

**Scope of Works - Roof Renewal**

**Submission to Compliment Previous**

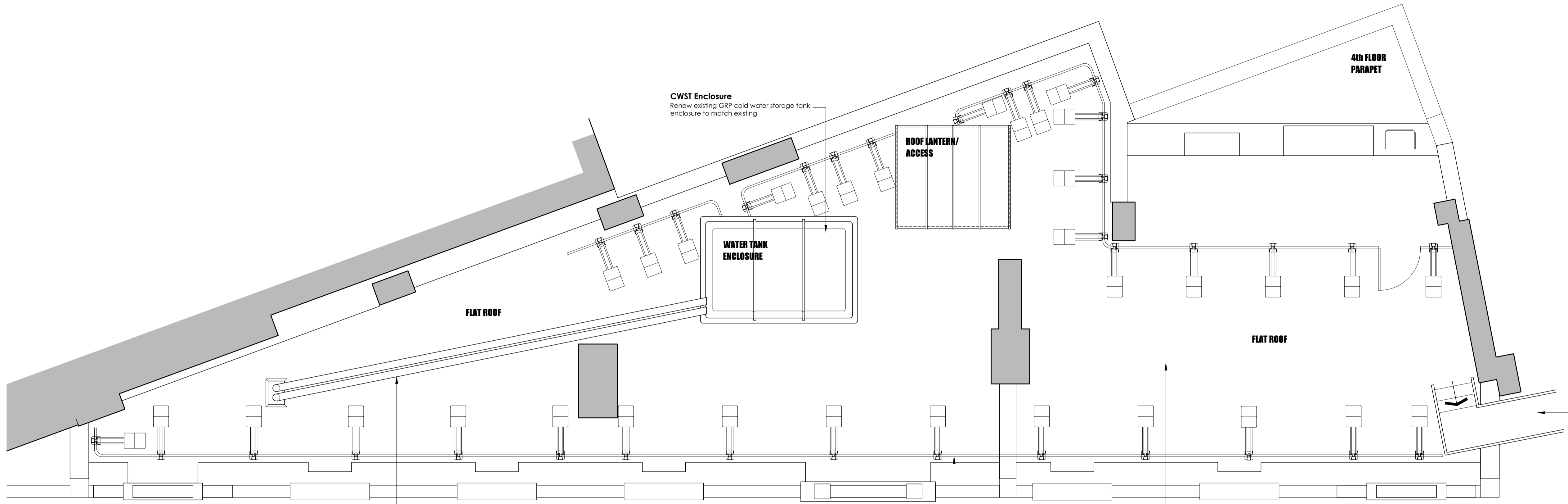
**Approved application 22/02425/COFUL**

- Insulated Bauder 'Total Roof System' to be overlayed existing roof finish.
- Removal of non-complying roof protection railing & provision of Latchway's 'Freestanding Straight Upright' roof protection

**Scope of Works - Previous Approved**

**Application 22/02425/COFUL**

- Replacement of existing timber sash and casement windows to both elevations to match existing fenestrations
- Replacement of non-compliant flat entrance doors to resident's properties (leaseholders to agree replacement)
- Brick façade and mortar repairs
- Removal of carpeted surfaces and refurbishment of existing mosaic tiled flooring under
- Renew Lateral mains and communal lighting
- Renew door entry system
- Associated FRA works
- Replacement of glazed roof lantern providing fire escape and access to roof



EXISTING ROOF PLAN  
Scale 1:50

**Water Pipe Insulation**  
Remove existing pipe casing, provide new penetration kerb detail, where passing through roof and insulate pipework. All as Bauder sketch detail.

