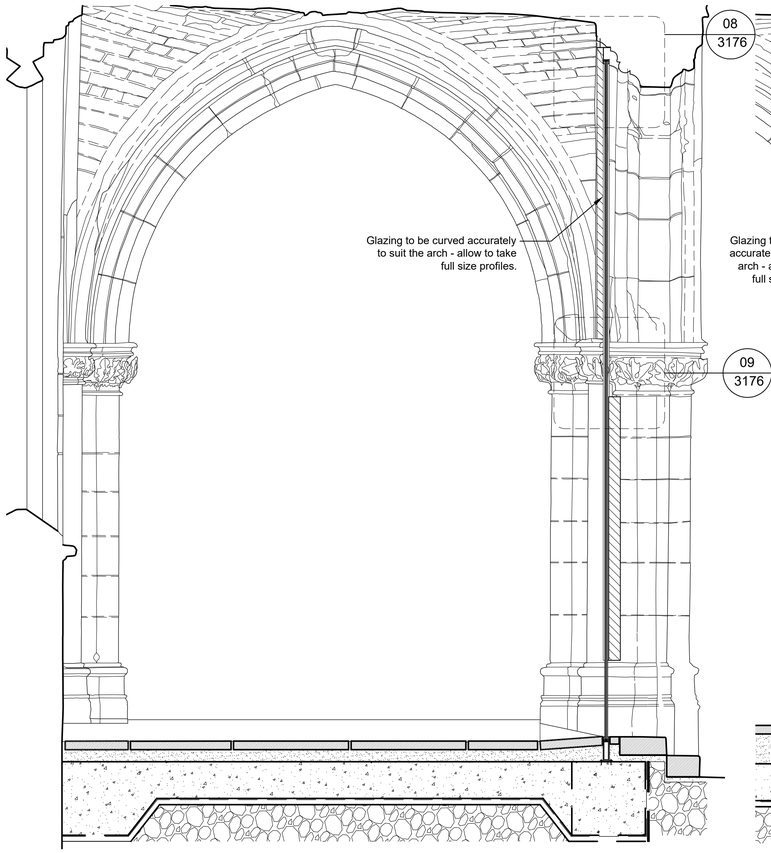
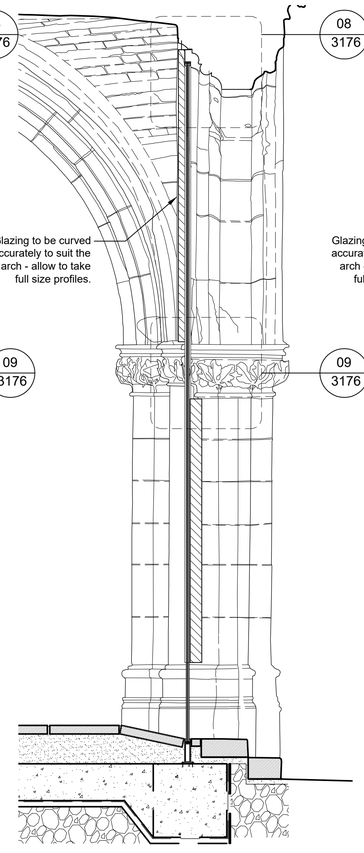
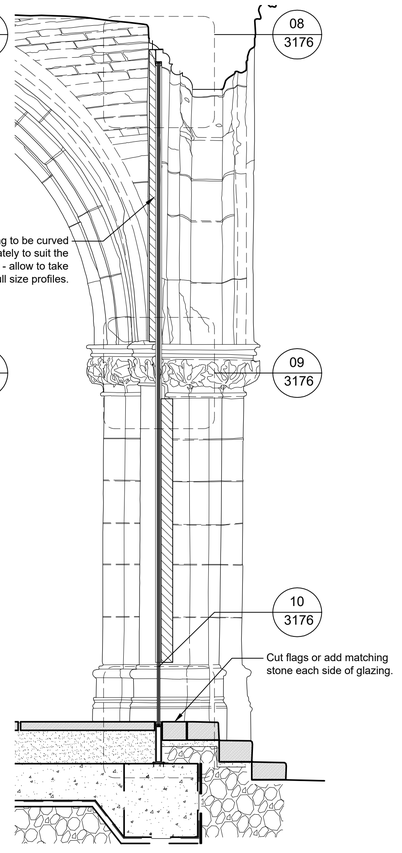


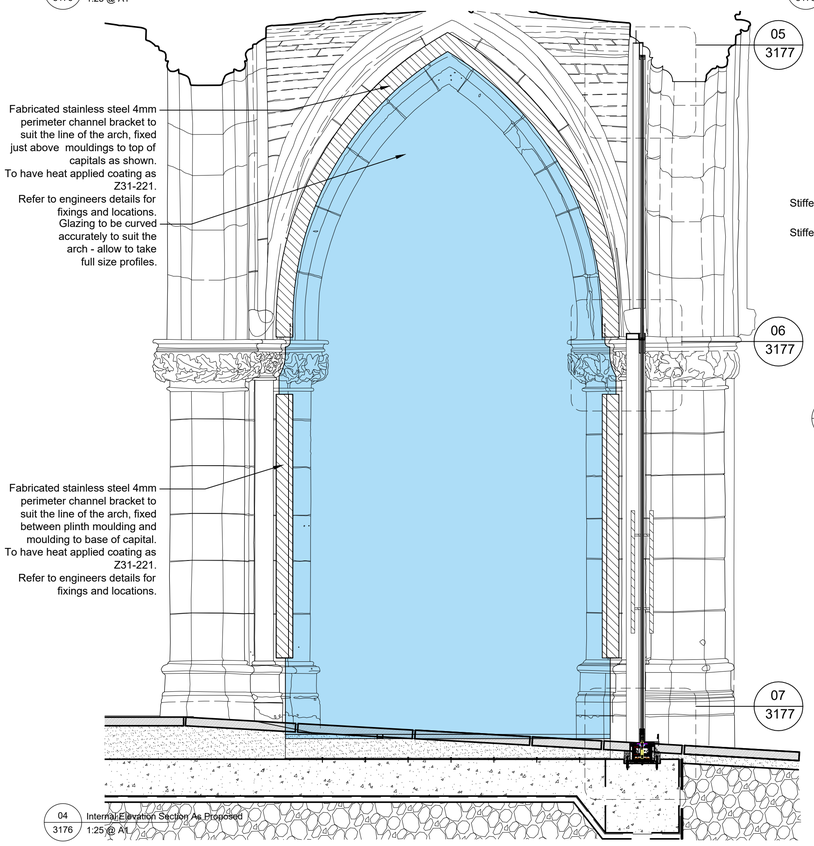
01 3176 Section As Proposed
1:25 @ A1



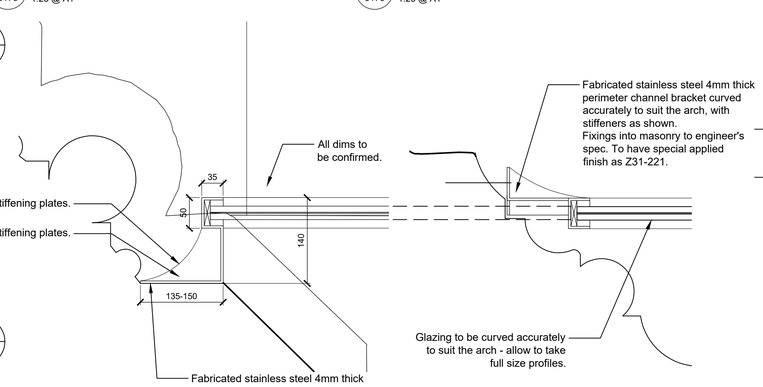
02 3176 Section As Proposed
1:25 @ A1



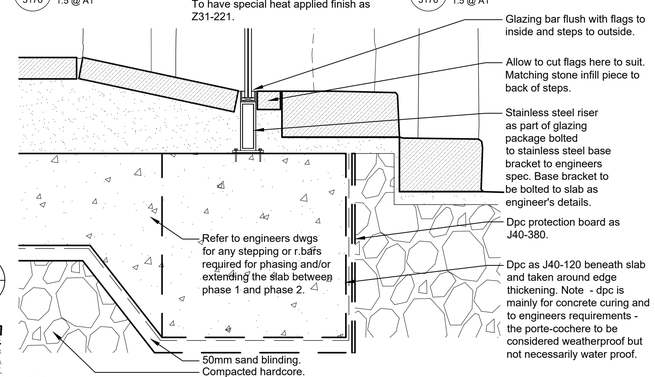
03 3176 Section as Proposed
1:25 @ A1



04 3176 Internal Elevation Section As Proposed
1:25 @ A1

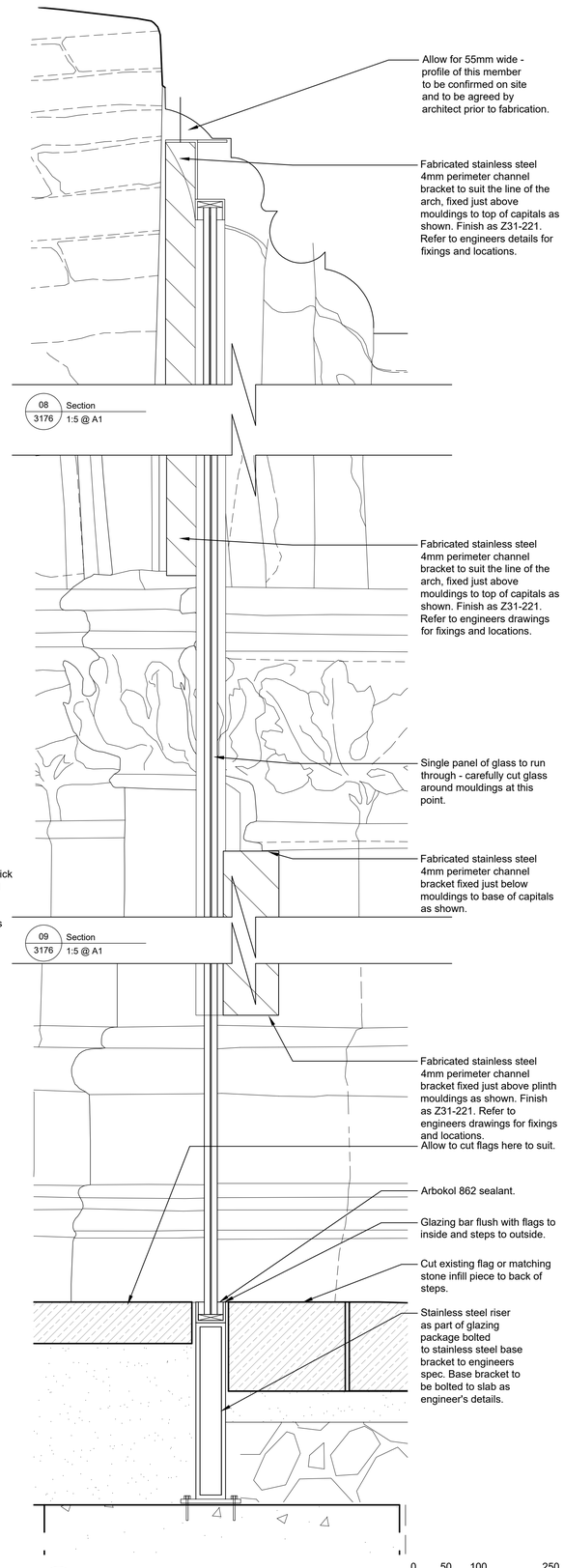


05 3176 Detail - Plan Section
1:5 @ A1



07 3176 Base Detail As Proposed
1:10 @ A1

06 3176 Detail - Plan Section around Arch
1:5 @ A1



10 3176 Internal Elevation Section As Proposed
1:5 @ A1

0 50 100 250
Scale 1:5 mm

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Status codes

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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

Refer to specification section H13.
All dimensions to be carefully checked on site and full size templates to be taken where necessary, prior to fabrication.

