



Walkways BE-EN-12951



Free standing guard rail edge protection.

Item 9. Walkways and handrails.

- LEGEND**
- Existing penetrations / chimneys
  - X 920sq roof hatch to be locked off.
  - A 920sq roof hatch retained and to be fitted with internal ladder and hook for emergency evacuation.
  - Timber access steps & walkways
  - Metal access ladders
  - Chimneys and vents
  - D Drain
  - F Flag pole
  - New Overflow (Exact location will depend on drain location)

**LADDERS & STEPPED WALKWAYS ARE NOT DRAWN TO SCALE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY**

- New roof access systems:**
- New stepped walkways with guardrails to both sides - items 1 - 4; 6 & 8; Remove the existing timber stepped walkways and replace with galvanized steel in the locations shown on locations above.
  - The proposed stepped walkways would be fixed to the existing walkway supports.
  - Item 1, 3.5m up & 3.5m down
  - Item 2, 3.5m up & 7m down
  - Item 3, 4.5m up & 5m down
  - Item 4, 3.5m up & 7m down
  - Item 5, Condition survey required.
  - Item 6, 4m up & 4m down.
  - Item 7 - Condition survey required for 3no. access ladders and 2no. timber steps past chimney stacks above reception room.
  - Item 8, New 1.7m up and 2.2m down ladders and platform: Install new galvanized steel ladders and platforms in the locations shown above.
  - Item 9, Free-standing galvanised guardrail to 3no. lead roofs as locations above.
  - Item 10, 2no. new Ladderlatch systems to the internal ladders of the clock tower.
  - See Drawing (2-)185 Clock Tower - Roof Access.
  - Item 11, Condition survey required.
  - Item 12, Condition survey required.
  - Item 13, Condition survey required.
  - Item 14, Condition survey required.

- Roof repairs:**
- Rain water discharge from main roof area: This has been a problem in the past particularly the roof areas above the Fitzpatrick room, Reception room and Elections office. Investigate existing gutter outlet pipe for blockages and any scaling. Carefully drill stone parapet and form lead pipe overflow with trumpet, extend to avoid stone cornice/banding below, formed/soldered in connection with existing lead gutter detail, see drawing (2-)186.
  - Lead gutters: There are some signs of expansion with in the lead gutters. These sections are to be cut open and expansion joint to be fitted.
  - Slate repairs: There are various slates broken around the roof areas. These are to be replaced with a second hand Westmoorland slates to match existing. Provision for 100 no. slates around the roof is to be included; this will include a provision for the brackage of any slates whilst works are being carried out.
  - Sarnafil roof inside clock tower: Strip off existing felt underlay and provide new waterproof covering to the clock mechanism room roof. Install new Sarnafil covering to deck area within clock tower approx. 30m<sup>2</sup>. See Drawing (2-)184 Clock Tower - Clock Mechanism
  - Flag room: Replace existing ceiling to Flag room and provide water resistant upper covering with moisture resistant boarded ceiling. See Drawing (2-)183 Clock Tower Level 1 & 2

**Notes:**

1. Do not scale.
2. The Contractor must verify dimensions on site.
3. All materials and workmanship must conform to current British Standards.

**Revisions**

A - 20.05.15 - Revised for Listed Building Submission.  
 B - 27.07.15 - Drawing Status updated to RIBA Stage K: Construction Issue - for Construction. Drawing updated in accordance with Client Instructions. General Text Amendments. Text modified under New Roof Access System Title (Item 7/Item 8/Item 10) and under Roof Repairs Title  
 C - 18.04.16 - Chimneys, vents, walkways added  
 D - 18.05.16 - Notes updated in accordance with clients comments

Revisions continued

<b>RIBA Issue Stage:</b>	<b>Project:</b> South Shields Town Hall Refurbishment	<b>Anthony Keith Architects Ltd.</b> 19 Lansdowne Terrace, Gosforth, Newcastle upon Tyne, NE3 1HP T: 0191 213 0133 F: 0191 213 5050
<b>Construction</b>	<b>Client:</b> South Tyneside Council	date: 20.05.15 drawn: ID checked: PAW sheet: A1
	<b>Drawing:</b> Proposed Roof plan	Job: 1046(2-)181 D