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To cheeks and gable of dormer fix terracotta vertical tiles on 50x25 battens, on breathable membrane, on 9mm OSB, 75mm Recticel Eurothane GP insulation between 100x50mm timber dormer studs. Lined internally with 60mm Recticel Eurothane GP insulation, then a vapour barrier, then lined with 12.5mm plasterboard with 3mm skim coat.
To give a U-Value of 0.18w/m²k.

Where dormer wall is within 1 metre then Supalux board is to be used instead of 9mm OSB.

Red broken lines indicate new steel ridge beam inserted to span from gable to gable.
New steel ridge beam to be positioned as high as possible, in zone of existing timber ridge board, to give as much ceiling height as possible in the loft.

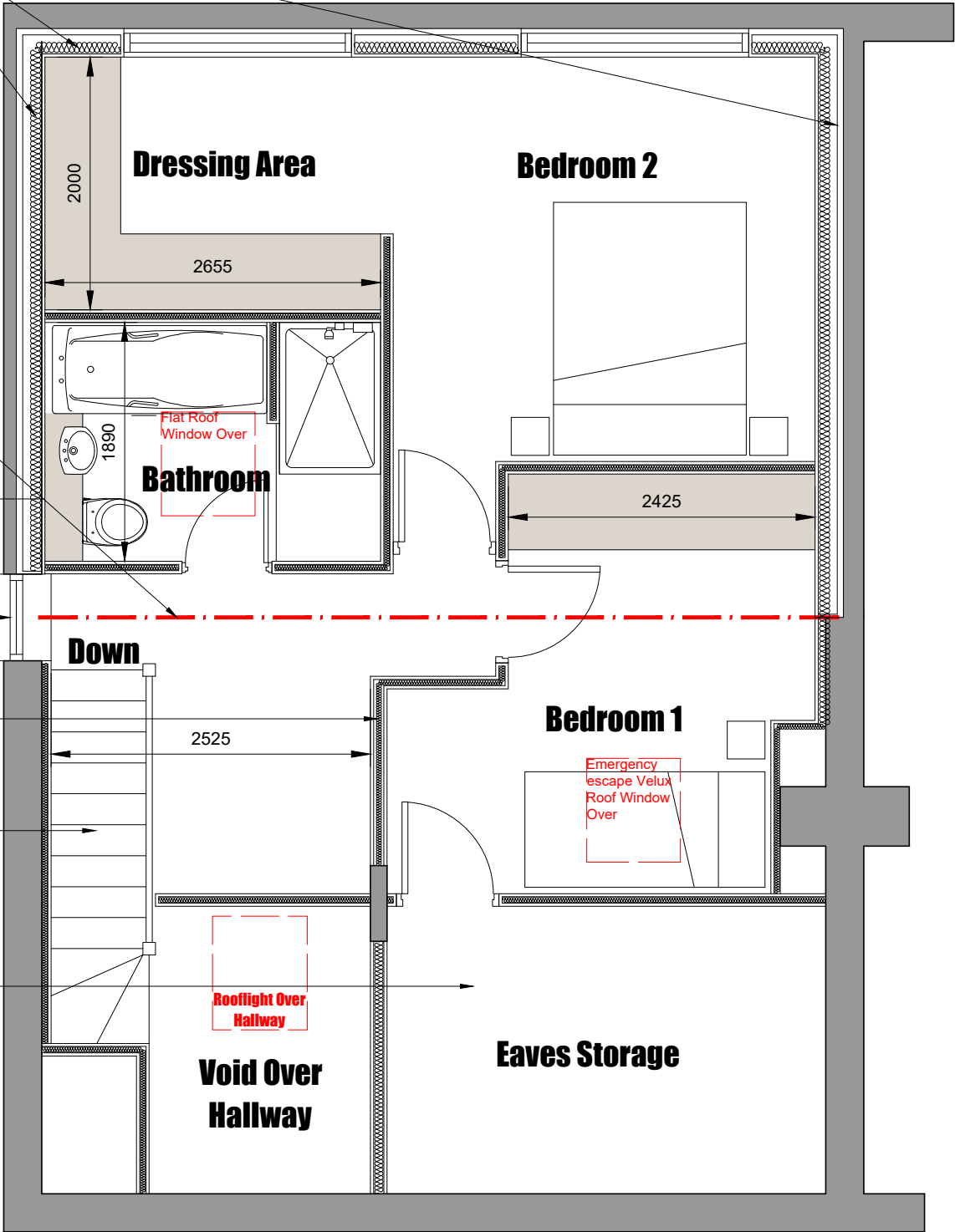
Drains from new bathroom to connect into existing soil pipe on side gable.

New window opening to be obscured and have a minimum height of opener of 1.7m above floor level. Insert Catnic lintel over opening.

Build new stud walls in 75x50mm timber stud and 1 layer of 12mm ply and 1 layer of 12.5mm plasterboard and skim to both sides. Fill cavity between studs in mineral wool insulation for acoustic purposes.

New timber staircase from first to second floor to have a going of 245mm 13no. 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.

Storage in loft eaves to be accessed via low level door. Storage are to be boarded out and insulated to match new loft bedroom.



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JOB TITLE : Dormer Loft Conversion
ADDRESS : 25 Warwick Road, Alkrington
DRAWING TITLE : Proposed Loft Floor Plan
SCALE : 1:50 @ A3
DRAWN : xxx DATE : 10.10.24