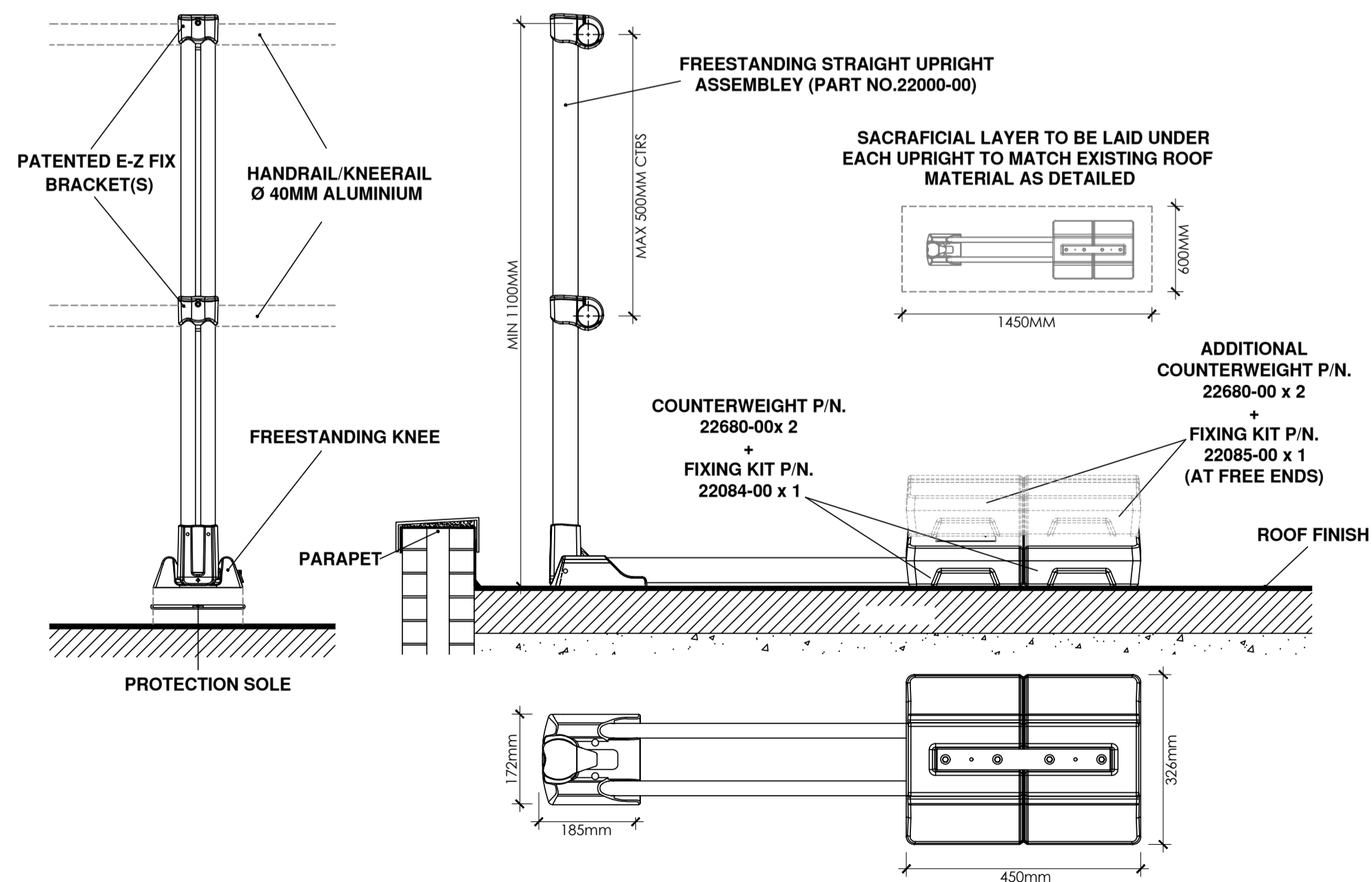
**Roof Protection System**  
Remove existing handrailing and renew with Latchway's 'Freestanding Straight Upright' roof protection, design to be confirmed.

**Proposed Warm Deck Roofing System**  
Proposed Bauder warm deck roofing system, specification and design all as manufacturers design. Bauder to provide roof plan, sectional details and specification.

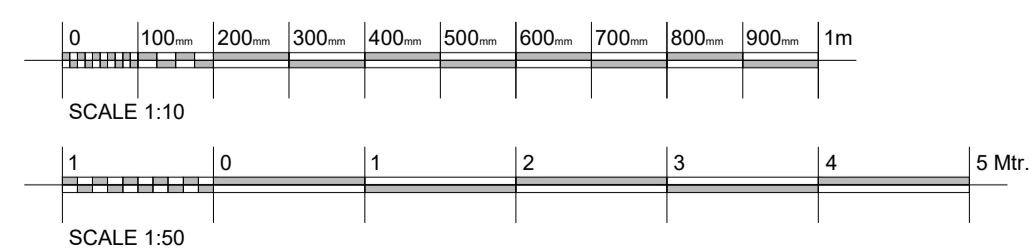
**Secondary Escape Route**  
There is no alternative escape route available across the roof for Irving House, this escape route is for adjacent building, using Irving House as a secondary means of escape.

**PLANNING ISSUE**

PL1	27.09.23	Planning Issue - Roof Renewal	JDC	-
BC1	14.07.23	Initial building control issue	JDC	-
P1	23.06.23	Initial preliminary issue	JDC	-
REV	DATE	DESCRIPTION	BY	APPD



LATCHWAY'S FREESTANDING STRAIGHT UPRIGHT SYSTEM DETAILS  
Scale 1:10



CLIENT



**City of Westminster**

PROJECT

PROPOSED REFURBISHMENT TO IRVING HOUSE  
IRVING STREET  
WC2H 7AT

DRAWING TITLE

PROPOSED ROOF PLAN

DRAWING NUMBER

20053-UL-IRV-SPP-DWG-A.112

REV.

PL1

PROJECT

20053

SCALE

1:50 @A1

DATE

Jun 2023