

**LOVE
DESIGN
STUDIO/O**



August 2023

1 Belsize Lane

Overheating Assessment

Contents

00	Executive Summary		3
01	Introduction	Site Overview Planning Policy Methodology Assumptions	6 7 8 10
02	Results	Results Summary CIBSE TM59 Detailed Results Table	12 14
03	Appendices		19

Section Zero

O Executive Summary

Executive Summary

Love Design Studio have prepared this Overheating Assessment for 1 Belsize Lane, London, NW3 5AA; located in the London Borough of Camden.

The purpose of this overheating assessment is to analyse the internal conditions of the existing site to understand whether overheating risk can be identified. This is to determine whether active cooling can be acceptably installed as an overheating mitigation measure.

To assess the likelihood of overheating risk, the residential development has been analysed in accordance with “CIBSE Technical Memorandum TM:59 – Design Methodology for the Assessment of Overheating Risk in Homes”. A dynamic thermal simulation model of the development has been created and three 2020 weather files have been considered:

- DSY1 for the 2020s, high emissions, 50% percentile scenario
- DSY2 for the 2020s, high emissions, 50% percentile scenario
- DSY3 for the 2020s, high emissions, 50% percentile scenario

In addition, the following weather files were also considered to assess the overheating risk under future weather conditions.

- DSY1 for the 2050s, high emissions, 50% percentile scenario
- DSY2 for the 2050s, high emissions, 50% percentile scenario
- DSY3 for the 2050s, high emissions, 50% percentile scenario
- DSY1 for the 2080s, high emissions, 50% percentile scenario
- DSY2 for the 2080s, high emissions, 50% percentile scenario
- DSY3 for the 2080s, high emissions, 50% percentile scenario

A total of four bedrooms were assessed for overheating where active cooling is proposed. Under the DSY1 2020s weather file, the results indicate that all bedrooms pass the TM59 overheating criteria under current weather conditions.

TM59 methodology states that DSY2 and DSY3 weather files can be tested to determine further overheating risk within homes. All bedrooms pass the TM59 criteria under the DSY2 2020s weather file; however, all four bedrooms do not pass the TM59 criteria under the DSY3 2020s weather file.

Additionally, all bedrooms do not pass the TM59 criteria under the DSY1, DSY2, and DSY3 2050s and 2080s weather files, indicating a likely overheating risk under future weather conditions.

1 Belsize Lane has already utilised the following passive cooling measures to mitigate overheating:

- Windows openings have been maximised, with all windows allowing a 66-100% opening area.
- All windows and rooflights were upgraded in 2016 to a higher specification, to achieve a U-Value of 1.2 W/m²k.
- The pitched roof was upgraded in 2016 with insulation, to achieve a U-Value of 0.16 W/m²k.
- The flat roof includes an extensive green roof, which aids in regulating the temperature of the building, achieving a U-Value of 0.18 W/m²k.
- Trees and hedges surround the building, providing shade and regulating the temperature of the building.
- All windows, excluding rooflights, incorporate internal shade in the form of blinds in order to minimise solar gain in the summer.

Further passive measures have been considered within this assessment to mitigate overheating in the building, including solar film, external shutters and Mechanical Ventilation with Heat Recovery.

The results determined that all three measures reduce the overheating risk within one out of four bedrooms for the DSY3 2020s weather file; however, overheating risk was still determined in all four bedrooms under all 2050 and 2080 weather files included in the assessment.

However, external shade such as external shutters, canopies, awnings, and brise soleil, are not considered appropriate due to the building's location in a conservation area.

Overall, 1 Belsize Lane has followed the cooling hierarchy by providing passive measures prior to active cooling. Although all bedrooms pass the TM59 overheating criteria for DSY1 and DSY2 2020s weather files, the results determine that overheating risk is identified under DSY3 2020s, and DSY1, DSY2, and DSY3 of the 2050s and 2080s. Therefore, as per the last stage of the cooling hierarchy, active cooling is a measure that would mitigate overheating risk within 1 Belsize Lane.

Section One

1

Introduction

Introduction

Love Design Studio have prepared this Overheating Assessment for 1 Belsize Lane, London, NW3 5AA. This site is located in the London Borough of Camden and is considered to be within a conservation area.

In 2016, the building had undergone refurbishment, including major upgrades to the building fabric, namely the windows, doors, roof, floors, and a dormer extension to the second floor.

The purpose of this overheating assessment is to analyse the internal conditions of the existing site to understand whether overheating risk can be identified. This is to determine whether active cooling can be acceptably installed as an overheating mitigation measure.

A total of 4 bedrooms were assessed for overheating where active cooling is proposed. Although adjoining rooms were modelled, rooms where active cooling is not proposed have not been included within this overheating assessment.



Figure 1: Site boundary (Red)

Overheating Policy

Camden Local Plan

The Local Plan produced by Camden Council sets out the Council's vision and strategy for the Borough. It includes a variety of overarching spatial policies to guide future development and land use in the Borough.

The Camden Local Plan states that *“Active cooling (air conditioning) will only be permitted where dynamic thermal modelling demonstrates there is a clear need for it after all of the preferred measures are incorporated in line with the cooling hierarchy.”*

The cooling hierarchy includes:

- Minimise internal heat generation through energy efficient design;
- Reduce the amount of heat entering a building in summer through orientation, shading, albedo, fenestration, insulation and green roofs and walls;
- Manage the heat within the building through exposed internal thermal mass and high ceilings;
- Passive ventilation;
- Mechanical ventilation; and
- Active cooling

Home Improvements: Camden Planning Guidance (2021)

Camden Council published the Home Improvements guide in 2021 to provide support for Camden residents regarding adaptations to their home and areas to consider for planning.

Regarding active cooling, the Home Improvements guidance states the following:

“If you are concerned that your home overheats in summer beyond comfort levels, you should consider passive cooling measures which do not rely on an energy source like air conditioning.

The following measures could be taken to reduce overheating:

- *Use shading (blinds, shutters, trees, vegetation), to be carefully designed to take into account the angle of the sun and the optimum daylight and solar gain;*
- *If you are planning an extension, use smaller windows on the south elevation and larger windows on the north (a balance is needed between solar gains (heat) and daylighting);*
- *Include high performance glazing e.g. triple glazed windows, specially treated or tinted glass;*
- *Incorporate green and brown roofs and green walls which help to regulate temperature as well as providing surface water run-off, biodiversity and air quality benefits;*
- *Porches, atriums, conservatories, lobbies and sheltered courtyards can be thermal buffers, they provide a transition between the cold outside and the warmth inside a building (or similarly the reverse in warmer months).”*

Methodology

A Dynamic Simulation Model (DSM) using IES Virtual Environment software (IES VE). has been used to assess the scheme's likelihood of overheating against the CIBSE TM59 'Design methodology for the assessment of overheating risk in homes (2017)' criteria and targets.

As per the TM59 guidance, *both* the following criteria must be met:

1) For living rooms, kitchens and bedrooms:

The number of hours during which ΔT (the difference between operative and threshold comfort temperatures) is greater than or equal to one degree (K), during the period of May to September inclusive, shall not be more than 3 per cent of occupied hours. (CIBSE TM52 Criterion 1: Hours of exceedance).

2) For bedrooms only:

To evaluate comfort during the sleeping hours the operative temperature in the bedroom from 10 pm to 7 am shall not exceed 26°C for more than 1% of annual hours. (Note: 1% of the annual hours between 22:00 and 07:00 for bedrooms is 32 hours, so 33 or more hours above 26°C will be recorded as a fail).

The following was considered as part of the assessment:

- 1. The site is located in a lower density urban area; therefore, London Heathrow data was used for the location weather file.
- 2. The windows have only been modelled as open when the internal temperature is greater than or equal to 22°C during occupied hours.
- 3. Bathrooms and corridors have been included in the model but are not required to pass.
- 4. Profiles for occupancy periods, and internal gains (people, lighting, equipment) are standardised and include the following:
 - a. 1 person is assumed present in bedrooms during the daytime.
 - b. 2 people in the night in a double bedroom.
 - c. Living spaces occupied from 9am to 10pm.

Natural ventilation paths are modelled by algorithms that control the window and balcony door openings where applicable. The software incorporates VistaPro, which permits range testing of variables, such as Operative Temperatures more than 26°C between the hours of 10pm to 7am as per Chapter 4.3 of TM:59. This methodology has been applied for all Living/Dining/Kitchens and for Bedrooms. This is the Fixed Temperature method.

Building Classification

The following building classifications are stipulated with Table 2 CIBSE TM:52. These classifications determine the benchmark values within each criterion that the building must be seen to meet or better. Depending on the classification a greater or lesser benchmark is set with corresponding level of expectation.

Category	Description	Range (degK)
Category i	High level of expectation only used for spaces occupied by very sensitive fragile persons	2
Category ii	Normal expectation (for new buildings and renovations)	3
Category iii	A moderate expectation (used for existing buildings)	4

Methodology

Modelling

A 3D model of the site using IES VE software based on the submitted drawings for this planning application.

A total of four bedrooms were assessed for overheating where active cooling is proposed. Although adjoining rooms were modelled, rooms where active cooling is not proposed have not been included within the overheating assessment.

Based on the CIBSE TM49 Design Summer Years for London, the weather files were selected to represent current weather conditions for the overheating assessment:

- DSY1 for the 2020s, high emissions, 50% percentile scenario
- DSY2 for the 2020s, high emissions, 50% percentile scenario
- DSY3 for the 2020s, high emissions, 50% percentile scenario

Furthermore, the following weather files were also considered to assess the overheating risk under future weather conditions.

- DSY1 for the 2050s, high emissions, 50% percentile scenario
- DSY2 for the 2050s, high emissions, 50% percentile scenario
- DSY3 for the 2050s, high emissions, 50% percentile scenario
- DSY1 for the 2080s, high emissions, 50% percentile scenario
- DSY2 for the 2080s, high emissions, 50% percentile scenario
- DSY3 for the 2080s, high emissions, 50% percentile scenario

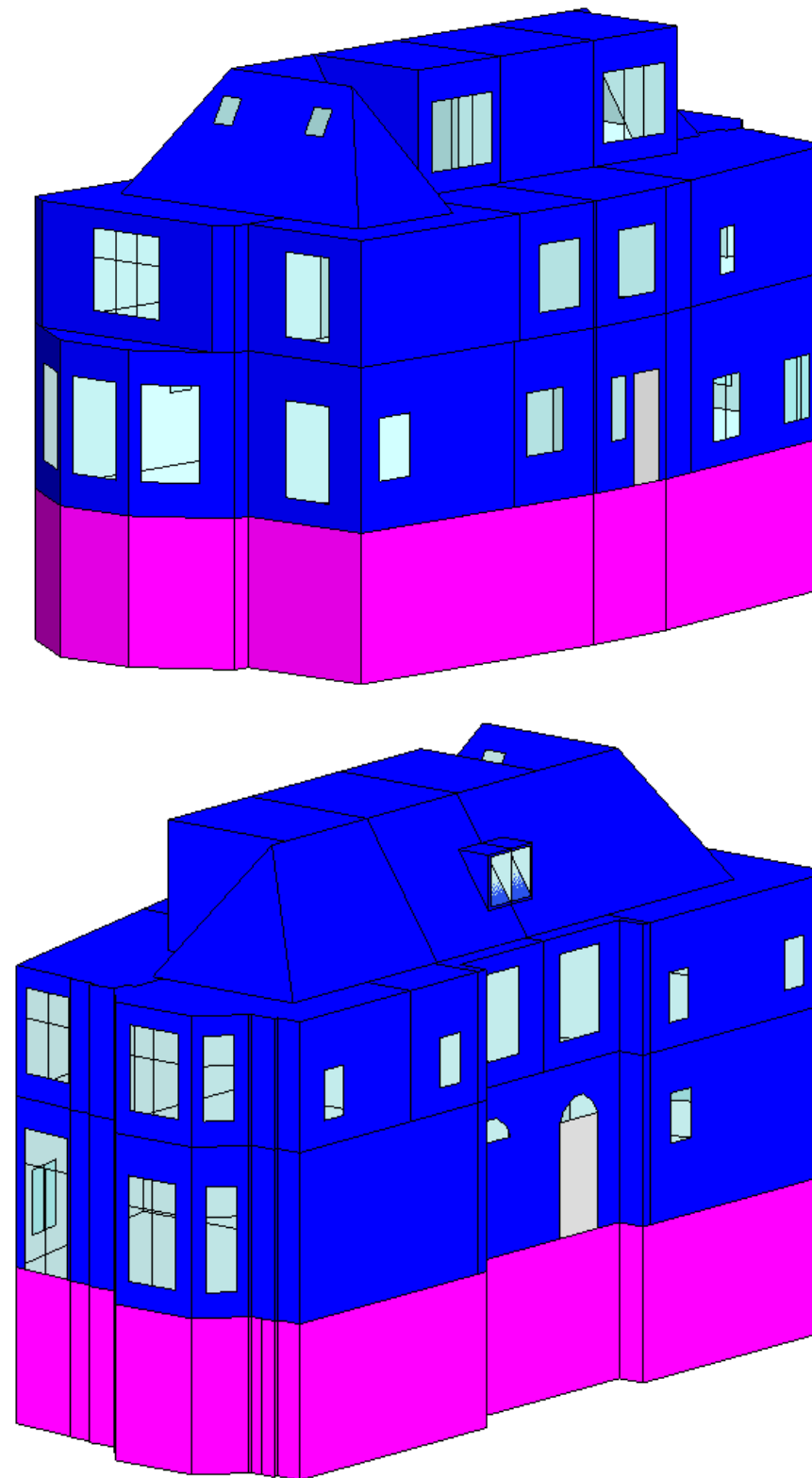


Figure 2: Axonometric view of the 3d model of the proposed scheme developed using IES VE software; south view (top), north view (bottom)

Assumptions

Building Fabric

Building fabric is based on the construction details of the 2016 refurbishment. See Appendices for full details.

Occupancy

Occupancy refers to the hours a particular room is occupied. The occupancy profiles for this overheating assessment have been extracted from the National Calculation Method (NCM) estimates based on the room types assessed i.e., double bedroom and kitchen.

Internal Heat Gains

Internal Heat Gains consider various conditions within the room, namely the people, lighting, and electrical equipment.

The internal gains profiles for people and equipment for this overheating assessment have been extracted from the National Calculation Method (NCM) estimates based on the room types assessed i.e., double bedroom.

The internal gains for the baseline model lighting are based on 5.2 w/m2/(100 lux).

Building Fabric	Input	Unit	Comments
New			
External Wall U-Value	1.7	W/m2k	Solid Brick, 1960s build
Dormer External Wall U Value	0.23	W/m2k	Clay tile cladding, Kingspan insulated plasterboard*
Pitched Roof U-Value	0.16	W/m2k	Clay tiled roofing*
Flat Roof U-Value	0.18	W/m2k	Extensive green roof*
Dormer Roof U Value	0.16	W/m2k	Clay tile roofing, Kingspan insulated plasterboard*
Ground Floor U-Value	N/A	W/m2k	Basement floor not considered within assessment
Window U-Value	1.2	W/m2k	Double glazing, timber with metal frame, 2016 construction*
Doors U-Value	1.0	W/m2k	Hardwood, 2016 construction*
Window G-Value	0.74	-	Based on EB24 glazing by Clement Windows Ltd*

**See Appendices for full construction details*

Table 1: The building fabric inputs for the overheating analysis

Section Two

2 Results

Results

The building was assessed under the DSY1 2020s weather file; the results indicate that all bedrooms pass the TM59 criteria under current weather conditions.

TM59 methodology states that DSY2 and DSY3 weather files can be tested to determine further overheating risk within homes. All bedrooms pass the TM59 criteria under the DSY2 2020s weather file; however, all bedrooms do not pass the TM59 criteria under the DSY3 2020s weather file.

Additionally, under future weather conditions, all bedrooms do not pass the TM59 criteria under the DSY1, DSY2, and DSY3 2050s and 2080s weather files.

The building has already utilised the following passive cooling measures to mitigate overheating:

Building Fabric

- Windows openings have been maxisimed, with all windows allowing a 66-100% opening area.
- All windows and rooflights were upgraded in 2016 to a higher specification, to achieve a U-Value of 1.2 W/m2k.
- The pitched roof was upgraded in 2016 with insulation, to achieve a U-Value of 0.16 W/m2k.

Shade and Urban Greening

- The flat roof includes an extensive green roof, which aids in regulating the temperature of the building, achieving a U-Value of 0.18 W/m2k.
- Trees and hedges surround the building, providing shade and regulating the temperature of the building.
- All windows, excluding rooflights, incorporate internal shade in the form of blinds in order to minimise solar gain in the summer.

Furthermore, Table 2 illustrates the home efficiency measures the building has considered, as per Appendix 1 of the Home Improvements Camden Planning Guidance (2021).

Measure	Consid ered?	Comments
Loft Insulation	N/A	No loft present.
Pipes/boiler tank insulation	N/A	Clay tile cladding, Kingspan insulated plasterboard*
Draught proofing	N/A	-
LED lighting	Yes	LED lighting installed*
Cavity wall insulation	Yes	Insulation within Dormer extension (Kingspan)*
Room in roof insulation	Yes	Clay tile roofing, Kingspan insulation to U-value of 0.16 W/m2k
Internal wall insulation	No	-
Floor insulation	Yes	Upgraded floors with insulation, 2016 construction*
Solar PV	No	Conservation area. Not applicable to overheating mitigation.
Upgrading windows	Yes	Upgraded all windows to double glazing, timber with metal frame, 2016 construction*
Ground Source Heat Pump	N/A	Not applicable for overheating mitigation.
Air Source Heat Pump	N/A	Not applicable for overheating mitigation.
External wall insulation	No	Not applicable within conservation area.

Table 2: Home energy efficiency measures, as per Appendix 1 of the ‘Home Improvements: Camden Planning Guidance’ (2021)

Results

Love Design Studio have also considered further passive measures to mitigate overheating in the building, including:

- Solar film on all windows (G-value of 0.4)
- External shutters
- Mechanical Ventilation with Heat Recovery

The results determined that all three measures reduced the overheating risk within one out of four bedrooms for the DSY3 2020s weather file; however, overheating risk was still determined in all four bedrooms under all 2050 and 2080 weather files included in the assessment.

Furthermore, external shade such as external shutters, canopies, awnings, and brise soleil, are not considered appropriate due to the building's location in a conservation area.

Overall, 1 Belsize Lane has followed the cooling hierarchy by providing passive measures prior to active cooling. Although all bedrooms pass the TM59 overheating criteria for DSY1 and DSY2 2020s weather files, the results determine that overheating risk is identified under DSY3 2020s, and DSY1, DS2, and DSY3 of the 2050s and 2080s. Therefore, as per the last stage of the cooling hierarchy, active cooling is a measure that would mitigate overheating risk within 1 Belsize Lane.

Please find the full TM59 overheating results overleaf.

CIBSE TM59 Overheating Results

DSY1 for the 2020s, high emissions, 50% percentile scenario					Failures
Iteration	Openings	Solar Shading	Mechanical Ventilation	Mechanical Cooling	Bedrooms (Total 4)
1	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blinds	No	No	0
2 (Solar film)	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blindsSolar film on all windows (G-value 0.4)	No	No	0
3 (External shutters)	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blindsExternal shutters	No	No	0
4 (Mechanical Ventilation)	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blinds	Yes	No	0

Table 3: TM59 Assessment Results under London Heathrow Airport DSY1, 2020s, High Emissions, 50th Percentile weather file

DSY2 for the 2020s, high emissions, 50% percentile scenario					Failures
Iteration	Openings	Solar Shading	Mechanical Ventilation	Mechanical Cooling	Bedrooms (Total 4)
1	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blinds	No	No	0
2 (Solar film)	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blindsSolar film on all windows (G-value 0.4)	No	No	0
3 (External shutters)	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blindsExternal shutters	No	No	0
4 (Mechanical Ventilation)	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blinds	Yes	No	0

Table 4: TM59 Assessment Results under London Heathrow Airport DSY2, 2020s, High Emissions, 50th Percentile weather file

CIBSE TM59 Overheating Results

DSY3 for the 2020s, high emissions, 50% percentile scenario					Failures
Iteration	Openings	Solar Shading	Mechanical Ventilation	Mechanical Cooling	Bedrooms (Total 4)
1	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blinds	No	No	4
2 (Solar film)	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blindsSolar film on all windows (G-value 0.4)	No	No	3
3 (External shutters)	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blindsExternal shutters	No	No	3
4 (Mechanical Ventilation)	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blinds	Yes	No	3

Table 5: TM59 Assessment Results under London Heathrow Airport DSY3, 2020s, High Emissions, 50th Percentile weather file

DSY1 for the 2050s, high emissions, 50% percentile scenario					Failures
Iteration	Openings	Solar Shading	Mechanical Ventilation	Mechanical Cooling	Bedrooms (Total 4)
1	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blinds	No	No	4
2 (Solar film)	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blindsSolar film on all windows (G-value 0.4)	No	No	4
3 (External shutters)	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blindsExternal shutters	No	No	4
4 (Mechanical Ventilation)	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blinds	Yes	No	4

Table 6: TM59 Assessment Results under London Heathrow Airport DSY1, 2050s, High Emissions, 50th Percentile weather file

CIBSE TM59 Overheating Results

DSY2 for the 2050s, high emissions, 50% percentile scenario					Failures
Iteration	Openings	Solar Shading	Mechanical Ventilation	Mechanical Cooling	Bedrooms (Total 4)
1	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blinds	No	No	4
2 (Solar film)	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blindsSolar film on all windows (G-value 0.4)	No	No	4
3 (External shutters)	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blindsExternal shutters	No	No	4
4 (Mechanical Ventilation)	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blinds	Yes	No	4

Table 7: TM59 Assessment Results under London Heathrow Airport DSY2, 2050s, High Emissions, 50th Percentile weather file

DSY3 for the 2050s, high emissions, 50% percentile scenario					Failures
Iteration	Openings	Solar Shading	Mechanical Ventilation	Mechanical Cooling	Bedrooms (Total 4)
1	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blinds	No	No	4
2 (Solar film)	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blindsSolar film on all windows (G-value 0.4)	No	No	4
3 (External shutters)	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blindsExternal shutters	No	No	4
4 (Mechanical Ventilation)	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blinds	Yes	No	4

Table 8: TM59 Assessment Results under London Heathrow Airport DSY3, 2050s, High Emissions, 50th Percentile weather file

CIBSE TM59 Overheating Results

DSY1 for the 2080s, high emissions, 50% percentile scenario					Failures
Iteration	Openings	Solar Shading	Mechanical Ventilation	Mechanical Cooling	Bedrooms (Total 4)
1	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blinds	No	No	4
2 (Solar film)	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blindsSolar film on all windows (G-value 0.4)	No	No	4
3 (External shutters)	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blindsExternal shutters	No	No	4
4 (Mechanical Ventilation)	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blinds	Yes	No	4

Table 9: TM59 Assessment Results under London Heathrow Airport DSY1 2080s, High Emissions, 50th Percentile weather file

DSY2 for the 2080s, high emissions, 50% percentile scenario					Failures
Iteration	Openings	Solar Shading	Mechanical Ventilation	Mechanical Cooling	Bedrooms (Total 4)
1	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blinds	No	No	4
2 (Solar film)	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blindsSolar film on all windows (G-value 0.4)	No	No	4
3 (External shutters)	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blindsExternal shutters	No	No	4
4 (Mechanical Ventilation)	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blinds	Yes	No	4

Table 10: TM59 Assessment Results under London Heathrow Airport DSY2, 2080s, High Emissions, 50th Percentile weather file

CIBSE TM59 Overheating Results

DSY3 for the 2080s, high emissions, 50% percentile scenario					Failures
Iteration	Openings	Solar Shading	Mechanical Ventilation	Mechanical Cooling	Bedrooms (Total 4)
1	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blinds	No	No	4
2 (Solar film)	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blindsSolar film on all windows (G-value 0.4)	No	No	4
3 (External shutters)	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blindsExternal shutters	No	No	4
4 (Mechanical Ventilation)	All windows to construction specification (Appendix A)	<ul style="list-style-type: none">Internal blinds	Yes	No	4

Table 11: TM59 Assessment Results under London Heathrow Airport DSY3 2080s, High Emissions, 50th Percentile weather file

Section Three

3 Appendices

Appendix A – Construction Details

20 mm sand and cement finish to
215 x 440 x 100 mm blockwork, laid flat Tamac Topcrete
Standard, or similar built off existing 215 mm brickwork
below
refer to structural engineer for blockwork compressive
strength

DETAIL 1.5 @ A3
Parapet/ gutter
Flat roof (U value) 0.18W/m2K)

Sarnafil G140 EL fully bonded single ply high performance membrane all installed strictly in accordance with the manufacturers instructions.