All structural glazing to be contractor designed by specialist manufacturer.

Glass to all fixed panels to comprise 2 layers of 10mm low iron annealed glass laminate with safety glass interlayer and low reflective coating.
Glass to doors to be 12mm toughened visually to match the above.

The following to be provided to architect for approval prior to fabrication:
Fabrication drawings for all glazing, components, perimeter brackets etc.
Samples of glass for doors and fixed screens.
A sample of the heat applied antique bronze finish on metal.

Rev	Date	Dwn	Auth	Revision
C03	04-12-23	CZS	SM	Phase 2 handover
C02	05-12-22	SXG	-	Updated to automatic opening doors
C01	10-11-22	SZG	RZM	For Construction.
P02	10-05-21	SZG	CSH	Tender Issue.
P01	22-02-21	SXG	.	Measurement Issue

Scale A1@	Status	Purpose of issue
50	R	For Record

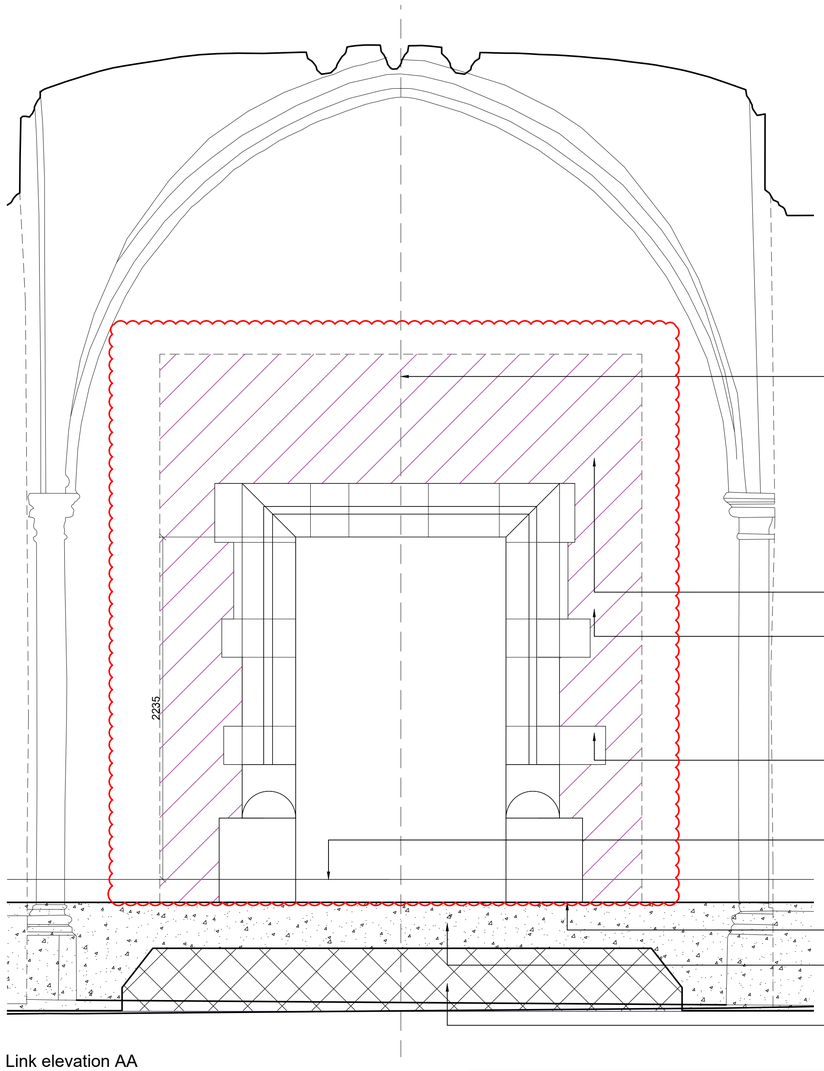
File Name
RTH - DIA - ZZ - ZZ - DR - A - 3176 | C03
Project Originator Volume Level Type Role Number | Revision

Rochdale Town Hall
for Rochdale Development Agency

Detail - Porte Cochere - Sheet 2 of 3
Phase 2

Donald Insall Associates
Chartered Architects and Historic Building Consultants

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



Link elevation AA
1:20 @ A1

New opening centered on existing arch width

Concrete left exposed to inside face for finishes to be installed in Phase 2. Surface depth indicating where existing finishes to clock tower walls removed during Ph1. (refer stripping out drawing for further details)

Exact setting out of masonry to be confirmed on site upon completion of stripping out works.

Stone set proud of masonry above to allow for new plaster above (plaster finish during Ph2)

Refer structural engineer information for concrete and steel structure to support new opening.

Hatched area indicating extent of facing stone to be re-instated after concrete structure installed. Refer NBS C41/218A for stone facing and C41 in general. Exact setting out of masonry to be confirmed on site upon completion of stripping out works. Setting out or joints and template of stone reveal profile to be agreed on site prior to commencing. Spacing of bedding heights to align to existing stone work.

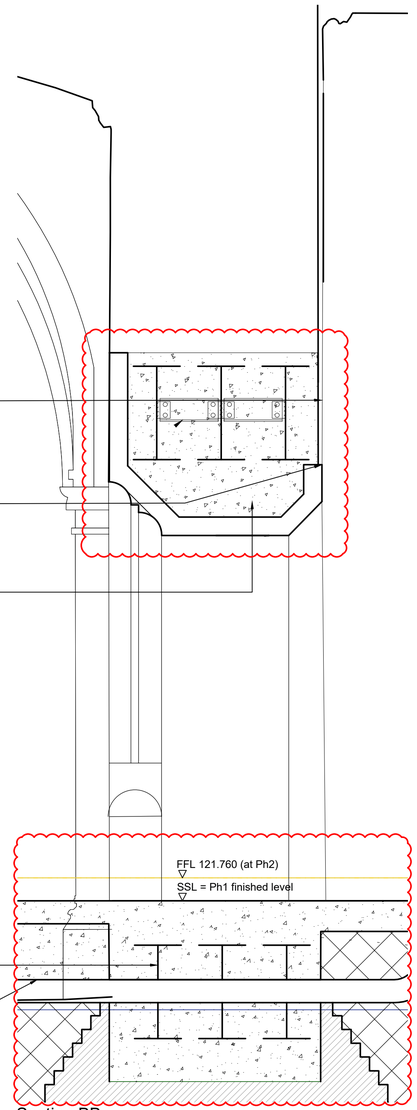
Removal of masonry to be in whole blocks, refer NBS C41/310A for secure storage on site.

Proposed floor level to match existing floor level in G3a (of threshold to door DG3a.1) (at finished floor level which will be completed during Phase 2 works)

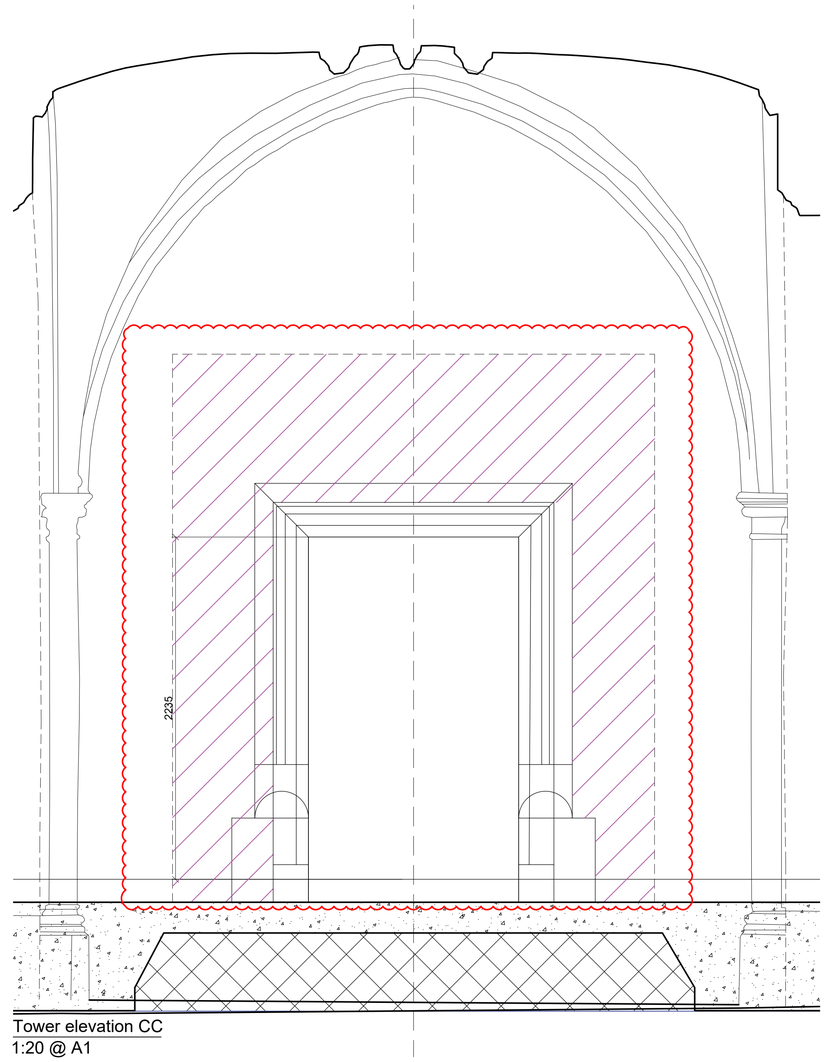
Facing stone to finish at SSL (when future floor finish installed at Ph2 this will abut the re-installed facing stone)

Refer structural engineers drawings for concrete and steel frame supporting new opening

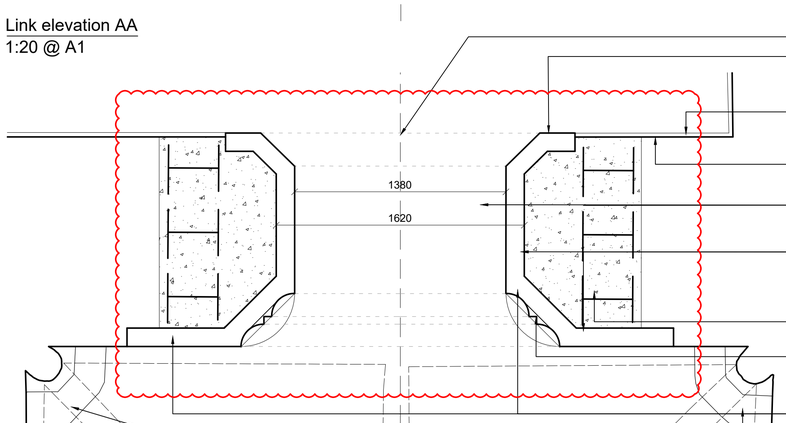
Indicative infill floor build up, refer structural engineers drawings



Section BB
1:20 @ A1



Tower elevation CC
1:20 @ A1



Setting out of opening centered on room G5

Profile of facing stones surrounding new opening onto interior of clock tower side with chamfered edge.

Indicative line of existing wall - plaster removed from inside face of walls(note refer asbestos report). At end of Ph1 walls left without plastered finishes (exposed masonry, concrete or re-instated facing stone)

Concrete left exposed to inside face for finishes to be installed in Phase 2.

Opening to be secured between phases.
Contractor to submit proposals for review.
See protections schedule for further details.

