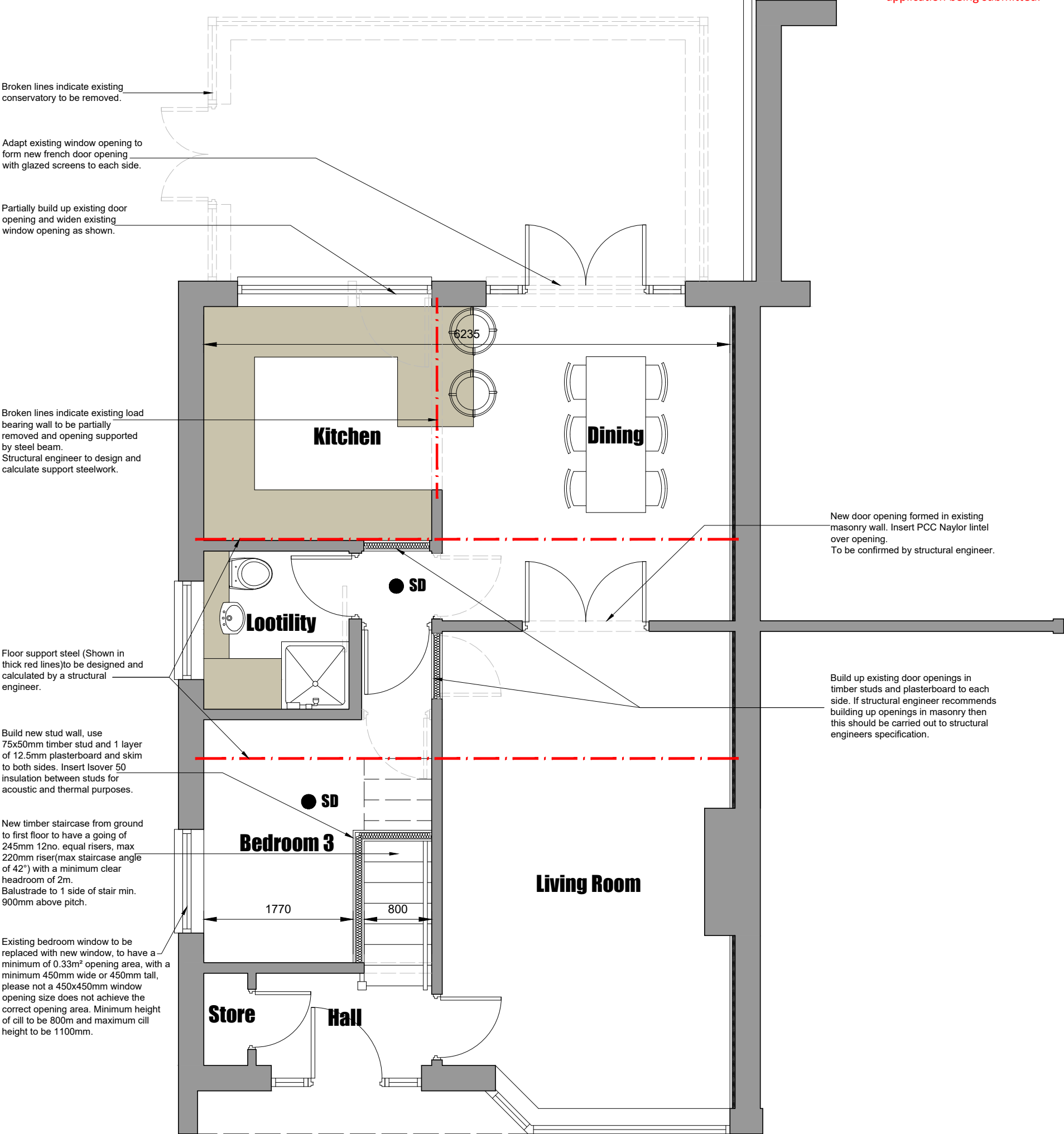


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Broken lines indicate existing conservatory to be removed.

Adapt existing window opening to form new french door opening with glazed screens to each side.

Partially build up existing door opening and widen existing window opening as shown.

Broken lines indicate existing load bearing wall to be partially removed and opening supported by steel beam. Structural engineer to design and calculate support steelwork.

Floor support steel (Shown in thick red lines) to be designed and calculated by a structural engineer.

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.

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.

Existing bedroom window to be replaced with new window, to have a minimum of 0.33m² opening area, with a minimum 450mm wide or 450mm tall, please not a 450x450mm window opening size does not achieve the correct opening area. Minimum height of cill to be 800mm and maximum cill height to be 1100mm.

New door opening formed in existing masonry wall. Insert PCC Naylor lintel over opening. To be confirmed by structural engineer.

Build up existing door openings in timber studs and plasterboard to each side. If structural engineer recommends building up openings in masonry then this should be carried out to structural engineers specification.

● SD Indicates smoke detector.

Conway Architectural Design

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

Dormer Loft Conversion
32 Warwick Road, Alkrington
Proposed Ground Floor Plan
1:50 @ A3
DATE : 19.02.24

JOB NO./
DWG NO.

818-07