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Drains from new bath to connect into existing soil pipe used for existing bathroom below.

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 150x50mm 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.

Where dormer wall is within 1 metre of boundary then Supalux board is to be used instead of 9mm OSB. To give 60mins fire resistance.

Build up existing gable in brickwork outer leaf to match existing. 75mm full fill Knauf Dritherm Slab 34 insulation in cavity, 100mm medium density blockwork inner leaf with 75mm insulated plasterboard. U-Value of 0.17 W/m²K.

New side facing window to be set as high as possible in gable, given that it is not central to the ridge. Window to have obscured glass and opener to be no lower than 1.7m above floor or stair level.

Structural engineer to design new steel ridge beam. Ridge beam to be set as high as possible, preferably within zone of existing timber ridge board. Reason, to gain as much headroom as possible within the loft space.

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. Underside of stairs to be lined with Plasterboard to achieve 30 minutes fire resistance between first floor and loft floor.

Build new stud walls in 75x50mm timber stud, 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.

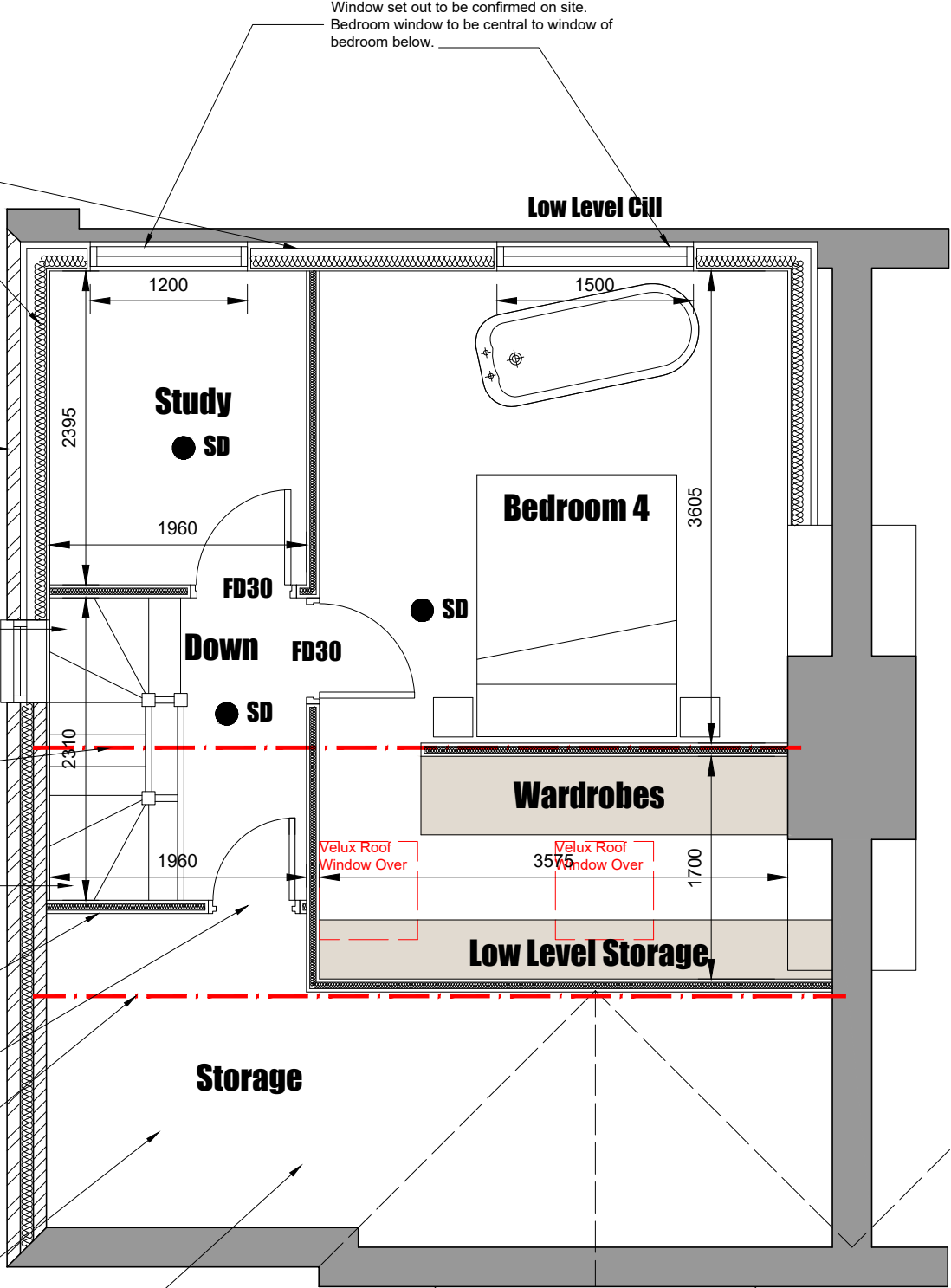
Storage area in eaves to be accessed through low level door opening in new stud wall.

Structural engineer to design new steel purlin to replace existing purlin.

New loft floor to be installed designed by structural engineer. 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 and any required support steelwork. Add floor boards to storage areas.

Thermal insulation within pitched roof to continue down to eaves, to create a dry, warm storage space.

Window set out to be confirmed on site. Bedroom window to be central to window of bedroom below.



- HD Indicates heat detector.
- SD Indicates smoke detector.
- FD30 30min fire door.

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JOB TITLE :
ADDRESS :
DRAWING TITLE :
SCALE :
DRAWN : xxx

Hip To Gable Dormer Loft Conversion
12 Alkrington Hall Road South, Alkrington
Proposed Loft Floor Plan
1:50 @ A3
DATE : 13.12.24

JOB NO./
DWG NO.

924-09C