Install Sarnavap 5000E as a vapour barrier fully bonded to primed plywood deck in accordance with the manufacturers instructions.

JOB: 1 BELSIZE LANE
LONDON NW3 5AA

DRG. TITLE :	PLAN DETAIL PROJECTING DORMER
--------------	-------------------------------------

DRG. NO: **95-153/100**

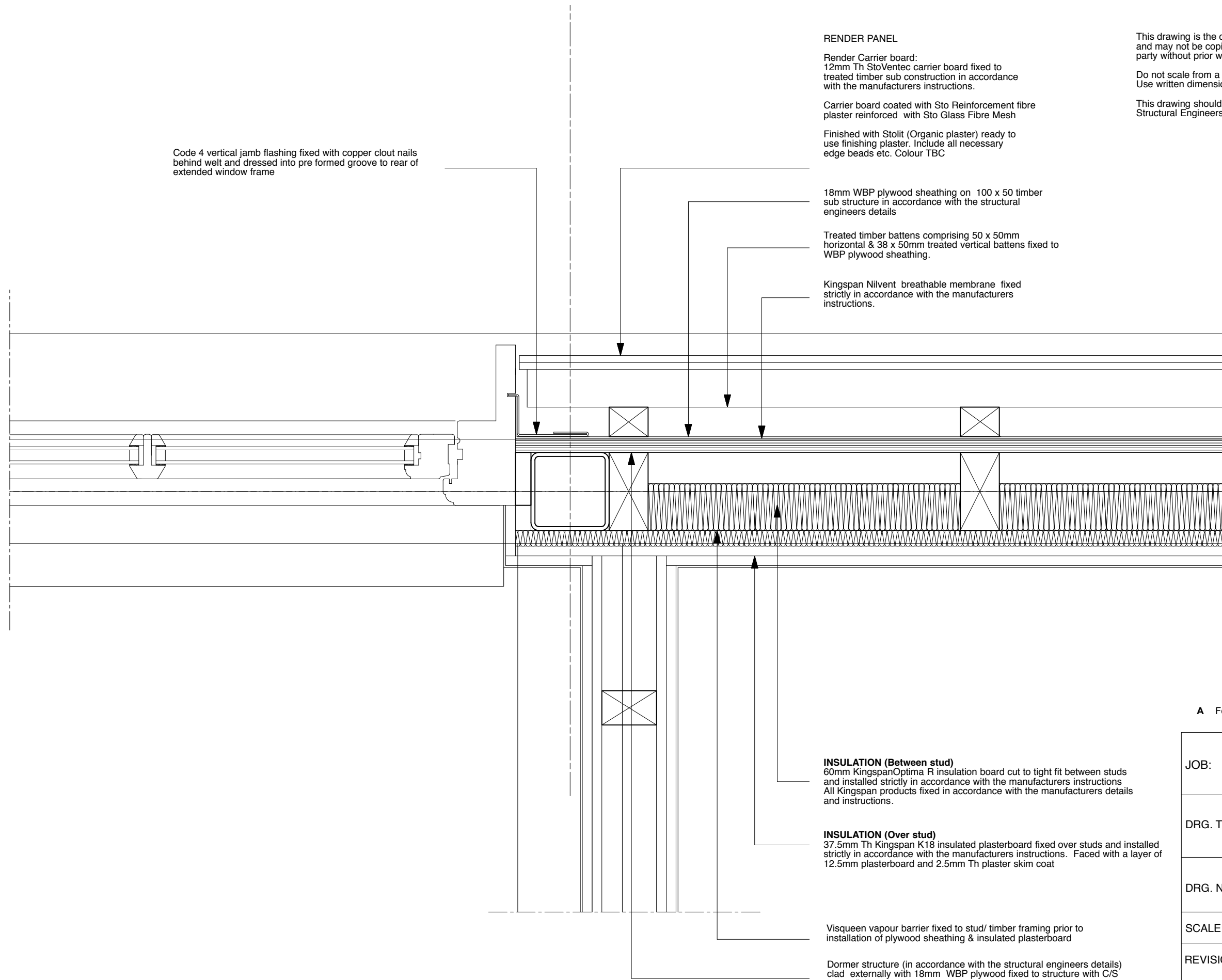
SCALE: 1:5 @ A3	DATE: Jan 2015
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REVISION:

A

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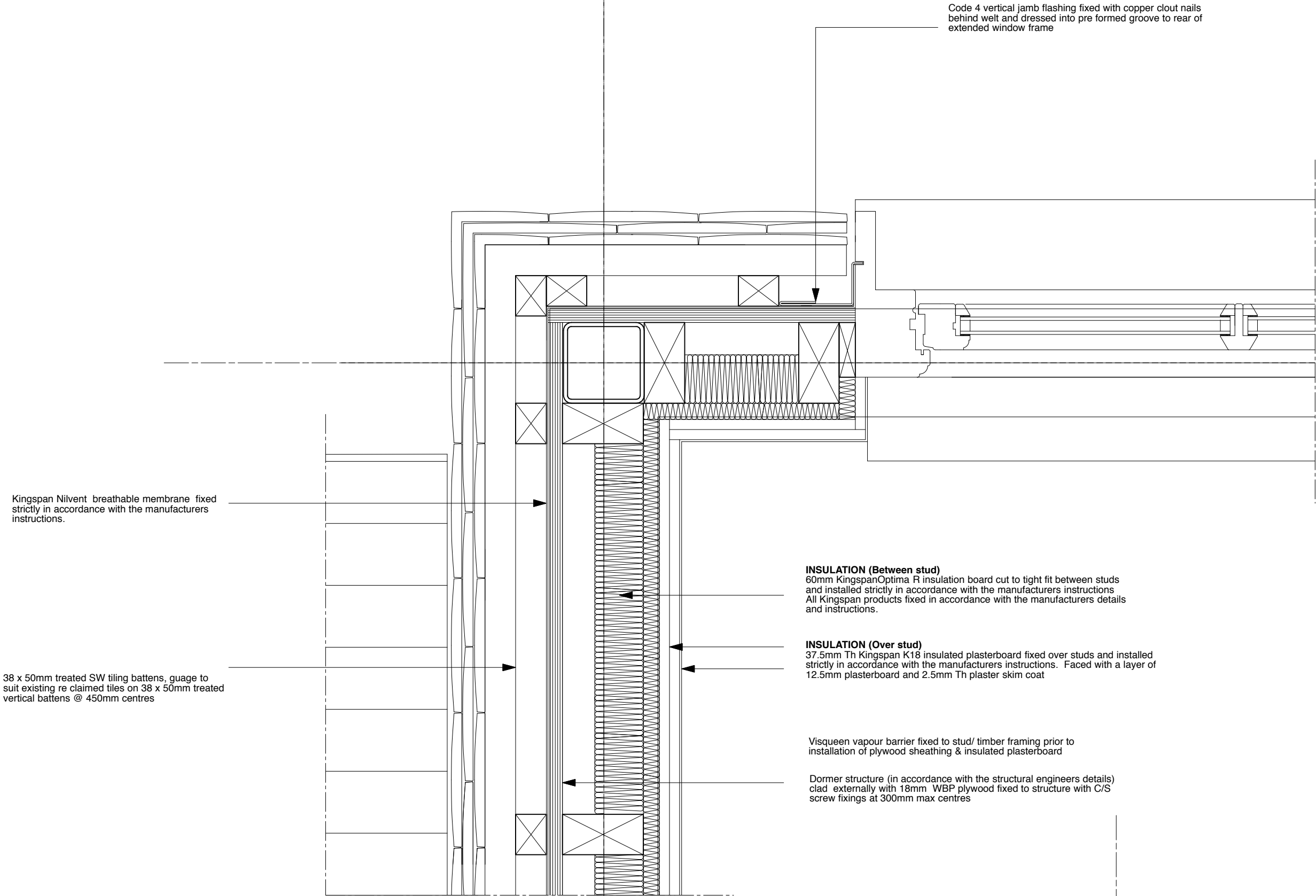
JOB: 1 BELSIZE LANE LONDON NW3 5AA	
DRG. TITLE : PLAN DETAIL PROJECTING DORMER	
DRG. NO: 95-153/101	
SCALE: 1:5 @ A3	DATE: Jan 2015
REVISION:	A
READING + WEST ARCHITECTS LLP GROVE PARK STUDIOS 188 SUTTON COURT ROAD LONDON W4 3HR	
TEL: 020 7486 2048 info@readingandwest.co.uk www.readingandwestarchitects.co.uk	

PLAN DETAIL 1.5 @ A3
Dormer jamb/ render panel. (U value 0.23W/m2K)

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PLAN DETAIL 1.5 @ A3
Dormer cheek (U value 0.23W/m2)

A Feb 4 2015 Tender Issue

JOB: 1 BELSIZE LANE
LONDON NW3 5AA

DRG. TITLE : PLAN DETAIL
PROJECTING
DORMER

DRG. NO: 95-153/102

SCALE: 1:5 @ A3 DATE: Jan 2015

REVISION:

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Vertical Clay Tiling
U Value **0.23 W/m2k**

Dormer cheeks clad with salvaged existing clay tiles (Or reclaimed tiles to match existing)
on 38 x 50 mm treated timber battens and 38 x 50 mm treated timber counter battens on Kingspan
NilVent breather membrane on 18mm WBP plywood sheathing.

100 x 50 mm treated timber studs to structural engineers details

Studs infilled with 60mm KingspanOptima R insulation board cut to tight fit between studs
All Kingspan products fixed in accordance with the manufacturers details and instructions.

Internal face lined with 37.5mm Th Kingspan K18 insulated plasterboard fixed over
Visqueen vapour barrier

Tiling

Set out to achieve a batten gauge of approx 114 mm and not less than 88 mm. All tile battens to be
horizontal and with no sags. Eaves course to be laid broken bond to the first course of tiles - use tile and
a half tiles as necessary.

Abutment with sloping roof

Extend underlay on main roof vertically up the wall by a minimum of 50 mm and overlap by vertical
underlay. The vertical upstands of code 3 lead soakers inserted between each course of roof tiles
should be secured behind the battens/counterbattens of the vertical tiling. Fix a treated timber tilting
batten to the rake of the roof tiling to provide support for raking cut vertical eaves tiles. Cut tiles neatly
and as close to the main roof tiling as possible.

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Structural Engineers and M&E Engineers specifications and drawings.

DORMER CHEEK

INSULATION (Between stud)

60mm KingspanOptima R insulation board cut to tight fit between st
and installed strictly in accordance with the manufacturers instructio
All Kingspan products fixed in accordance with the manufacturers d
and instructions.

INSULATION (Over stud)

37.5mm Th Kingspan K18 insulated plasterboard fixed over studs at
installed strictly in accordance with the manufacturers instructions.
Faced with a layer of 12.5mm plasterboard and 2.5mm Th
plaster skim coat

Visqueen vapour barrier fixed to stud/ timber framing prior to
installation of plywood sheathing & insulated plasterboard

Dormer structure (in accordance with the structural engineers deta
clad externally with 18mm WBP plywood fixed to structure with C/
screw fixings at 300mm max centres

A Feb 4 2015 Tender Issue

JOB: 1 BELSIZE LANE
LONDON NW3 5AA

DRG. TITLE : PLAN DETAIL
PROJECTING
DORMER

DRG. NO: 95-153/103

SCALE: 1:5 @ A3 DATE: Jan 2015

REVISION:

A

READING + WEST ARCHITECTS LLP
GROVE PARK STUDIOS
188 SUTTON COURT ROAD
LONDON W4 3HR

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www.readingandwestarchitects.co.uk

MAIN ROOF

Clay Tiled Roofing 0.16 w/m2k U Value

Reclaimed/ salvaged existing clay tiles (Or reclaimed tiles to match existing)

On 38 X 50mm treated softwood tiling battens. Gauge to match existing on underlay (see below)
on 20 x 50mm treated timber packer batten.

Underlay Kingspan NilVent 17 breathable membrane , laid and sealed with 75mm
double sided acrylic adhesive tape in accordance with the manufacturers recommendations.

Fix 38 x 25mm continuous batten to each side of rafters to retain between rafter insulation a
nd to maintain 25mm ventilation zone.

Fit 75mm Kingspan Thermapitch TP10 Board insulation cut to tight fit between rafters at 400 mm nom c/s.

Fix 62.5 mm Kingspan K18 Insulated Plasterboard to underside of rafters & finish with 2.5mm Th skim coat.

PLAN DETAIL 1.5 @ A3
Dormer cheek (U value 0.23W/m2K)
Main roof (U value) 0.18W/m2K)

Continuous hardwood sub cill profile.

Extensive Green Roof by Sarnafil comprising:

- 20mm Nom Th Sedum on 50mm growing medium
- S Felt VS 140 filter fleece
- 25mm Th drainage layer
- S Felt Type T protection/ moisture resistant fleece
- 150mm wide Nom pebble borders

Sarnafil G140 EL fully bonded single ply high performance membrane all installed strictly in accordance with the manufacturers instructions.

Install Sarnavap 5000E as a vapour barrier fully bonded to primed plywood deck in accordance with the manufacturers instructions.

Walls (U value $0.23\text{W/m}^2\text{K}$)
Main roof (U value) $0.16\text{W/m}^2\text{K}$)

A Feb 4 2015 Tender Issue

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Colour TBC

200 mm W Optima - R flex by Kingspan to perimeters

Single ply membrane roofing, Sarnafil G410-15EL Felt, colour Lead Grey fully adhered with Sarnacol 2170 adhesive, or as recommended by the manufacturer, to the pre-secured insulation board, side and end laps to be 80 mm and heat welded. Refer to notes & specifications.

75mm Th insulation comprising 25mm Kingspan Thermaroof TR27
LPC/FM &
50mm Th Kingspan Optima - R Dormer System all installed strictly in
accordance
with the manufacturers instructions. Insulation boards to be secured to
the roof deck with Sarnacol LR-2162 cold applied adhesive. All joints to
be taped with a 50 mm min wide foil tape

2 - 3mm nom. Th rubber crumb protection layer.

Sarnavap 5000E self adhesive foil topped bitumen vapour control layer, overlap all side and end laps by a minimum of 75 mm

Flat Roof
Warm roof - U Value 0.16

MEMBRANE
Installation works to be carried out by Registered Sarnafil
Contractors

Single ply membrane roofing, Sarnafil G410-15EL Felt, colour Lead Grey fully adhered with Saranacol 2170 adhesive, or as recommended by the manufacturer, to the pre-secured insulation board, side and end laps to be 80 mm and heat welded

Secure roofing membrane at roof edge conditions, changes of plane, curb flashings, etc with Sarnafil approved mechanical fasteners

Upstands, edge trims, drip, kerbs, etc - Form flashings from sarnafil membrane material. Edge trims and drips to be formed from the Sarnametal

Roof membrane - Terminate Sarnafil membrane in horizontal plane immediately adjacent to change in direction and fixed down with Sarnafil peelstop

Flashings - Dress Sarnafil membrane flashing over the Sarnafil peelstop. Overlap horizontal Sarnafil roof membrane beyond the Sarnafil peelstop by 50 mm min

Sealing - Hot air weld the overlap

Allow for all necessary trims, sealing strips, seam cleaner, adhesives, etc

INSULATION

25mm Thick Kingspan Thermaroof TR27 LPC/FM and 50mm Th Kingspan OPTIMA - R
Dormer system insulation bonded using a proprietary adhesive system & installed strictly in accordance with the manufacturers instructions. Insulation boards to be secured to the roof deck with Sarnacol LR-2162 cold applied adhesive. All joints to be taped with a 50 mm min wide foil tape. At roof perimeters install Kingspan Optima - R Flex in strips no less than 200mm wide for building tolerance and to provide a zone for peel restraint mechanical fixings.

PROTECTION LAYER

Install 2 - 3mm Th Nom rubber crumb protection sheet over vapour barrier in accordance with the manufacturers instructions.

VAPOUR CONTROL LAYER

Sarnavap 5000E self adhesive foil topped bitumen vapour control layer,
overlap all side and end laps by a minimum of 150 mm

ROOF DECKING

Roof decking constructed with 18mm WBP T&G plywood decking
C/S screw fixed @ 300mm max centres to firrings.
NB NOTE: PRIMER: 18 mm WBP plywood, primed with
polyurethane based Sarnafil Primer 600 and to suit Vapour barrier
installation.

FIRRINGS

Tan SW firrings cut to 1:60 falls C/S screw fixed to new roof joists @ 400mm centres

JOISTS/ STRUCTURE

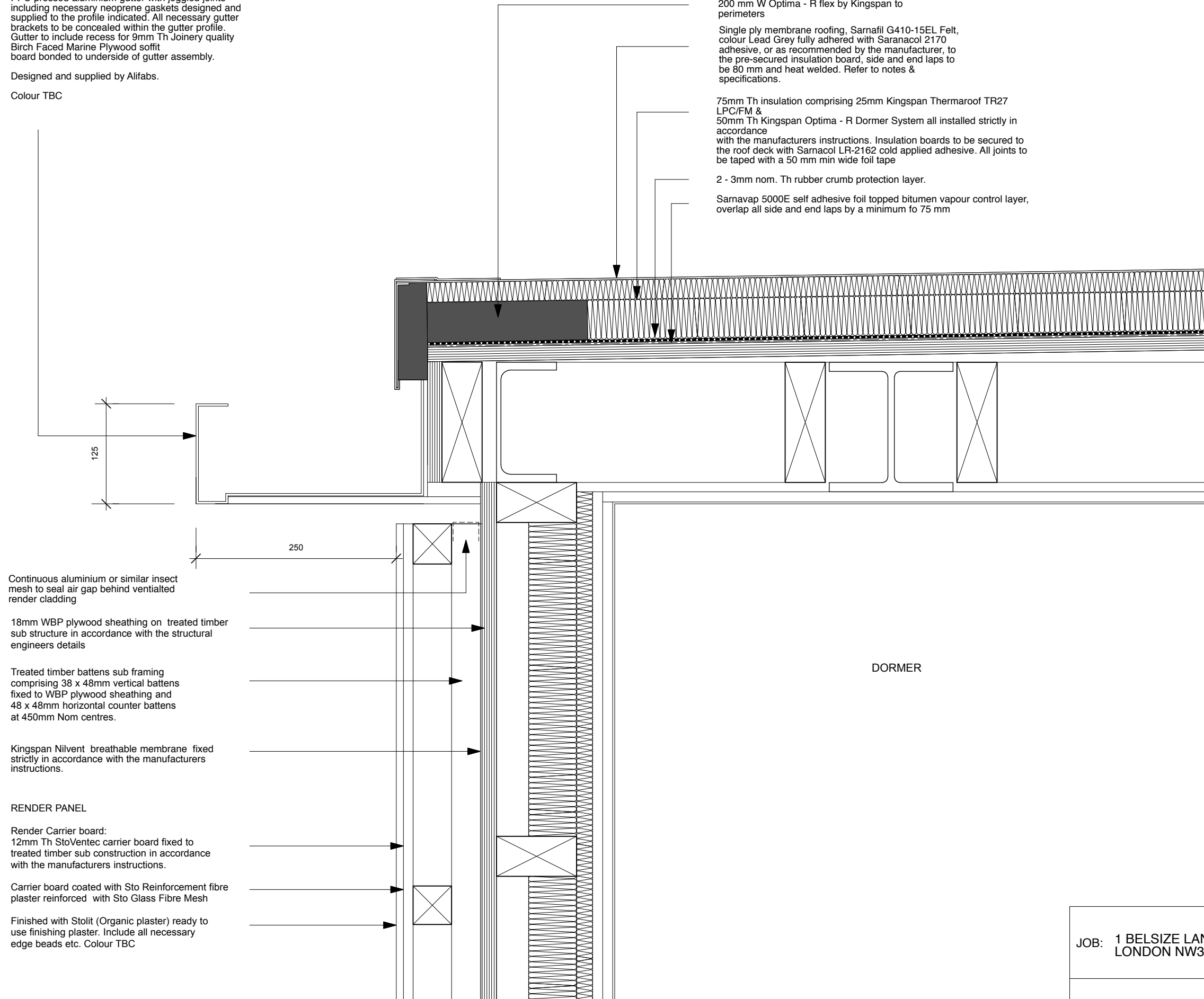
Tan SW 150 X 50 C24 roof joists @ 400mm MAX centres and in accordance with the structural engineers drawings and specifications. Steelwork all in accordance with the structural engineers drawings and specifications.

CEILING LININGS

12.5mm foil backed plasterboard screw fixed with dry wall screws at 300mm max centres. Screws set in at least 12mm from board edge and lengths selected so that screws penetrate rafters at least 25mm.

PLASTER FINISH

Linings to be finished with Nom 2.5mm Th skim coat. Re-inforce all joints and internal corners with re-inforcing mesh and all external corners with proprietary galvanized metal skim coat beads.