Reveals of facing stone detailed to match existing- referencing joints and proportion of stones.
Setting out or joints and template of stone reveal profile to be agreed on site prior to commencing. Spacing of bedding heights to align to existing stone work

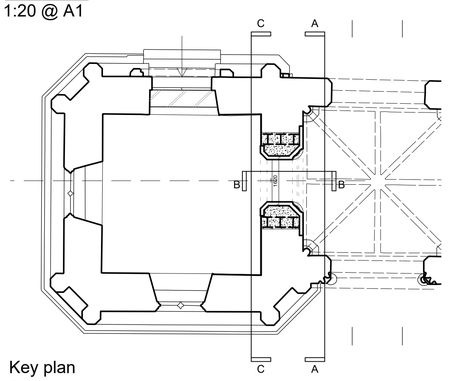
Refer structural engineer information for concrete and steel structure to support new opening.

Profile of facing stones surrounding new opening onto tower link side - based on existing doorway - reference precedent photo.
Exact profile to be agreed on site prior to commencement.

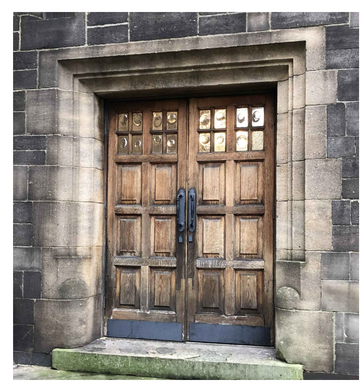
Stone facing reinstated once opening formed.
Facing stones surrounding new opening mechanically fixed and resin bonded into concrete structural elements. Refer NBS C41/242A for facing stone and C41/405 fixings. Refer C41 in general for clock tower opening a further masonry details.
Setting out or joints and template of stone reveal profile to be agreed on site prior to commencing Refer NBS C41/220A.
Spacing of bedding heights to align to existing stone work.

Structural slab set back away from column details in each 4no. corners. Profile of set back to match lower plinth detail so detail exposed when finishes installed in Ph2.

Plan
1:20 @ A1



Key plan
1:100



Precedent- Door DG6.2.
Profile of stone moulding based on existing.
Exact profile to be confirmed on site prior to commencement of works.



Existing wall for proposed opening position.
Note: irregular coursing - new facing stone to co-ordinate to existing bedding lines.

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Drawing Status

- **F** Feasibility
- **S** Sketch Design
- **P** Planning
- **B** Building Control
- **D** Developed Design
- **M** Measurement
- **T** Tender
- **C** Construction
- **R** Record

Rev	Date	Dwn	Auth	Revision
C01	29-01-21	SZG	CSH	Updated Construction Issue - Update to structural approach following VE
P04	04-09-20	SZG	CSH	Annotations and dimensions updated
P03	14-08-20	ZCS	RZM	RIBA 4 Updates
P02	22-05-20	EXW	RZM	Updated following client amendments, issued for RIBA 3 & consents
P01	31-03-20	CSH	RZM	Initial Issue

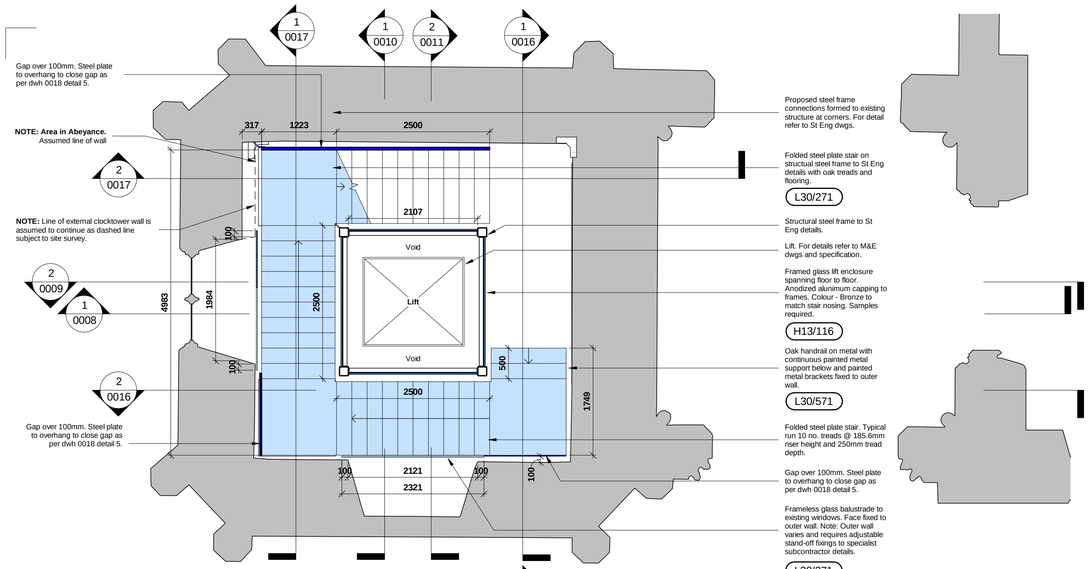
Donald Insall Associates
Chartered Architects and Historic Building Consultants

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

Rochdale Town Hall, Rochdale

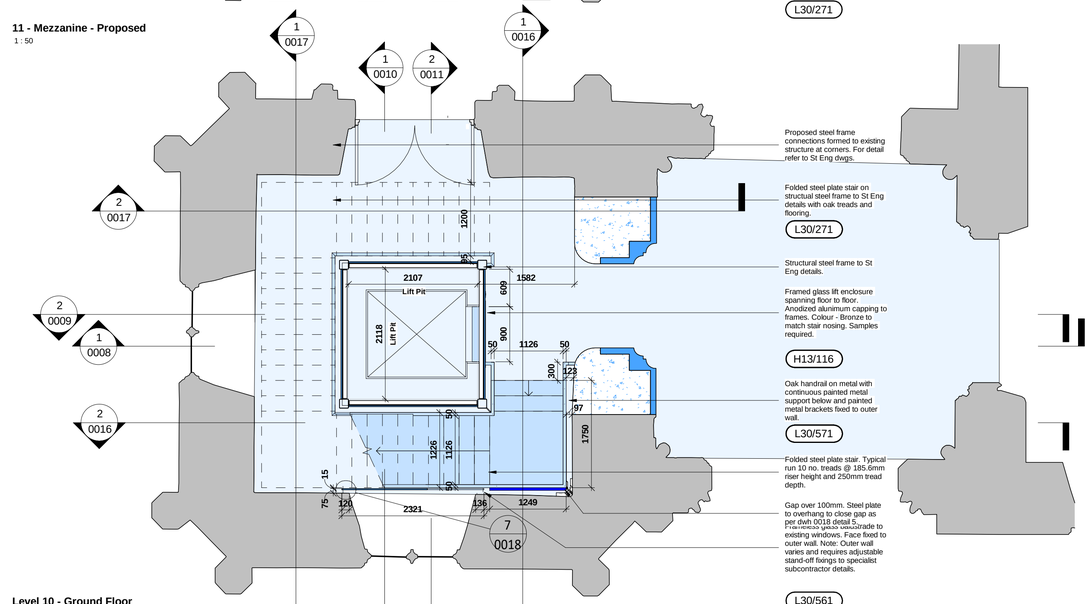
Tower Door As Proposed
RTH - DIA - ZZ - DR - A - 3150

Project	No
RTH.03	3150
Scale (A1)	Status / Revision
1:VAR	A1 / C01



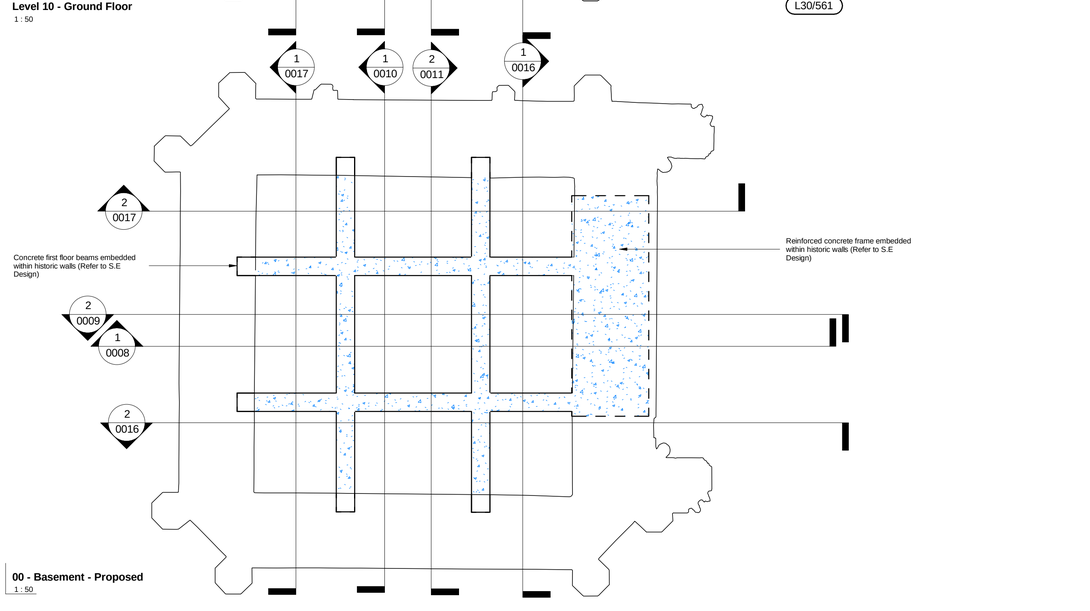
11 - Mezzanine - Proposed

1 : 50



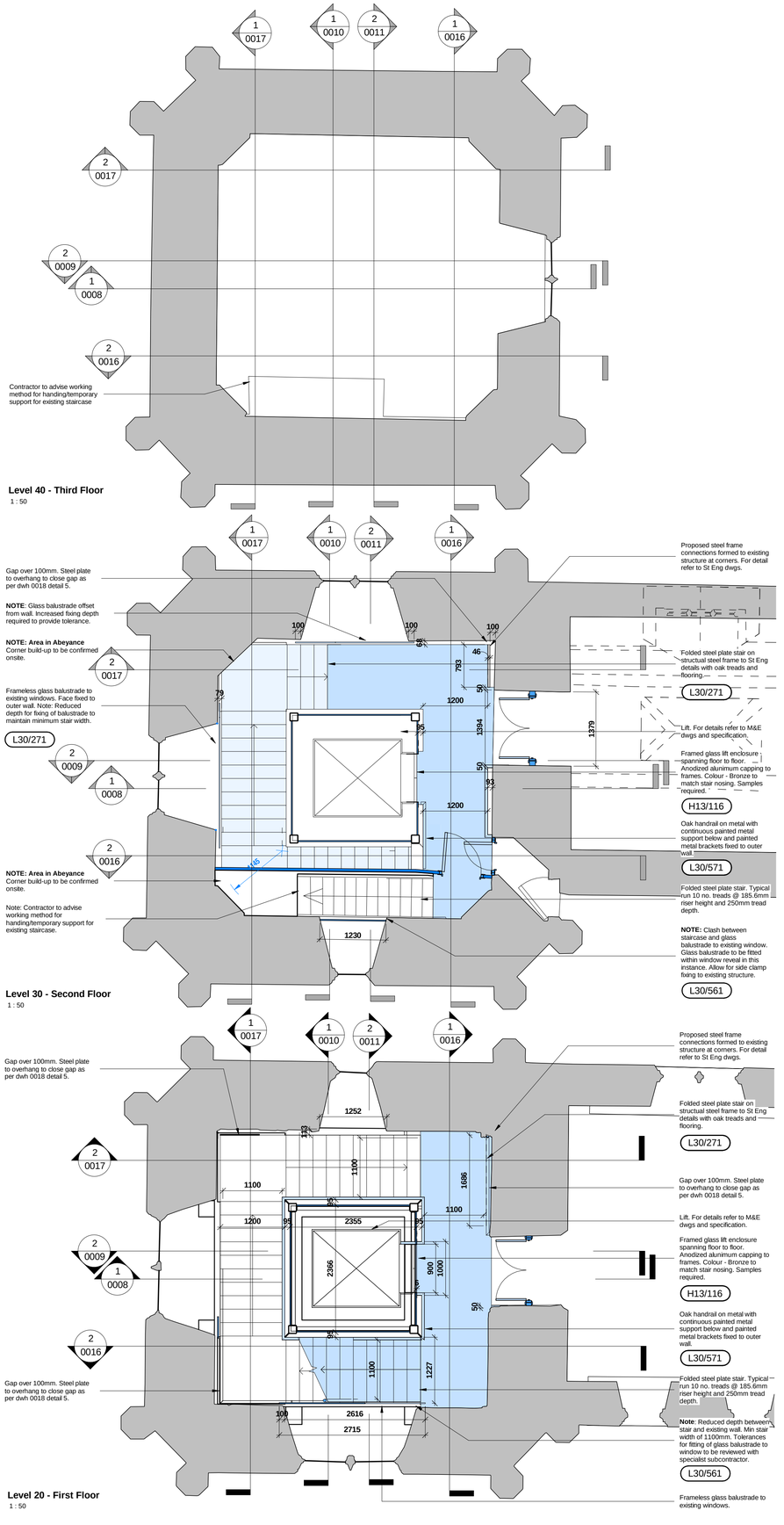
Level 10 - Ground Floor

1 : 50



00 - Basement - Proposed

1 : 50



Level 40 - Third Floor

1 : 50

Level 30 - Second Floor

1 : 50

Level 20 - First Floor

1 : 50

Notes

C01	24-02-2022	SZG	RZM	Issued for Construction.
P05	09-02-2022	SZG	RZM	Updated for Contract.
P04	23-03-2021	SXT		Lift pit setting out dimensions added.
Rev.	Date	Drn.	Auth.	Description

