

DO NOT SCALE
Work to annotated dimensions only. Read drawing in conjunction with relevant specification, Structural Engineers' and Services Engineers' drawings. Confirm all dimensions before commencement of any work on site or fabrication.

Notes:

ROOFLIGHTS:

- Drawing issued for design intent for Specialist Contractor input
- Drawing to be read in conjunction with the Acoustic and Fire Consultants reports
- Rooflight System U-value specified as 1.4W/m²K, and g-value specified as 0.49 by client / M&E, or otherwise confirmed by M&E engineer SAP calculations at stage 4
- Roof U Value to 0.12 W/m²K or otherwise confirmed by M&E engineer SAP calculations at stage 4
- Refer to specialist Roofing specification
All dimensions to roofing subject to confirmation by roofing subcontractor to meet U Value requirements, or as otherwise accepted by the M&E Engineer to meet the overall thermal efficient calculations of the building.
- Window frame and colour subject to Local and Planning Authorities approval
- FFL slopes across levels. FFL's varies.
- Structural Engineer to advise on extent of making good to existing structural openings
- All windows to adhere to requirements within Acoustic report
- Rooflight supplier to advise on weight / size / operation and dim to structural opening dim to suit clear openings.
- For External Door schedule refer to S(31)001 Brunswick Mill External Door Schedule
- Please refer to Secured by Design Award Checklist 2007/0457/SBD/01 for external door and window ironmongery, security and glazing requirements

FINAL PRODUCT SUBJECT TO PLANNING APPROVAL
CONDITION DISCHARGE IN ACCORDANCE WITH
CONDITION 11.

Rooflights sized to match the existing sizes following
direction from the PLanning Authority and Conservation
Officer

C3 25.11.25 UPDATE TO SOFFIT TO ACCOUNT FOR LOW EXISTING EAVES.
ROOFLIGHT DETAIL /GUTTER AMENDED RWP AT ENDS SHOWN
C2 07.11.25 ANNOTATION RE ADB ADDED STRUCTURE TO HWC LATEST INFO
C1 04.08.25 PRELIMINARY CONSTRUCTION ISSUE

client: ARROWSMITH BRUNSWICK SQUARE LTD. date: JUNE 2025

project: BRUNSWICK MILL DEVELOPMENT PHASE 1 scale: 1:5 @ A3 drawn by:

title: Typical Rooflight – level 03, Sheet 1 drawing number: L(31)004

status: STAGE 5 – CONSTRUCTION job number: 0586 revision: C3



04 Elevation Key

1: 500 - Refer to L(21)430 and L(21)431 for GA Elevation drawings to Bradford Road

Clear Glazed Rooflight system. System to meet ADB requirements A2-s3, d2 or better classification
Site measurements of existing windows by 'Big Red' = 2020mm x 1180mm (06.11.23)
All subcontractor details to be reviewed and accepted from AMPyro to ensure ADB compliance prior to manufacture.

Rooflight supplier to advise perimeter supports and connection

Refer to specialist subcontractor drawing for edge detailing. Any exposed aluminium flashings /pressure caps to be PPC coated to match windows – RAL 7021

Roofing Insulation to meet minimum U Value requirements. Roofing contractor to confirm depth of insulation dimension to suit roofing proposal and U Value.

Warm roof gutter weathering system to specialist detail. Supplier to check Insulation thickness to suit U values. RWP at ends of gutter to be coordinated internally with M&E subcontractor.

Insulated weathered upstand
Existing coping to be removed and with warm roof weathering system dressed and sealed under NB HEIGHT OF EXISTING PARAPET TO BE CHECKED TO ENSURE SUFFICIENT WEATHERING AND THERMAL REQUIREMENTS – POSSIBLE EAVES REBUILD TO MEET REQUIREMENTS – ALL SUBJECT TO SITE CHECK AND PLANNING APPROVAL

POSSIBLE RAISED LEVEL
SITE CHECK REQUIRED

BRADFORD
ROAD

Hopper and
connecting
drainpipe

Existing brick external wall
(inside face of walls to remain as
exposed brickwork)
Rainwater pipe and hopper to
be retained where possible –
see GA Elevation drawings.
New gutter to be dressed into
existing hoppers using existing
outlets if possible – to be
checked on site in conjunction
with roof detail. New through
the wall outlet and sealed
downpipe connectors to seal
gutter and drainage as
required. Check levels and falls
on site before fabrication of
rooflight gutter. Typical detail to
specialist subcontractor advice

Type 8 Window. Refer to
Elevations L(21)430, L(21)431,
Window Type drawing L(31)001
and Window supplier information

Existing Structural Beams on
structural grids. Intumescent paint to
steelwork.
Beams on party wall lines to be
boxed in for fire compliant head
restraint. Others where not under
partitions to be reviewed on site.
HWS Structural Engineer drawing
ref 1405 & 1057

Dyline boxing-in intumescently
sealed against existing brick wall
to suppliers recommendation

OUTSIDE

L(31)005
01

L(31)005
01

L(31)004
01

L(31)005
01

APARTMENT (LEVEL 03)
(Living Room / or Bedroom)

Rooflight supplier to advise details of
opening automation as required. Confirm to
be coordinated with M&E consultant