DETAIL 1.5 @ A3

Dormer eaves/ gutter

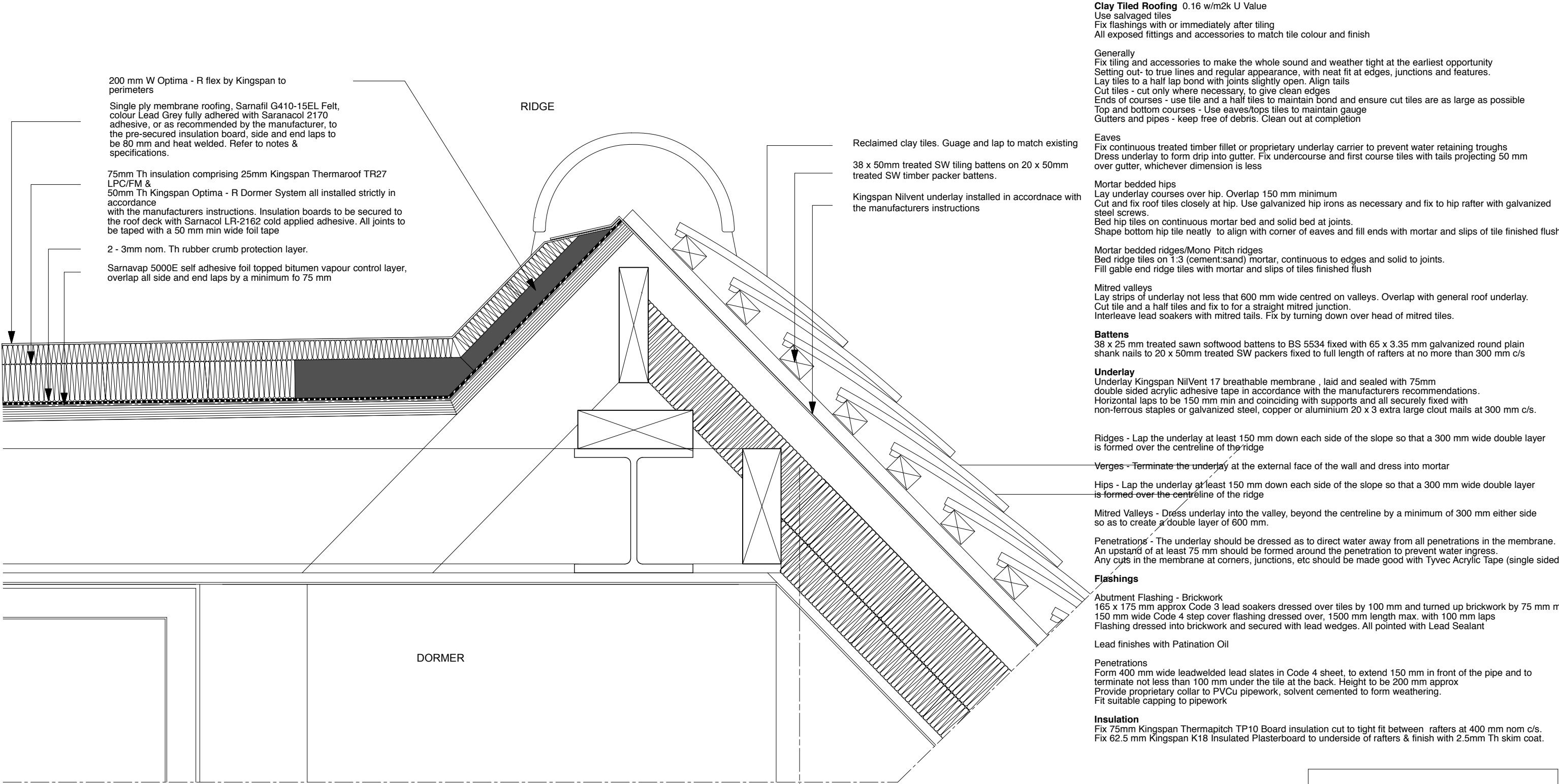
Walls (U value 0.23W/m²K)

Main roof (U value) 0.16W/m2K)

A Feb 4 2015

Tender Issue

JOB: 1 BELSIZE LANE LONDON NW3 5AA	SCALE: 1:5 @ A3				DATE: Jan 2015							
	REVISION:	A										
DRG. TITLE : PLAN DETAIL PROJECTING DORMER	READING + WEST ARCHITECTS LLP GROVE PARK STUDIOS 188 SUTTON COURT ROAD LONDON W4 3HR											
DRG. NO: 95-153/105												



DETAIL 1.5 @ A3
Dormer eaves/ gutter
Walls (U value 0.23W/m2K)
Main roof (U value) 0.16W/m2K)

Fiat Roof
Warm roof - U Value 0.16

MEMBRANE
Installation works to be carried out by Registered Sarnafil Contractors

Single ply membrane roofing, Sarnafil G410-15EL Felt, colour Lead Grey fully adhered with Saranacol 2170 adhesive, or as recommended by the manufacturer, to the pre-secured insulation board, side and end laps to be 80 mm and heat welded

Secure roofing membrane at roof edge conditions, changes of plane, curb flashings, etc with Sarnafil approved mechanical fasteners

Upstands, edge trims, drip, kerbs, etc - Form flashings from sarnafil membrane material. Edge trims and drips to be formed from the Sarnametal

Roof membrane - Terminate Sarnafil membrane in horizontal plane immediately adjacent to change in direction and fixed down with Sarnafil peelstop

Flashings - Dress Sarnafil membrane flashing over the Sarnafil peelstop. Overlap horizontal Sarnafil roof membrane beyond the Sarnafil peelstop by 50 mm min

Sealing - Hot air weld the overlap

Allow for all necessary trims, sealing strips, seam cleaner, adhesives, etc

INSULATION

25mm Thick Kingspan Thermaroof TR27 LPC/FM and 50mm Th Kingspan OPTIMA - R
Dormer system insulation bonded using a proprietary adhesive system & installed strictly in accordance with the manufacturers instructions. Insulation boards to be secured to the roof deck with Sarnacol LR-2162 cold applied adhesive. All joints to be taped with a 50 mm min wide foil tape. At roof perimeters install Kingspan Optima - R Flex in strips no less than 200mm wide for building tolerance and to provide a zone for peel restraint mechanical fixings.

PROTECTION LAYER
Install 2 - 3mm Th Nom rubber crumb protection sheet over vapour barrier in accordance with the manufacturers instructions.

VAPOUR CONTROL LAYER
Sarnavap 5000E self adhesive foil topped bitumen vapour control layer, overlap all side and end laps by a minimum of 150 mm

ROOF DECKING
Roof decking constructed with 18mm WBP T&G plywood decking C/S screw fixed @ 300mm max centres to firrings.
NB NOTE: PRIMER: 18 mm WBP plywood, primed with polyurethane based Sarnafil Primer 600 and to suit Vapour barrier installation.

FIRRINGS
Tan SW firrings cut to 1:60 falls C/S screw fixed to new roof joists @ 400mm centres

JOISTS/ STRUCTURE
Tan SW 150 X 50 C24 roof joists @ 400mm MAX centres and in accordance with the structural engineers drawings and specifications. Steelwork all in accordance with the structural engineers drawings and specifications.

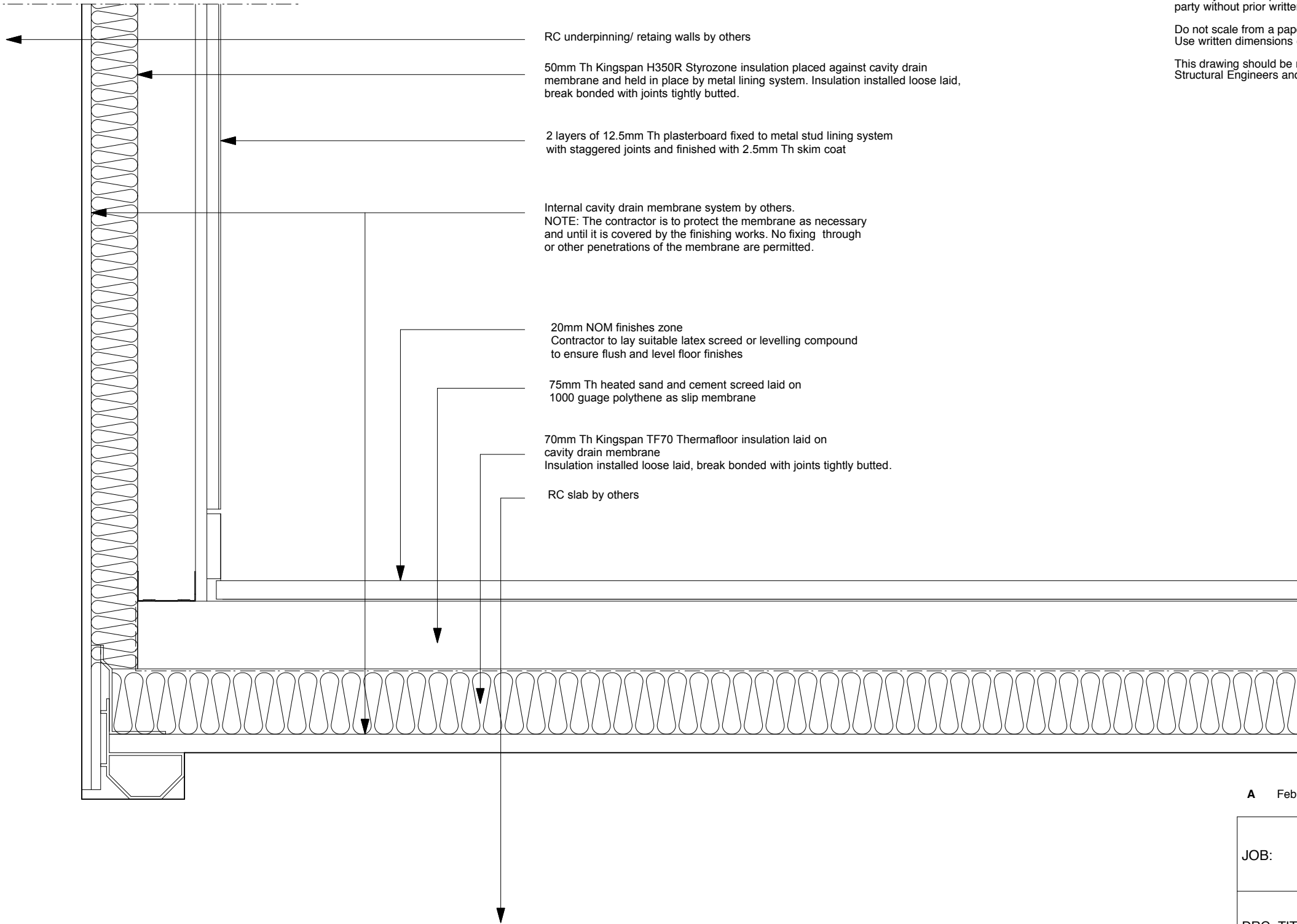
CEILING LININGS
12.5mm foil backed plasterboard screw fixed with dry wall screws at 300mm max centres. Screws set in at least 12mm from board edge and lengths selected so that screws penetrate rafters at least 25mm.

PLASTER FINISH
Linings to be finished with Nom 2.5mm Th skim coat. Re-inforce all joints and internal corners with re-inforcing mesh and all external corners with proprietary galvanized metal skim coat beads.

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A Feb 24 2015 Tender Issue

JOB:		1 BELSIZE LANE LONDON NW3 5AA									
DRG. TITLE :		BASEMENT Floor construction									
DRG. NO:		95-153/107									
SCALE:		1:5 @ A3					DATE: FEB 2015				
REVISION:		A									
READING + WEST ARCHITECTS LLP Grove Park Studios, 188 Sutton Court Rd LONDON W4 3HR TEL: 020 7486 2048 gary@readingandwest.co.uk www.readingandwestarchitects.co.uk											

DETAIL 1:5 @ A3

Basement Floor construction

11mm Th NOM Thistle hardwall plaster and 2mm Thistle Multi Finish Skim coat as Clause M20/ 210 on existing brickwork

25mm NOM finishes zone
Contractor to lay suitable latex screed or levelling compound to ensure flush and level floor finishes

75mm Th heated sand and cement screed laid on 1000 guage polythene as slip membrane

50mm Th Kingspan TF70 Thermafloor insulation laid on RC slab
Insulation installed loose laid, break bonded with joints lightly butted.
Install 20mm Th insulation to perimeter of screed

RC slab by others

RC underpinning/ retaining walls by others

50mm Th Kingspan H350R Styrozone insulation placed against cavity drain membrane and held in place by metal lining system. Insulation installed loose laid, break bonded with joints tightly butted.

2 layers of 12.5mm Th plasterboard fixed to metal stud lining system with staggered joints and finished with 2.5mm Th skim coat

Internal cavity drain membrane system by others.
NB NOTE: The contractor is to protect the membrane as necessary and until it is covered by the finishing works. No fixing through or other penetrations of the membrane are permitted.

DETAIL 1:5 @ A3

Ground Floor construction

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A Feb 24 2015 Tender Issue

JOB: 1 BELSIZE LANE
LONDON NW3 5AA

DRG. TITLE : GROUND FLOOR
Floor construction

DRG. NO: 95-153/108

SCALE: 1:5 @ A3 DATE: FEB 2015

REVISION: A

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DG.05

G.07
RECEPTION

G.01
HALL

25.4 x 3.2mm anodised aluminium angle centred on threshold, set flush with adjacent finishes and C/S scrow @ 300mm centres to screed

NOM finishes zone
factor to lay suitable latex screed or levelling compound
ure flush and level floor finishes

Th heated sand and cement screed laid on
uage polythene as slip membrane

Th Kingspan TF70 Thermafloor insulation laid on RC slab
ion installed loose laid, break bonded with joints lightly butted.
20mm Th insulation to perimeter of screed

b by others

ALL 1:5 @ A2

Ground Floor
Threshold strip below door @ change in finishes

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Contractor to lay suitable latex screed or levelling compound to ensure flush and level floor finishes

Shaped solid threshold strip to match Oak Landmark Saltram and to suit levels supplied and installed by Solid Wood as part of timber floor installation.

Engineered Oak Landmark Saltram 245 x random length as Clause K21/115 Supplied and installed by Sold Wood

Lo Pro heated panels by NuHeat installed strictly in accordance with the manufacturers instructions

18mm Th T&G plywood C/S screw fixed to floor joists at 300mm centres. All cut edges to be supported on joists or suitable noggins

100mm Th Soundslab Acoustic insulation cut to tight fit between floor joists

Contractor to lay suitable latex screed or levelling compound to ensure flush and level floor finishes

50.8 x 25.4 x 3.2mm anodised aluminium angle centred on door threshold, set flush with adjacent finishes and C/S screw fixed @ 300mm centres to screed

594 x 594 x 12mm Th ceramic floor tiles fixed with adhesive as recommended by the supplier and fixed strictly in accordance with the manufacturers instructions

Ditra matting & underfloor heating mat as clause M40/ 472

20mm Th WEDl board fixed strictly in accordance with the manufacturers instructions and as clause M40/472

A Feb 24 2015 Tender Issue

JOB:	1 BELSIZE LANE LONDON NW3 5AA						
DRG. TITLE :	FIRST FLOOR Floor construction/ typ internal threshold						
DRG. NO:	95-153/110						
SCALE:	1:5 @ A3	DATE: FEB 2015					
REVISION:	A						
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DETAIL 1:5 @ A3

First Floor
Threshold strip below door @ change in finishes

Do not scale from a paper or digital versions of this drawing.
Use written dimensions only.

NOTE
DIMENSIONS ARE FOR TYPICAL DOOR FRAME ONLY
ALL FRAMES ARE TO BE FULL FINISHED WIDTH OF
PARTITION
REFER TO DOOR SCHEDULE FOR DETAILS

125 x 64 solid frame, worked to profile indicated
and routed for intumescent strip, hardwood for painting

overall frame size (Refer to schedule for width) x full height

64

20 32 12

5 mm shadow gap

door leaf (Refer to schedule for width) x full height

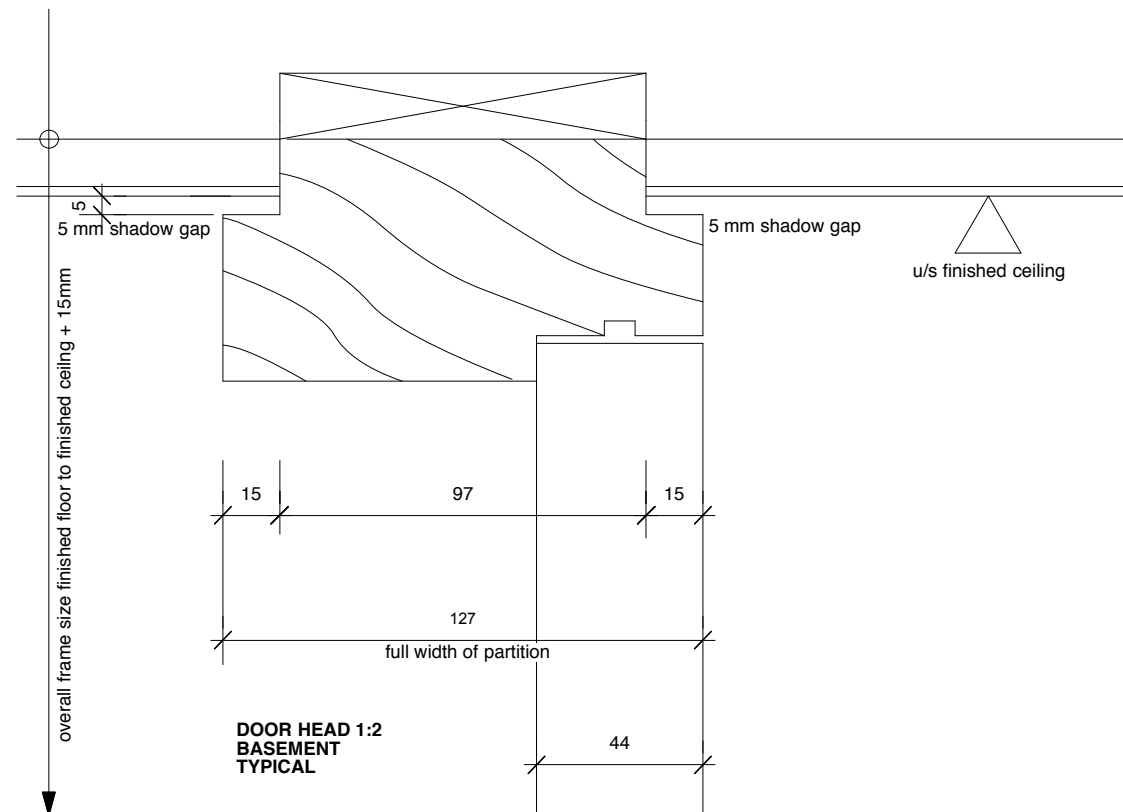
15 44 97 127

full width of partition

5 mm shadow gap

20 44 64

**DOOR JAMB 1:2
BASEMENT
TYPICAL**



BASEMENT
Typical door jamb and head detail

JOB: 1 BELSIZE LANE
LONDON NW3 5AA

DRG. NO: 95-153/111

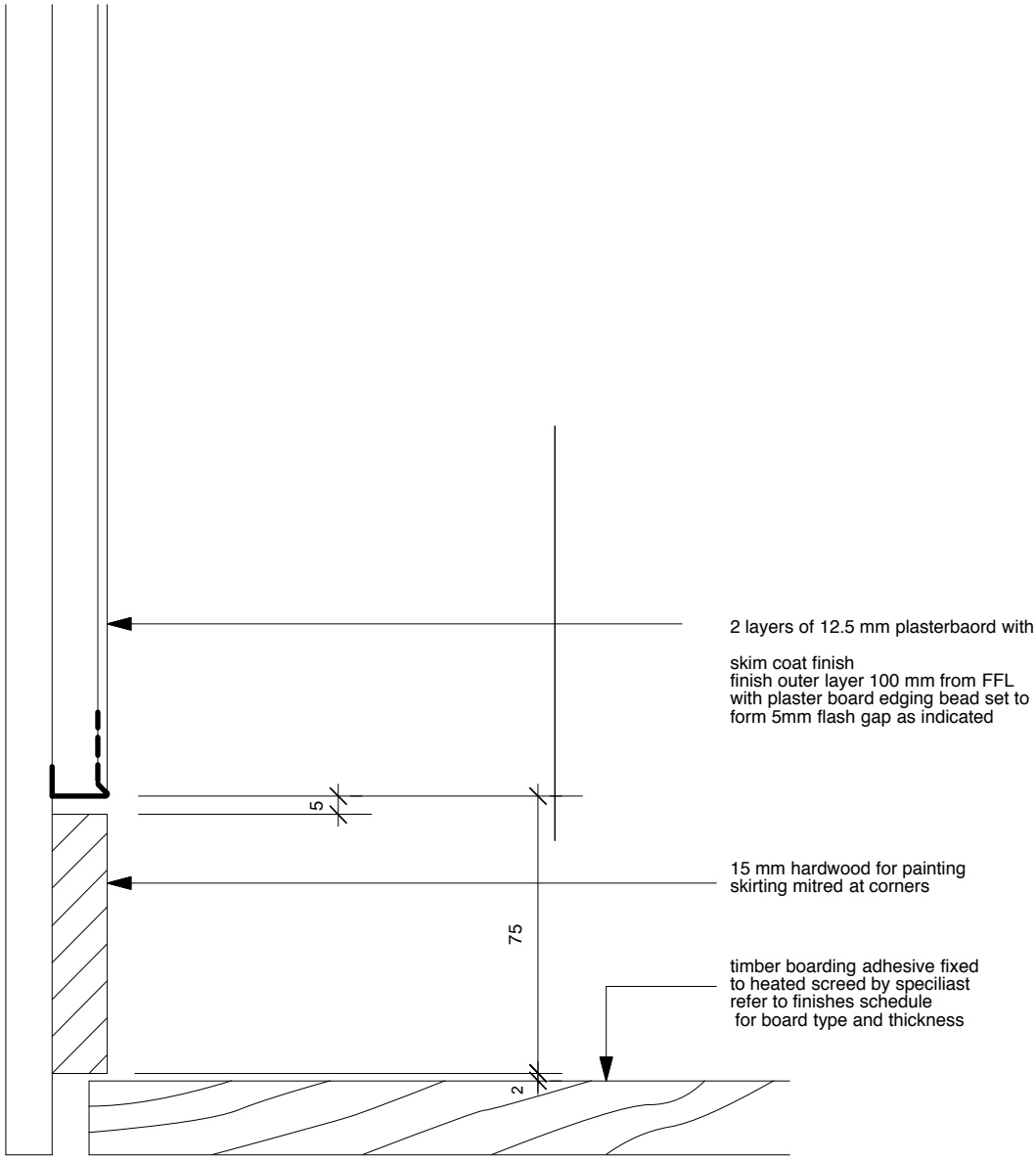
REVISION:	A							
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A Feb 24 2015 Tender Issue

JOB:		1 BELSIZE LANE LONDON NW3 5AA									
DRG. TITLE :		BASEMENT Typical flush skirting detail									
DRG. NO:		95-153/112									
SCALE: 1:2 @ A3					DATE: FEB 2015						
REVISION:	A										
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DETAIL 1:2 @ A3

