MANSARD ALTERATION

DOCUMENT NUMBER: OF-01-11-002

VERSION: 03

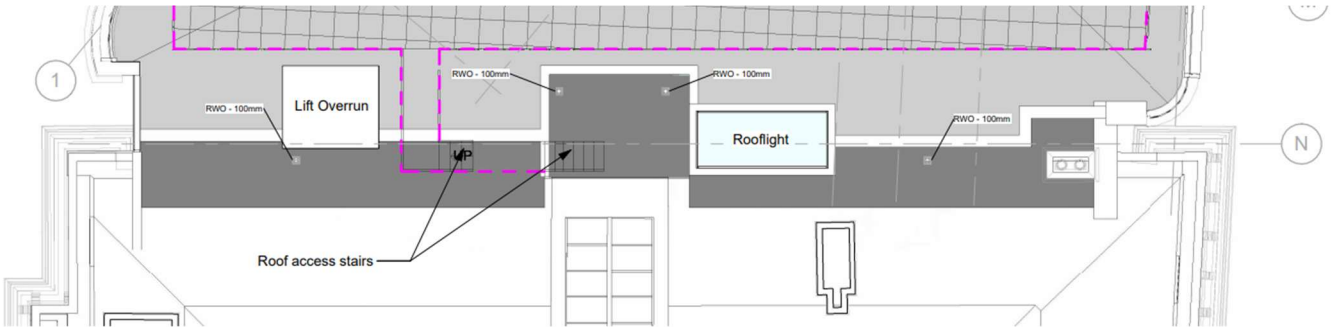
APPROVED BY: CAB

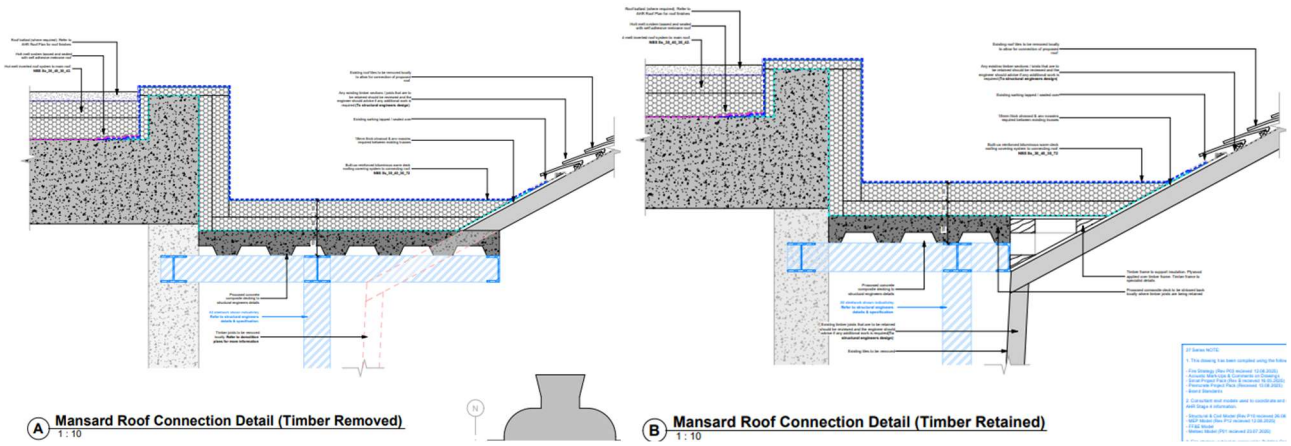
APPROVAL DATE: NOVEMBER 2023

Overview

The interface of the new build construction and the existing mansard structure to Block A is managed by a small span flat roof that is cantilevered from the new concrete structure of the new build. Three sections, each approximately 2m will require supporting from the new structure prior to removing the lower leg of the mansard.

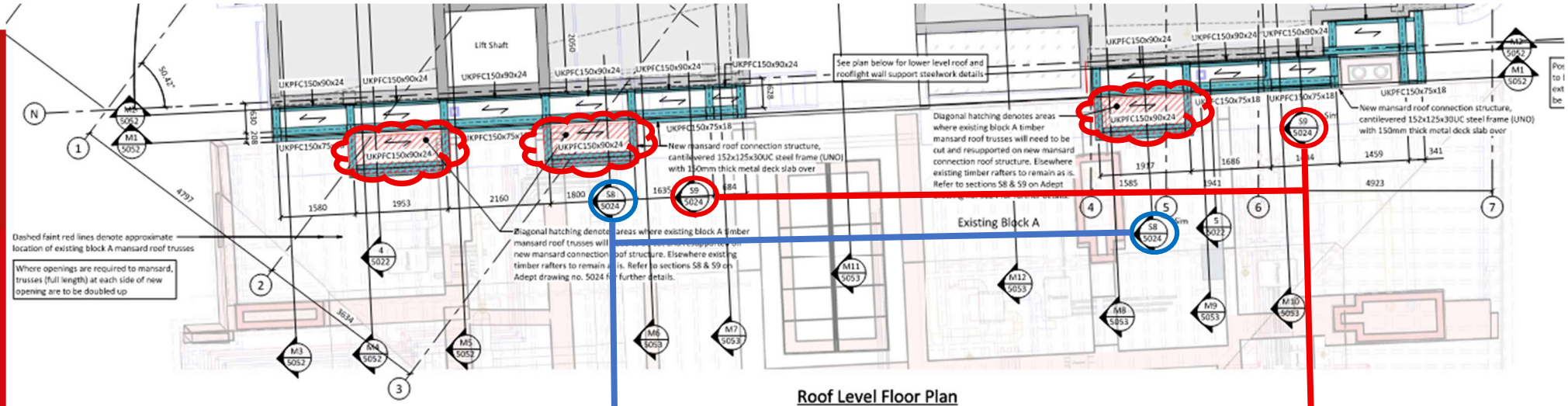
This is shown be the extracts below of the roof plan and section details as shown below.