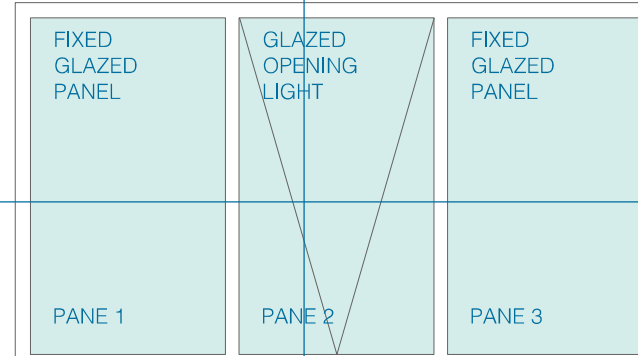
Purlin spec and spacing subject to
confirmation by structural engineer

Additional VCL required at ceiling level to
mitigate condensation risk – subject to
specialist roofing subcontractor calculations

Mineralwool insulation subject to specialist
requirements

Cement board, Versapanel OEA

K10 12.5mm Plasterboard



03 Roof - Typical rooflight plan

1:25 - Refer to L(20)207 for GA roof plan

LEVEL 04

ROOF

New warm roof system
to meet BR00T4 and
specified U Value

DIM TO SUIT U VALUE

HWC to review mansafe
localised structural
supports to suit specialist
suppliers detail

Concrete deck to
Structural Engineer
detail.

New warm roof system
to meet BR00T4 and
specified U Value

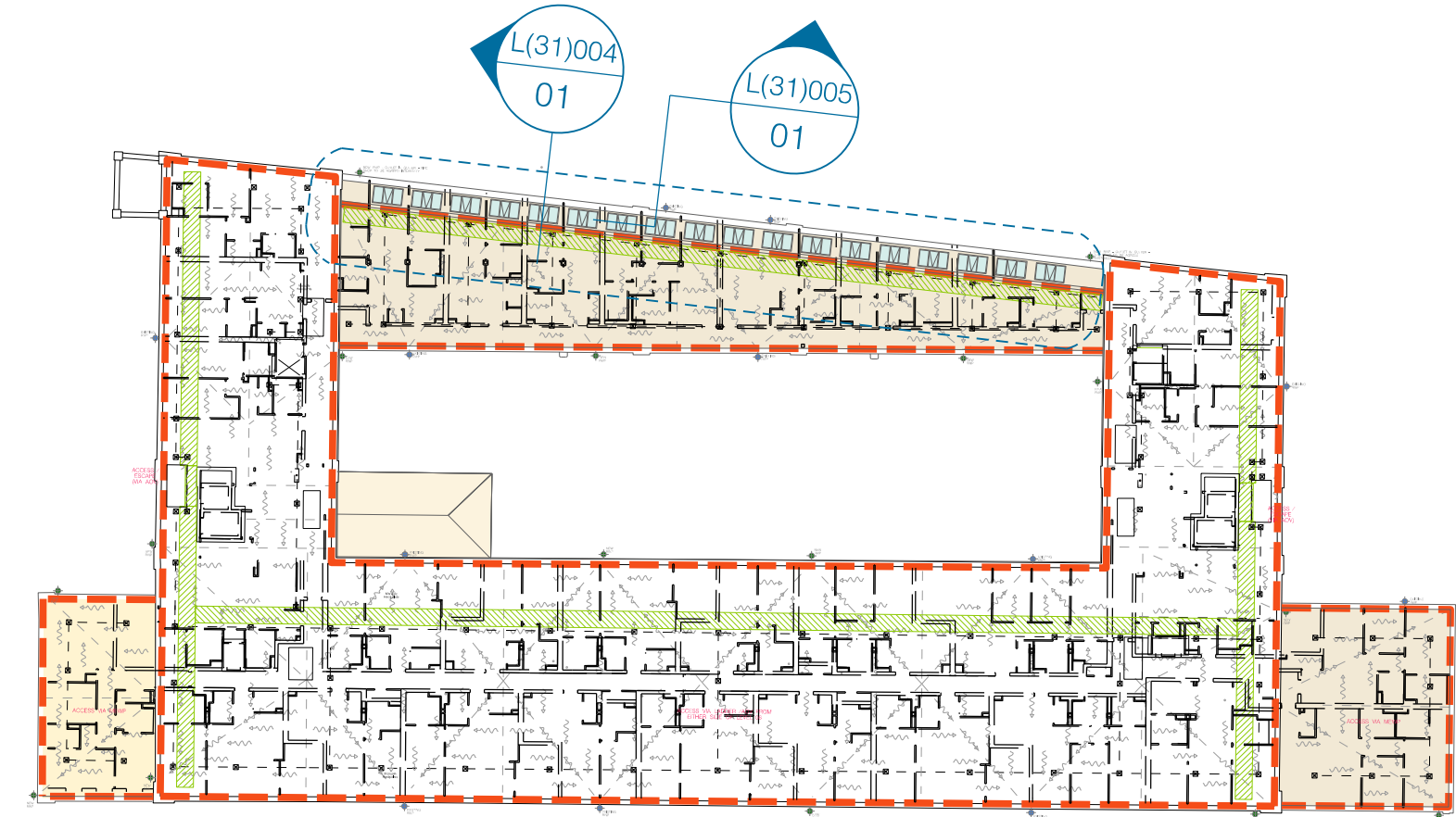
Existing CROSS structural
steel beam,
Intumescently painted and
exposed AMPyro /BRE to
approve connection detail
between boarding and
painted FR solution
Underside of drying
boxing-in over apartment
drying walls where under
steel beams

W003-042

WC

01 Section - Typical short section through rooflight to level 03

01



02 Roof Plan Key

1:500 - Refer to L(20)207 for GA roof plan
(plan shown with dashed line under)

02