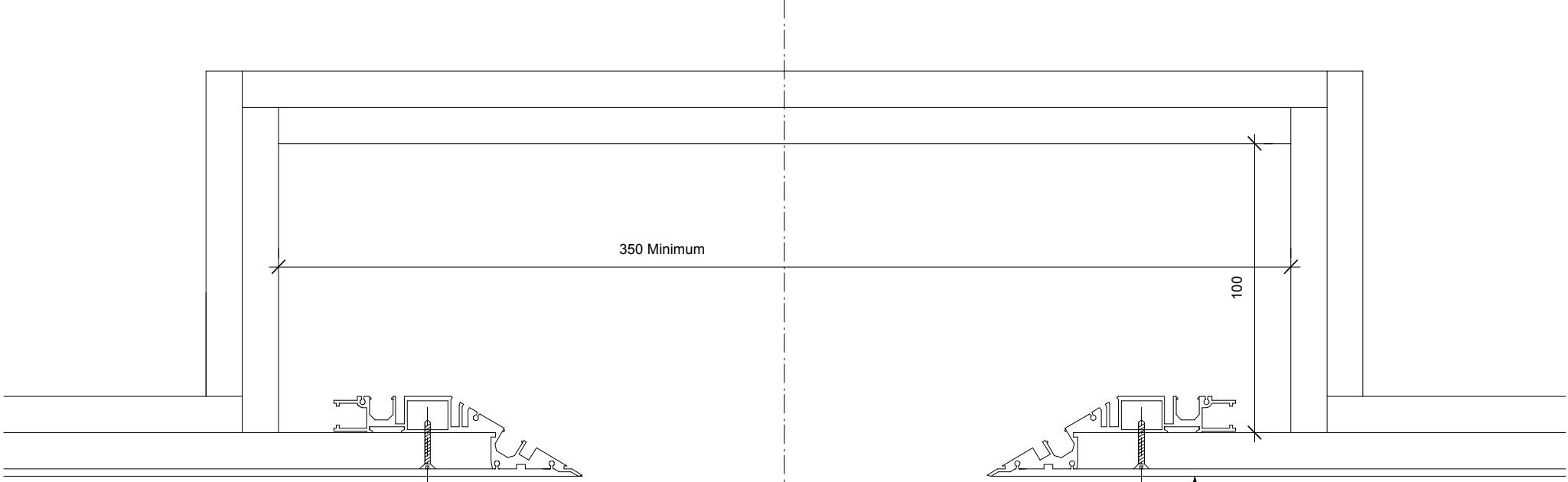
BASEMENT

Typical flush skirting detail

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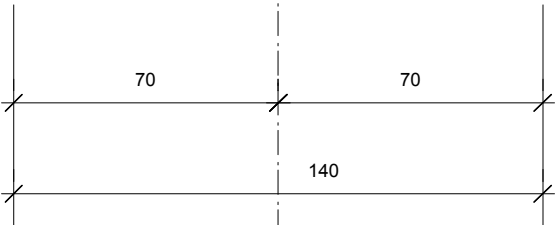
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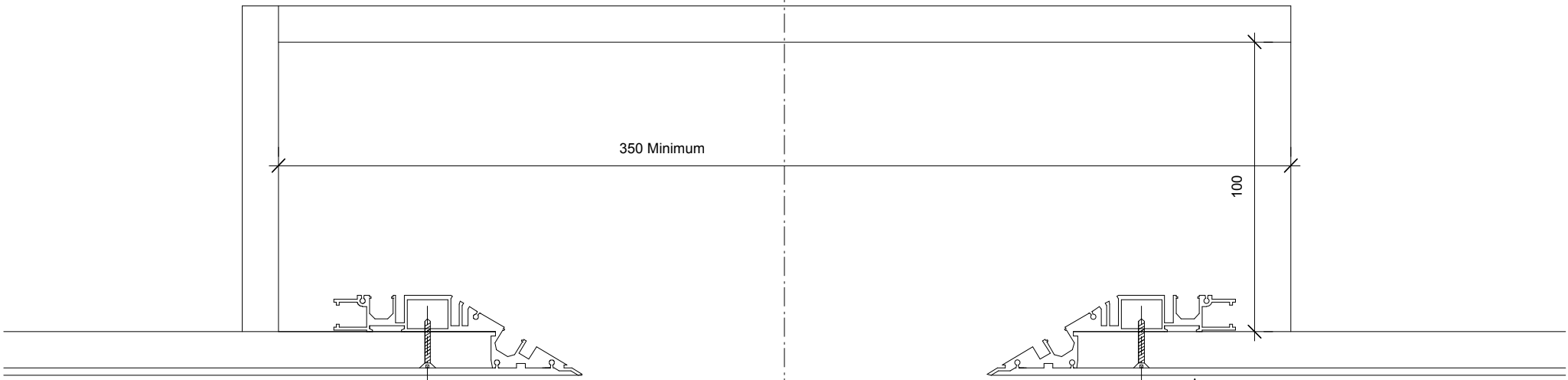
DETAIL 1:2 @ A3

Typical lighting trough in ceiling
Fitting Type **L3 GROUND FLOOR**



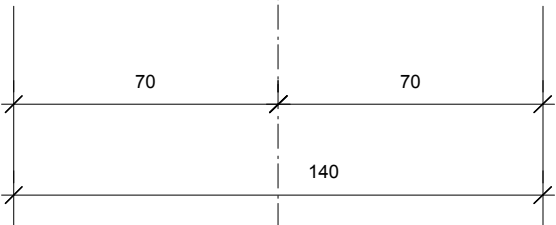
Lighting trough plasterboard constructed to dimensions indicated and aluminium lighting track plastered in trim installed strictly in accordance with the manufacturers instructions.
Supplied by Viabizzuno System 094
www.viabizzuno.com

NB NOTE: 2 layers of 12.5mm Fireline plasterboard to form the trough profile and to maintain 1 Hour Fire Resistance.



DETAIL 1:2 @ A3

Typical lighting trough in ceiling
Fitting Type **L3 BASEMENT**



Lighting trough plasterboard constructed to dimensions indicated and aluminium lighting track plastered in trim installed strictly in accordance with the manufacturers instructions.
Supplied by Viabizzuno System 094
www.viabizzuno.com

B Oct 5 2015 General revisions
A Feb 24 2015 Tender Issue

JOB: 1 BELSIZE LANE
LONDON NW3 5AA

DRG. TITLE : Typical ceiling lighting trough

DRG. NO: 95-153/113

SCALE: 1:2 @ A3 DATE: FEB 2015

REVISION: A B

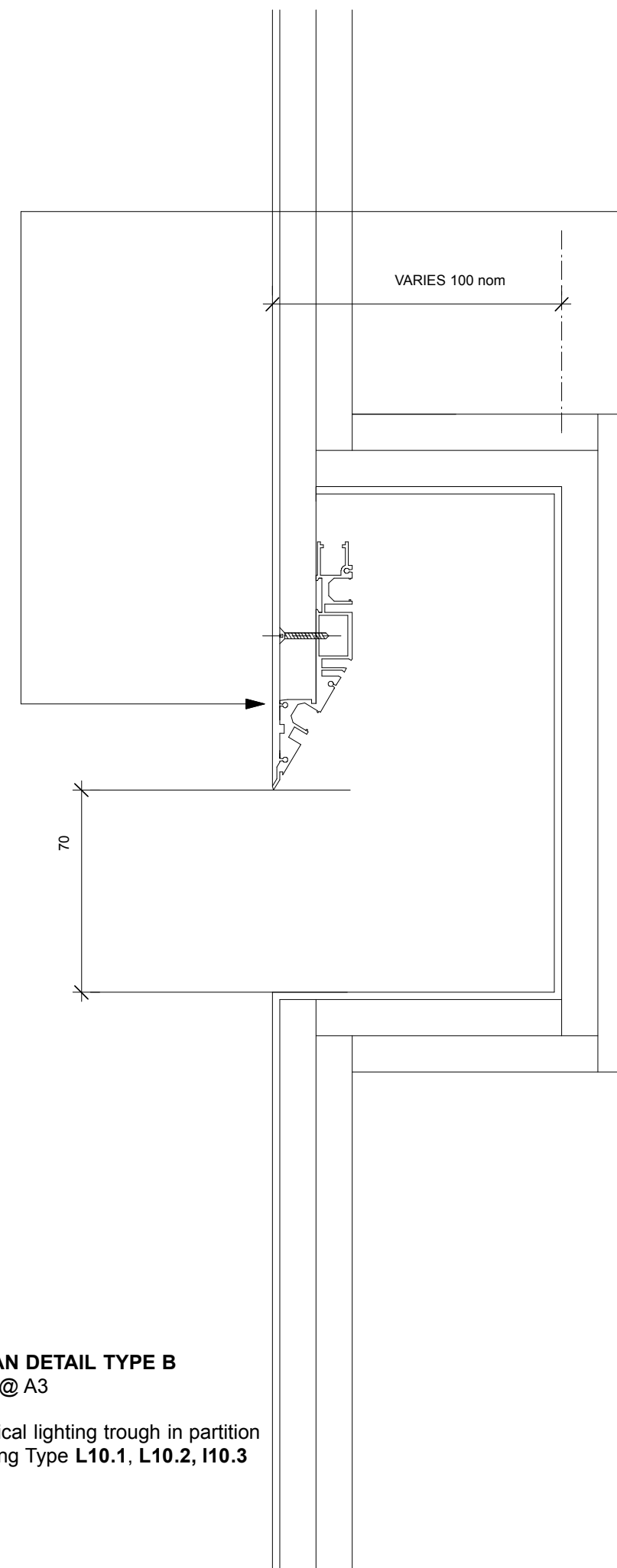
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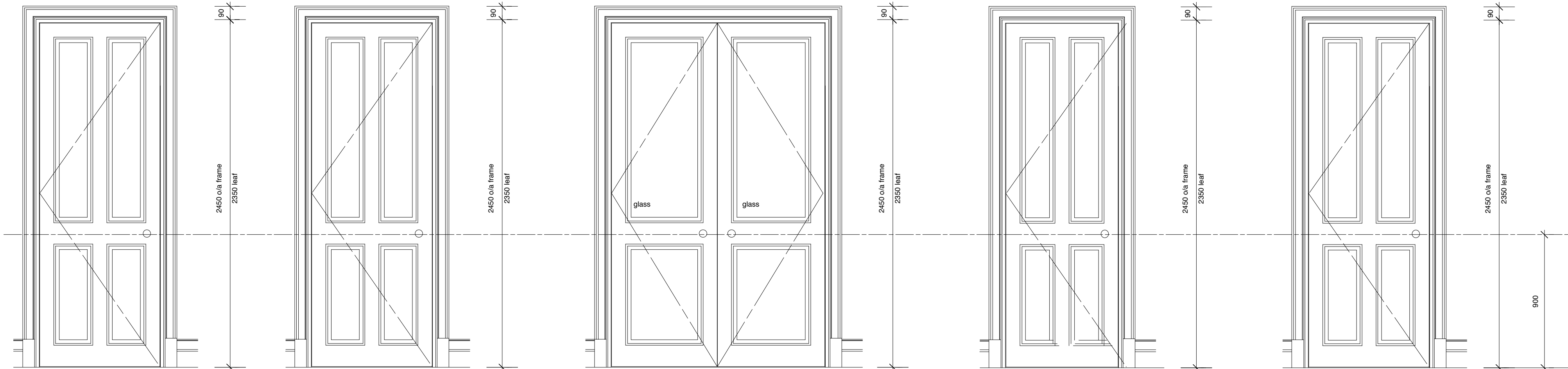
This drawing should be read in conjunction with all relevant Architects, Structural Engineers and M&E Engineers specifications and drawings.

NB NOTE: 2 layers of 12.5mm plasterboard to form the trough profile

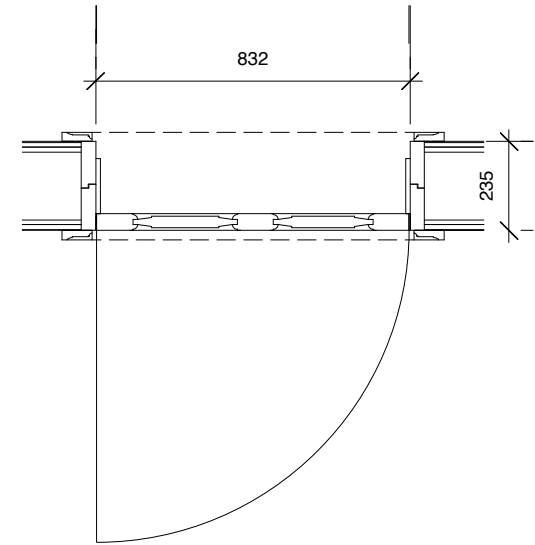


A Feb 24 2015 Tender Issue

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DG.01, G.02, G.03, G.04
ELEVATION



DG.01, G.02, G.03, G.04
PLAN

Manufacturer: Longden Doors

Single door, single action with raised and fielded lower and upper panels

Leaf size approx 2350 x 826 x 45 mm thick

FD30

Hardwood for painting - supply pre-primed

Type: Chippendale with stepped ovolo mouldings

Frame to be 32 mm lining full width of partition with glued and screwed 15 mm stop, frame routed and intumescent strip fitted all round

Split frame as necessary

Size: 896 x 2393 mm o/a

DG.01 frame width 320 mm

DG.02, G.03, G.04 frame width 235 mm (contractor to confirm as built partition width)

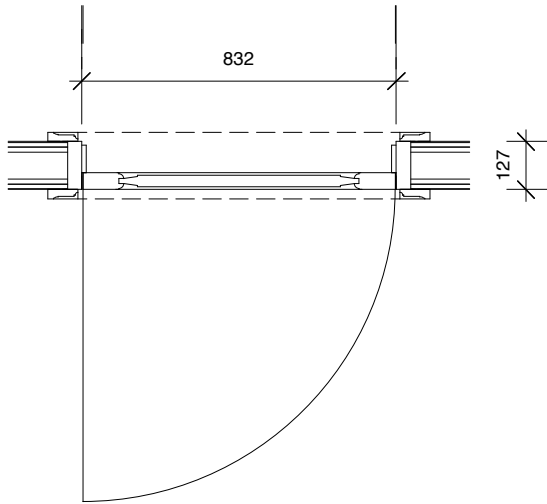
Architrave type ARC3 80 x 25 mm

Plinth Block type PBK1 to suit

Skirting type SKRT3 190 mm x 25 mm

Note: DG.03 - no fire resistance necessary

DG.06
ELEVATION



DG.06
PLAN

Manufacturer: Longden Doors

Single door, single action with raised and fielded lower and upper panels

Leaf size approx 2350 x 826 x 45 mm thick

FD30

Hardwood for painting - supply pre-primed

Type: Chippendale with stepped ovolo mouldings

Frame to be 32 mm lining full width of partition with glued and screwed 15 mm stop, frame routed and intumescent strip fitted all round

Split frame as necessary

Size: 896 x 2393 mm o/a

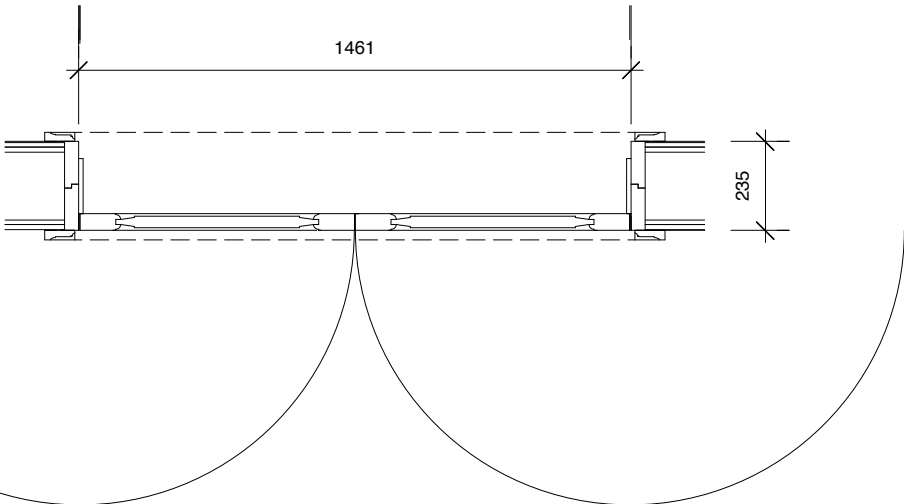
Frame width 127 mm (contractor to confirm as built partition width)

Architrave type ARC3 80 x 25 mm

Plinth Block type PBK1 to suit

Skirting type SKRT3 190 mm x 25 mm

DG.05
ELEVATION



DG.05
PLAN

Manufacturer: Longden Doors

Double door, single action with raised and fielded lower and upper panels

Leaf size approx 2350 x 726 x 45 mm thick x 2

FD30

Hardwood for painting - supply pre-primed

Type: Chippendale with stepped ovolo mouldings

Frame to be 32 mm lining full width of partition with glued and screwed 15 mm stop, frame routed and intumescent strip fitted all round

Split frame as necessary

Size: 1525 x 2393 mm o/a

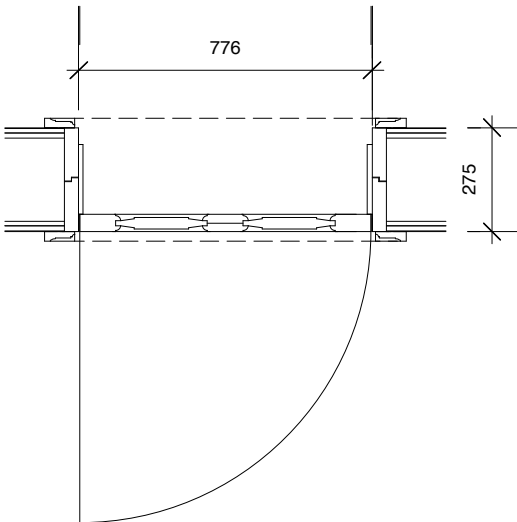
Frame width 235 mm (contractor to confirm as built partition width)

Architrave type ARC3 80 x 25 mm primed for painting

Plinth Block type PBK1 to suit, primed for painting

Skirting type SKRT3 190 x 25 mm primed for painting

D1.01, 1.03
ELEVATION



D1.01, 1.03
PLAN

Manufacturer: Longden Doors

Single door, single action with raised and fielded lower and upper panels

Leaf size approx 2350 x 770 x 45 mm thick

FD30

Hardwood for painting - supply pre-primed

Type: Chippendale with stepped ovolo mouldings

Frame to be 32 mm lining full width of partition with glued and screwed 15 mm stop, frame routed and intumescent strip fitted all round

Split frame as necessary

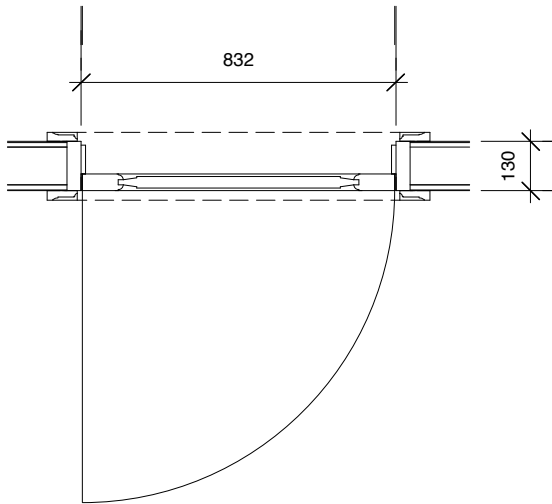
Size: 840 x 2393 mm o/a x 275 mm (contractor to confirm as built partition width)

Architrave type ARC3 80 x 25 mm

Plinth Block type PBK1 to suit

Skirting type SKRT3 190 mm x 25 mm

D1.02, 1.04, 1.05, 1.06
ELEVATION



D1.02, 1.04
PLAN

Single door, single action with raised and fielded lower and upper panels

Leaf size approx 2350 x 826 x 45 mm thick

Hardwood for painting - supply pre-primed

Type: Chippendale with stepped ovolo mouldings

Frame to be 32 mm lining full width of partition with glued and screwed 15 mm stop

Split frame as necessary

Size: 896 x 2393 mm o/a

D1.02 frame width 100 mm

D1.04 frame width 130 mm (contractor to confirm as built partition width)

Architrave type ARC3 80 mm

Plinth Block type PBK1 to suit

Note: D1.02, 1.04 - no fire resistance required

B	Sept 1 2015	General revisions D1.05, 1.06 redrawn see 95-153/202
A	Feb 4 2015	Tender Issue

JOB:	1 BELSIZE LANE LONDON NW3 5AA				
DRG. TITLE :	INTERNAL DOORS				
DRG. NUMBER:	95 153/200				
SCALE: 1:20 @ A2	DATE: Jan 2015				
REVISION:	A	B			
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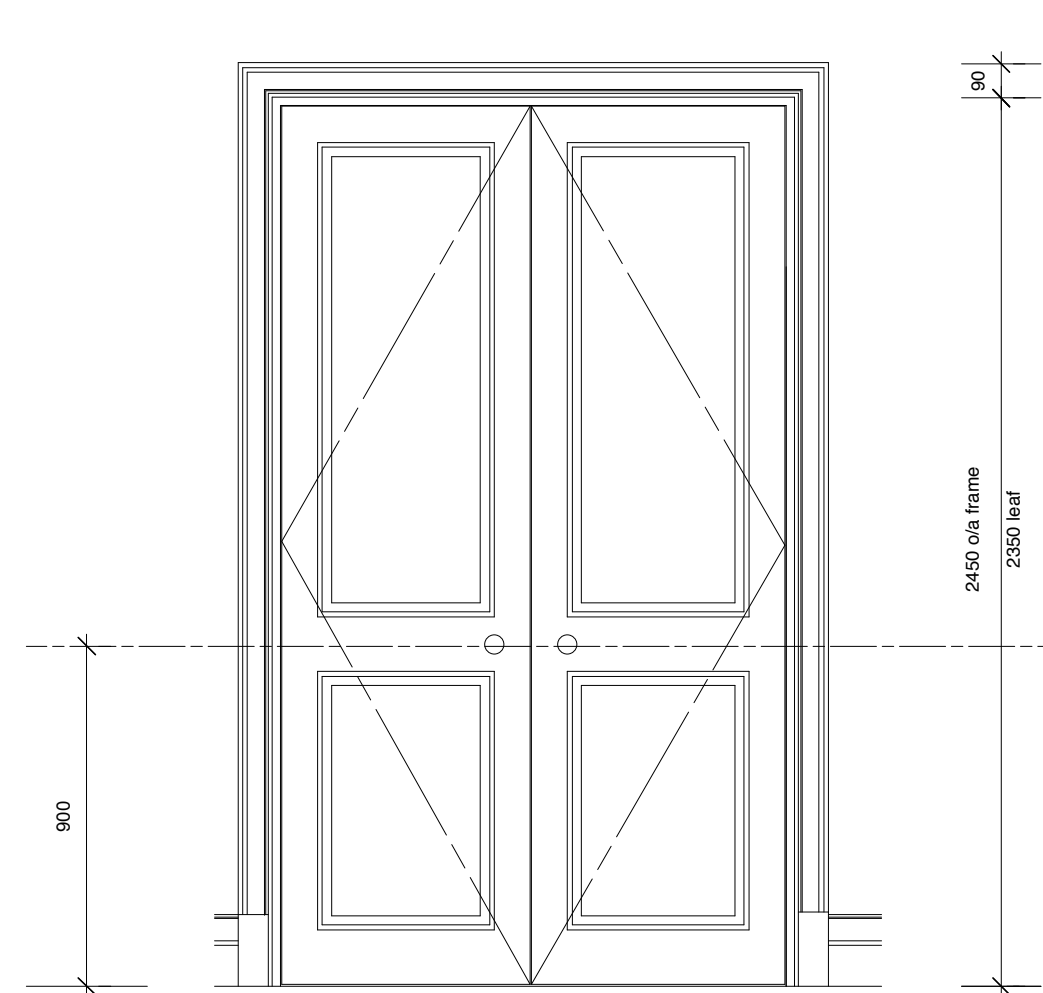
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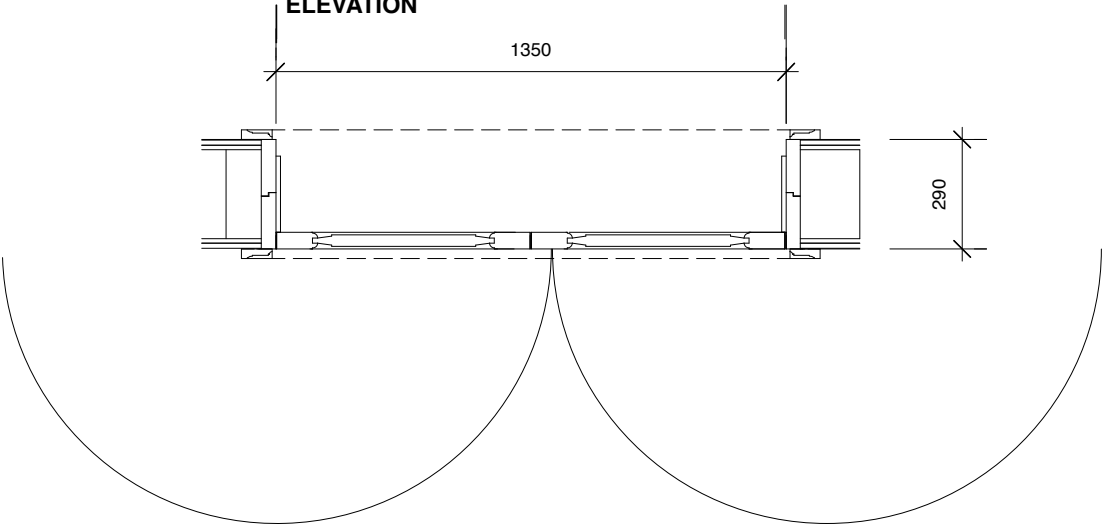
This drawing should be read in conjunction with all relevant Architects, Structural Engineers and M&E Engineers specifications and drawings.