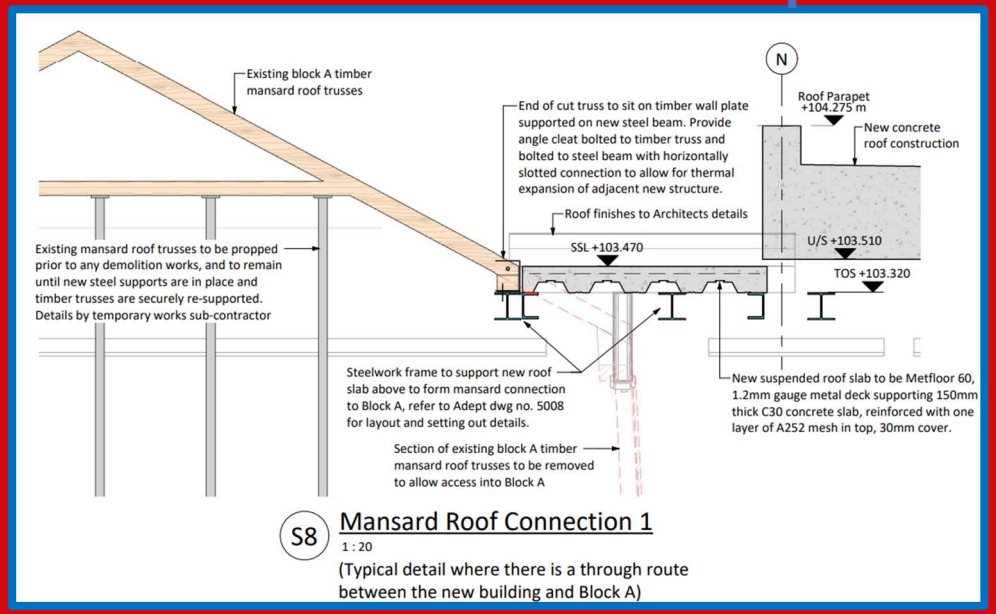


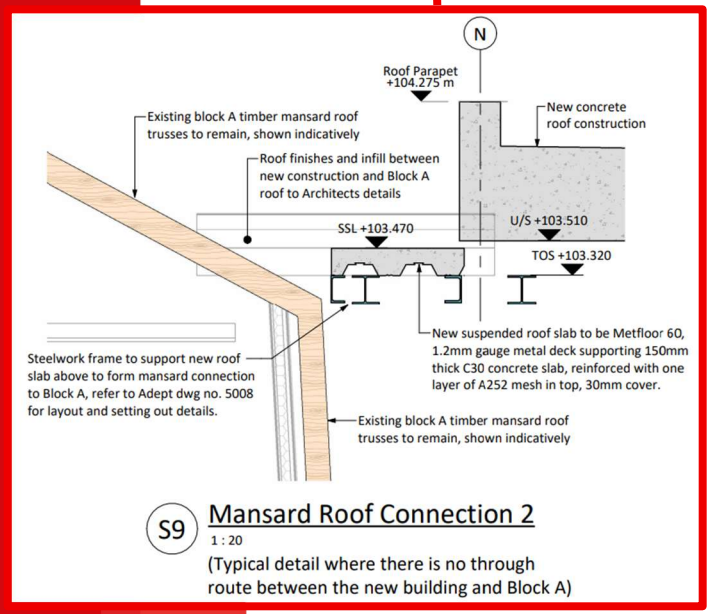


Structural Arrangement

New steel work will be installed for the roof interface between the new building and the existing mansard roof on Block A. The majoirty of the Mansard structure will remain in situ. Only the three areas clouded below will require supporting and removal of the lower section of the timber masnard to be removed.







Timing/Programme

The existing Mansard roof of block A will remain intact until such point that the new build superstructure and roof area ready for roof finishes. This will ensure that watertightness is maintained for as long as possible and any breach will be for as short a duration as possible without requiring a temporary roof covering for an extended period of time.

This is expected to be undertaken during spring of 2027. Details will be reviewed as part of Design development during construction. Method statement for undertaking the works will be undertaken in a detailed manner consulting with temporary works engineer if required.

Sequence

- Complete concrete superstructure
- Set out and mark steelwork
- Install steelwork below roof levels
- Strip mansard roof tiles, install temp water proofing
- Install remaining steel support structure.
- Block and support mansard structure from steel work
    - installing wall plate to new support steel
    - Secure mansard rafters to wall plate with angle cleat
- Remove redundant sections of mansard structure
- Install flat roof coverings
- Reinstate tiles and flashings to existing mansard roof

- L054-AHR-20-ZZ-RF-D-A-20027_P4 - Proposed Roof Plan
- L054-AHR-27-ZZ-ZZ-D-A-27202_P1 - Typical Roof Section Details - Sheet 2
- L054-ACE-2X-01-ZZ-D-S-5051-P01-Mansard Interface Details, Sheet 1
- L054-ACE-2X-01-ZZ-D-S-5052-P01-Mansard Interface Details, Sheet 2
- L054-ACE-2X-01-ZZ-D-S-5053-P01-Mansard Interface Details, Sheet 3

Roof – General Notes & Key

Drawing to be read in conjunction with 21 series external wall details & AHR outline specification

Any structural, services, fit out or external works are indicated for coordination purposes only, please refer to relevant consultants / clients information for full details where applicable.

All primary structure to structural engineers design, details & specification & with allowance also made for secondary structure & SFS accordingly to specialist sub-contactor design.

The content of this drawing is for design intent only & may require further design coordination with all relevant consultants, specialist designers, sub-contractors, manufacturers & with statutory authorities where applicable.