Information

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Status Codes

Work in Progress
S0 Initial status

Shared
S1 Suitable for Co-ordination
S2 Suitable for Information
S3 Suitable for Review & Comment
S4 Suitable for Stage Approval
S6 Suitable for Project Information Model (PIM*) Authorization
S7 Suitable for Asset Information Model (AIM*) Authorization

Published documentation
A1 - An Approved and accepted as stage complete
B1 - Bn Partially signed-off

Published for AIM Authorization
CR As Construction Record documentation

Project

Rochdale Town Hall
for Rochdale Development Agency

Title

Clock Tower Floor Plans - Proposed

Purpose of issue

For Construction

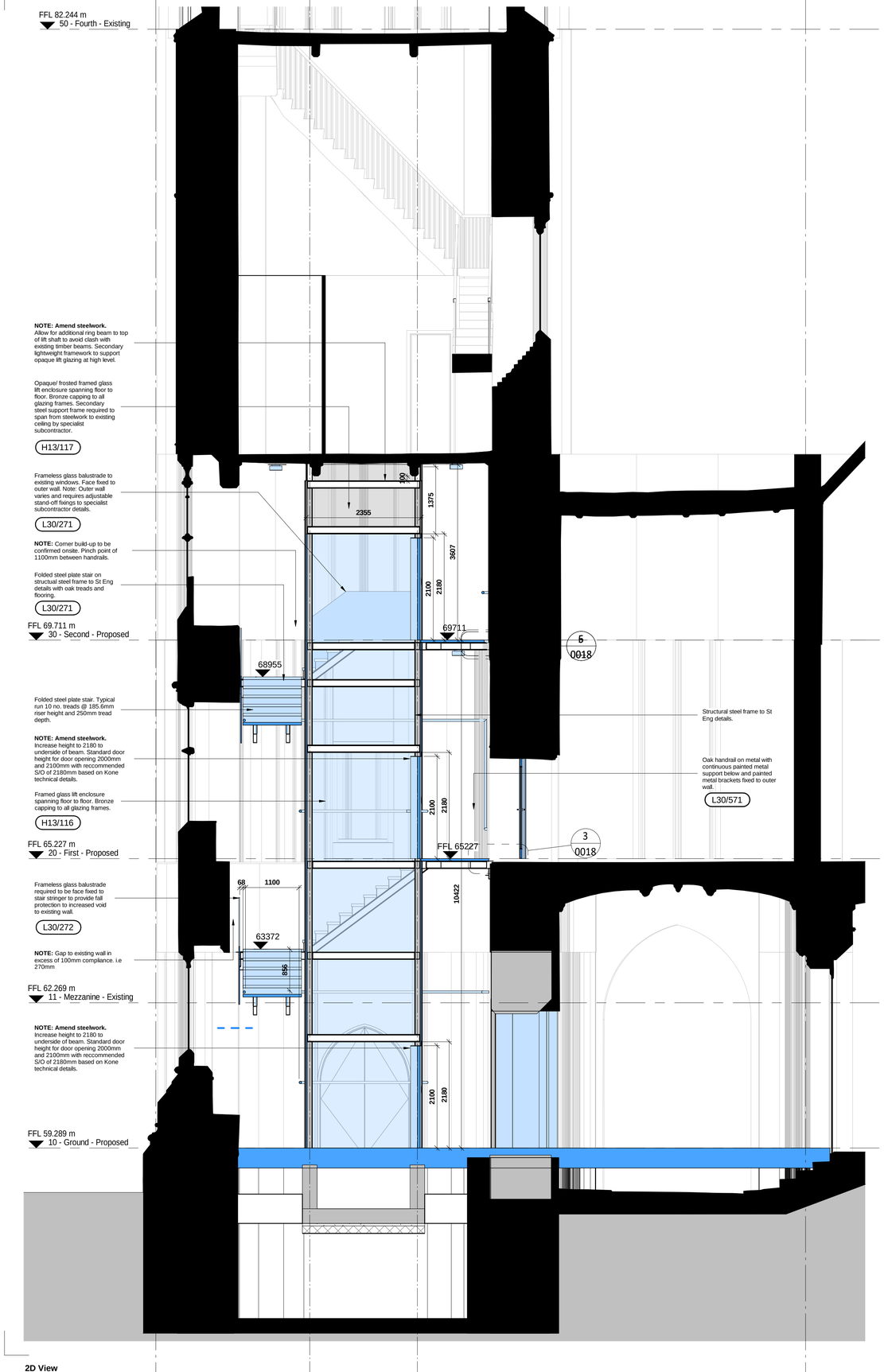
Drawing number

RTH - DIA - ZZ - DR - A - 0007

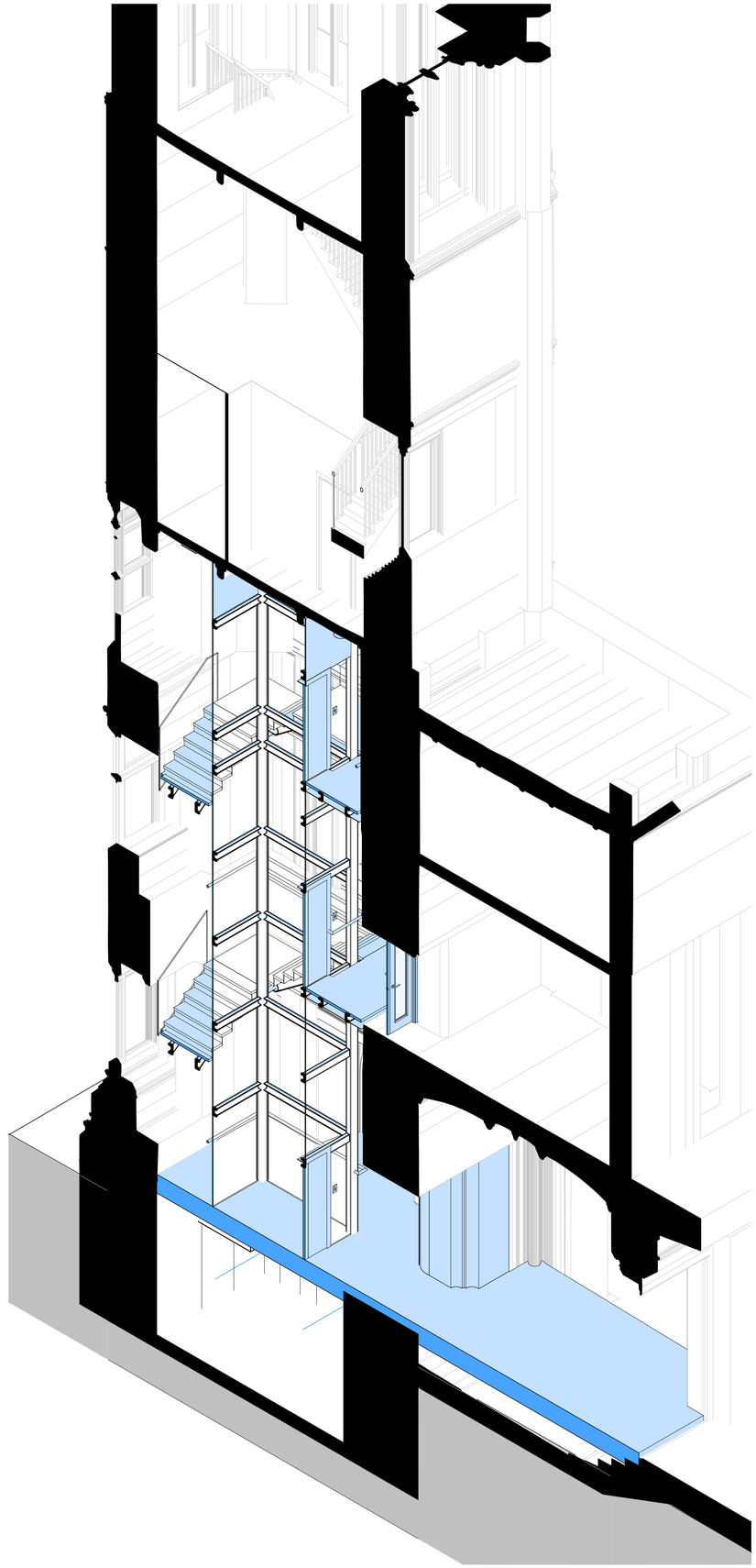
Scale (A1)	Status	Revision
1 : 50	CR	C01

Donald Insall Associates
Chartered Architects and Historic Building Consultants

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



2D View
1 : 50



3D View

Notes

Rev.	Date	Drn.	Auth.	Description
C01	24-02-2022	SZG	RZM	Issued for Construction.
P03	09-02-2022	SZG	RZM	Updated for Contract.

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Published documentation
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B1 - Bn Partially signed-off

Published for AIM Authorization
CR As Construction Record documentation

Project
Rochdale Town Hall
for Rochdale Development Agency

Title
Clock Tower Section AA - Proposed

Purpose of issue
For Construction

Drawing number
RTH - DIA - ZZ - DR - A - 0008

Scale (A1)	Status	Revision
1 : 50	CR	C01

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Bridgegate House, 5 Bridge Place, Chester CH1 1SA
(+44) 01244 350 063
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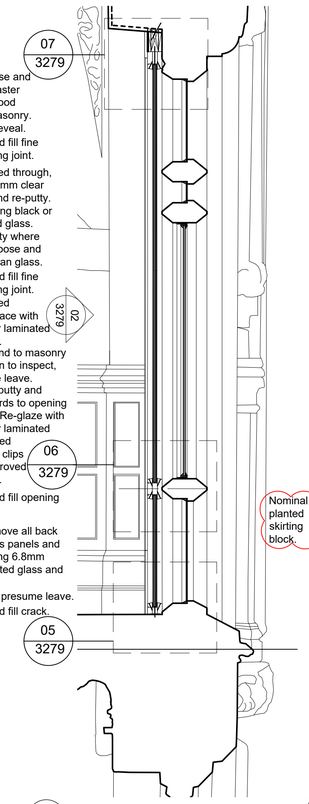
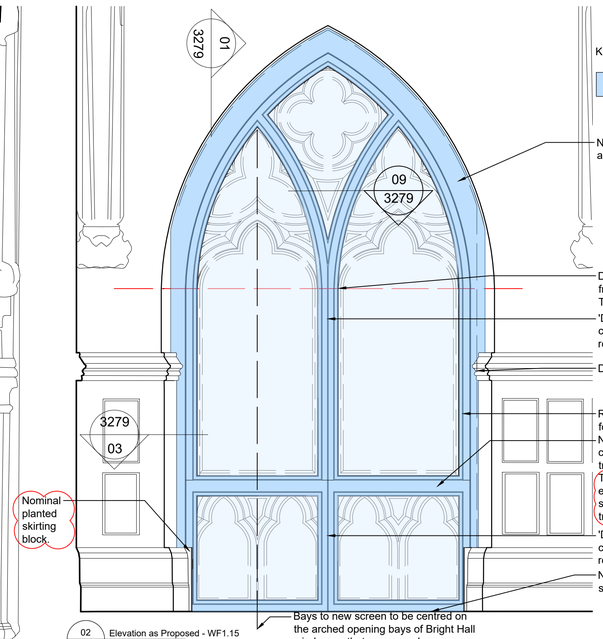
WF1.15 - Viewed from Bright Hall side.