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This drawing should be read in conjunction with all relevant Architects,
Structural Engineers and M&E Engineers specifications and drawings.



**D1.08
ELEVATION**



**D1.08
PLAN**

Manufacturer: Longden Doors

Double door, single action with raised and fielded lower and upper panels

Leaf size approx 2350 x 670 x 45 mm thick

Hardwood for painting - supply pre-primed

Type: Chippendale with stepped ovolo mouldings

Frame to be 32 mm lining full width of partition with glued and screwed 15 mm stop, frame routed and intumescent strip fitted all round
Split frame as necessary
Size: 1413 x 2393 mm o/a

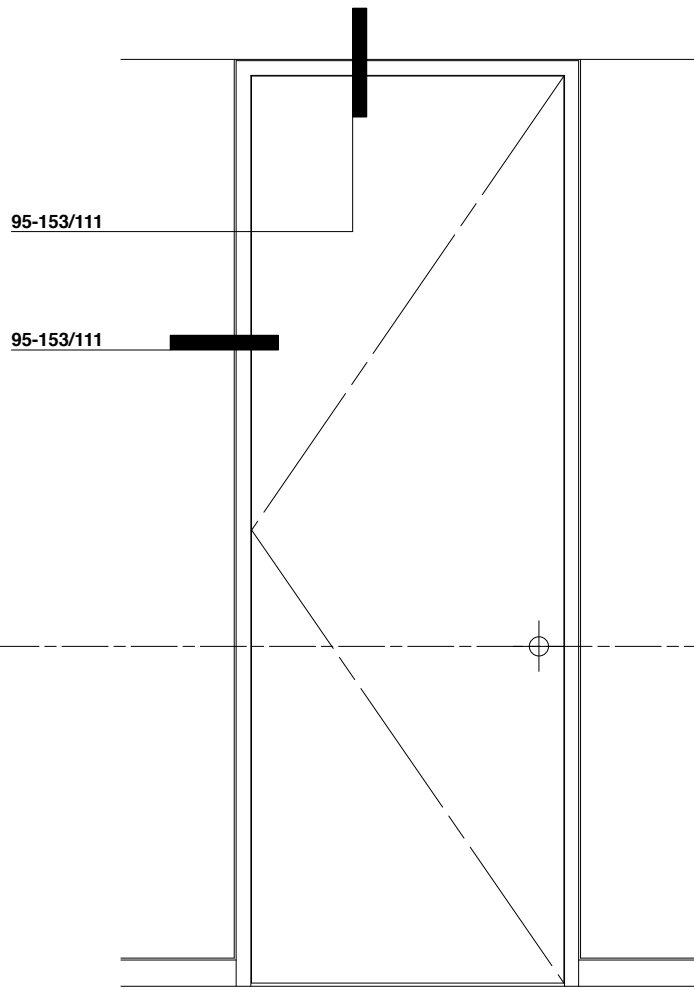
D1.08 frame width 290 mm
(contractor to confirm as built partition width)

Architrave type ARC3
80 x 25 mm primed for painting

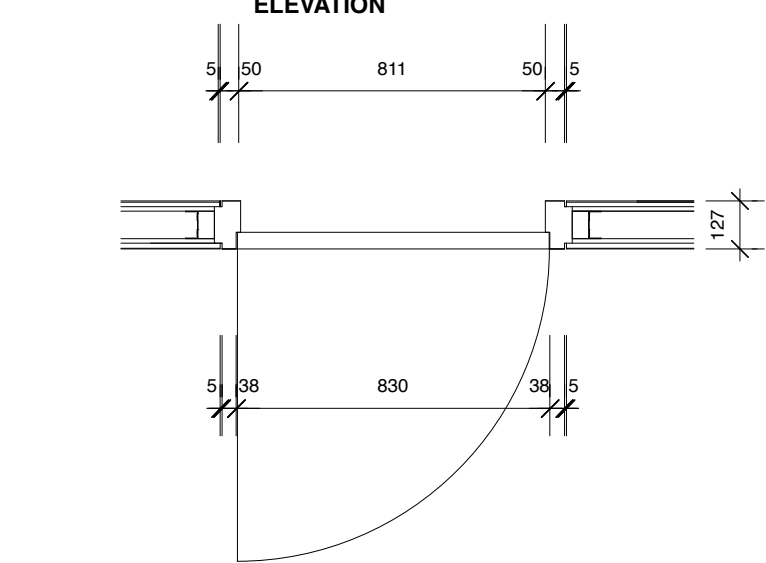
Plinth Block type PBK1 to suit, primed for painting

Skirting type SKRT3
190 x 25 mm primed for painting

Note: No fire resistance required



**DB.01, B.02, B.04, B.05
ELEVATION**



**DB.01, B.02, B.04, B.05
PLAN**

Manufacturer: James Latham

Single door, single action flush door

Leaf size 2400 x 826 x 44 mm thick, cut and lipped to suit

FD30

Solid core with MDF facings, all for painting

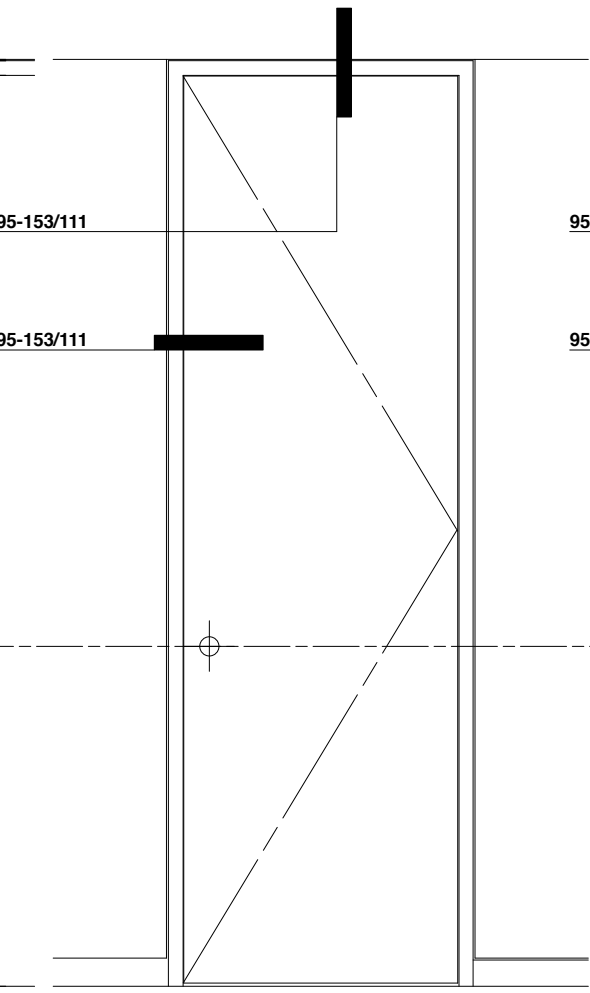
Type: Flamebreak FF630

Frame to be 70 x 127 mm fin, worked to profiles indicated
hardwood for painting

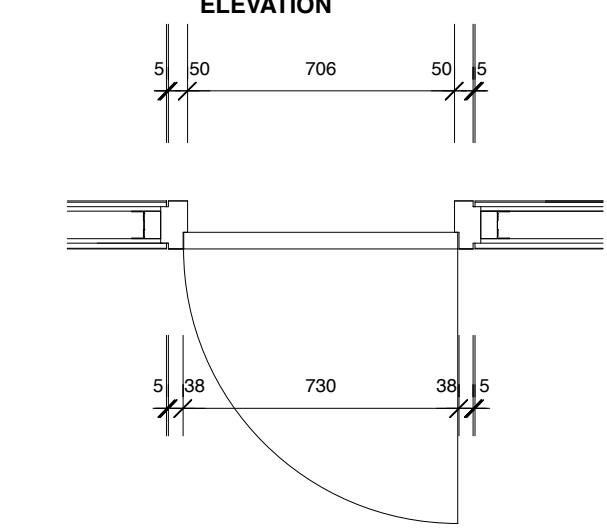
Size: 946 x 2470 mm fin o/a

Architrave: Form 5 mm shadow gap

Skirting : 70 mm square edged hardwood for painting
with 5 mm shadow gap



**DB.03
ELEVATION**



**DB.03
PLAN**

Manufacturer: James Latham

Single door, single action flush door

Leaf size 2400 x 726 x 44 mm thick, cut and lipped to suit

FD30

Solid core with MDF facings, all for painting

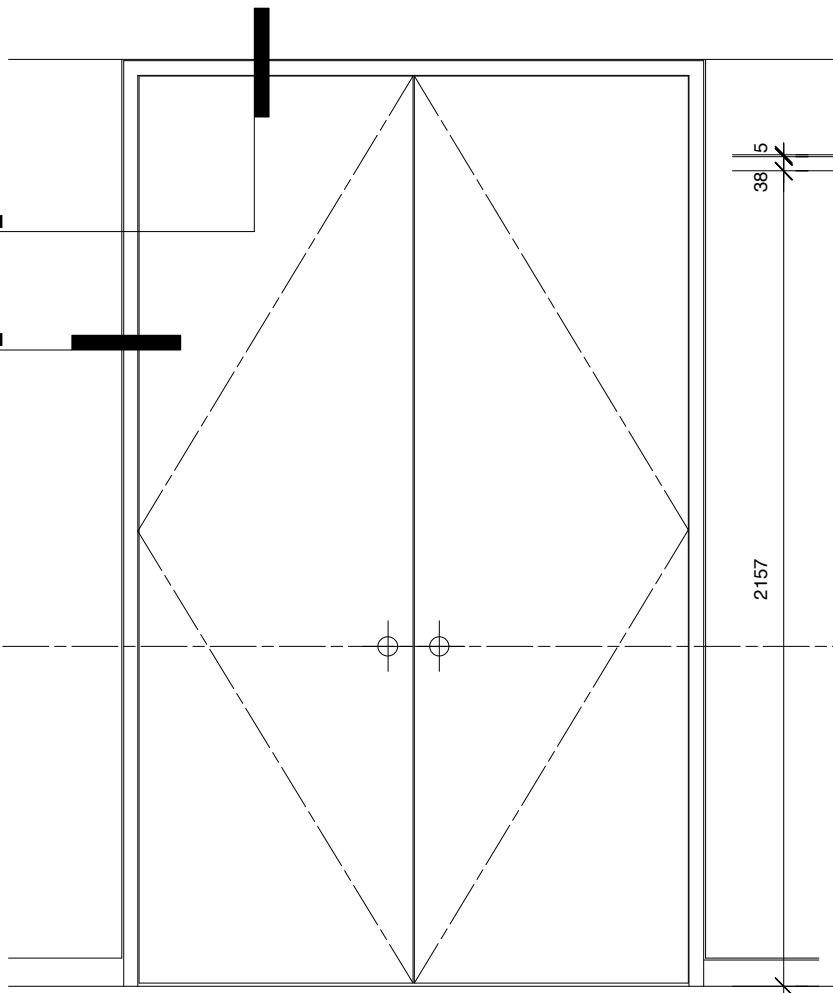
Type: Flamebreak FF630

Frame to be 70 x 127 mm fin, worked to profiles indicated
hardwood for painting

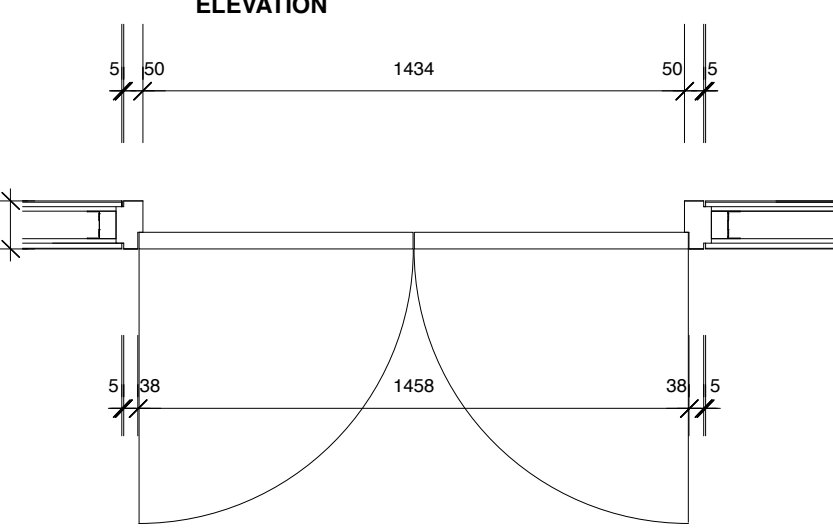
Size: 846 x 2470 mm fin o/a

Architrave: Form 5 mm shadow gap

Skirting : 70 mm square edged hardwood for painting
with 5 mm shadow gap



**DB.07
ELEVATION**



**DB.07
PLAN**

Manufacturer: James Latham

Single door, single action flush door

Leaf size 2 x 2400 x 726 x 44 mm thick, cut and lipped to suit

FD30

Solid core with MDF facings, all for painting

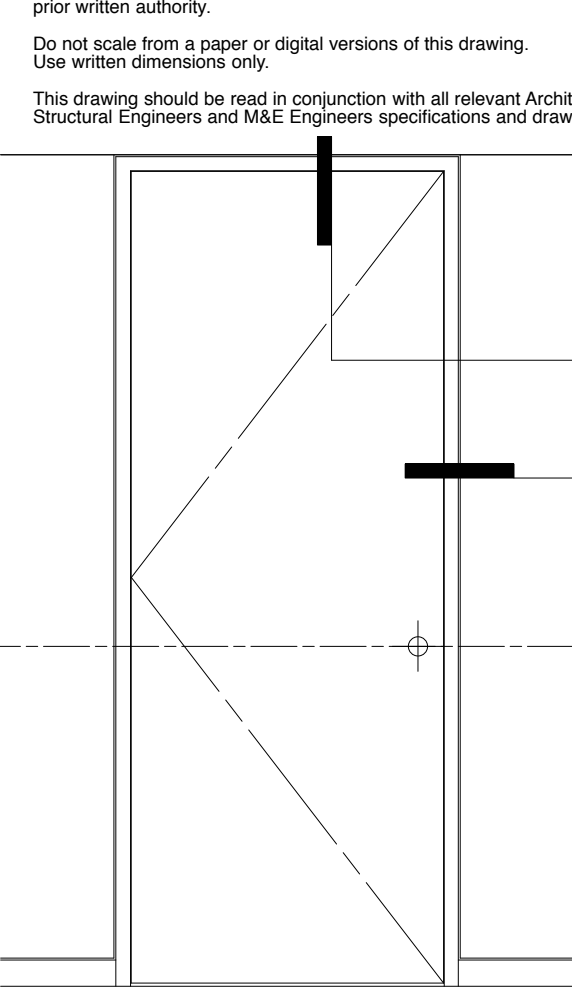
Type: Flamebreak FF630

Frame to be 70 x 127 mm fin, worked to profiles indicated
hardwood for painting

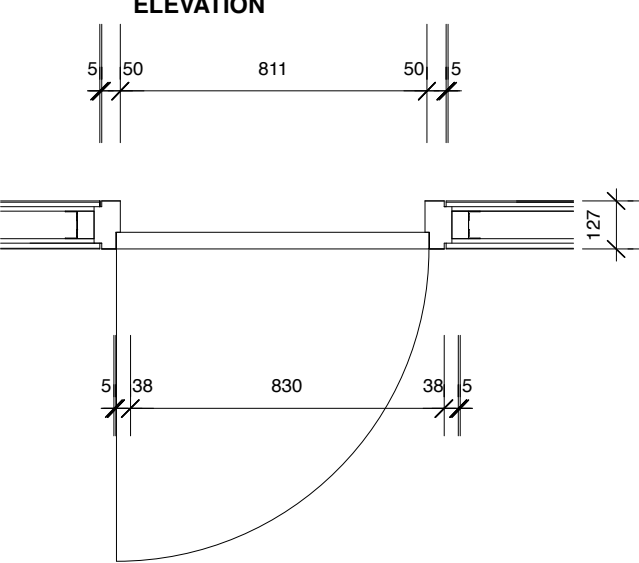
Size: 1574 x 2470 mm fin o/a

Architrave: Form 5 mm shadow gap

Skirting : 70 mm square edged hardwood for painting
with 5 mm shadow gap



**D2.01
ELEVATION**



**D2.01
PLAN**

Manufacturer: James Latham

Single door, single action flush door

Leaf size 2147 x 826 x 44 mm thick, cut and lipped to suit

FD30

Solid core with MDF facings, all for painting

Type: Flamebreak FF630

Frame to be 70 x 127 mm fin, worked to profiles indicated
hardwood for painting

Size: 946 x 2470 mm fin o/a

Architrave: Form 5 mm shadow gap

Skirting : 70 mm square edged hardwood for painting
with 5 mm shadow gap

C	Sept 1 2015	General revisions
B	Feb 4 2015	Tender Issue
A	Feb 2 2015	DB.07 added

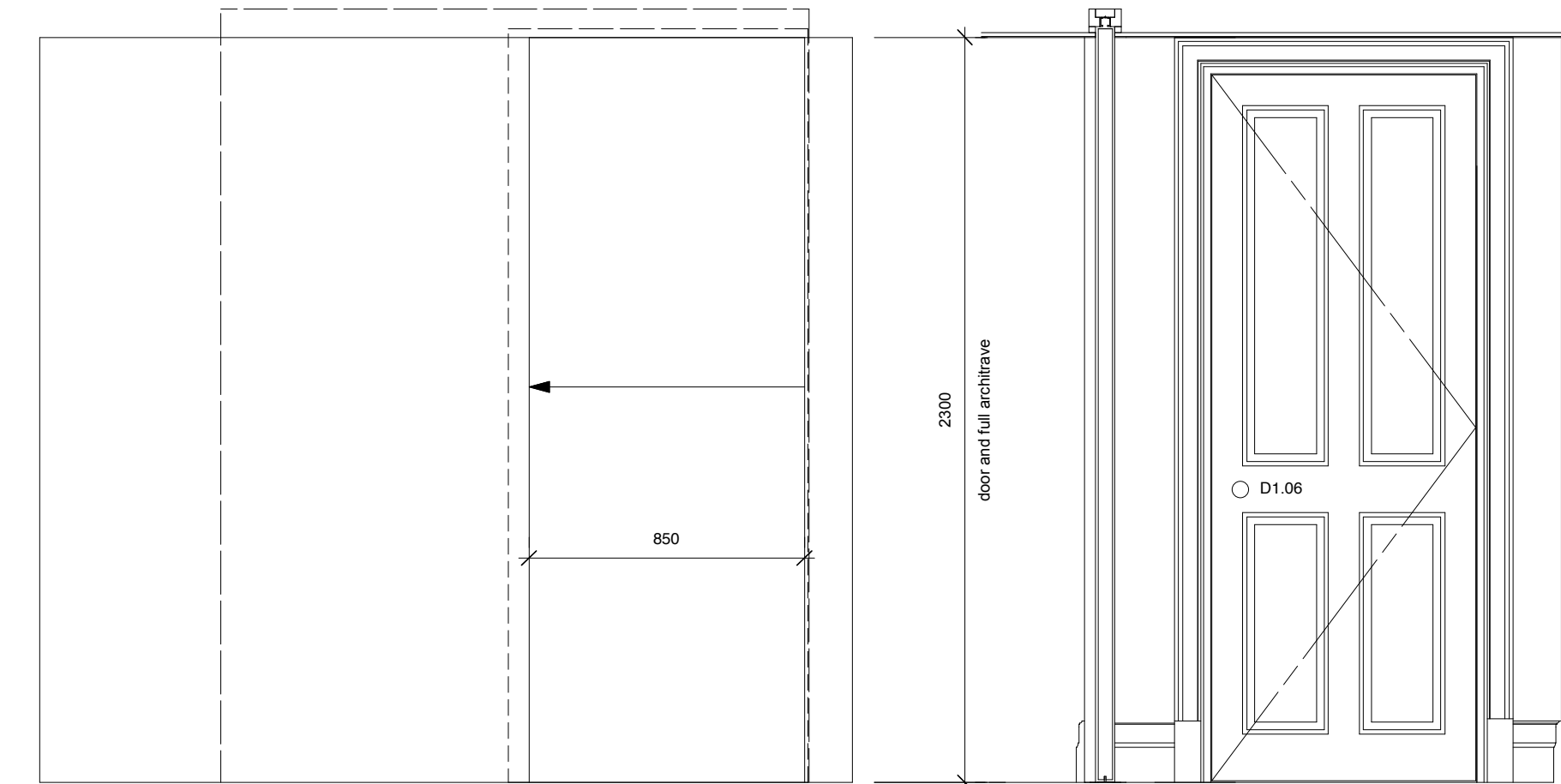
JOB:	1 BELSIZE LANE LONDON NW3 5AA					
DRG. TITLE :	INTERNAL DOORS					
DRG. NUMBER:	95 153/201					
SCALE: 1:20 @ A2		DATE: Jan 2015				
REVISION:	A	B	C			
READING + WEST ARCHITECTS LLP Grove Park Studio 188 Sutton Court Road Chiswick, London W4 3HR TEL: 020 7486 2048 info@readingandwest.co.uk www.readingandwestarchitects.co.uk						

