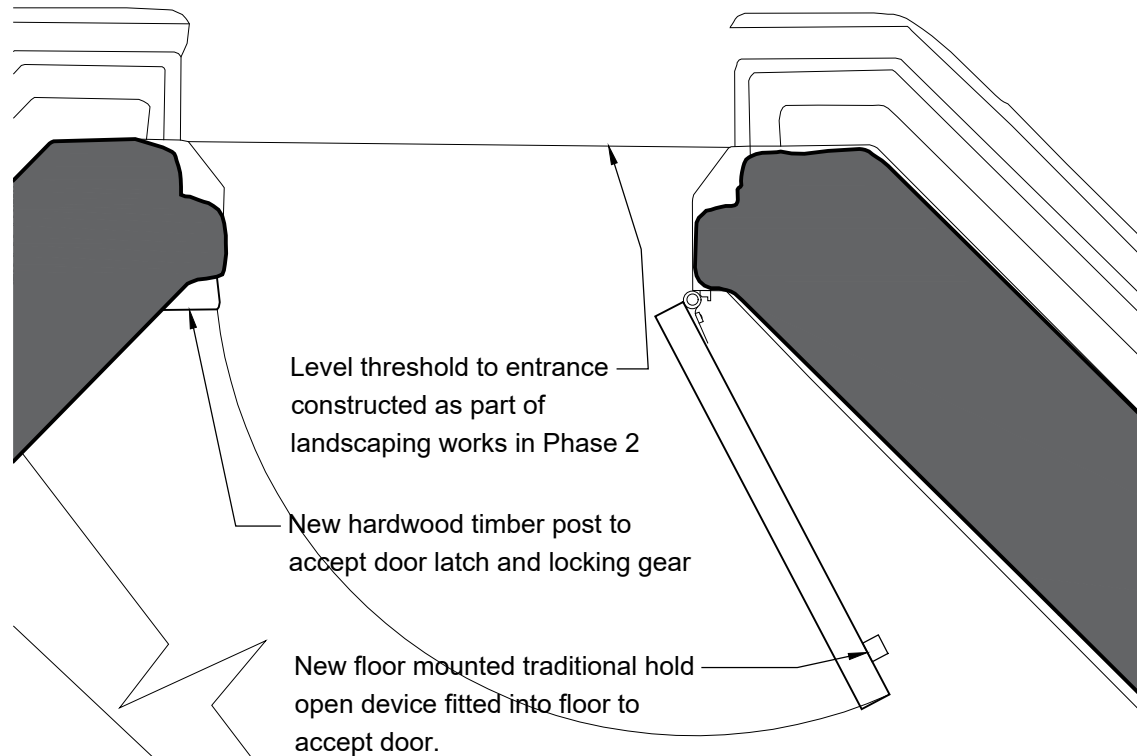


- New stainless steel weather bar set in joint to prevent water tracking under the door. As section AA

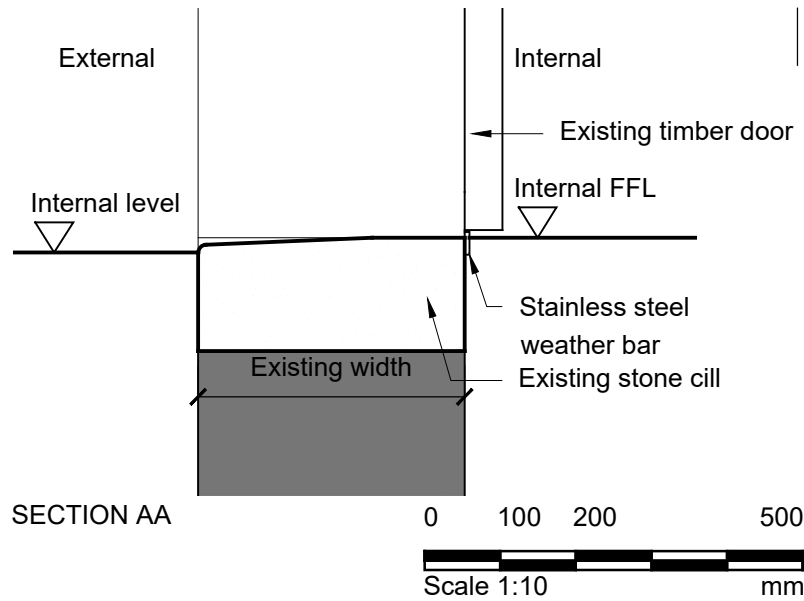
View from Stair G12

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.



G12
LOBBY & STAIR



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.

- 6.1 **Overhaul existing ironmongery:**
6.1.1 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
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

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. Reinstall 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

0 200 400 1000
Scale 1:20 mm

[illegible]

