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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.

Juliet balcony to have a glass balustrade across face of opening. Use safety glass, with a minium height to top of balustrade of 1100mm. Cill level of French Doors to be 150mm above floor level, to allow for lead flashing between pitched roof and dormer face.

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. Use ply pattressing to areas with fixings.

Red broken lines indicate new steel ridge beam inserted to span from gable to gable. Beam height to be set so flat ceiling height is 2.4 metres, thus allowing for warm roof insulation to be positioned on top of flat roof joists.

New timber staircase from ground to first 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.

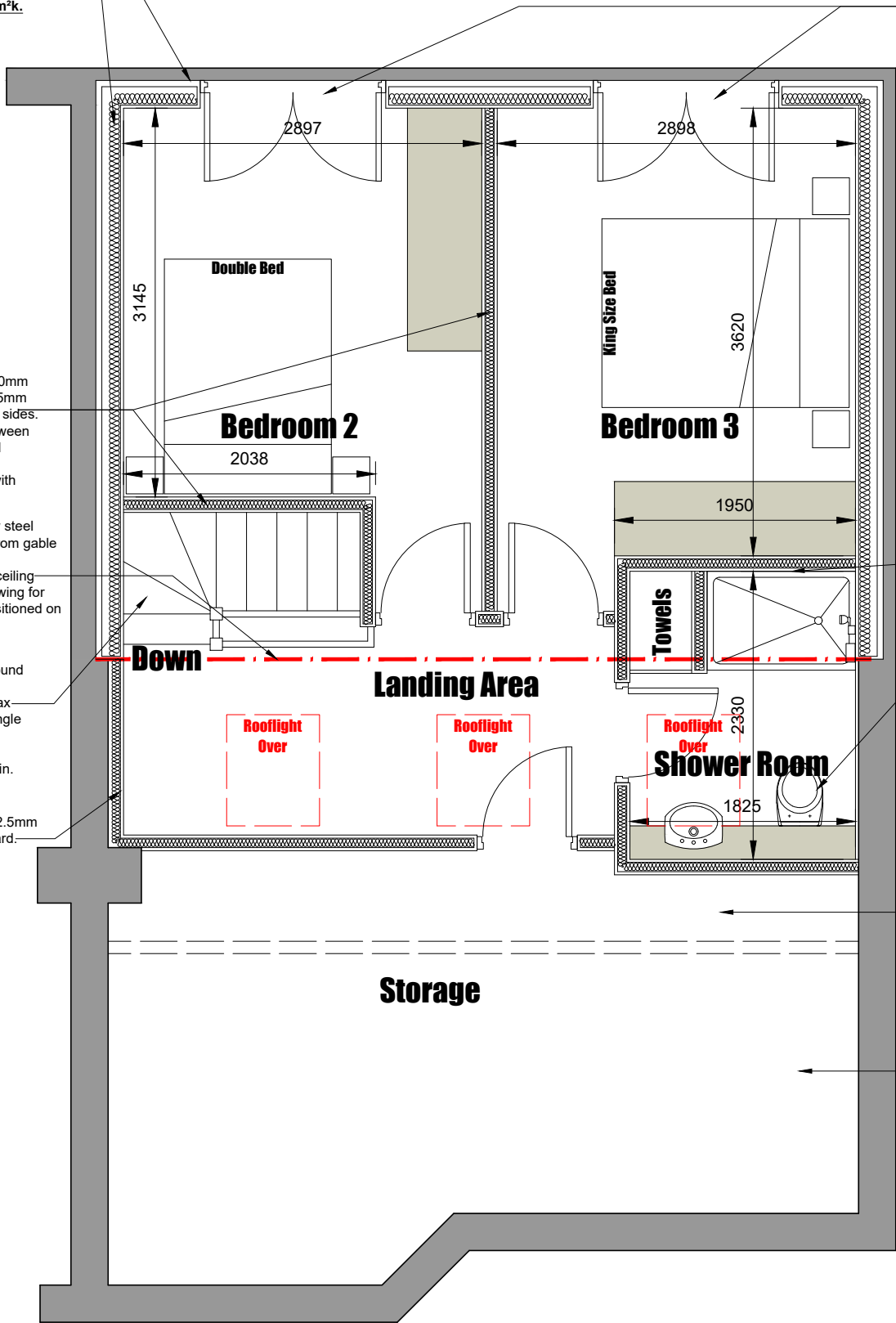
Line existing party wall with 62.5mm Kingspan insulated plasterboard.

Add a 12mm layer of ply to bathroom side of stud wall for fixings. Use aqua board in lieu of plasterboard to shower room walls.

Drains to shower room to connect into existing soil pipe on side gable.

New loft floor to be installed. use 170x75mm C24 joists at 400mm centres. To run parallel with and level with bottom of 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.

Full pitched roof to be insulated, to enable a dry, warm storage area to front of roof.



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JOB TITLE : Dormer Loft Conversion
ADDRESS : 73 Mount Road, Alkrington
DRAWING TITLE : Proposed Loft Floor Plan
SCALE : 1:50 @ A3
DRAWN : xxx DATE : 12.06.23

JOB NO./
DWG NO.

748-07