All wall & roof plant penetrations to be confirmed & coordinated with MEP engineer design

All external envelope construction, insulation specifications, number and size of opening lights, and size of louvres are subject to verification by Thermal / SBEM model and detail coordination with the Structural & MEP Engineers & also BREEAM requirements.

Maintenance strategy to be agreed. Current design indicated indicative only. Refer to AHR access & maintenance drawings for further information.

Roof Drainage Strategy:

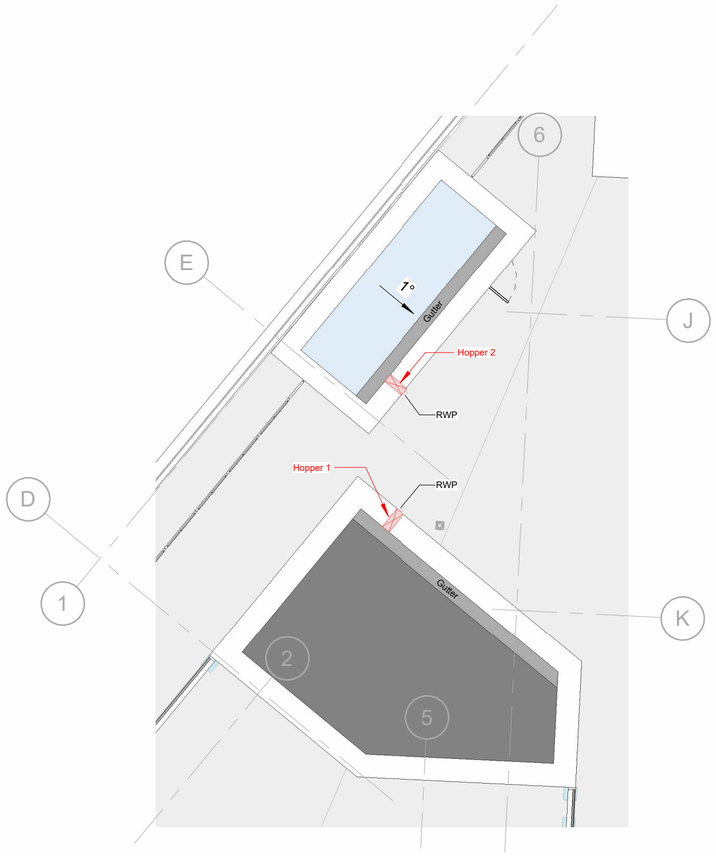
Rain water outlets (RWOs) feeding into rain water pipes (RWPs) that run internally down the building. All to be coordinated with struct / civil engineer for below ground drainage.

Signage

Final roof access door to include signage that reads "Roof access for authorised personnel only. No access permitted outside daylight hours".

Louvred Plant Screen = **NBS Ss_XX_XX_XX_XX**

- Single Ply Membrane on insulation to meet required u-value on VCL on composite deck to meet structural engineers requirements.**NBS Ss_XX_XX_XX_XX**
- Single Ply Membrane on insulation to meet required u-value on VCL on concrete slab to meet structural engineers requirements.**NBS Ss_XX_XX_XX_XX**
- Hot melt roof system on insulation to meet required u-value on concrete slab to meet structural engineers requirements.**NBS Ss_XX_XX_XX_XX**
- Paving on pedastals **NBS Ss_XX_XX_XX_XX**
- Concrete slab / infill to provide a level finish with roof insulation. To suit structural engineers drawings
- Concrete upstands to provide support / flat base for fixing of structural frame. To suit structural engineers drawings
- Steel stub upstands to provide support / flat base for fixing of proposed balustrade & louvred screen. To suit structural engineers drawings
- Fall restrainst system.**Design TBC**



1 Roof Access & Plant Room - Proposed Roof Plan

1 : 100



Level RF - Proposed Roof Plan

RF 1 : 100

SCALE 1 : 100

0 2 4 6

N

27 Series NOTE:

1. This drawing has been compiled using the following information.

- Fire Strategy (Rev P03 recieved 12.08.2025)
- Acoustic Mark-Ups & Comments on Drawings
- Siniat Project Pack (Rev B recieved 16.05.2025)
- Premcrete Project Pack (Received 13.08.2025)
- Brand Standards

2. Consultant revit models used to coordinate and develop current AHR Stage 4 information.

- Structural & Civil Model (Rev P10 recieved 26.08.2025)
- MEP Model (Rev P12 recieved 12.08.2025)
- FF&E Model
- Metsec Model (P01 recieved 23.07.2025)

3. Fire strategy subject to approval by Building Control

4. Architectural layouts subject to approval by Building Control.

5. Fire Engineer to confirm fire resistance of existing building fabric that forms compartment lines within the proposed fire strategy.

6. Layouts subject to change following receipt of Acoustic Strategy from the Acoustic Engineer.

7. Drawings / details subject to change following receipt of Acoustic Strategy.

8. Architectural layouts subject to planning & LBC approval

9. Architectural layouts subject to acceptance by Radisson

10. Architectural layouts subject to receipt of all consultants Stage 4 Information.

10. RWP / RWO sizes & locations subject to change following receipt of rainwater calculations supplied by specialist roofing sub-contractor during Stage 5