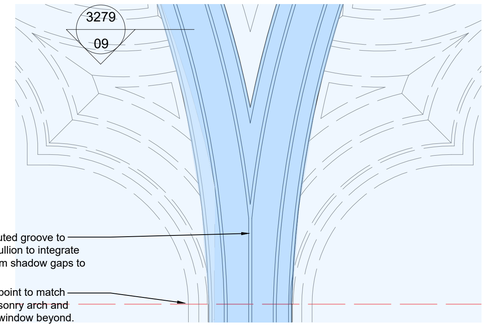
01 3279 1:20 @ A1 — Section as Proposed - WF1.15



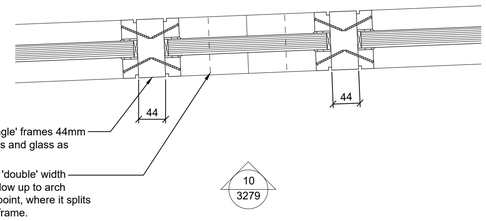
02 3279 1:20 @ A1 — Elevation as Proposed - WF1.15

KEY

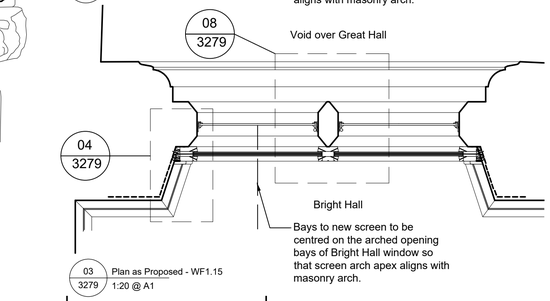
Proposed fire rated secondary glazed window



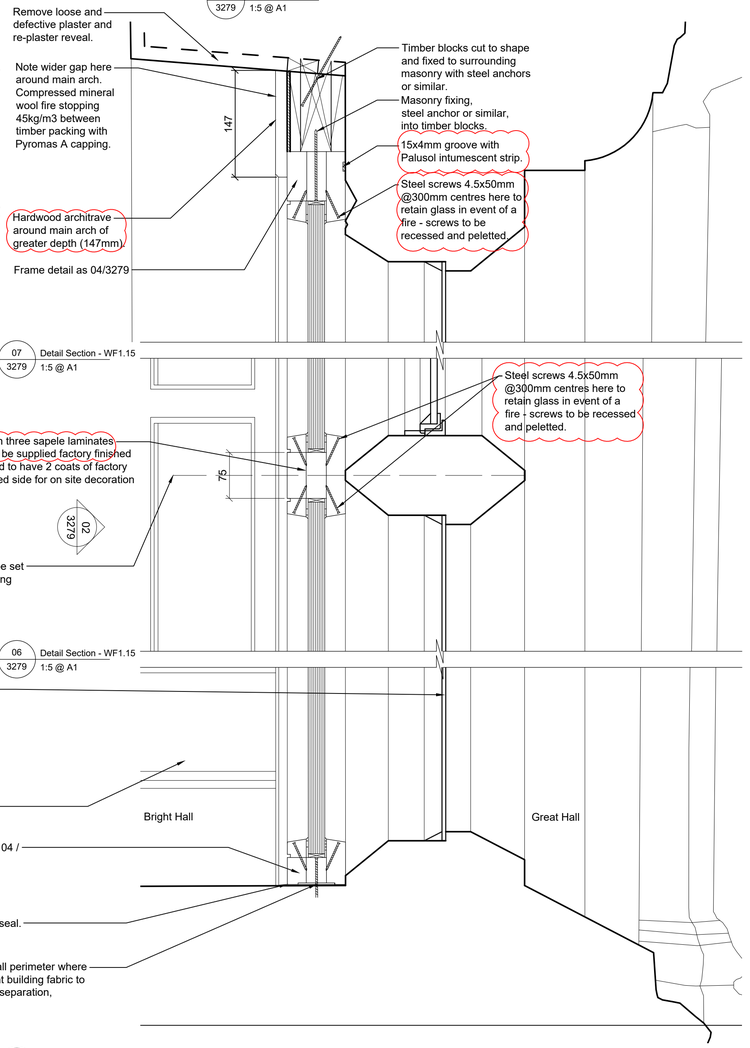
10 3279 1:5 @ A1 — Detail Elevation of Springing Point - WF1.15



09 3279 1:5 @ A1 — Detail Section - WF1.15



03 3279 1:20 @ A1 — Plan as Proposed - WF1.15



07 3279 1:5 @ A1 — Detail Section - WF1.15

06 3279 1:5 @ A1 — Detail Section - WF1.15

05 3279 1:5 @ A1 — Detail Section - WF1.15

GLAZING NOTES

Allow for cleaning trials on panel of the cracked glass to remove paint, but allow for complete re-glazing using clear 6.8mm laminated glass.
Fixing of glass tbc - architect to inspect on site with glazier upon careful removal of existing glass for fixing confirmation.

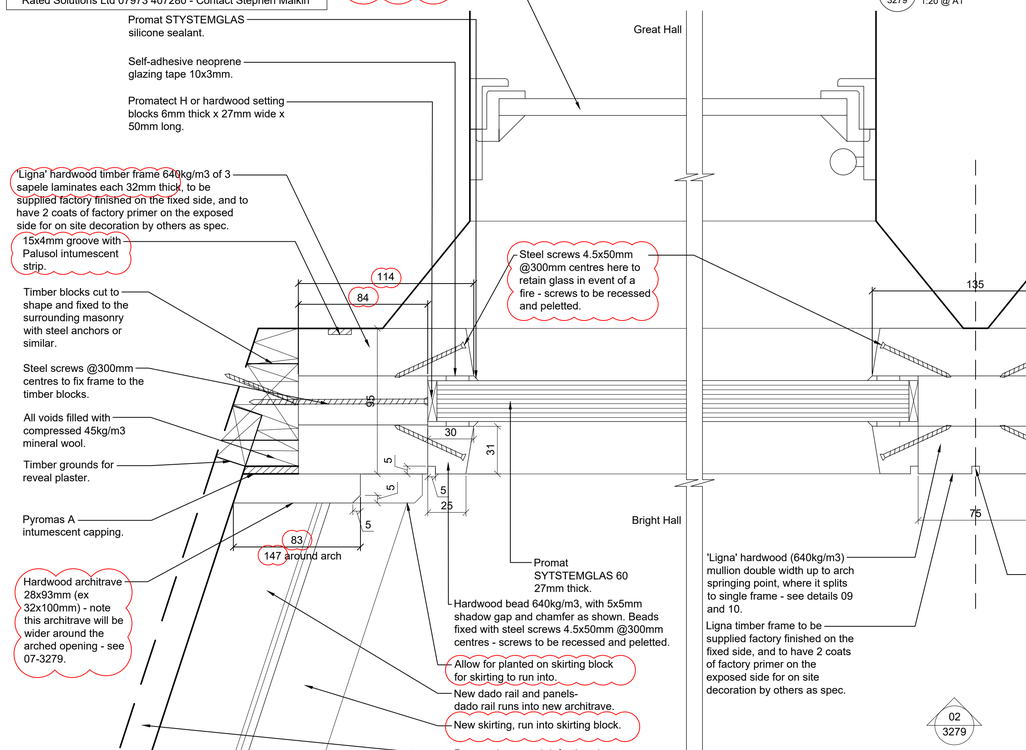
NOTES

New fixed glazed screen comprising fire rated secondary glazing set in SYSTEMGLAS Ligna E160 (External grade) hard wood frame to meet following performance requirements:

- 60 minutes fire rating - integrity and insulation (E160).
- 45 dB acoustic rating to provide separation between Great Hall and Bright Hall.
- Glass safety rating 1B1.

Installation to be carried out by Promat Approved Installer, Rated Solutions Ltd 07973 407280 - Contact Stephen Malkin

Remove all putty and remove existing board to both casements. Provide and install 6.8mm clear laminated glass, secured in new spring clips or similar and re-puttied.



04 3279 1:2 @ A1 — Detail - Plan Section - WF1.15

08 3279 1:2 @ A1 — Detail - Plan Section - WF1.15

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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		

Approved by Jerry Quayle, Director Jerry Quayle and Associated Ltd 20/01/2023

Rev	Date	Dwn	Auth	Revision
C01	20-01-2023	SXG	.	Updated following specialist consultant inspection and report - systemglass ligna system specified; in three laminates each 32mm thick; oak sub-frame omitted; architrave added; repairs to existing window and window masonry added and back painted glass replaced with clear glass subject to paint removal trials.
P03	14-07-22	CSH	SM	Updated glazing detail & frame profile
P02	10-05-21	SZG	CSH	Tender Issue.
P01	18-12-20	SZG	SEB	Initial Issue

Scale A1@	Status	Purpose of issue
VAR	CR	For Construction

File Name

RTH - DIA - ZZ - ZZ - DR - A - 3279 | C01

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

Rochdale Town Hall
for Rochdale Development Agency

Phase 2
Bright Hall Window WF1.15

Donald Insall Associates
Chartered Architects and Historic Building Consultants

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

Phase 1a Works.

Area of works completed in Phase 1a, omitted from Phase 2 contract.

To all elevations ensure all existing timber indents are secure and tight fitting to surrounding timber. Any timber indents which are loose/warped/shrunk are to be replaced.

Working Methodology:
Repairs to the fleche are to be carried out either in-situ or in a workshop, as the contractor sees fit to suit programme considerations.

1. In-Situ
If the main body of the fleche remains in-situ, the pinnacles should still be taken to a workshop for repair due to their poor condition. The main body of the fleche is to be propped to SE's requirements upon removal of the pinnacles. Decorating works must be carried out in suitable conditions according with manufacturer's written recommendations and timber must be dry enough for decoration to take place prior to commencement.

2. In Workshop:
If works are to be complete in a workshop the fleche should be carefully dismantled and recorded piece by piece to ensure that it can be reassembled as built at ground level. The contractor should be confident that the fleche can be dismantled externally prior to proceeding and a way of weatherproofing the resultant hole in the roof must be agreed prior to commencement. A suitable way of removing the asbestos dampers must be agreed with the asbestos consultant as part of the dismantling process prior to commencement.

Review of removed buttresses at Robinson's workshop with P & M 16.02.22.

Repair of buttresses			
	Top	Bottom	Other
B1	Hole/decay. Clean back to sound material, and depending on extent of removal either indent new timber, or form new half-lap repair. Report progress to Architect.	1 no. new indent.	
B2			In best condition of removed buttresses.
B3	Split - remove bolt and attempt to clamp, glue, screw and pellet. Report progress to Architect.	2 no. new indents.	More substantial repair may be required at head if repair of split is unsuccessful.
B4		4 no. new indents.	
B5	Later replacement in two halves. Replace like-for-like with fixed tenon at top.		
B6	Not removed, not inspected in workshop.		
B7		1 no. new indent, large with moulding.	
B8		2 no. new indents.	