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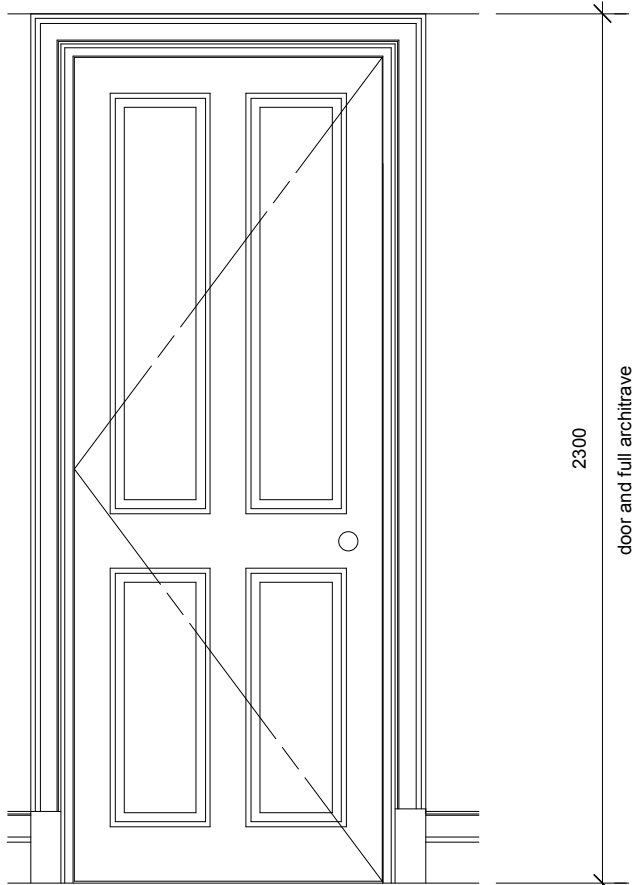
SITE DIMENSIONS ARE TO BE TAKEN PRIOR TO MANUFACTURE OF DOORS AND FRAMES



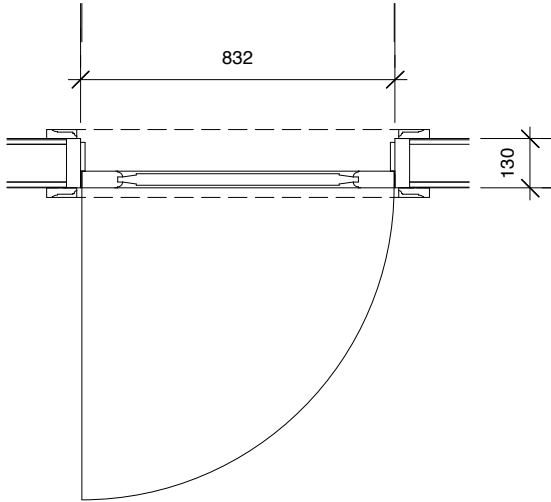
D1.07
ELEVATION

D1.07
SECTION

Door No. D1.07
Pocket Sliding Door Kit by portman
Architrave Free Sliding Kit, ref P7300 TDE
2443 x 850 finished opening
Door Leaf:
Manufacturer: James Latham
Leaf size 2465 x 926 (to be confirmed by site dimension) x 44 mm thick, cut and lipped to suit
FD30
Solid core with MDF facings, all for painting
Type: Flamebreak FF630



D1.05, 1.06
ELEVATION



D1.05, 1.06
PLAN

Single door, single action with raised and fielded lower and upper panels

Leaf size approx 2350 x 826 x 45 mm thick

FD30

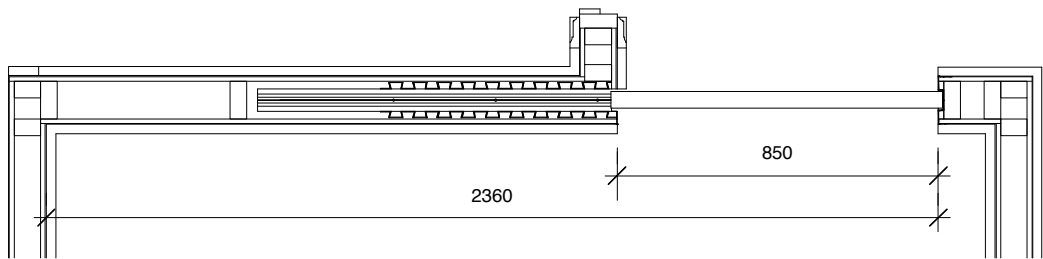
Hardwood for painting - supply pre-primed

Type: Chippendale with stepped ovolo mouldings

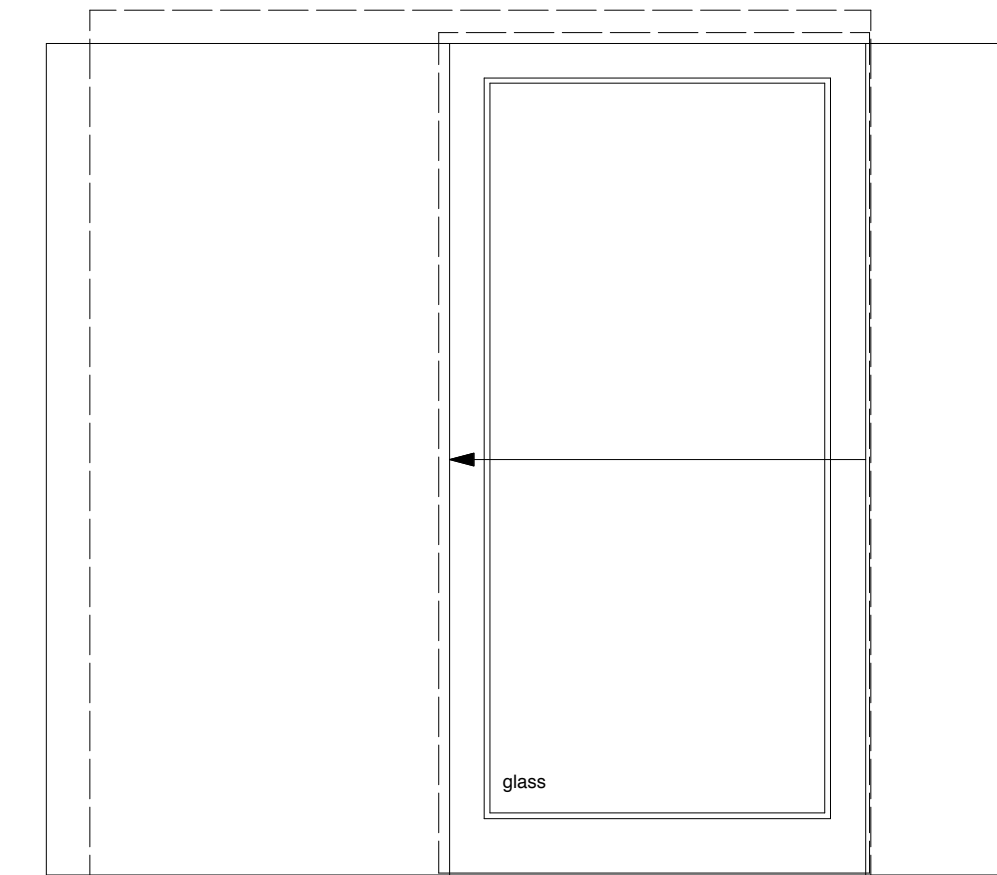
Frame to be 38 mm lining full width of partition with glued and screwed 12 mm stop
Size: 908 x 2399 mm o/a

Architrave type ARC3 80 mm

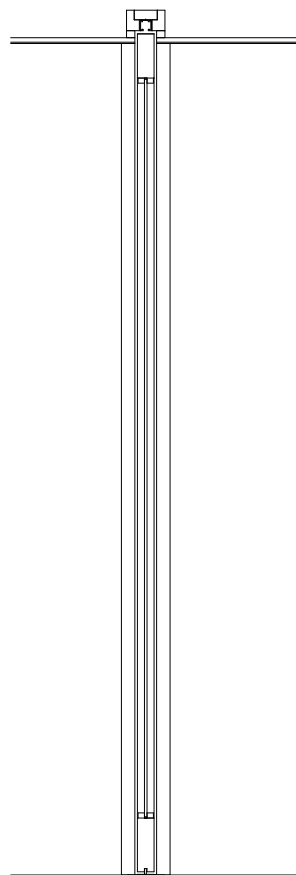
Plinth Block type PBK1 to suit



D1.07
PLAN

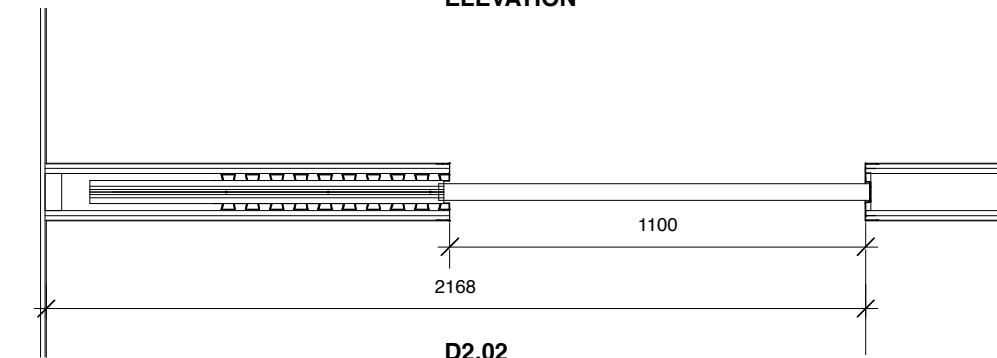


D2.02
ELEVATION



D2.02
ELEVATION

Door No. D2.02
Single door, sliding with glazed panel
Leaf size 2220 x 1130 (to be confirmed by site dimension) x 44 mm thick
Top rail 120 x 44 mm (94 mm visible below plasterboard)
Leading stile 94 x 44 mm
Hanging stile 120 x 44 mm (94 mm visible past plasterboard jamb)
Bottom rail 144 x 44 mm
Hardwood for painting - supply pre-primed
Type: Squared edged glazing beads as details 13 x 18 beads
Glass to be 6 mm clear Pyrodur glass
Pocket sliding door kit by Portman
Architrave Free Kit P7300 TDE
Opening size: 1100 x 2200 mm
Set up to allow 26 mm cover to top rail and 25 mm cover to hanging stiles
Note: when door in closed position top rail and stiles to be 94 mm visible



D2.02
PLAN

B Sept 1 2015 General revisions
A Feb 4 2015 Tender Issue

JOB: 1 BELSIZE LANE
LONDON NW3 5AA

DRG. TITLE : INTERNAL DOORS

DRG. NUMBER: 95 153/202

SCALE: 1:20 @ A2 DATE: Jan 2015

REVISION: A B

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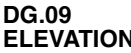
NOTE: ALL DIMENSIONS ARE TO BE TAKEN PRIOR TO MANUFACTURE OF DOORS AND FRAMES

Banham L2000 Rim Deadbolts
Satin Chrome - 4 no total

3anham M2003 Cylinder Mortice Deadlock
with thumb turn, Satin Chrome - 8 no. total

1.5 pairs stainless steel hinges per door - 4 no. total

All locks to be suited - one key to operate all locks



Manufacturer: Longden Doors

External door DG.09 Churchill

Single door, single action with raised and fielded lower and upper panels
Panels to include steel plate reinforcement

Open In

Structural opening 910 x 2335
allow for 20 mm sand and cement render to jambs and head
Hardwood for painting - supply pre-primed

Type: Chippendale with stepped ovolo mouldings with weather board, rebated over waterbar

Frame to be 56 x 100 fin, with weatherstripping all round
with hardwood cill and water bar



Manufacturer: Longden Doors

External door DG.09 Churchill

Single door, single action with raised and fielded lower and upper panels
Panels to include steel plate reinforcement

Open Out

Structural opening approx 910 x 2335 mm
allow for 20 mm sand and cement render to jambs and head
Hardwood for painting - supply pre-primed

Type: Chippendale with stepped ovolo mouldings with weather board

Frame to be 56 x 100 fin, with weatherstripping all round
with hardwood cill



Manufacturer: Longden Doors

External door DG.11 Churchill

Single door, single action with raised and fielded lower and upper panels
Panels to include steel plate reinforcement

Open Out

Structural opening approx 910 x

Hardwood for painting - supply pre-primed

Type: Chippendale with stepped ovolo mouldings
with weatherboard

Frame to be 56 x 100 fin, with weatherstripping all round
with hardwood cill

Fanlight in fixed glass - 6.4 mm laminated white glass

A Sept 1 2015 General revisions

A Feb 4 2015 Tender Issue

JOB:

1 BELSIZE LANE
LONDON NW3 5AA

DRG.
TITLE :

EXTERNAL TIMBER DOORS

DRG. NUMBER:

95-153/203

SCALE: 1:20 @ A2

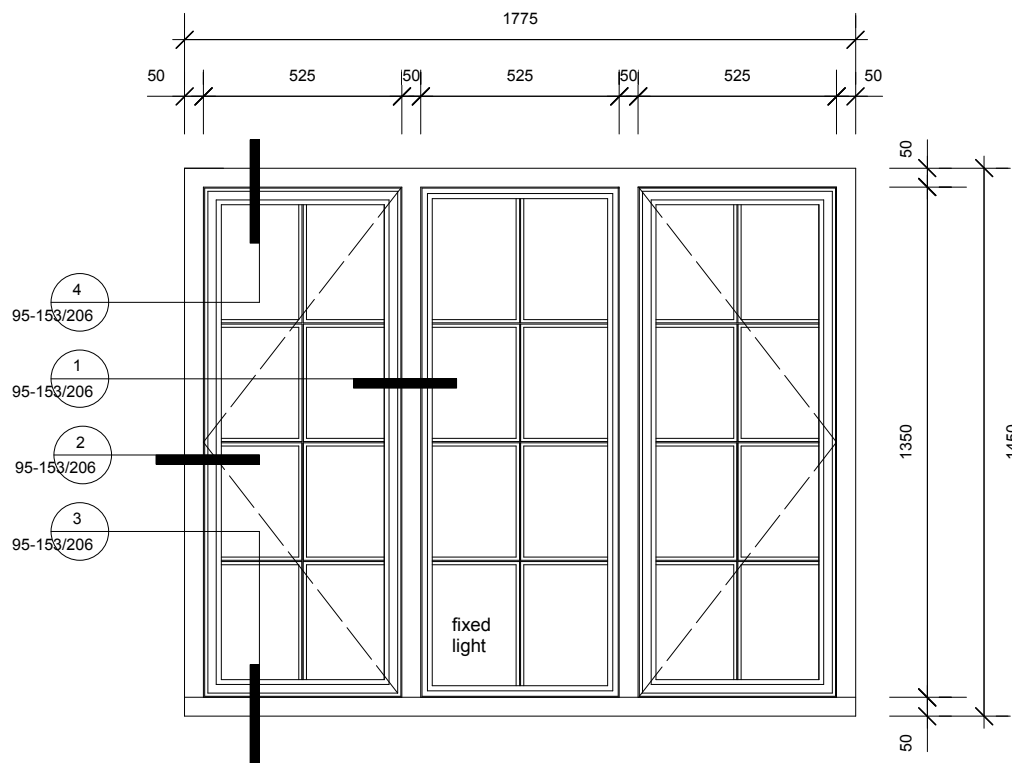
DATE: Jan 2015

REVISION:

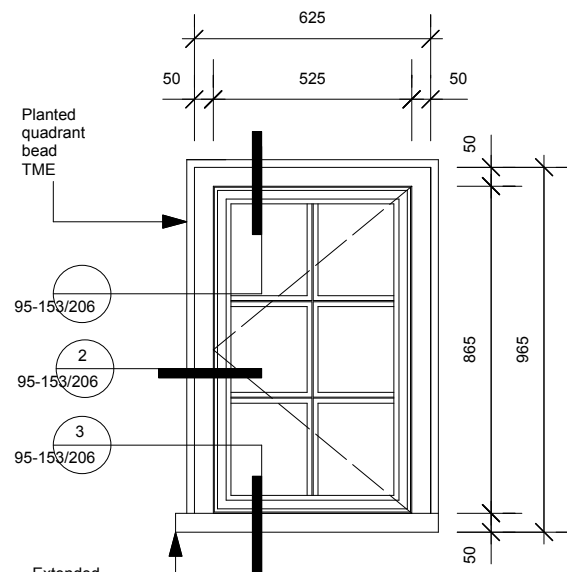
A

B

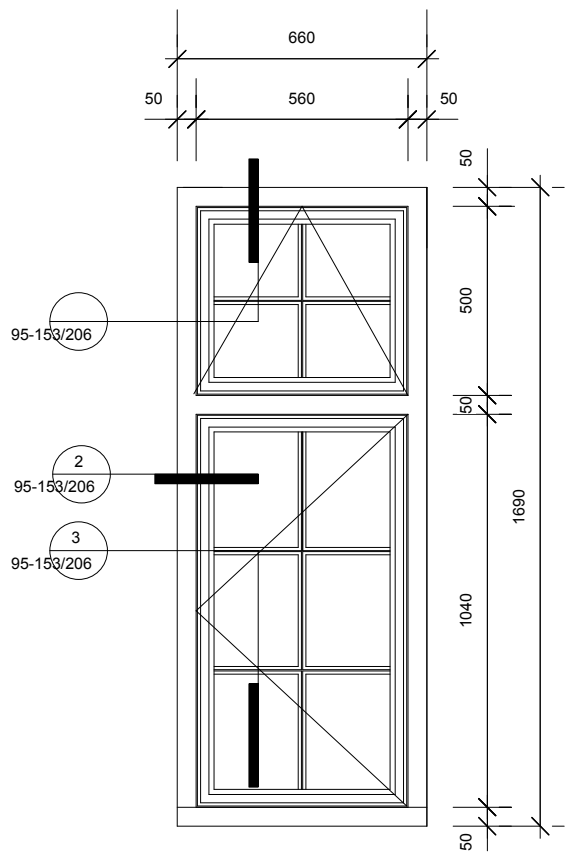
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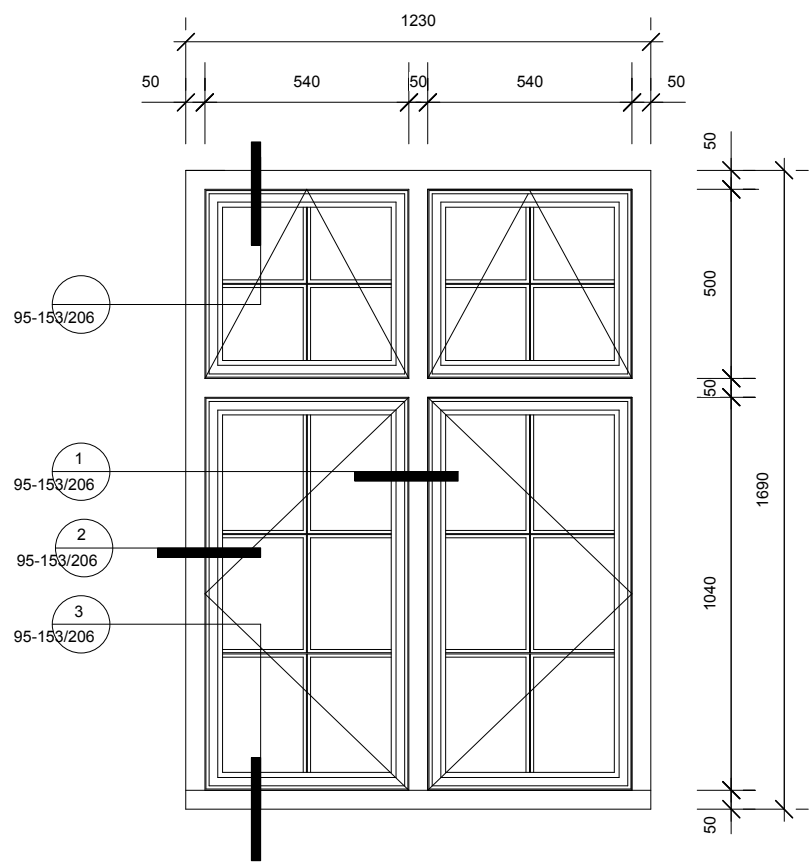
W2.01 & W2.02 (2 No thus) New opening
New timber sub frame with new made to measure
hinged (1 No LH & 1 No RH) opening double glazed steel casements & 1 No fixed light
Refer to general specifications notes above



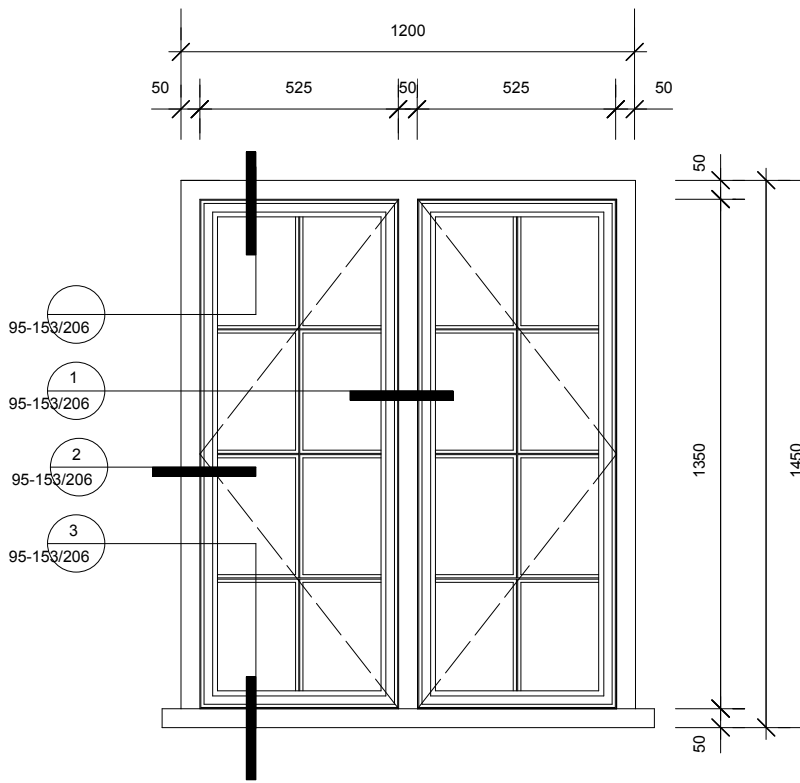
W1.08 & W1.03 (2 No thus) New brickwork opening
New timber sub frame with new made to measure
hinged (1 No LH W1.08 & 1 No RH W1.03) opening double glazed steel casement.
Refer to general specifications notes above.