11. Roof plant enclosure in abeyance, awaiting revised plant layout by MEP

13. U-Values determined by Waldeck BRUKL (Issued Date)

14. Mansard connection subject to receipt of Adept Stage 4 information

Rev	Description	Date	Dr by	App by
P4	Issued for Stage 4	01.09.2025	DR	MCS
P3	Stage 3 Design Update	09.07.2025	DR	MS
P2	Issued for Stage 3	16.05.2025	DR	MCS
P1	Issued for Coordination	12.03.2025	DR	MCS

original by DR | date created 02/01/2025 | approved by MS

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client name: GMI Construction Group

project: George Hotel Refurbishment

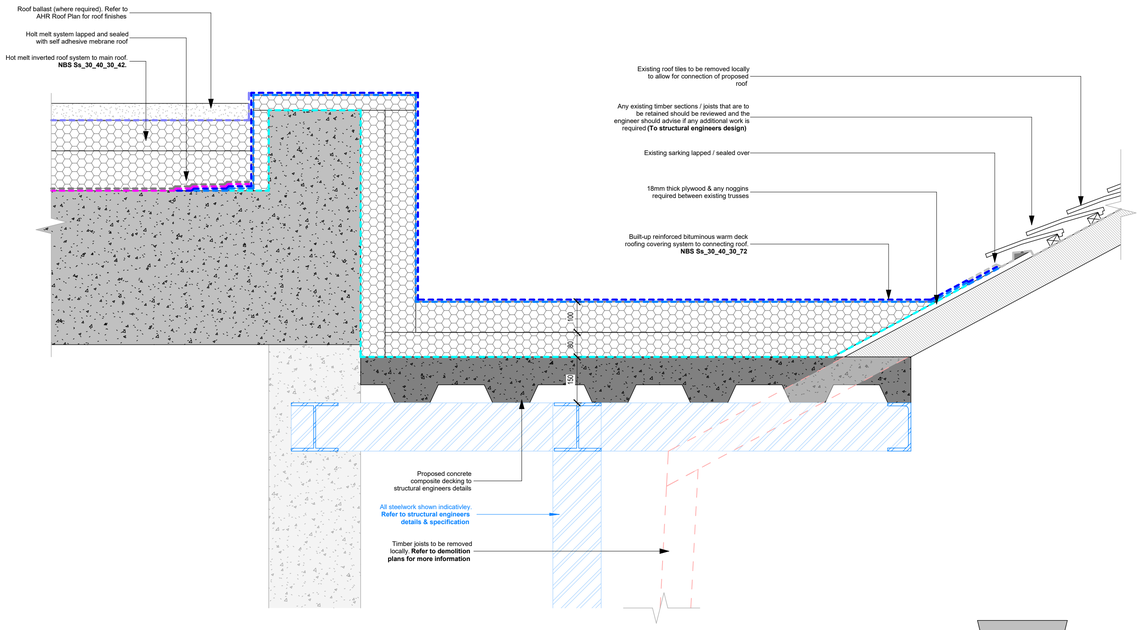
drawing: Proposed Roof Plan

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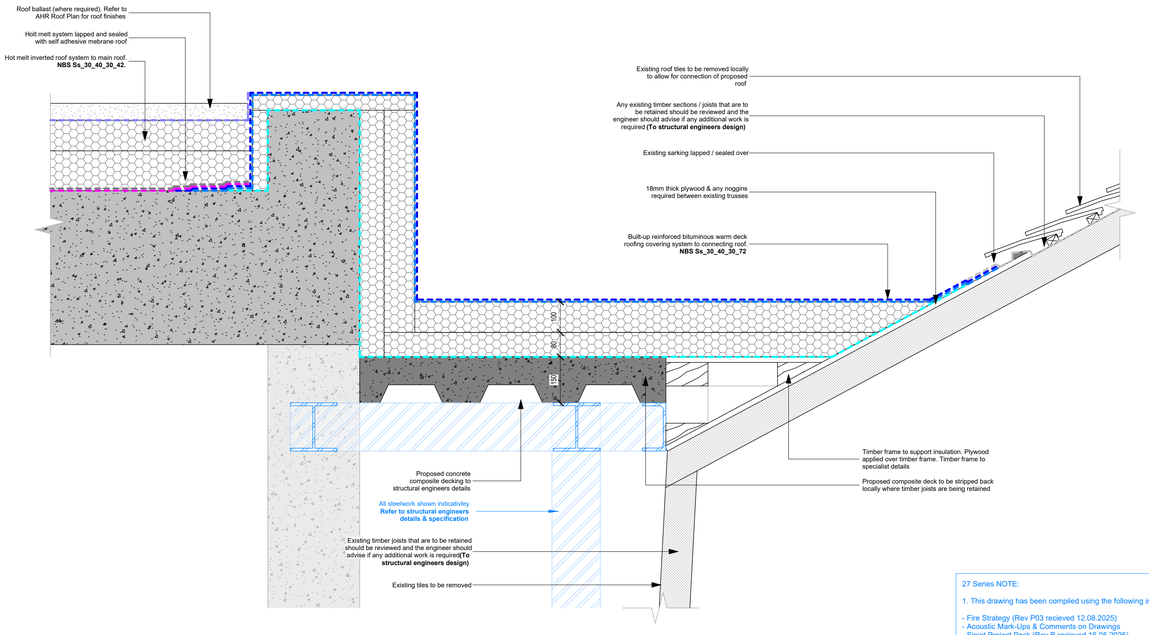
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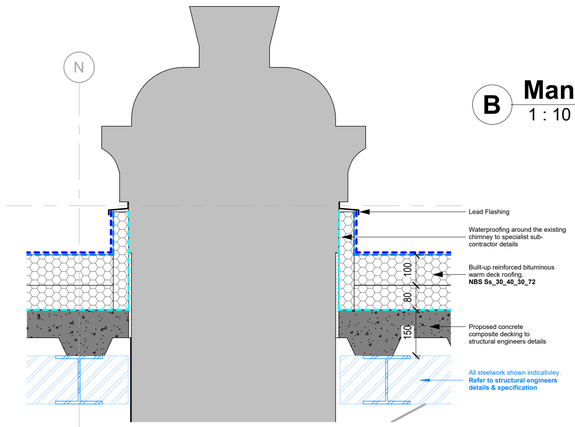
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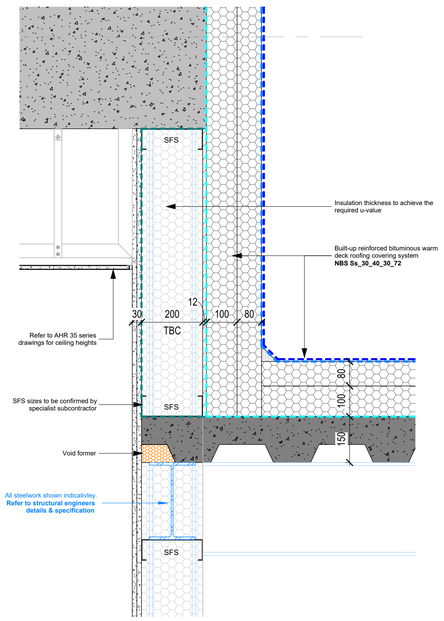
A Mansard Roof Connection Detail (Timber Removed)
1 : 10