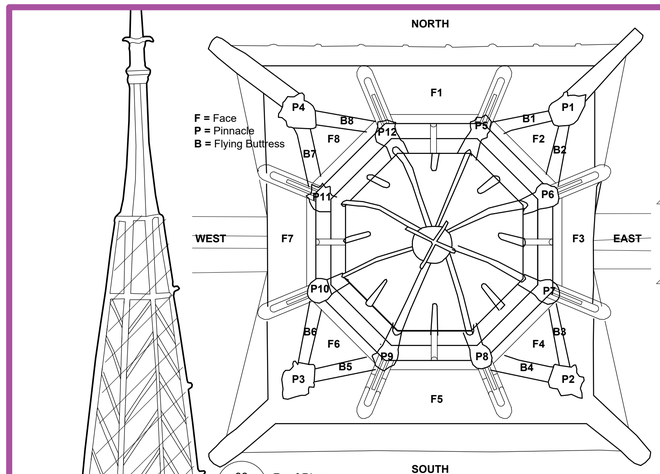
- Above schedule is provisional and more repairs may be required as decay is removed.
- Generally to all retained buttresses remove decay and clean up, restore surface to accept paint, and indent new timber to provide smooth surface where necessary to accept paint. This also applies to the face abutting the pinnacle which previously had a tenon. Where several small pockets of decay exist, combine into one indent rather than several small indents.
- All buttresses aside from B8 and B5 to have new slip tenon at top to securely locate buttress into fleche - slip tenon secured with stainless steel screws and pelleted.
- Secure buttress to fleche with coach screws skew-screwed through buttress into fleche in accordance with Structural Engineer's details, secure buttress to pinnacle with stainless steel fixings to Structural Engineer's details, with 5mm air gap created by use of 5mm thick stainless steel spacers between end of buttress and face of pinnacle to Structural Engineer's details. It has been agreed with the Structural Engineer that the buttress is not to be tenoned into the pinnacle to avoid water being directed into the core of the pinnacle. The face abutting the pinnacle is to be fully decorated prior to fixing.

All fixings to be stainless steel to Structural Engineer's specification; where fixings are to be pelleted, pellets are to be of matching timber tightly fixed and glued to prevent water entry.
The Structural Engineer proposes that pinnacles are socketed over posts to provide a secure seating prior to tightening up the nut on the threaded bar - refer to Structural Engineer's drawings.

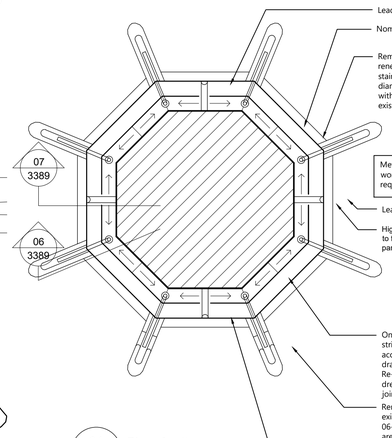
Lower Pinnacles.
The lower pinnacles are manufactured in two halves. The intention with the lower pinnacles is to end up with 4 no. sound pinnacles comprising one half new and one half repaired. Robinson's are to check all four pinnacles are exactly the same before adopting this approach.

	Pinnacle repair.	Pinnacle rebuild.
P1.	Top 1 / 3 decayed. Select best half and repair by splicing in new top 1 / 3rd.	Marry repaired half with new replica half.
P2.	Generally sound except for small area of decay at top. Repair by splicing in new timber.	Marry one repaired half with new replica half from P3.
P3.	Decayed. Provide two new replica halves.	Marry one new replica half with repaired half from P2.
P4.	Top 1 / 3 decayed. Select bast half and repair by splicing in new top 1 / 3rd. Provide new half as exact replica of existing.	Marry repaired half with new replica half.

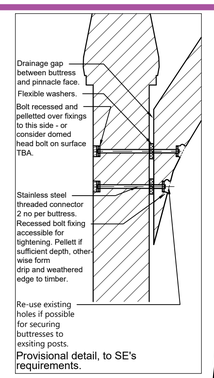
- Pinnacles are to be socketed over posts as per the existing detail to provide secure seating and exclude water from joint, secured with stainless steel fixing to SE's details.
- Provide new replica finials to P1, P2 P3 and P4, secured with stainless steel fixings to SE's details.
- The new pinnacles are to be socketed 15mm into the new finials to exclude water from the joint.
- All metal decorative elements to pinnacles are to be blast cleaned, primed and redecorated in accordance with M60 - 112A. Several lengths are broken and are to be re-fixed using additional stainless steel fixings where necessary. Missing elements are to be reinstated in timber as a precedent has already been set for this method of repair.



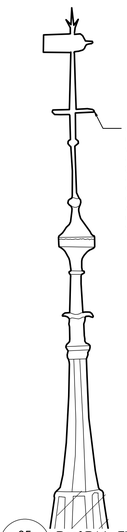
03 3389 Roof Plan
Scale 1:25 @ A1



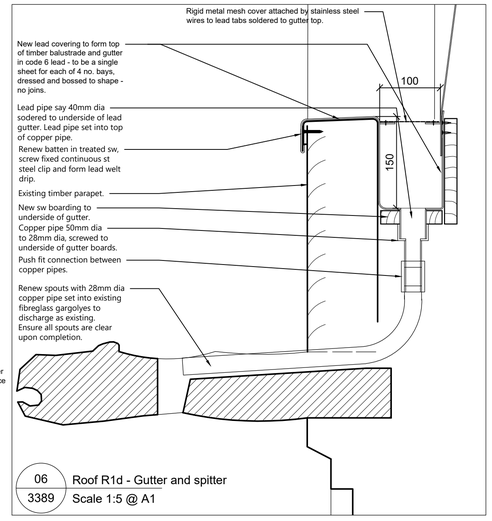
04 3389 Plan of gutter
Scale 1:25 @ A1



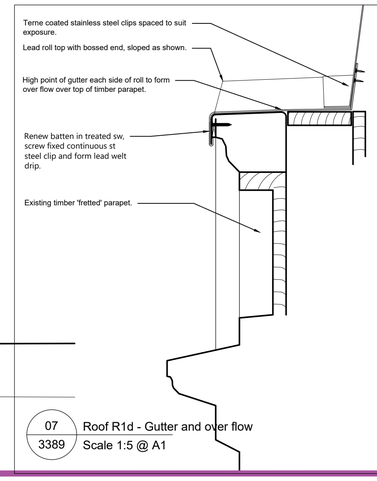
08 3389 Flying buttress connection
Scale 1:10 @ A1



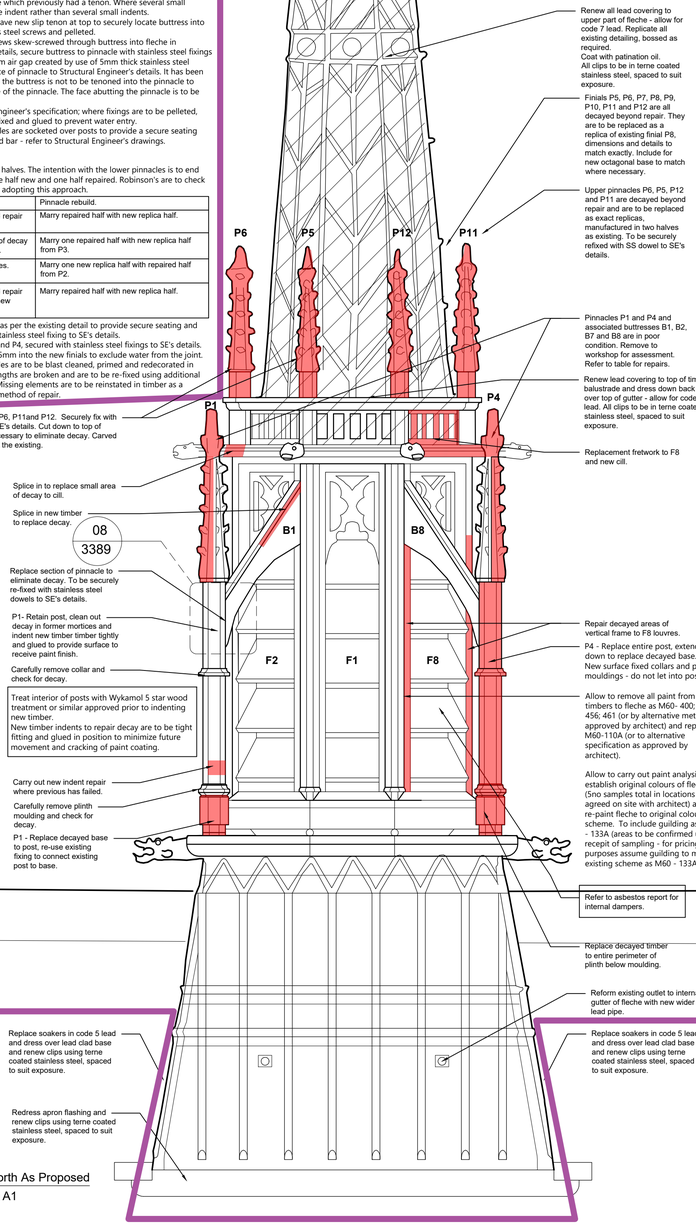
05 3389 Roof R1d - Finial
Scale 1:25 @ A1



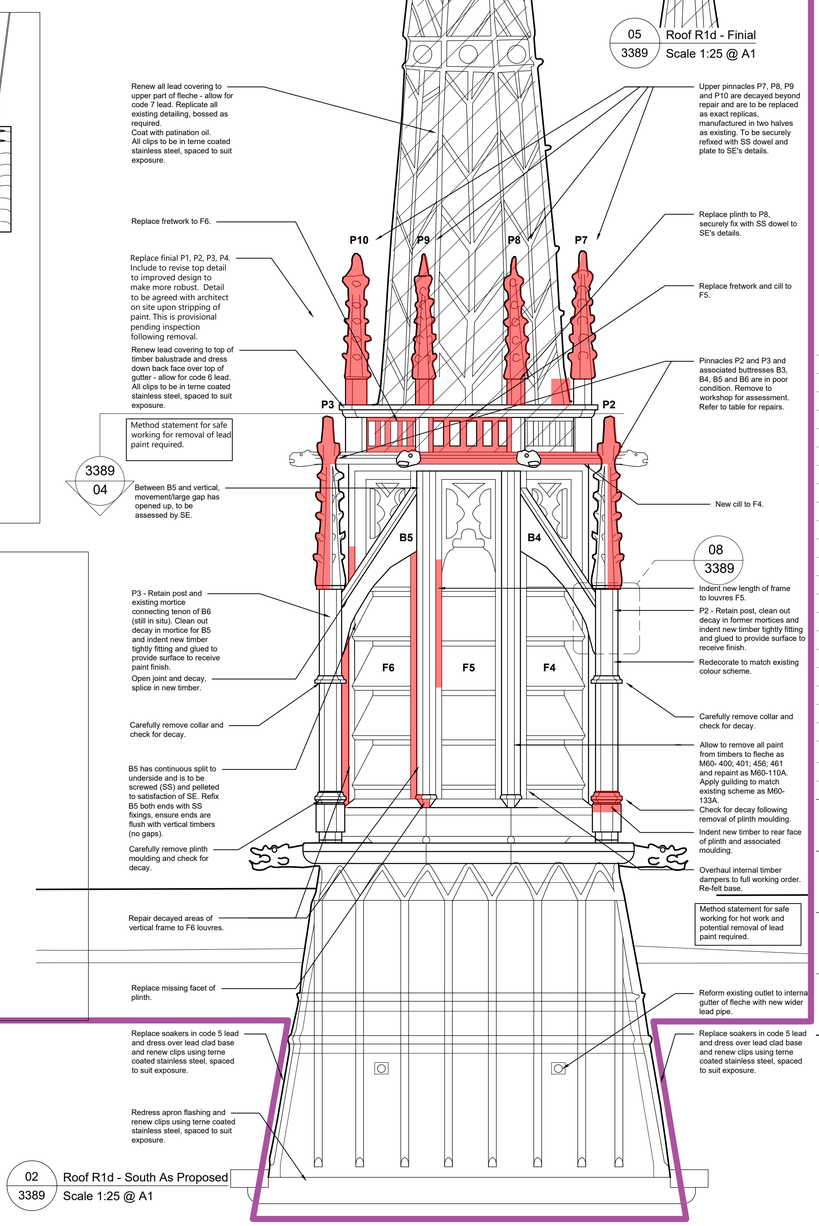
06 3389 Roof R1d - Gutter and spitter
Scale 1:5 @ A1



07 3389 Roof R1d - Gutter and over flow
Scale 1:5 @ A1



01 3389 Roof R1d - North As Proposed
Scale 1:25 @ A1



02 3389 Roof R1d - South As Proposed
Scale 1:25 @ A1

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		

GENERAL NOTES:

Fleche to be repaired in situ rather than being removed, due to risk of damage.

