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To cheeks and gable of dormer fix vertically hung slates 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. To give 60mins fire resistance.

Ridge of new dormers to be designed by structural engineer.

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.

Broken lines indicate existing chimney breast to be removed.

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.

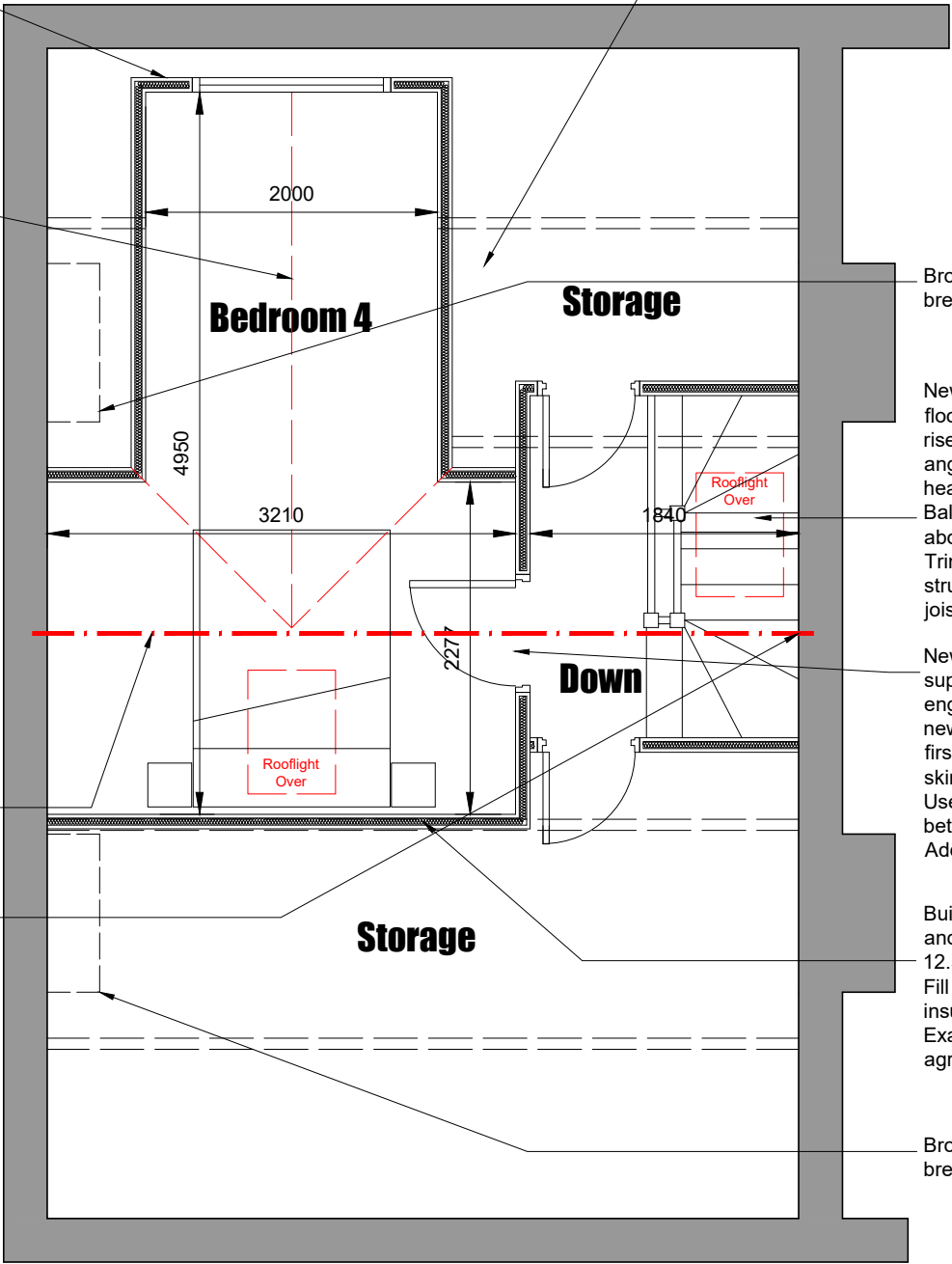
New lowered loft floor joists and necessary support beams to be designed by structural engineer. New 18mm ply boarding on top of new floor joists. Line underside to whole of first floor with 12.5mm plasterboard and skim.

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.

Broken lines indicate existing chimney breast to be removed.

New ridge beam to be designed by structural engineer. To span from existing party wall to new gable wall.
Care to be taken where new ridge beam is built into party wall. Exploratory hole to be made before work commences to ascertain exact wall construction between properties.



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



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JOB TITLE : Single Storey Side Extension, Loft Conversion
ADDRESS : 17 Brook Terrace, Newhey
DRAWING TITLE : Proposed Loft Floor Plan
SCALE : 1:50 @ A3
DRAWN : xxx DATE : 04.07.25

JOB NO./
DWG NO.

908-110