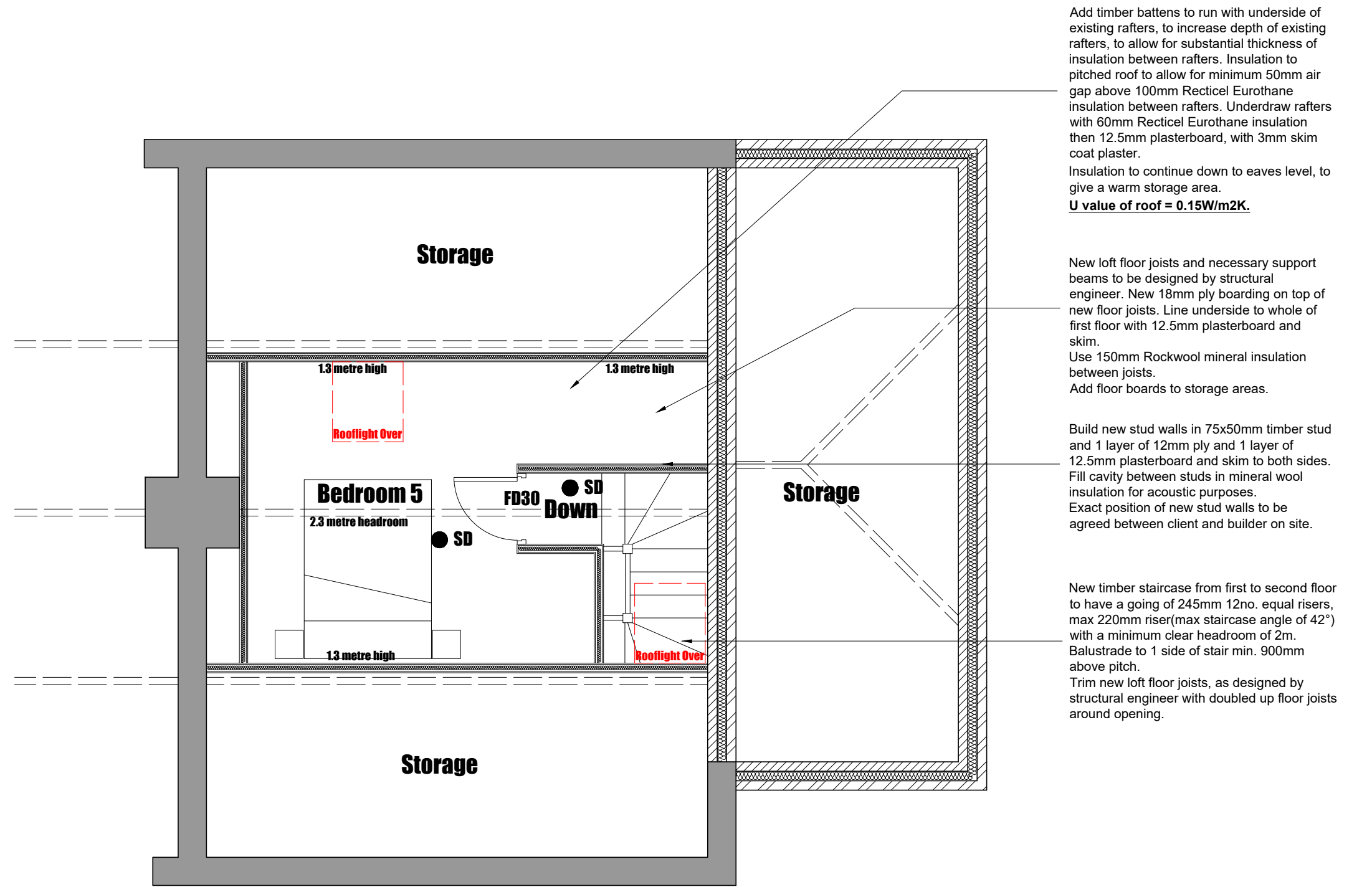


Conway Architectural Design shall have no responsibility for any use made of this document other than for that which it was prepared and issued. This drawing should not be scaled. Work to figured dimensions only.
All dimensions and levels to be checked on site. No building work is to be started until all relevant approvals are in place.
Any discrepancies should be reported to Conway Architectural Design.
This drawing should not be reproduced without written permission from Conway Architectural Design.
Standard Building Regs Notes are to be provided by Conway Architectural Design prior to a building regs application being submitted.



Add timber battens to run with underside of existing rafters, to increase depth of existing rafters, to allow for substantial thickness of insulation between rafters. Insulation to pitched roof to allow for minimum 50mm air gap above 100mm Recticel Eurothane insulation between rafters. Underdraw rafters with 60mm Recticel Eurothane insulation then 12.5mm plasterboard, with 3mm skim coat plaster.
Insulation to continue down to eaves level, to give a warm storage area.
U value of roof = 0.15W/m2K.

New loft floor joists and necessary support beams to be designed by structural engineer. New 18mm ply boarding on top of new floor joists. Line underside to whole of first floor with 12.5mm plasterboard and skim.
Use 150mm Rockwool mineral insulation between joists.
Add floor boards to storage areas.

Build new stud walls in 75x50mm timber stud and 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. Exact position of new stud walls to be agreed between client and builder on site.

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. Balustrade to 1 side of stair min. 900mm above pitch.
Trim new loft floor joists, as designed by structural engineer with doubled up floor joists around opening.

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

Conway Architectural Design

6 Conway Close
Alkrington
Middleton
Manchester, M24 1EW

E: conway-design@outlook.com

JOB TITLE : 2 Storey Side, Single Storey Rear Extension
ADDRESS : 74 Broomfield Crescent, Middleton
DRAWING TITLE : Proposed Loft Floor Plan
SCALE : 1:50 @ A3
DRAWN : xxx
DATE : 22.11.24