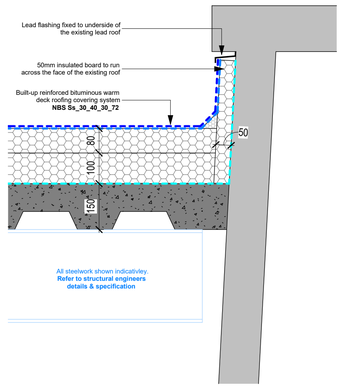
B Mansard Roof Connection Detail (Timber Retained)
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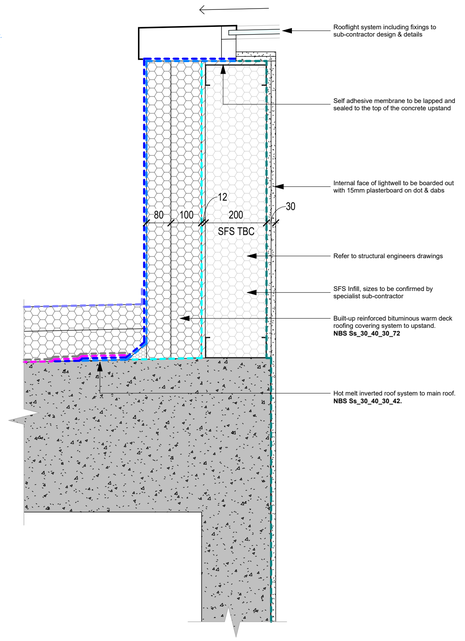
E Existing Chimney Abutment Detail
1 : 10



C Mansard Roof Connection - Detail C
1 : 10



D Mansard Roof Connection - Detail D
1 : 10



1 Typical Rooflight Detail
1 : 10

Detail Line Types

External Wall

- Breather Membrane
- Wall VCL
- EPDM
- Self Adhesive Membrane
- Vertical DPC

Roof

- Existing Roof Material
- Self Adhesive Membrane
- Torch On Membrane
- Hot Melt System
- Roof Access Layer
- Roof VCL
- Water Floor Reducing Layer

Substructure

- High Performance DPM
- High Performance DPC
- Seperating Layer

U-Value & Air Tightness Targets

Target U-Values (Subject to MEP Engineer thermal model verification)

External Walls - 0.2 W/m²K

Floors - 0.16 W/m²K

Roofs - 0.13 W/m²K

Windows & Roof Windows - 1.6 W/m²K

Rooflights - 2.2 W/m²K

External Doors - 1.6 W/m²K

G-Value for Glazing - MEP Engineer to confirm

Air-permeability

Proposed Air-Tight Line

The minimum air-tightness is 8 m³/(h.m²) at 50 Pa

27 Series NOTE:

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SCALE 1 : 10

0 0.2 0.4 0.6

Rev	Description	Date	Dr by	App by
P1	Issued for Stage 4	01.09.2025	DR	MCS

original by	date created	approved by
DR	06/13/25	MCS

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client name: GMI Construction Group

project: George Hotel Refurbishment

drawing: Typical Roof Section Details - Sheet 2

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plot date:

