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Standard Building Regs Notes are to be provided by Conway Architectural Design prior to a building regs application being submitted.

To cheeks and gable of dormer  
fix terracotta horizontal tiles on  
50x25 battens, on Kingspan  
Nilvent breathable membrane, on  
9mm OSB. 75mm Kingspan  
Kooltherm K7 insulation between  
150x500mm timber dormer studs.  
Lined internally with 52.5mm  
Kingspan Kooltherm K118  
insulated plasterboard with 3mm  
skim coat.  
To give a U-Value of 0.18w/m²k.

Build up existing gable in  
brickwork outer leaf to match  
existing. 100mm blockwork inner  
leaf with full fill insulation.

Broken lines indicate existing  
hipped roof to be removed and  
new roof built. Existing rafters to  
be kept in place where possible.

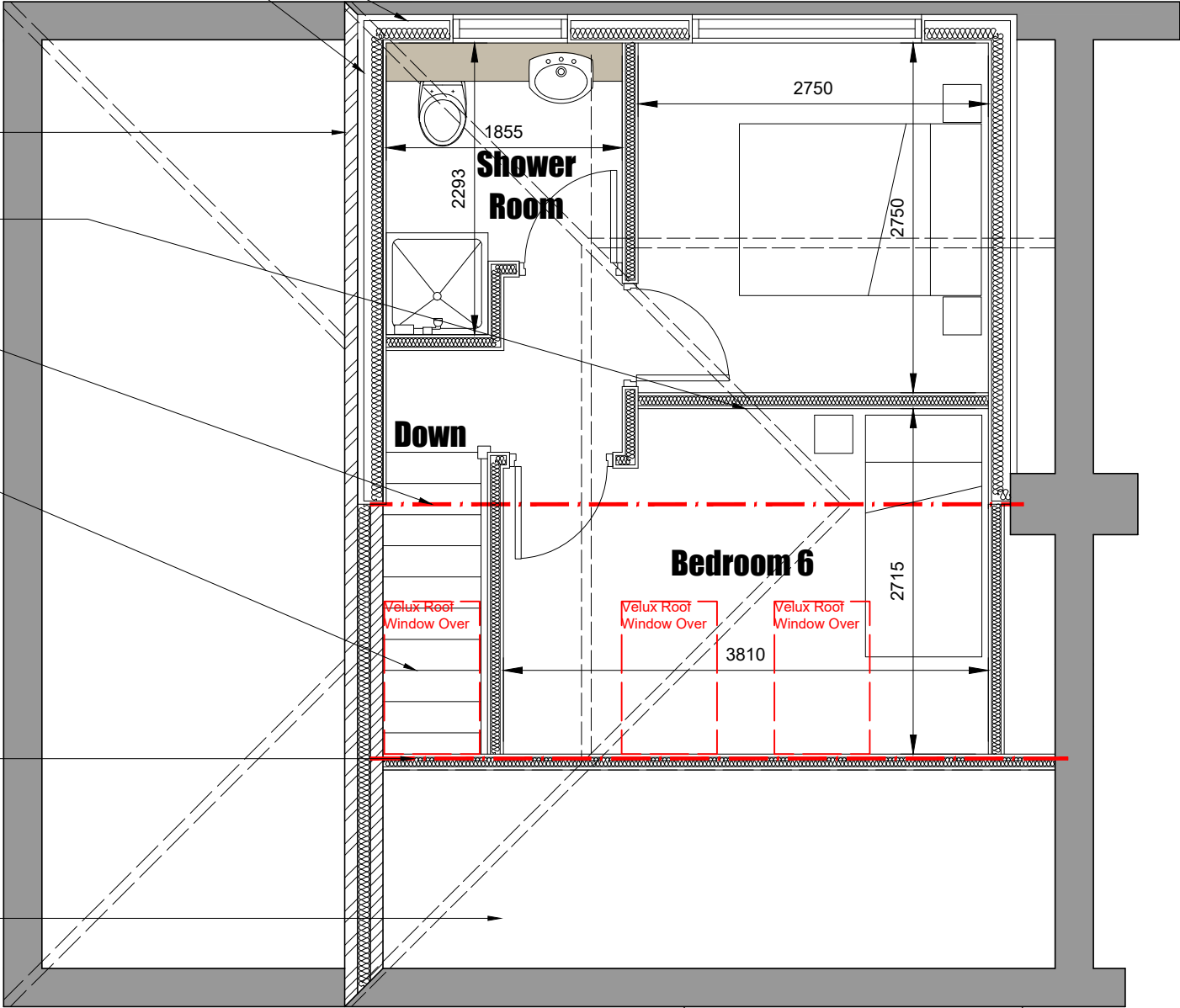
Red broken lines indicate new steel  
ridge beam inserted to span from gable  
to gable. Structural engineer to design  
suitable connection detail to existing  
chimney breast, bearing in mind the  
chimney breast at first floor and ground  
floor is to be removed.

New timber staircase from first to  
second floor to have a going of  
245mm 12no. equal risers, max  
220mm riser(max staircase angle  
of 42°) with a minimum clear  
headroom of 2m.  
Balustrade to 1 side of stair min.  
900mm above pitch.

Build new stud wall, use 75x50mm  
timber stud and 1 layer of 12mm ply  
and 1 layer of 12.5mm plasterboard  
and skim to both sides. Insert Isover  
50 insulation between studs for  
acoustic and thermal purposes.

Red broken lines indicate new  
steel purlin inserted to span from  
gable to gable.

New loft floor to be installed. use  
175x50mm C16 joists at 400mm  
centres. To run parallel with and  
bottom of joists level with existing  
loft joists. New 18mm ply  
boarding on top of joists. Line  
underside where required with  
12.5mm plasterboard and skim.  
Use 150mm Rockwool mineral  
insulation between joists.  
Structural engineer to confirm  
floor joists sizes.



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JOB TITLE : Proposed Extensions And Alterations  
ADDRESS : 5 Torver Drive, Middleton  
DRAWING TITLE : Proposed Loft Floor Plan  
SCALE : 1:50 @ A3  
DRAWN : xxx DATE : 03.01.23

JOB NO./  
DWG NO.

692-10C