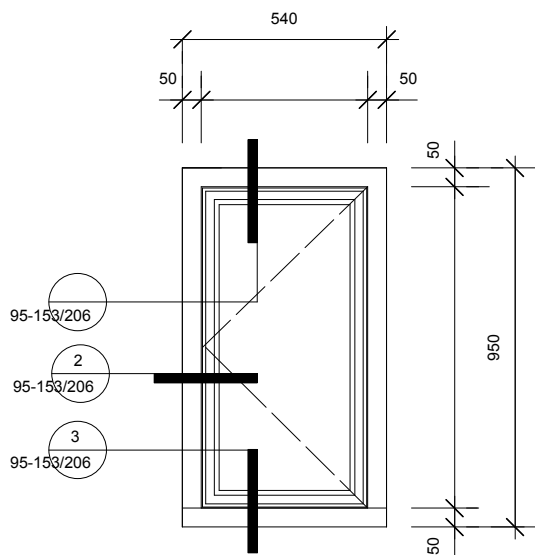
W1.11 & W1.09 (2 No thus) new rendered opening
New timber sub frame with new made to measure
hinged (1 No LH W1.11 & 1 No Rh W1.09) opening double
glazed steel casement
& 1 No top hung opening light.
Refer to general specifications notes above



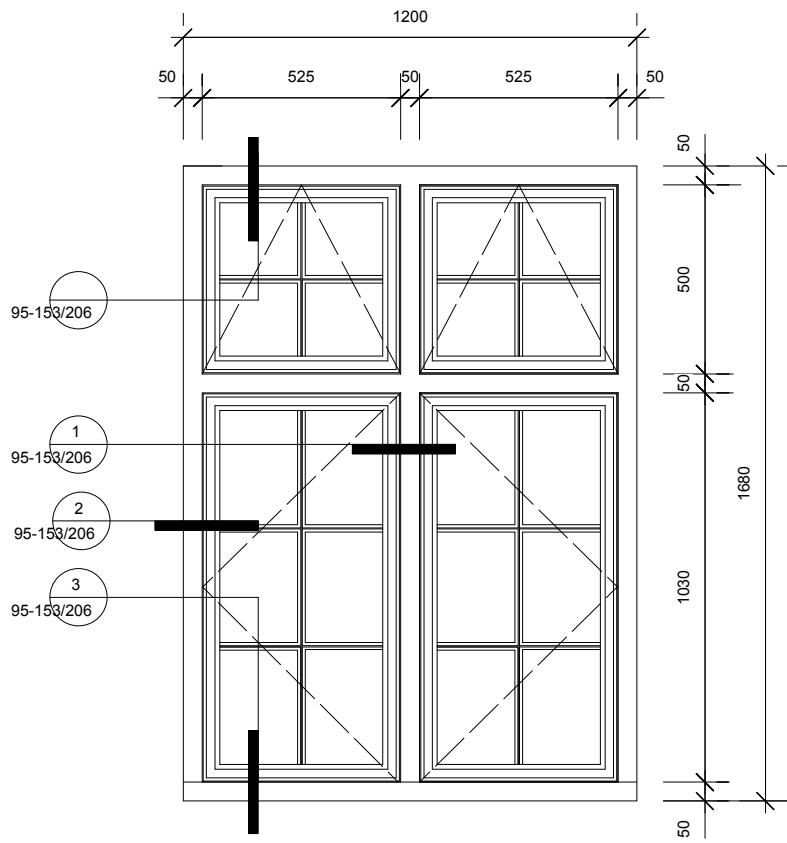
W1.10 (1 No thus) new rendered opening
New timber sub frame with new made to measure
hinged (1 No LH & 1 No RH) opening double glazed steel casement
& 2 No top hung opening lights.
Refer to general specifications notes above



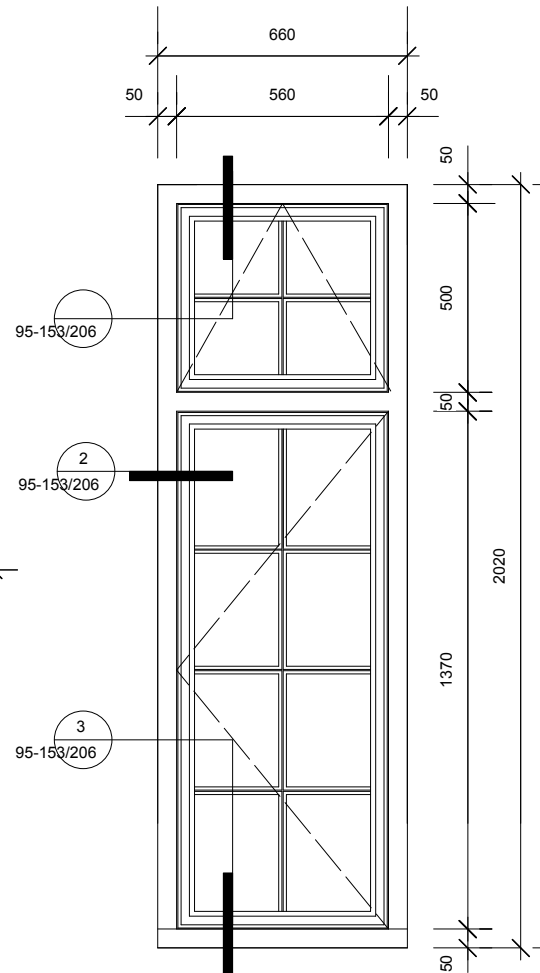
W1.14 (1 No thus) new rendered opening
New timber sub frame with new made to measure
hinged (1 No LH & 1 No RH) opening double glazed steel casements.
Refer to general specifications notes above.



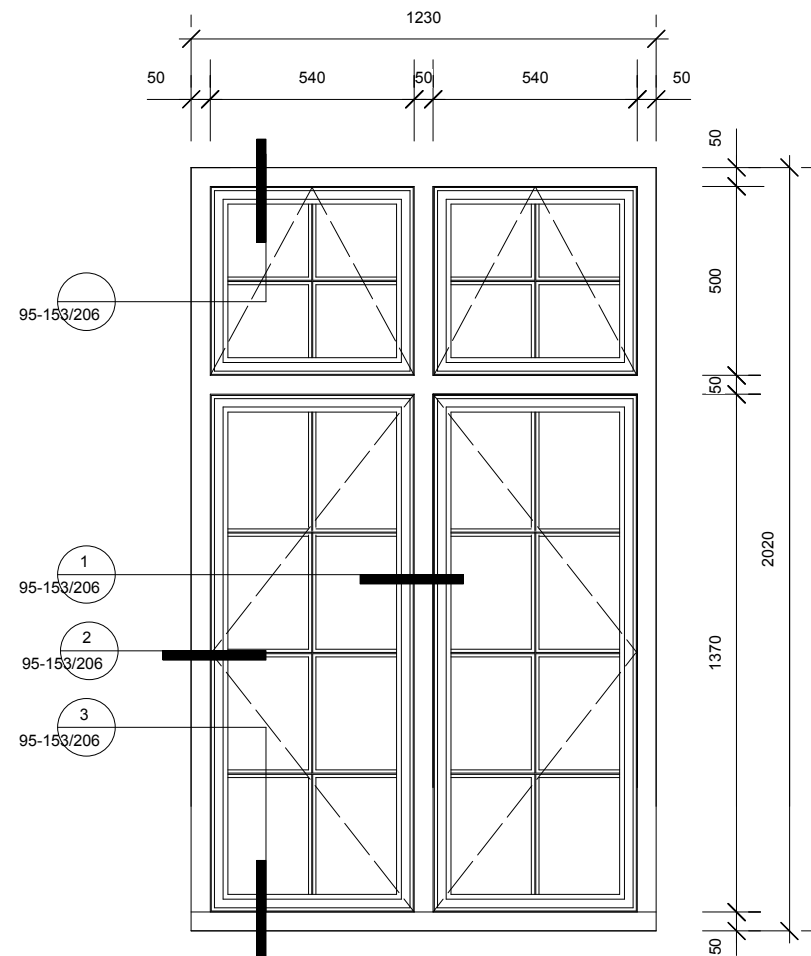
W1.13 (1 No thus) existing rendered opening
New timber sub frame with new made to measure
hinged (1 No LH & 1 No RH) opening double glazed steel casement.
Refer to general specifications notes above.



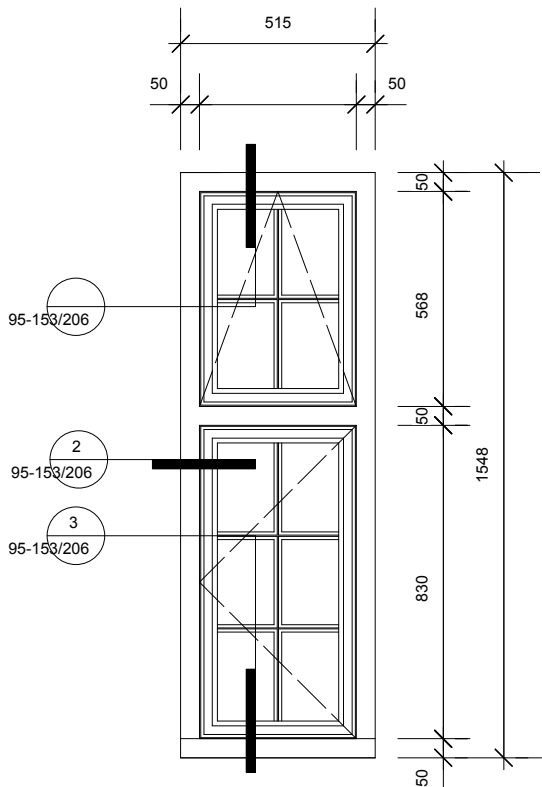
W1.12 (1 No thus) existing rendered opening
New timber sub frame with new made to measure
hinged (1 No LH & 1 No RH) opening double glazed steel casement
& 2 No top hung opening lights.
Refer to general specifications notes above



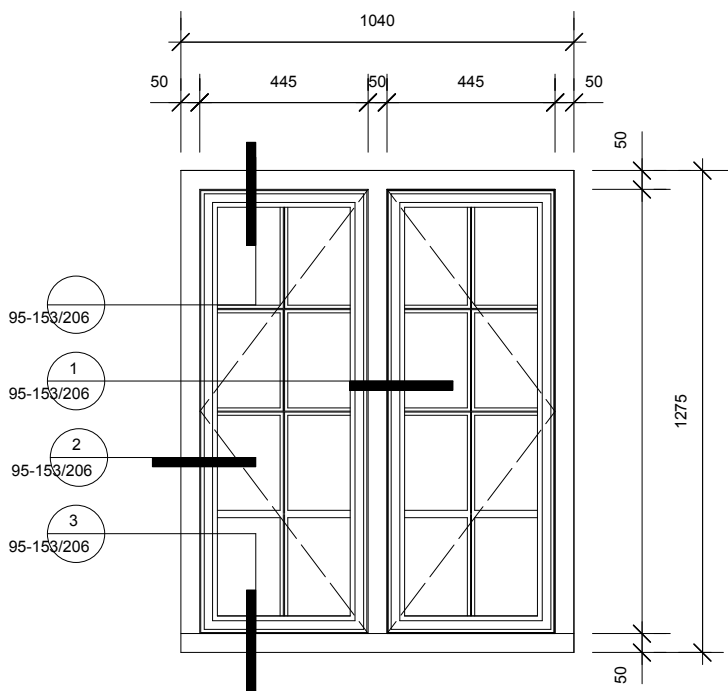
WG.10 & W1.08 (2 No thus) new rendered opening
New timber sub frame with new made to measure
hinged (1 No LH WG.10 & 1 No Rh WG.08) opening
double glazed steel casement & 1 No top hung opening light.
Refer to general specifications notes above



WG.09 (1 No thus) new rendered opening
New timber sub frame with new made to measure
hinged (1 No LH & 1 No RH) opening double glazed steel casement
& 2 No top hung opening lights.
Refer to general specifications notes above



WG.13 (1 No thus) existing rendered opening
New timber sub frame with new made to measure
hinged (1 No LH) opening double glazed steel casement
& 1 No top hung opening light.
Refer to general specifications notes above



WG.11 & WG.12 (2 No thus) existing rendered opening
New timber sub frame with new made to measure
hinged (1 No LH & 1 No RH) opening double glazed steel casements.
Refer to general specifications notes above.

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GENERAL SPECIFICATION

NB NOTE: ALL DIMENSIONS ON THESE DRAWINGS ARE INDICATIVE AND FOR PRICING ONLY. SITE DIMENSIONS OF FINISHED/ EXISTING OPENINGS MUST BE TAKEN AND RECORDED ON THE SHOP DRAWINGS WHICH SHOULD BE ISSUED TO THE CA AND MAIN CONTRACTOR FOR INFORMATION PRIOR TO MANUFACTURE OF THE WINDOWS.

STEEL WINDOWS

Replacement and new steel casement opening & fixed lights. Designed and manufactured by Clement Windows Ltd T: 01428 643393 as follows:

Section/ style
Manufactured from EB24 °C; rated Equal leg window casement sections in Georgian Fenestra Joint.

Glazing
Windows galzed with sealed 24mm double glazed insulated glass units with Low-emissivity glass and Argon gas filled cavity to achieve 1.2W/m2K

Weatherseals
Open vents sealed with EPDM weatherseals

Finish
Window frames to be hot-dip galvanised to EN ISO BS1461 and painted by powder coating. Col: Pure White RAL9010 (semi gloss)

Locking
Windows to be fitted with multi point locking system to BS 7950

Hinges
Friction hinges

Ironmongery
Classic FF02 Handle

Trickle vents
Windows to include trickle vents to comply with Approved Document Part F

NEW TIMBER SUBFRAMES

New timber sub frames manufactured in hardwood for painting and to match profiles of existing timber frames. Window manufacturer to provide shop drawings for comment prior to manufacture of the timber sub frames. The timber sub frames should be fully wrapped with DPC prior to installation in the openings.

A Feb 4 2015 Tender Issue

JOB: 1 BELSIZE LANE
LONDON NW3 5AA

DRG. TITLE : WINDOW
SCHEDULE
SHEET 1 of 3

DRG. NO: 95-153/204

SCALE: 1:20 @ A2 DATE: Jan 2015

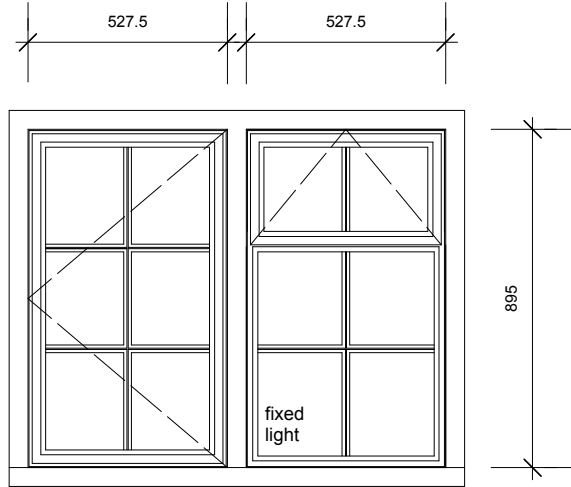
REVISION: A

READING + WEST ARCHITECTS LLP
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TEL: 020 7486 2048
info@readingandwest.co.uk
www.readingandwestarchitects.co.uk

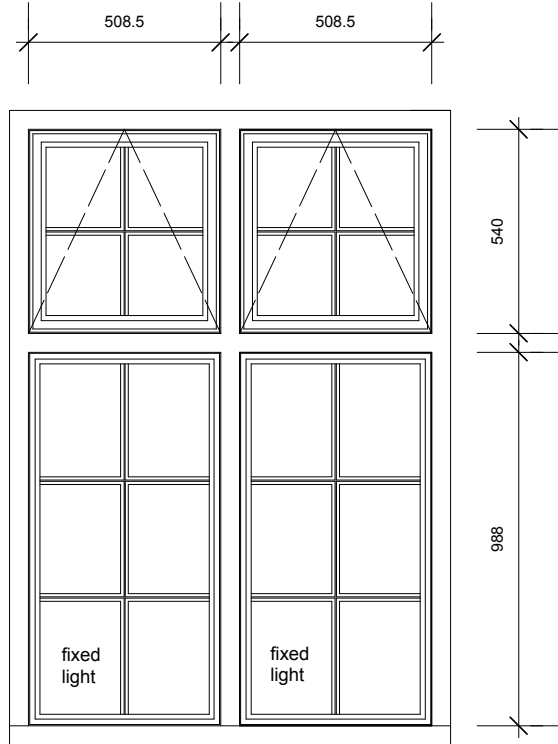
WINDOW SCHEDULE 1.20 @ A2 SHEET 1 of 3

SHEET 1 ALL NEW WINDOWS INCLUDING HARDWOOD SUB FRAMES & METAL CASEMENTS



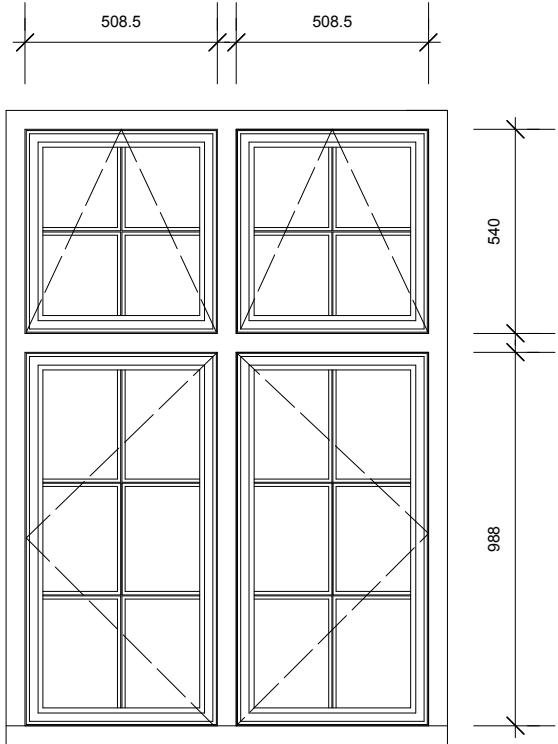
W2.01 (1 No thus) existing timber sub frame
Existing refurbished timber sub frame with new made to measure
1 No LH hinged opening light and 1 No fixed double glazed steel casement
with top hinged opening light.
Refer to general specifications notes above.

Approximate overall casement frame sizes as follows:
527mmW x 895mm H
NB NOTE: Site measurements to be taken
by window manufacture and shop drawings
issued for information prior to manufacture.



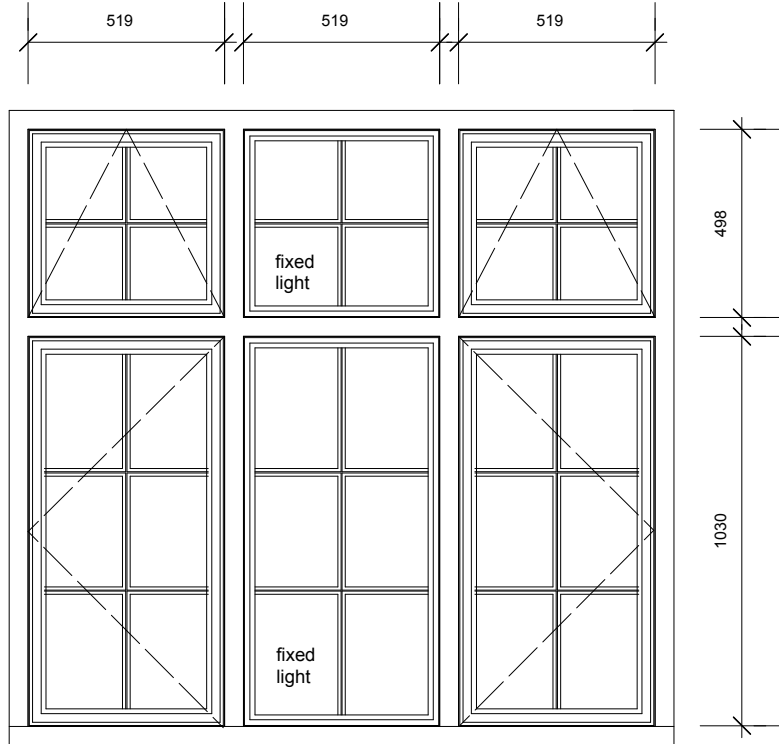
W1.06 (1 No thus) existing timber sub frame
Existing refurbished timber sub frame with new made to measure
2 No fixed double glazed steel casement lights with 2 No
top hinged opening lights.
Refer to general specifications notes above.

Approximate overall casement frame sizes as follows:
Top hung lights 508.5mmW x 540mm H
Fixed lights 508.5mmW x 988mm H
NB NOTE: Site measurements to be taken
by window manufacture and shop drawings
issued for information prior to manufacture.



W1.05 (1 No thus) existing timber sub frame
Existing refurbished timber sub frame with new made to measure
2 No hinged (1 No LH & 1 No RH) double glazed steel casement lights with 2 No
top hinged opening lights. Refer to general specifications notes above.

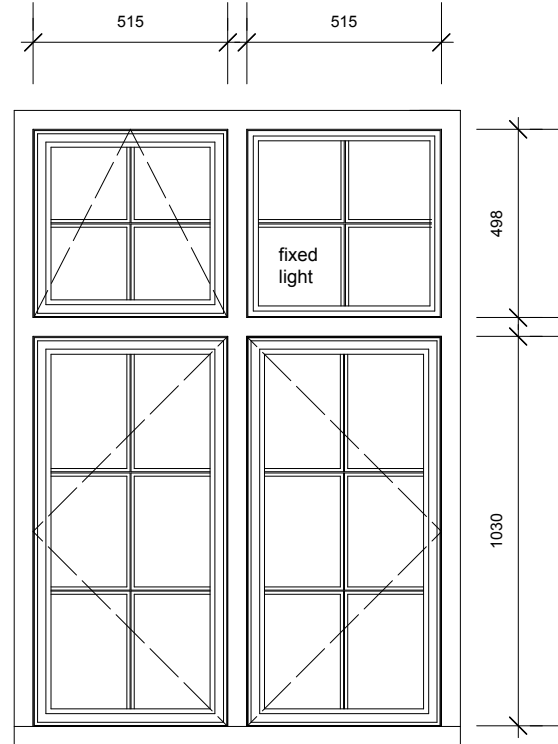
Approximate overall casement frame sizes as follows:
Top hung lights 508.5mmW x 540mm H
Hinged lights 508.5mmW x 988mm H
NB NOTE: Site measurements to be taken
by window manufacture and shop drawings
issued for information prior to manufacture.



W1.02 (1 No thus) existing timber sub frame
Existing refurbished timber sub frame with new made to measure
2 No hinged opening lights (1 No LH 7 1 No RH)
2 No fixed double glazed steel casement lights with
2 No top hinged opening lights.
Refer to general specifications notes above.