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drawing number	rev	issue status
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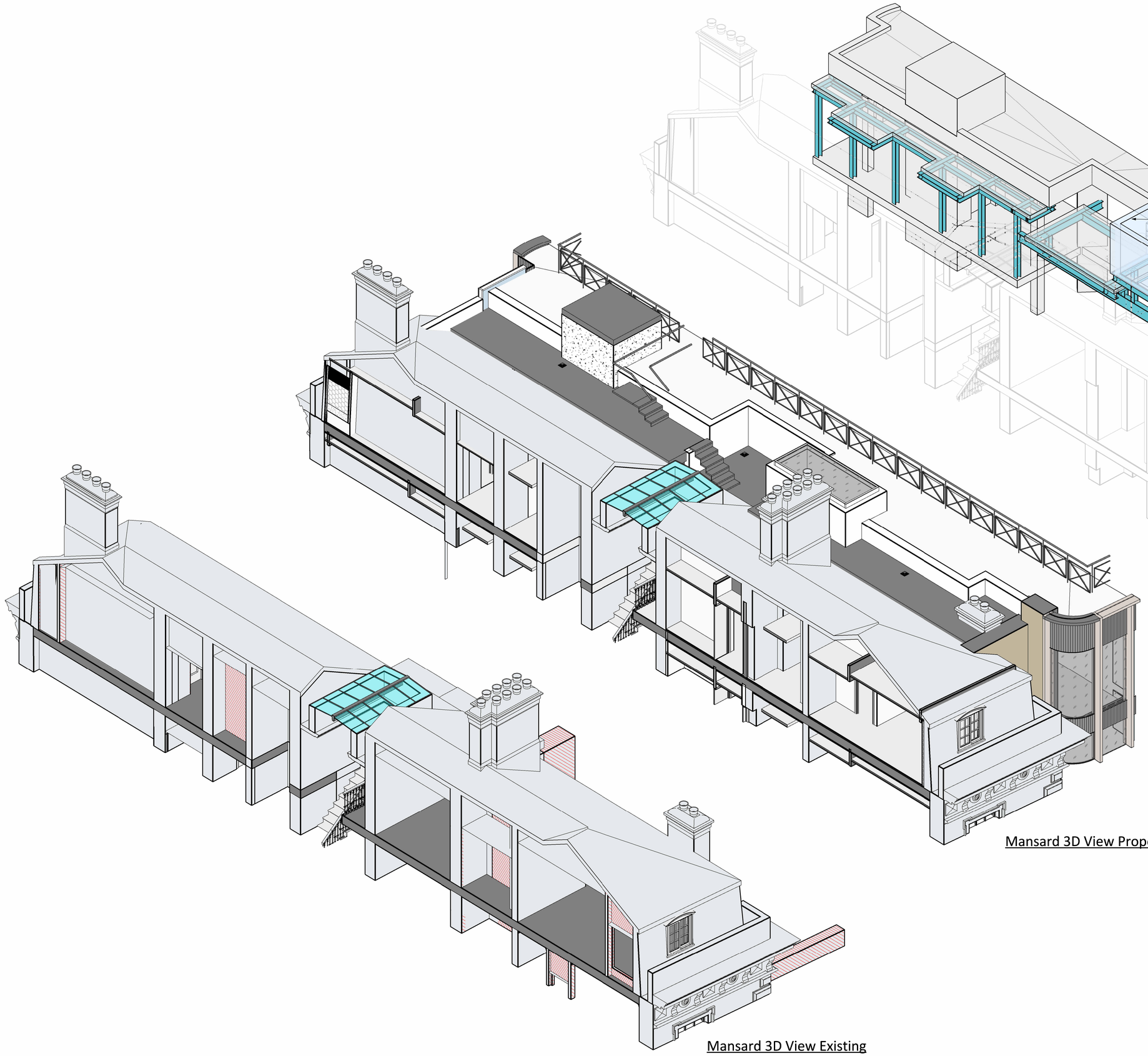
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Drawing Notes

