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Indicates a 1.5m zone each side of internal party wall. No rooflights within this zone allowed

Rooflights

The maximum rooflight area permissible under Building Regulations is 20%
NDT15/2018 advises that 12% to 15% of roof area provides decent daylighting whilst care should be taken if rooflights approach 18% to 20% as this could lead to excessive solar gain.

Rooflight Area Calculations:
Rooflight approx length 4.3m x 1m width and Length 1.95m x 1m width

Unit 1: Roof Area 120m²
14.45m² rooflight area
12% roof area glazed

Unit 2: Roof Area 114m²
14.45m² rooflight area
12.6% roof area glazed

Unit 3: Roof Area 114m²
14.45m² rooflight area
12.6% roof area glazed

Unit 4: Roof Area 120m²
14.45m² rooflight area
12% roof area glazed

General Notes

Rooflight lengths indicatively shown and to be reviewed to suit daylight requirements, manufacturer sheet lengths and purlin centres.

Roof Access for cleaning/maintenance of rooflights to be reviewed and confirmed.

Requirement for Roof mounted photovoltaic panels to be confirmed.

RWP numbers, location, sizes and gutter sizing all indicatively shown and subject to roofing specialist design and calculation.

Project Sheet Numbering

Series 2 X X X
Sheet Sequence
Site Reference
1 = Cwmgors
2 = Glyncorrwg
3 = Seven Sisters
4 = Drawing applicable to multiple sites

03	RIBA Stage 3 Issue	27/06/24	RC
02	RIBA Stage 3 Issue	29/05/24	RC
01	Initial Issue	02/05/24	MT
No.	Revision Description	Date	By

EPT PARTNERSHIP
CHARTERED ARCHITECTS

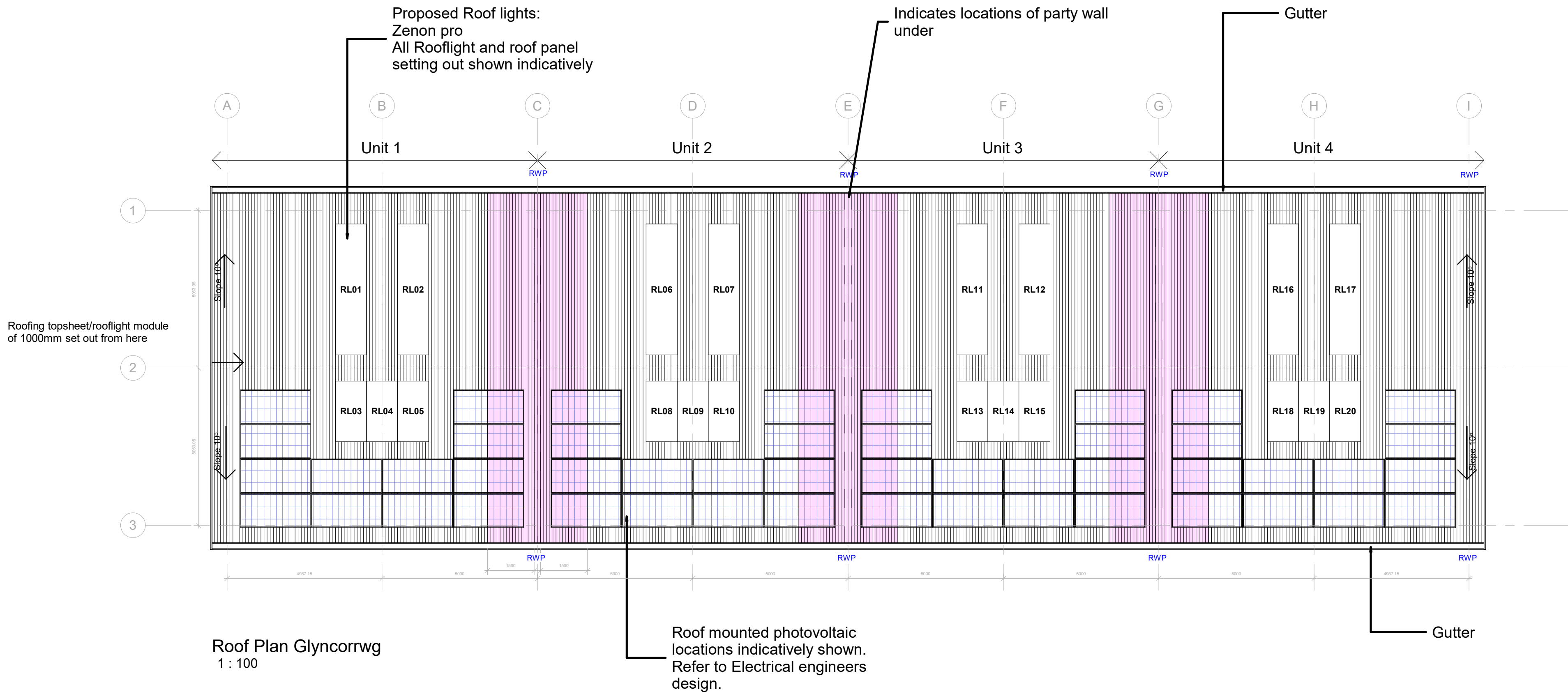
Client:
Andrew Scott

Project:
NPT New Industrial Units

Drawing Title:
Roof Plan Glyncorrwg

Status: Work in progress

Scale : As indicated				Original sheet size : A1			
Project	Originator	Functional Breakdown	Spatial Breakdown	Form Discipline	Number	Revision	
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EPT internal project ref: 11298	Drawn by: RC	Checked by: MT	Exported from model: 27/06/2024 15:25:05				



RIBA Stage 3 Preliminary Roof Maintenance and Cleaning Strategy:

Note this strategy is preliminary and based on initial design criteria which will be affected by developing designs and product selection during Stage 4 and also input from other designers and contractors.

Roofing, Rooflight and PV panel manufacturers will need to provide details and frequency of maintenance and cleaning requirements for their systems.

Executive Summary:

AT RIBA Stage 3 the current design is based upon:-

- All roofing systems, rooflight systems and PV panels do not require frequent access on the roof for maintenance or repair.
- All roof materials and rooflights are classified as 'non fragile'
- Roofing systems and rooflight systems do not need frequent access on to the roof for cleaning.
- PV panels can be cleaned from the front of units using a MEWP or cherry picker suitably mounted off hardstanding surfaces with a waterfed long pole system.
- Cleaning of the perimeter gutters, can be carried out with a guttervac long pole system from ground level.

On the basis of the above no permanent roof access via ladder or stairs is currently considered a requirement and no mansafe or roof perimeter edge guarding is currently considered.

For any roof top access by operatives on a **longer infrequent basis**, such as cleaning, maintenance or repair works the relevant specialist contractors/operatives will need to provide risk assessments and method statements. These will need to consider the use of scaffolding, edge protection or other suitable method to protect workers from hazards and falls from height.