

New roof joists to be 175x50mm C16 timber joists at 400mm centres.

Structural engineer to design new ridge beam to roof of rear extension.

Roof tiles to match existing if possible, to be capable of a minimum roof pitch of 15°.

Velux rooflights to be fitted to manufactures instructions. Double up new rafters around opening.

New Upvc square section gutter to connect into new 75mm Upvc rainwater pipe then into new back inlet gully.

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All dimensions and levels to be checked on site. No building work is to be started until all relevant approvals are in place.

Any discrepancies should be reported to Conway Architectural Design.

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

Abutment of new roof and gable of new dormer to have min. 150mm Code 4 lead flashing up a minimum of 150mm behind vertical dormer tiles.

To cheeks and gable of dormer fix grey horizontal tiles on 50x25 battens, on Kingspan Nilvent breathable membrane, on 9mm OSB. 75mm Kingspan Kooltherm K7 insulation between 100x50mm timber dormer studs. Lined internally with 52.5mm Kingspan Kooltherm K118 insulated plasterboard with 3mm skim coat.

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

To give a U-Value of 0.18w/m²k.

Broken lines indicate existing dormer to be removed.

Add a 12mm layer of ply to bathroom side of stud wall for fixings.

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

Structural engineer to design new steel over window opening to enable additional weight of new ridge beam.

Builder to check existing loft floor joist sizes and confirm with building inspector if sufficient to take additional loadings of extended dormer space. Use 150mm Rockwool mineral insulation between joists. Structural engineer to confirm new floor joists sizes and steel support if required.

Broken lines indicate existing internal stud wall to be cut back and flooring made good.

Extended Bedroom 2

Extended Bedroom 1

Extended Bathroom

Storage

Down
Velux Roof Window Opening

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JOB TITLE : Ground Floor And Dormer Extension
ADDRESS : 14 Gloucester Road, Alkrington
DRAWING TITLE : Proposed Loft Floor Plan
SCALE : 1:50 @ A3
DRAWN : xxx DATE : 17.05.23

JOB NO./
DWG NO.

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