For general notes refer to Adept dwgs 0151 & 0152

All setting out to Architects details



Mansard 3D View Proposed

Mansard 3D View Structural

Mansard 3D View Existing

01.09.25	Stage 4 Issue	CH	JH	P01
Date	Description	By	Chk	Rev

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Farsley, Leeds LS28 5UJ

Project

The George Hotel

Title

Mansard Interface Details, Sheet 1

Client

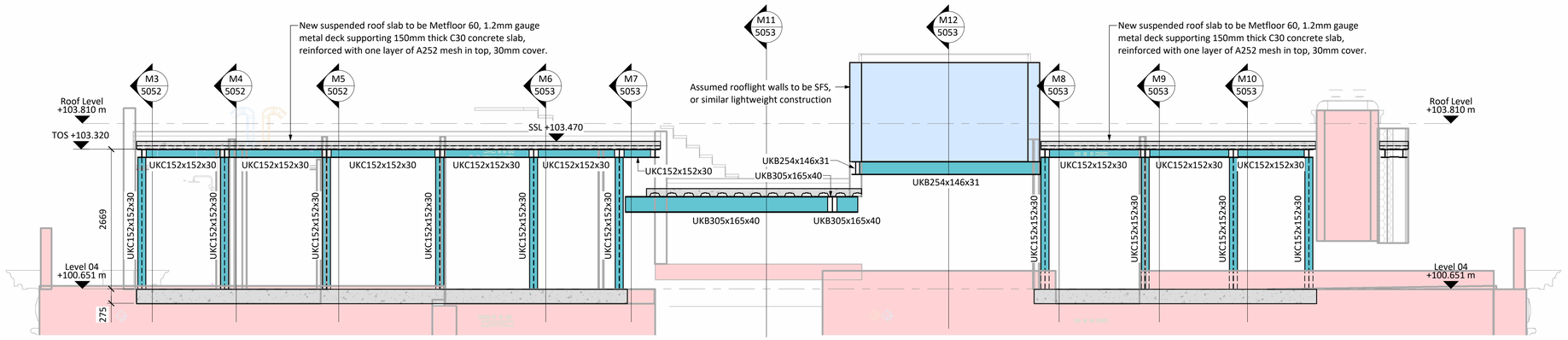
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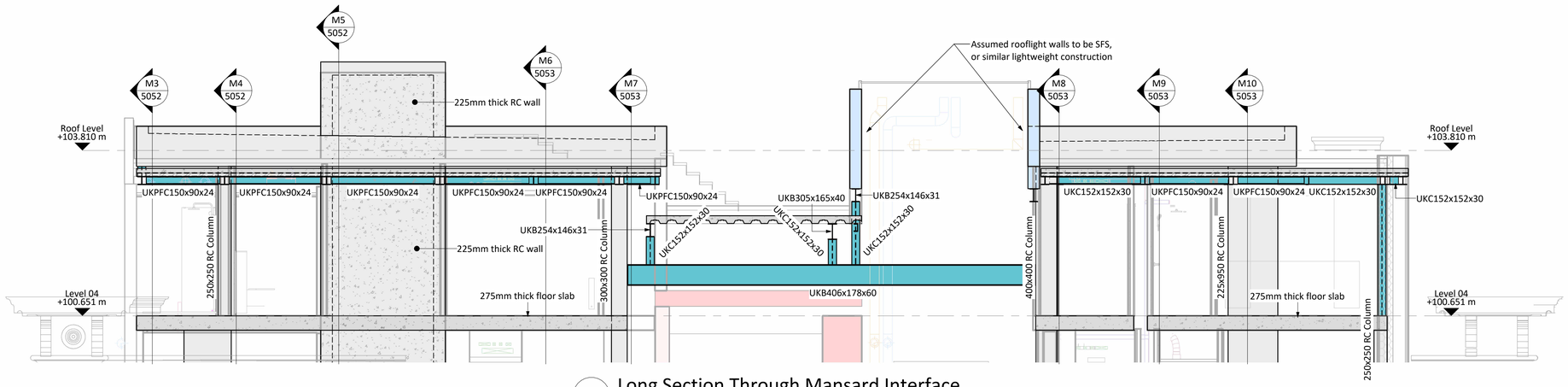
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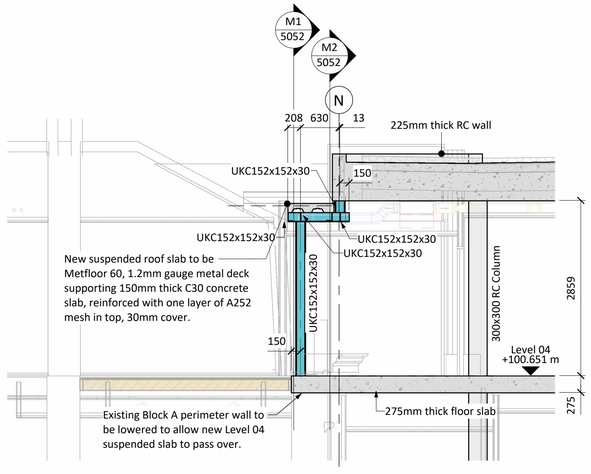
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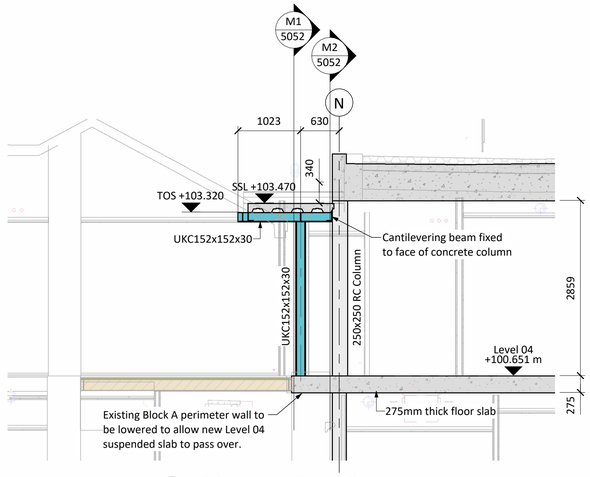
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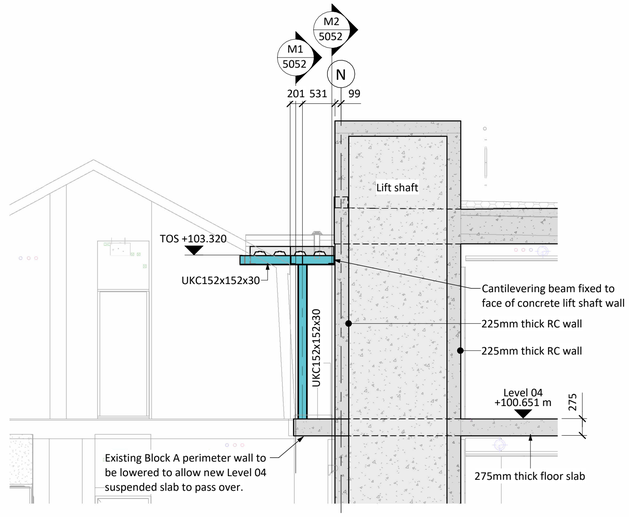
M2 Long Section Through Mansard Interface
1 : 50



M3 Mansard Roof Section
1 : 50



M4 Mansard Roof Section
1 : 50



M5 Mansard Roof Section
1 : 50

Do Not Scale

Drawing Notes

For general notes refer to Adept dwgs 0151 & 0152

All setting out to Architects details

Date	Description	By	Chk	Rev
01.09.25	Stage 4 Issue	CH	JH	P01

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Project

The George Hotel

Title

Mansard Interface Details, Sheet 2

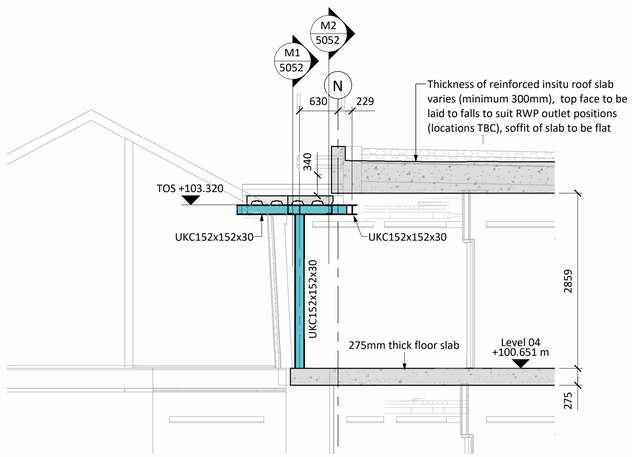
Client

GMI Construction Group PLC

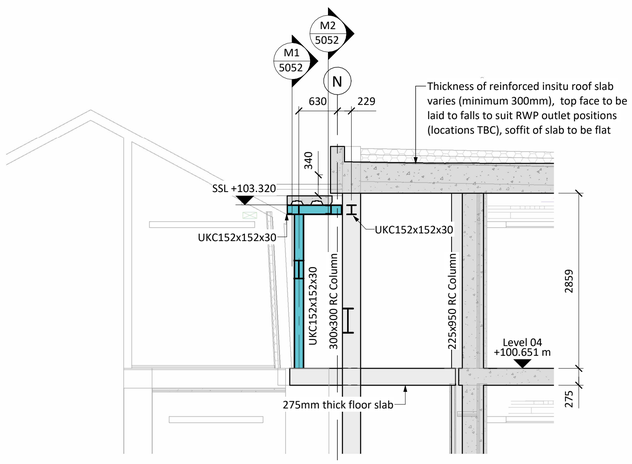
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Status	Purpose	Adept Project Number
S2	Preliminary	00.24363