Extreme care required in scaffold assembly due to risk of damage to significant ceiling.

Repairs to timber as C51.
Specifically:
1. Record timber details and mouldings to be replaced as C51 - 135A.
2. Allow for third party (TRADA or equivalent) to carry out timber analysis on 1cm3 piece of original timber to establish timber species. Note: If specialist joiner is able to confirm species in good time to allow for ordering of replacement timber, this item can be omitted. Allow for replacement timber to match existing.
3. For pricing purposes assume European oak as C51-340A, or other hw subject to approval.
4. Submit samples of timber to CA for repairs as C51- 165A.
5. Repairs as C51 - 206A, 245A; workmanship as C51 - 600.
6. Work sequence as C51 - 603A.
7. Replacement of carved work as C51 - 785A.

All joints, connections, plates, dowels etc to be agreed with structural engineer and to engineers specification.

Rev	Date	Dwn	Auth	Revision
C03	04-12-23	CZS	SM	Phase 2 handover
C02	08-03-22	SXG	SM	Table and notes for lower pinnacles added; further notes added; buttress ref. nos in table corrected.
C01	24-02-22	SZG	RZM	Issued for Construction.
P05	17-02-22	SXG	SM	Plan of gutter updated; gutter details 06 and 07 added; sketch flying buttress connection detail 08 added; additional repairs to buttress below pinnacles; upper finials to be replaced due to decay; review of removed buttresses at workshop added.
P04	25-11-21	SZG	SM	Updated following fleche inspection; paint spec refs added; timber repair spec refs added.
P03	19-07-21	SXG	SM	Issued for stage 2 tender.
P02	10-05-21	SZG	CSH	Tender Issue - Phase 1a works identified.
P01	20-11-20	SXG		Initial Issue

Scale A1@	Status	Purpose of issue
25	R	For Record

File Name

Project	Originator	Volume	Level	Type	Role	Number	Revision
RTH	DIA	ZZ	ZZ	DR	A	3389	C03

Rochdale Town Hall
for Rochdale Development Agency

Detail - Re-roofing - Roof R1d Sheet 1 of 2
Phase 2

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Bridgegate House, 5 Bridge Place, Chester CH1 1SA
(+44) 01244 350 063
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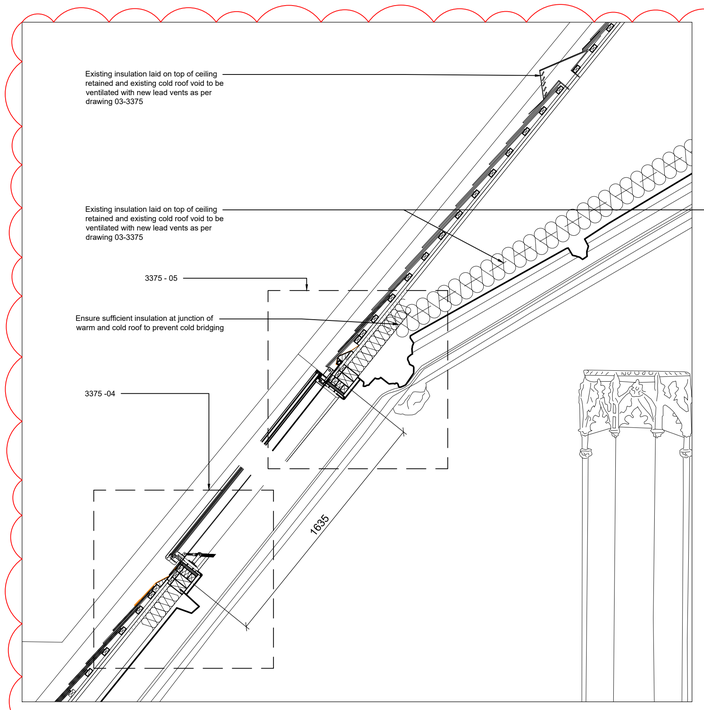
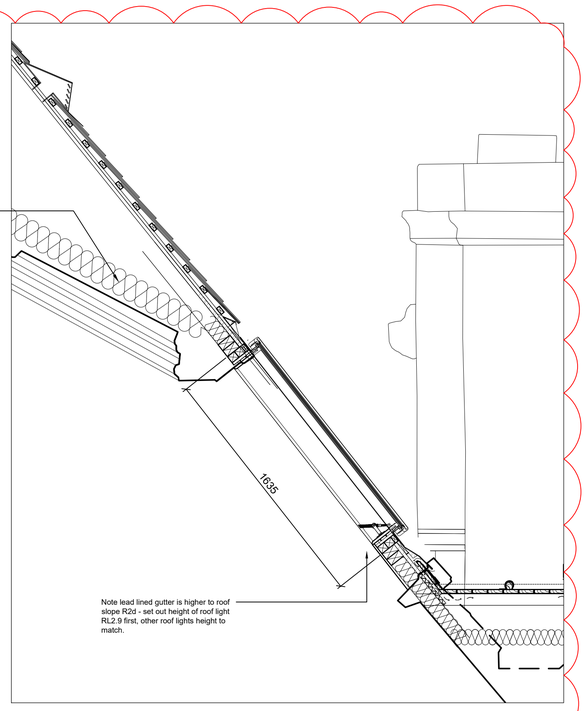
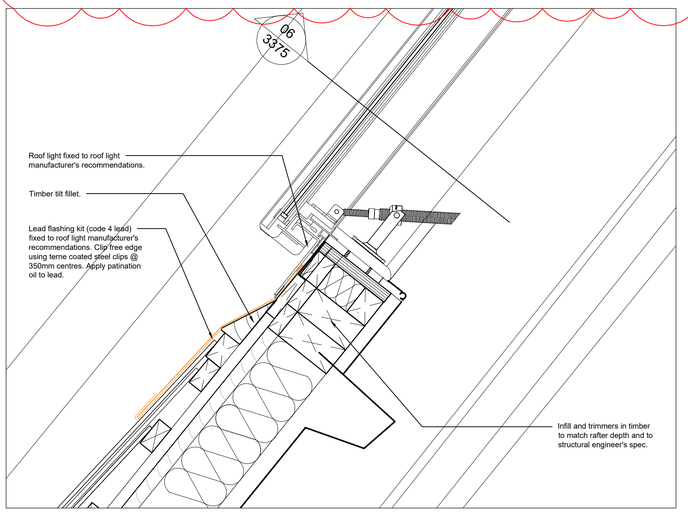


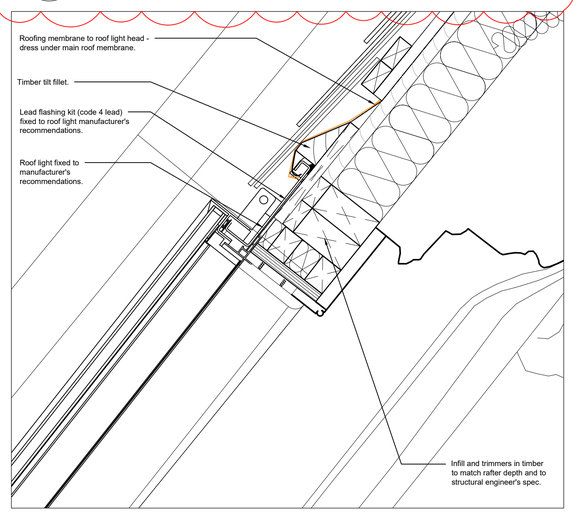
01 / 3375 Section thru. RL2.3
Scale 1:20 @A1



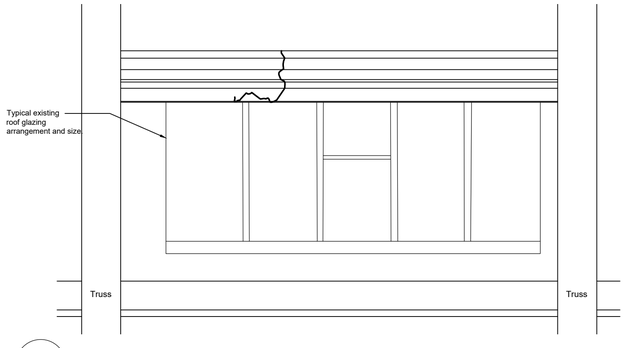
02 / 3375 Section thru RL2.5
Scale 1:20 @A1



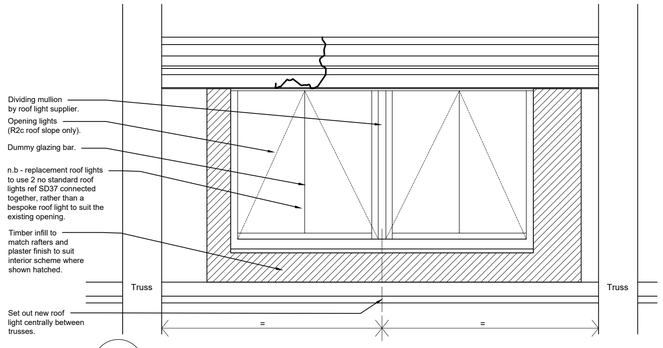
04 / 3375 Detail - base of RL2.3
Scale 1:5 @A1



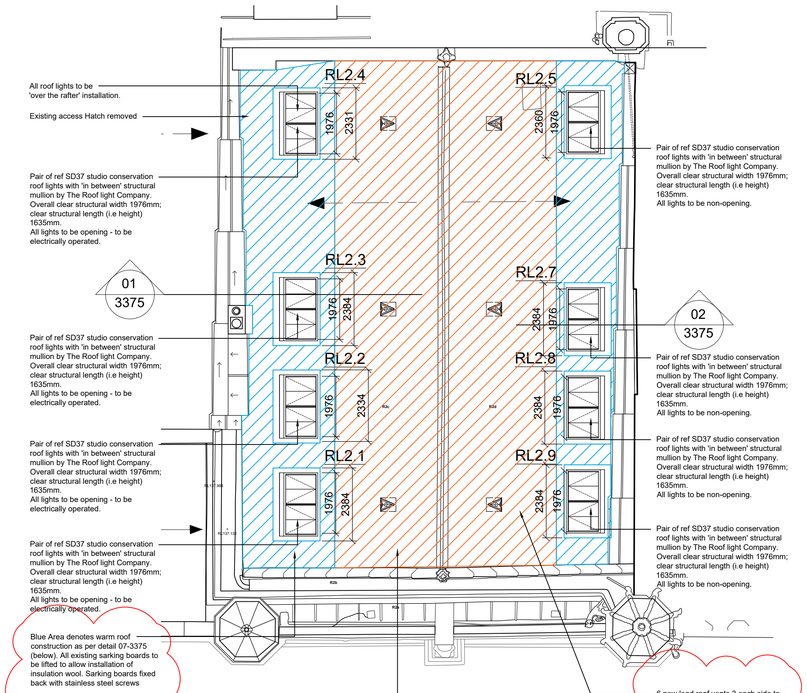
05 / 3375 Detail - head of RL2.3
Scale 1:5 @A1



