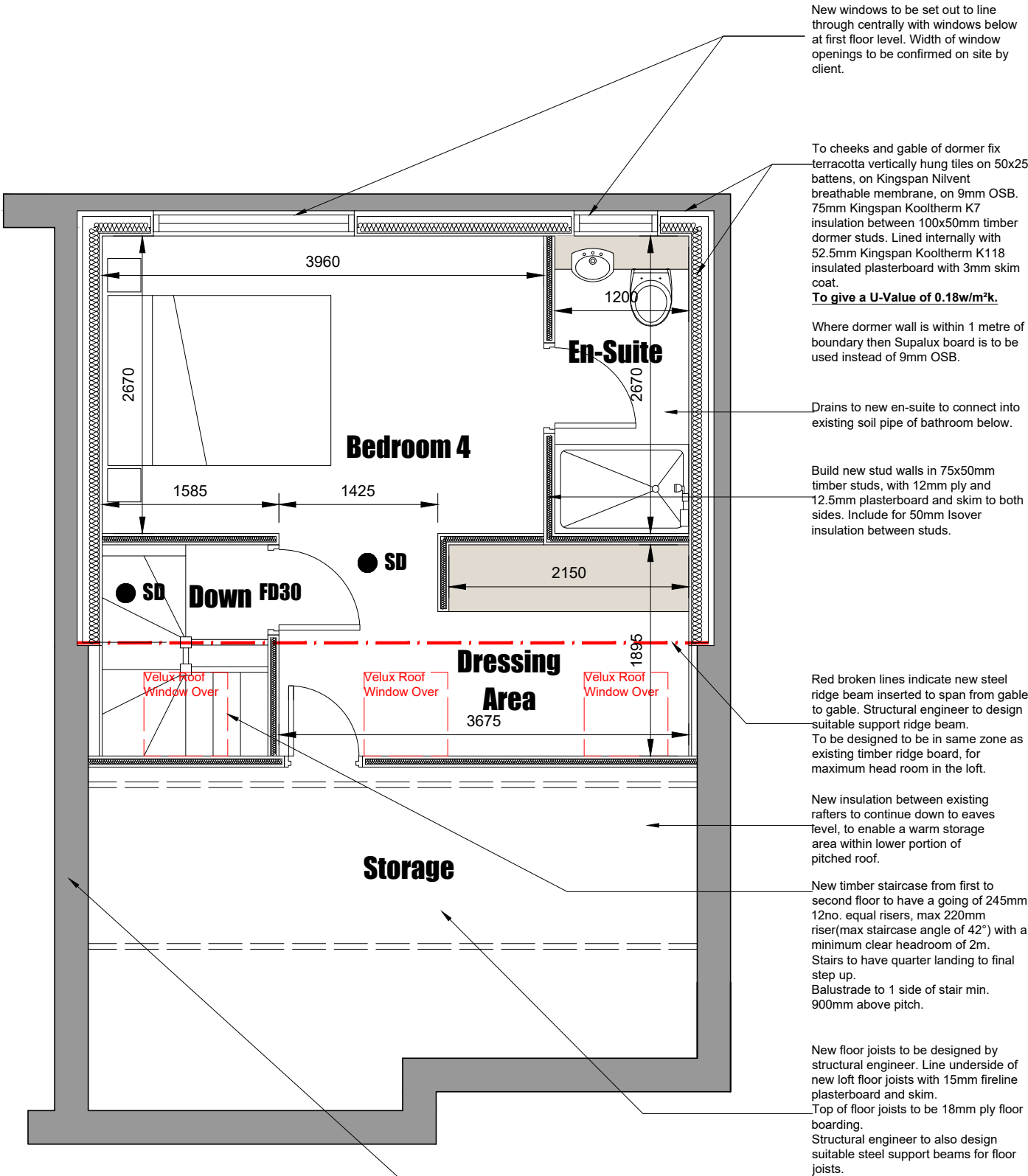


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New windows to be set out to line through centrally with windows below at first floor level. Width of window openings to be confirmed on site by client.

To cheeks and gable of dormer fix terracotta vertically hung 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.
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.

Drains to new en-suite to connect into existing soil pipe of bathroom below.

Build new stud walls in 75x50mm timber studs, with 12mm ply and 12.5mm plasterboard and skim to both sides. Include for 50mm Isover insulation between studs.

Red broken lines indicate new steel ridge beam inserted to span from gable to gable. Structural engineer to design suitable support ridge beam. To be designed to be in same zone as existing timber ridge board, for maximum head room in the loft.

New insulation between existing rafters to continue down to eaves level, to enable a warm storage area within lower portion of pitched roof.

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. Stairs to have quarter landing to final step up. Balustrade to 1 side of stair min. 900mm above pitch.

New floor joists to be designed by structural engineer. Line underside of new loft floor joists with 15mm fireline plasterboard and skim. Top of floor joists to be 18mm ply floor boarding. Structural engineer to also design suitable steel support beams for floor joists.

House owner to inform neighbour of intended loft conversion and that ridge beam is built into one leaf of the party wall. If a party wall agreement is required then the house owner is to draft an agreement for the neighbour to

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

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JOB TITLE : Dormer Loft Conversion
ADDRESS : 55 Boardman Fold Road, Alkrington
DRAWING TITLE : Proposed Loft Floor Plan
SCALE : 1:50 @ A3
DRAWN : xxx DATE : 12.02.25