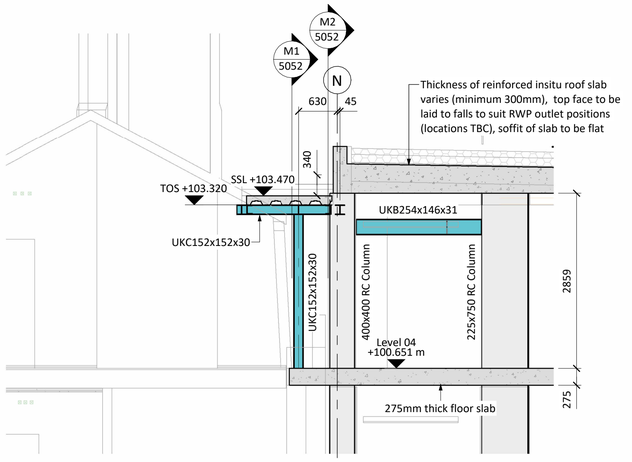
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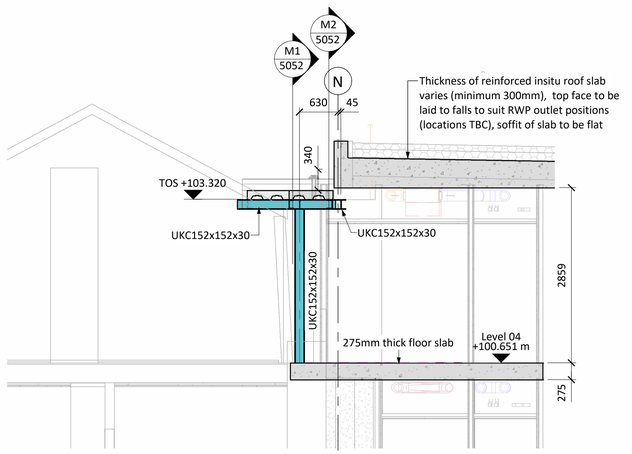
M6 Mansard Roof Section
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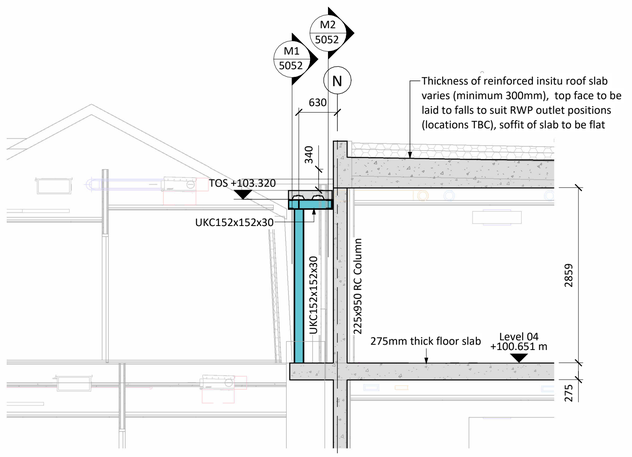
M7 Mansard Roof Section
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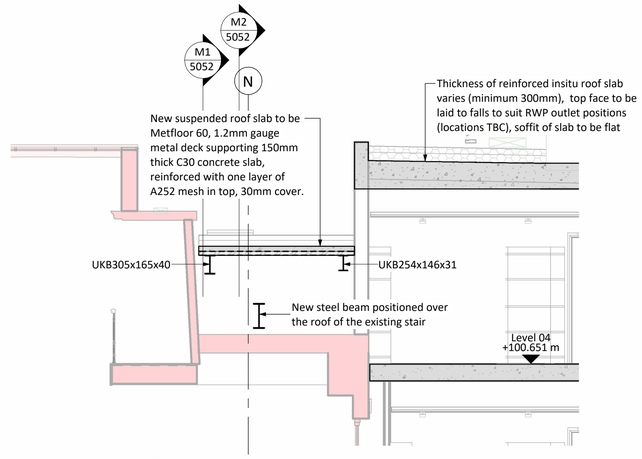
M8 Mansard Roof Section
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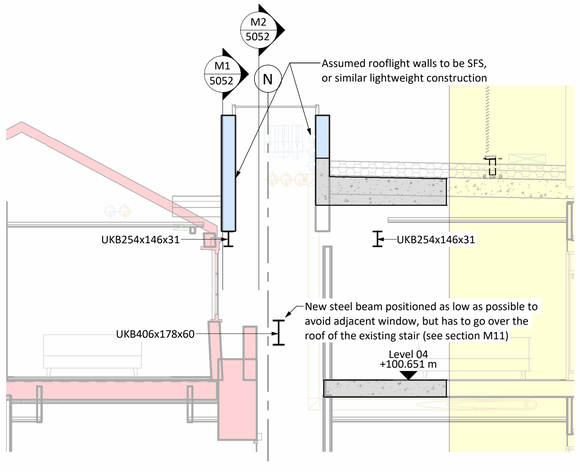
M9 Mansard Roof Section
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M10 Mansard Roof Section
1 : 50



M11 Mansard Roof Section
1 : 50



M12 Mansard Roof Section
1 : 50

Do Not Scale

Drawing Notes

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All setting out to Architects details

Date	Description	By	Chk	Rev
01.09.25	Stage 4 Issue	CH	JH	P01

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Project
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Mansard Interface Details, Sheet 3

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1 : 50	CH	JH	AC	27.06.25

Status	Purpose	Adept Project Number
S2	Preliminary	00.24363

Project-Originator-Functional Breakdown-Spatial Breakdown-Form-Discipline-Number: L054-ACE-2X-01-ZZ-D-S-5053 Rev. P01