Approximate overall casement frame sizes as follows:
Top hung lights 519mm W x 498mm H
HL Fixed light 519mm W x 498mm H
Opening lights 519mmW x 1030mm H
LL Fixed lights 519mmW x 1030mm H

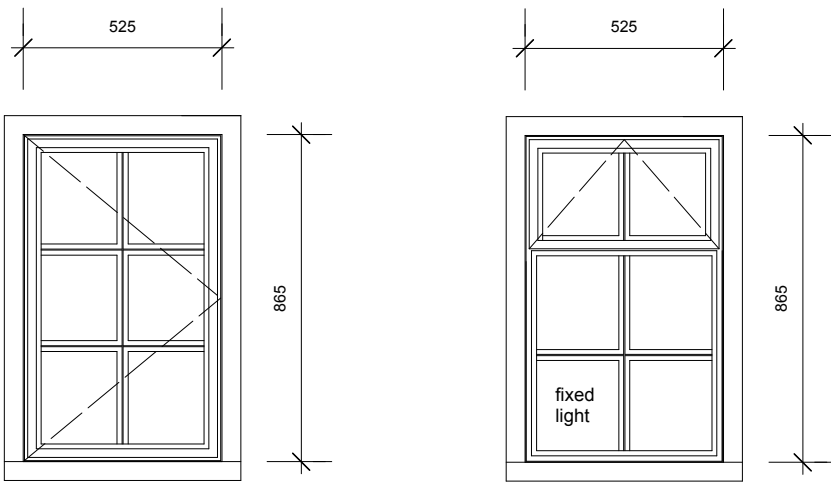
NB NOTE: Site measurements to be taken
by window manufacture and shop drawings
issued for information prior to manufacture.



W1.01 (1 No thus) existing timber sub frame
Existing refurbished timber sub frame with new made to measure
2 No hinged opening lights (1 RH & 1 LH)
1 No fixed double glazed steel casement lights
1 No top hinged opening light.
Refer to general specifications notes above.

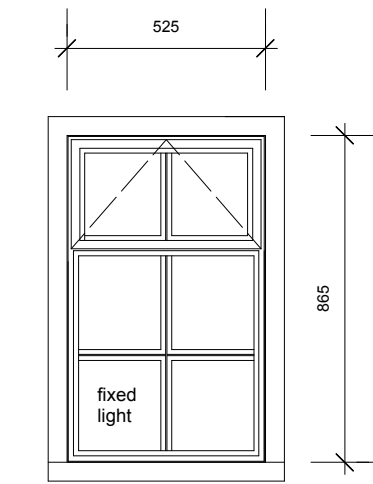
Approximate overall casement frame sizes as follows:
Top hung lights 515mm W x 498mm H
HL Fixed light 515mm W x 498mm H
Opening lights 515mmW x 1030mm H
LL Fixed lights 515mmW x 1030mm H

NB NOTE: Site measurements to be taken
by window manufacture and shop drawings
issued for information prior to manufacture.



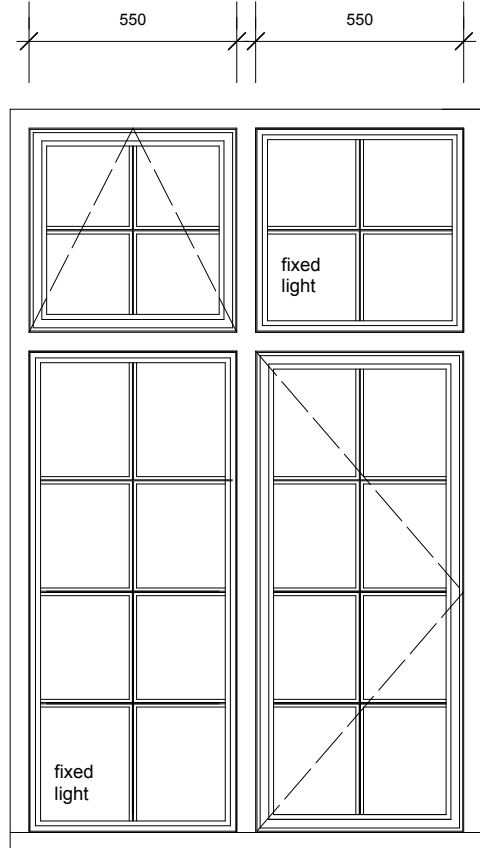
W1.07 & W1.04 (2 No thus) existing timber sub frame
Existing refurbished timber sub frame with new made to measure
hinged (1 No LH W1.04 & 1 No RH W1.07) opening double glazed
steel casements. Refer to general specifications notes above.

Approximate overall casement frame sizes as follows:
525mmW x 865mm H
NB NOTE: Site measurements to be taken by window
manufacture and shop drawings
issued for information prior to manufacture.



WG.05 & WG.07 (2 No thus) existing timber sub frame
Existing refurbished timber sub frame with new made to measure
fixed double glazed steel casements with top hinged opening light.
Refer to general specifications notes above.

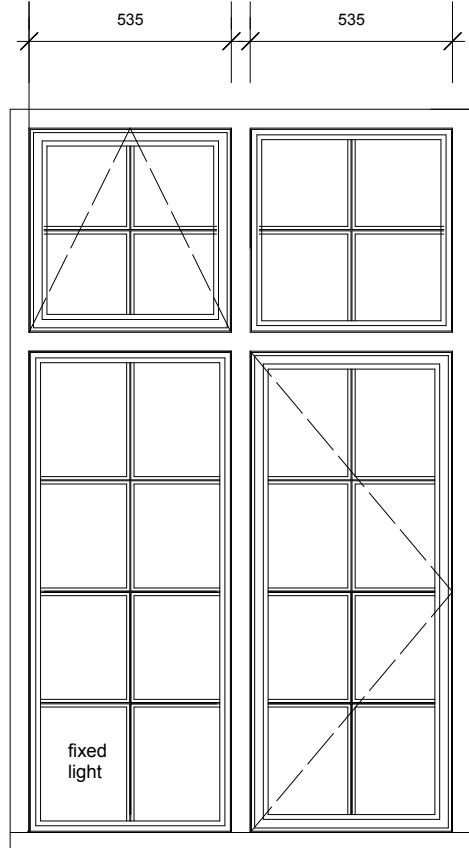
Approximate overall casement frame sizes as follows:
525mmW x 865mm H
NB NOTE: Site measurements to be taken
by window manufacture and shop drawings
issued for information prior to manufacture.



WG.04 (1 No thus) existing timber sub frame
Existing refurbished timber sub frame with new made to measure
1 No hinged opening lights (RH)
2 No fixed double glazed steel casement lights
1 No top hinged opening light.
Refer to general specifications notes above.

Approximate overall casement frame sizes as follows:
Top hung lights 550mm W x 540mm H
HL Fixed light 550mm W x 540mm H
Opening lights 550mmW x 1273mm H
LL Fixed lights 550mmW x 1273mm H

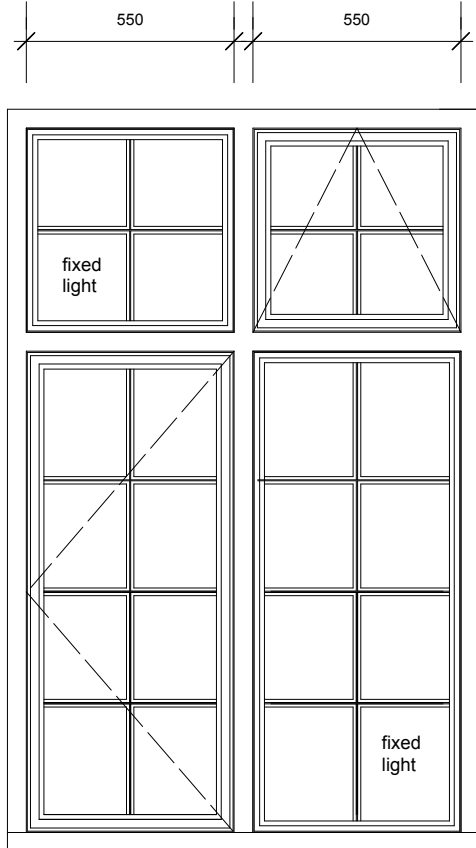
NB NOTE: Site measurements to be taken
by window manufacture and shop drawings
issued for information prior to manufacture.



WG.03 (1 No thus) existing timber sub frame
Existing refurbished timber sub frame with new made to measure
1 No hinged opening lights (RH)
2 No fixed double glazed steel casement lights
1 No top hinged opening light.
Refer to general specifications notes above.

Approximate overall casement frame sizes as follows:
Top hung lights 535mm W x 540mm H
HL Fixed light 535mm W x 540mm H
Opening lights 535mmW x 1273mm H
LL Fixed lights 535mmW x 1273mm H

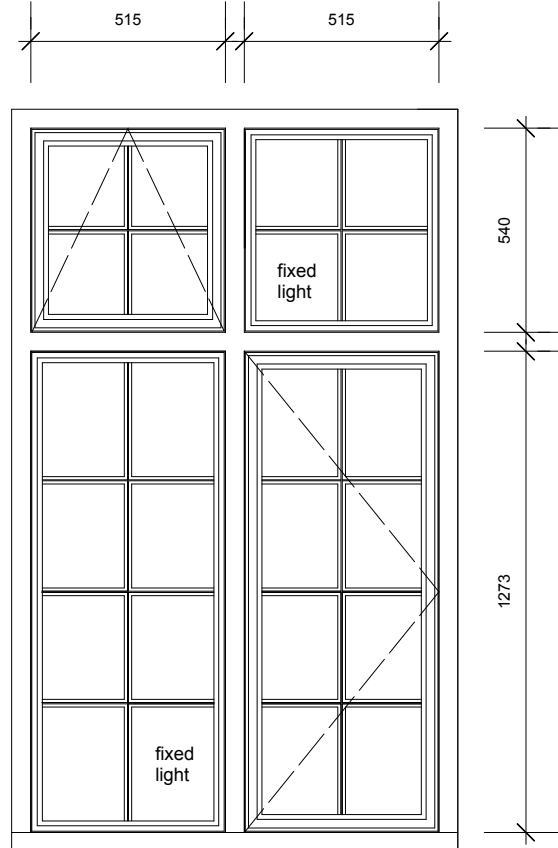
NB NOTE: Site measurements to be taken
by window manufacture and shop drawings
issued for information prior to manufacture.



WG.02 (1 No thus) existing timber sub frame
Existing refurbished timber sub frame with new made to measure
1 No hinged opening lights (RH)
2 No fixed double glazed steel casement lights
1 No top hinged opening light.
Refer to general specifications notes above.

Approximate overall casement frame sizes as follows:
Top hung lights 550mm W x 540mm H
HL Fixed light 550mm W x 540mm H
Opening lights 550mmW x 1273mm H
LL Fixed lights 550mmW x 1273mm H

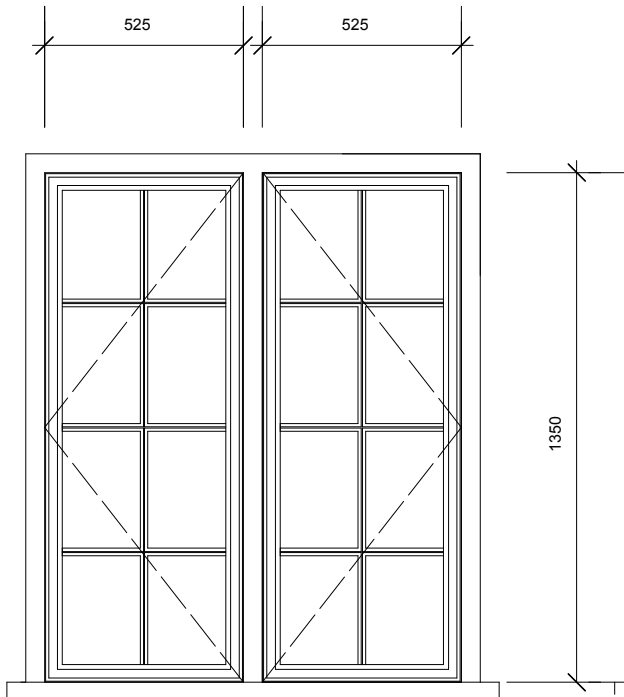
NB NOTE: Site measurements to be taken
by window manufacture and shop drawings
issued for information prior to manufacture.



WG.01 (1 No thus) existing timber sub frame
Existing refurbished timber sub frame with new made to measure
1 No hinged opening lights (RH)
2 No fixed double glazed steel casement lights
1 No top hinged opening light.
Refer to general specifications notes above.

Approximate overall casement frame sizes as follows:
Top hung lights 515mm W x 540mm H
HL Fixed light 515mm W x 540mm H
Opening lights 515mmW x 1273mm H
LL Fixed lights 515mmW x 1273mm H

NB NOTE: Site measurements to be taken
by window manufacture and shop drawings
issued for information prior to manufacture.



W1.15 (1 No thus) existing timber sub frame
Existing refurbished timber sub frame with new made to measure
hinged (1 No LH & 1 No RH) opening double glazed steel casements.
Refer to general specifications notes above.

Approximate overall casement frame sizes as follows: 525mmW x 1350mm H
NB NOTE: Site measurements to be taken by window manufacture and shop drawings
issued for information prior to manufacture.

WINDOW SCHEDULE 1.20 @ A2

SHEET 2 of 3

SHEET 2 NEW METAL CASEMENTS MADE TO FIT EXISTING REFRUBISHED TIMBER SUBFRAMES

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GENERAL SPECIFICATION

**NB NOTE: ALL DIMENSIONS ON THESE DRAWINGS ARE INDICATIVE AND
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MUST BE TAKEN AND RECORDED ON THE SHOP DRAWINGS WHICH
SHOULD BE ISSUED TO THE CA AND MAIN CONTRACTOR FOR
INFORMATION PRIOR TO MANUFACTURE OF THE WINDOWS.**

STEEL WINDOWS

Replacement and new steel casement opening & fixed lights.
Designed and manufactured by Clement Windows Ltd
T: 01428 643393 as follows:

Section/ style
Manufactured from EB24 °C; rated Equal leg window
casement sections in Georgian Fenestra Joint.

Glazing
Windows galzed with sealed 24mm double glazed
insulated glass units with Low-emissivity glass and
Argon gas filled cavity to achieve 1.2W/m2K

Weatherseals
Open vents sealed with EPDM weatherseals

Finish
Window frames to be hot-dip galvanised to EN ISO BS1461 and painted
by powder coating. Col: Pure White RAL9010 (semi gloss)

Locking
Windows to be fitted with multi point locking system to BS 7950

Hinges
Friction hinges

Ironmongery
Classic FF02 Handle

Trickle vents
Windows to include trickle vents to comply with Approved Document Part F

EXISTING TIMBER SUBFRAMES
New steel casements are to be fitted to existing timber sub frames,
refurbished and prepared prior to installation of new steel casements.

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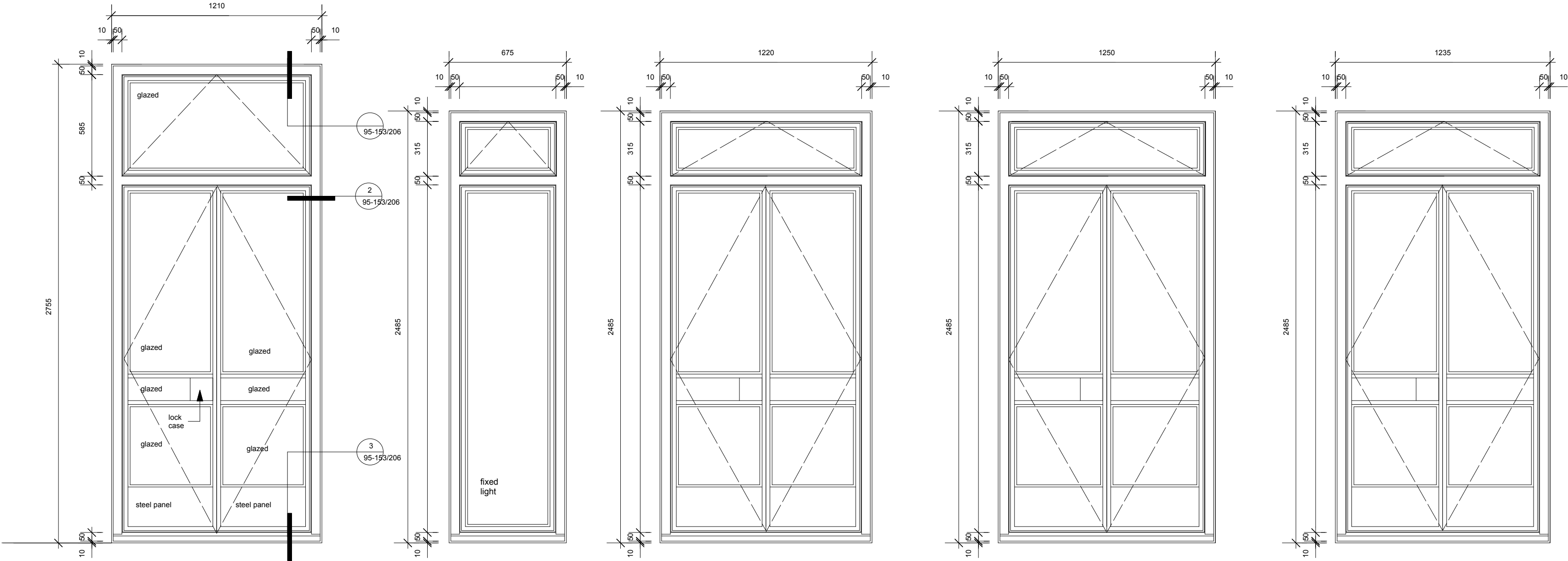
This drawing should be read in conjunction with all relevant Architects, Structural Engineers and M&E Engineers specifications and drawings.

GENERAL SPECIFICATION

NB NOTE: ALL DIMENSIONS ON THESE DRAWINGS ARE INDICATIVE AND FOR PRICING. ONLY. SITE DIMENSIONS OF FINISHED/EXISTING OPENINGS MUST BE TAKEN AND RECORDED ON THE SHOP DRAWINGS WHICH SHOULD BE ISSUED TO THE CA AND MAIN CONTRACTOR FOR INFORMATION PRIOR TO MANUFACTURE OF THE WINDOWS.

- STEEL WINDOWS**
Replacement and new steel casement opening & fixed lights.
Designed and manufactured by Clement Windows Ltd
T: 01428 643393 as follows:
- Section/ style**
Manufactured from EB24 °C; rated Equal leg window casement sections .
- Glazing**
Windows galzed with sealed 24mm double glazed insulated glass units with Low-emissivity glass and Argon gas filled cavity to achieve 1.2W/m2K
- Weatherseals**
Open vents sealed with EPDM weatherseals
- Finish**
Window frames to be hot-dip galvanised to EN ISO BS1461 and painted by powder coating, Col: Pure White RAL9010 (semi gloss)
- Locking**
Windows to be fitted with multi point locking system to BS 7950
- Hinges**
Friction hinges
- Ironmongery**
Classic FF02 Handle
- Trickle vents**
Windows to include trickle vents to comply with Approved Document Part F

NEW TIMBER SUBFRAMES
New timber sub frames manufactured in hardwood for painting and to match profiles of existing timber frames. Window manufacturer to provide shop drawings for comment prior to manufacture of the timber sub frames. The timber sub frames should be fully wrapped with DPC prior to installation in the openings.



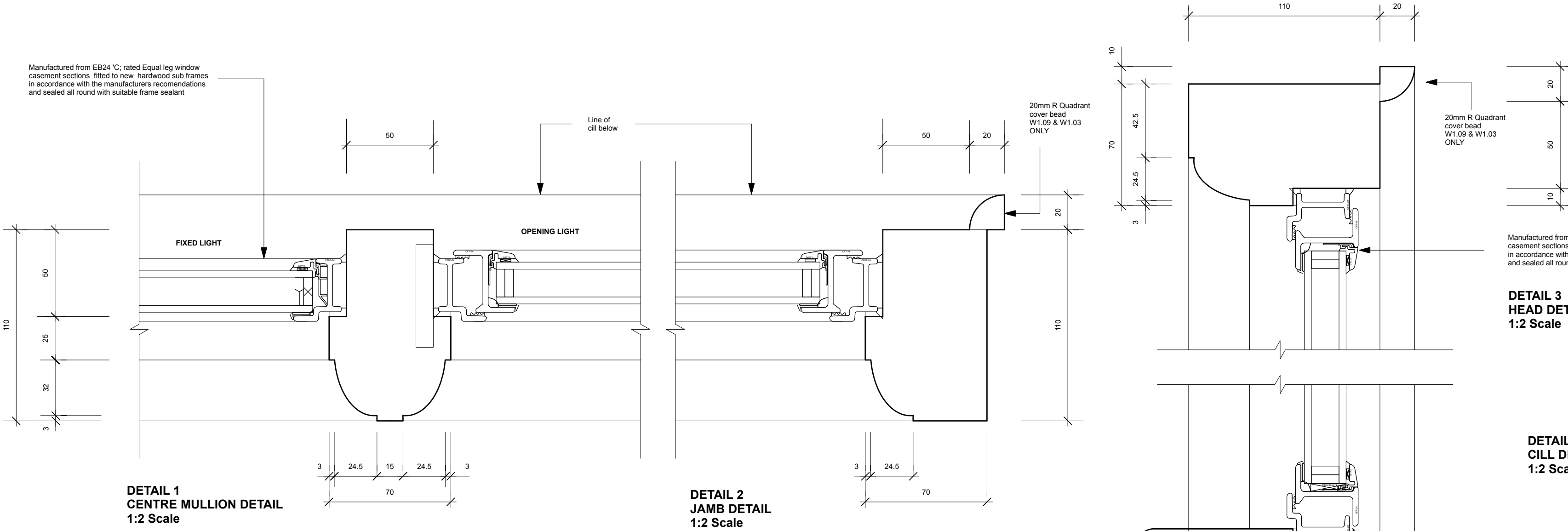
DG.08 (1 No thus)
New timber sub frame with new made to measure hinged French Windows & 1 No top hung opening light.
Refer to general specifications notes above

WB.02 & WB.01 (2No thus)
New timber sub frame with new made to measure fixed lights & 1 No top hung opening light.
Refer to general specifications notes above

DB.11 & DB.09 (2No thus)
New timber sub frame with new made to measure hinged French Windows & 1 No top hung opening light.
Refer to general specifications notes above

DB.10 & DB.08 (2No thus)
New timber sub frame with new made to measure hinged French Windows & 1 No top hung opening light.
Refer to general specifications notes above

DB.07 (1 No thus)
New timber sub frame with new made to measure hinged French Windows & 1 No top hung opening light.
Refer to general specifications notes above



WINDOW & DOOR SUB FRAME PROFILES / WINDOW SECTIONS 1:2 @ A2

WINDOW SCHEDULE 1.20 & 1.2 @ A2
SHEET 3 of 3
SHEET 1 ALL NEW FRENCH WINDOWS INCLUDING HARDWOOD SUB FRAMES & METAL CASEMENTS

A Feb 4 2015 Tender Issue

JOB: 1 BELSIZE LANE LONDON NW3 5AA	
DRG. TITLE : WINDOW SCHEDULE SHEET 3 of 3	
DRG. NO: 95-153/206	
SCALE: 1:2 & 1:20 @ A2	DATE: Jan 2015
REVISION: A	
READING + WEST ARCHITECTS LLP GROVE PARK STUDIOS 188 SUTTON COURT ROAD LONDON W4 3HR	
TEL: 020 7486 2048 info@readingandwest.co.uk www.readingandwestarchitects.co.uk	

LOVE DESIGN STUD/O

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