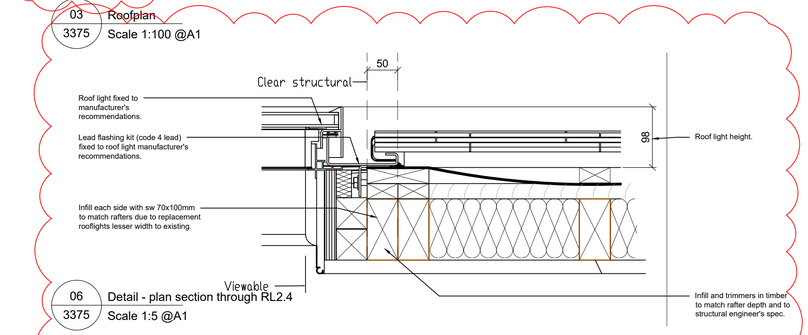
09 / 3375 Typical Internal Elevation of Rooflight As Existing
Scale 1:20 @A1



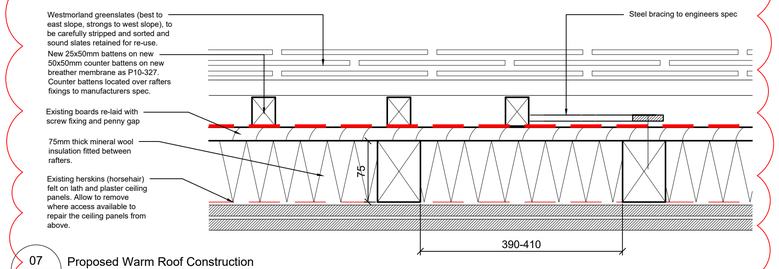
10 / 3375 Typical Internal Elevation of Rooflight As Proposed
Scale 1:20 @A1



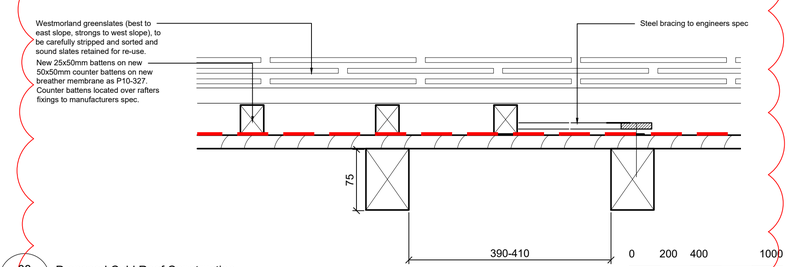
03 / 3375 Roofplan
Scale 1:100 @A1



06 / 3375 Detail - plan section through RL2.4
Scale 1:5 @A1



07 / 3375 Proposed Warm Roof Construction
Scale 1:5 @A1



08 / 3375 Proposed Cold Roof Construction
Scale 1:5 @A1

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

Rev	Date	Dwn	Auth	Revision
C03	12-07-22	SZG	AF	Issued under AI 072.
P06	22-06-22	AF	AF	Bright Hall Roof Works Updated - Issued under CCF
C02	15-03-22	SXG	RZM	Roof lights refs added to detail 03 in lieu of 'bespoke'
				and to match detail 10 and spec; structural opening
				height corrected to 1635mm; notes added.
C01	24-02-22	SZG	RZM	Issued for Construction.
P05	16-11-21	SXG	SM	Spacing of rafters to Roof R2c and R2d confirmed.
P04	23-07-21	SXG	SM	Breather membrane spec amended; issued for stage
				2 tender.
P03	10-05-21	SZG	CSH	Tender Issue.
P02	05-01-21	SXG		Insulated sarking boarding omitted - renew boards in
				20mm treated sw in lieu; details 9 and 10 added.
P01	20-11-20	SXG		Initial Issue

Scale A1@	Status	Purpose of issue
Varies	CR	For Construction

File Name

Project	Originator	Volume	Level	Type	Role	Number	Revision
RTH	DIA	ZZ	ZZ	DR	A	3375	C03

Rochdale Town Hall
for Rochdale Development Agency

Re-roofing - RoofsR2c/R2d - Rooflights Phase 2

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chester@insall-architects.co.uk

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

Allow to remove varnish/staining to lath and plaster panelling, associated timber framing, carved timber angels and existing timber beams.

Assumed replacement panel to be cleaned as part of specialist conservation works.

Assumed replacement panel previously cleaned.

Areas of original panel previously cleaned.

Panel different colour. Further investigation required when high level access available.

Allow to carry out patch repair with lime plaster mix and reinstate paintwork as part of specialist conservation works.

Address areas of failing paint as part of specialist conservation works.

Crack assumed to be stable. Allow to fill and touch up as part of specialist repair works.

Crack assumed to be unstable. Inspect further. Provisionally allow to secure panel back to laths above as part of specialist conservation works.

Missing panel (delamination occurred in November 2020) requires Specialist Conservator repair. Refer to M60/800 for further specialist testing and consolidation works across the Great Hall ceiling, required as part of specialist Conservator works.

Patch repair - Refer to specific note on drawing for defect and repair.

Crack - Refer to specific note on drawing for defect and repair.

Existing cornice - localised repairs as noted on plan. Refer to Cornice Schedule for Type and Spec Clause.

New cornice - to approved profile. Refer to Cornice Schedule for Type and Spec Clause.

New cornice. Refer to Cornice Schedule for Type and Spec Clause.

New suspended ceiling. Ensure existing ceiling is secure and stable before locating new suspended ceiling below. - NBS K10/220

New plasterboard ceiling to U/S ceiling joists - NBS K10/245

New lath and plaster ceiling to U/S ceiling joists - NBS M20/310 & 625

New loft hatch - NBS L20/635

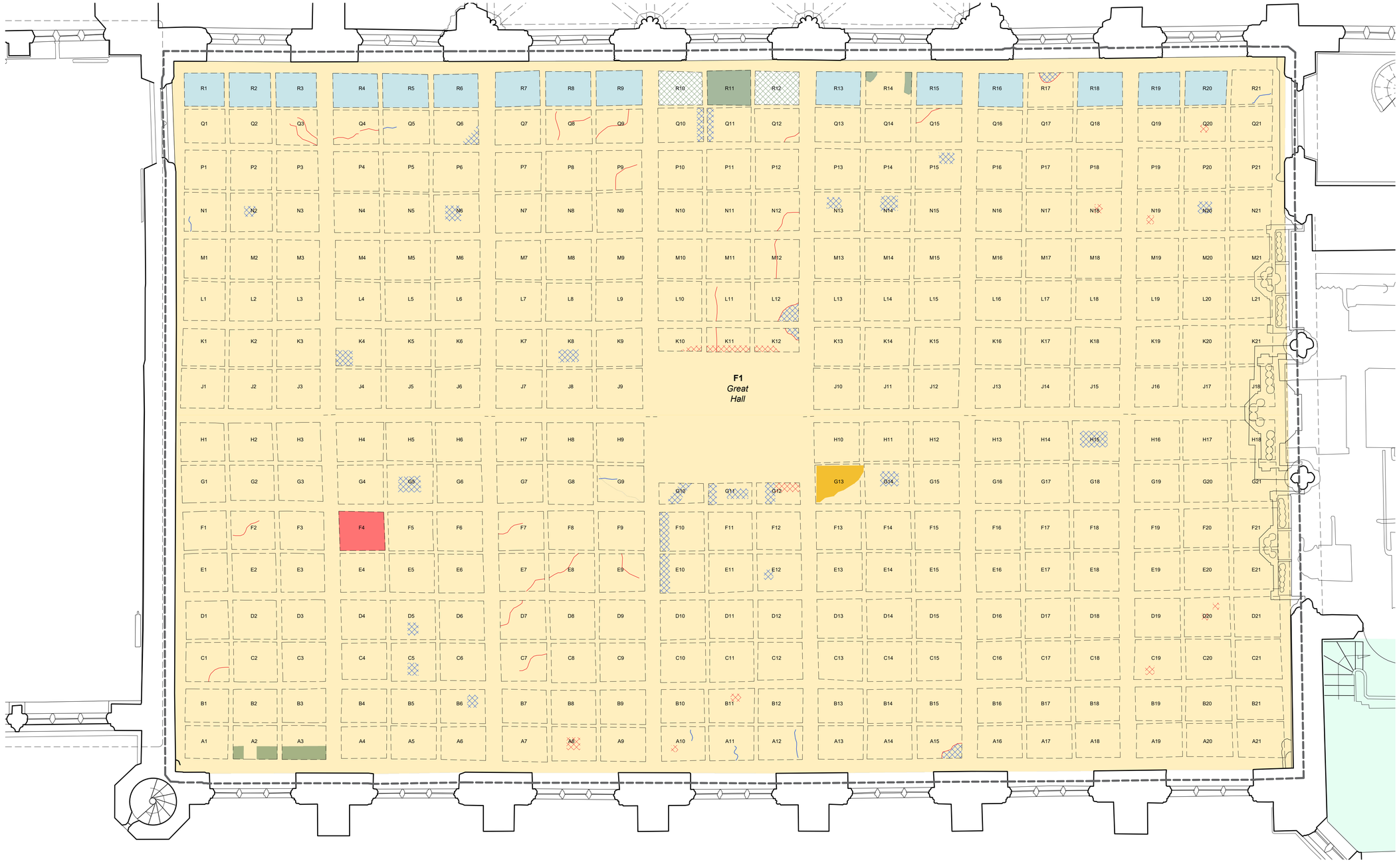
Carefully take down surviving existing sections of cornice, protect and store.

For Preparation and Re-Decoration refer to Decorations Schedule.

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.

Specialist conservation works undertaken by Hirst.



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B1,B2,B3, Bn etc. Partially signed off: with minor comments from the Client

CR Construction Record

Rev	Date	Dwn	Auth	Revision
C04	31-08-22	SZG	RZM	Tower ceiling added to scope, new cornicing to S3b.
C03	15-08-22	SZG	RZM	Updated for Second Floor works AI.
P11	21-06-22	JXW	SEB	For CCF 026 - Plasterwork.
P10	16-06-22	JXW	RZM	For CCF 026 - Plasterwork.
C02	21-03-22	SZG	RZM	Great Hall ceiling panel references added.
C01	24-02-22	SZG	RZM	Issued for Construction.
P09	10-05-21	SZG	CSH	Tender Issue.
P08	26-03-21	SZG	SEB	Updates to specification clauses, key change.
P07	18-01-21	HZC	SEB	Updates in room S6f, S3c, S6, F1
P06	11-01-21	HZC	SEB	Repair updates in room S3d
P05	18-12-20	SZG	SEB	Specification clauses added.
P04	30-11-20	SZG	CXD	Fallen panel added.
P03	20-11-20	SZG	CXD	For RIBA 4 costing.
P02	22-05-20	EXW	RZM	Updated following client amendments, RIBA 3 & consents
P02	27-03-20	SZG	RZM	Status change from S3 to D1
P01	10-03-20	SZG	RZM	Initial Issue

Scale A1@	Status	Purpose of issue
100	CR	For Construction

File Name

Project	Originator	Volume	Level	Type	Role	Number	Revision
RTH	DIA	XX	30	DR	A	1584	C04

Rochdale Town Hall
for Rochdale Development Agency

Second Floor
Reflected Ceiling Plan - Repairs

Donald Insall Associates
Chartered Architects and Historic Building Consultants

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