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Size of new windows to be agreed on site between builder and client. Set out to be central to windows 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.

Drains from new en-suite to connect into existing soil pipe used for existing bathroom below.

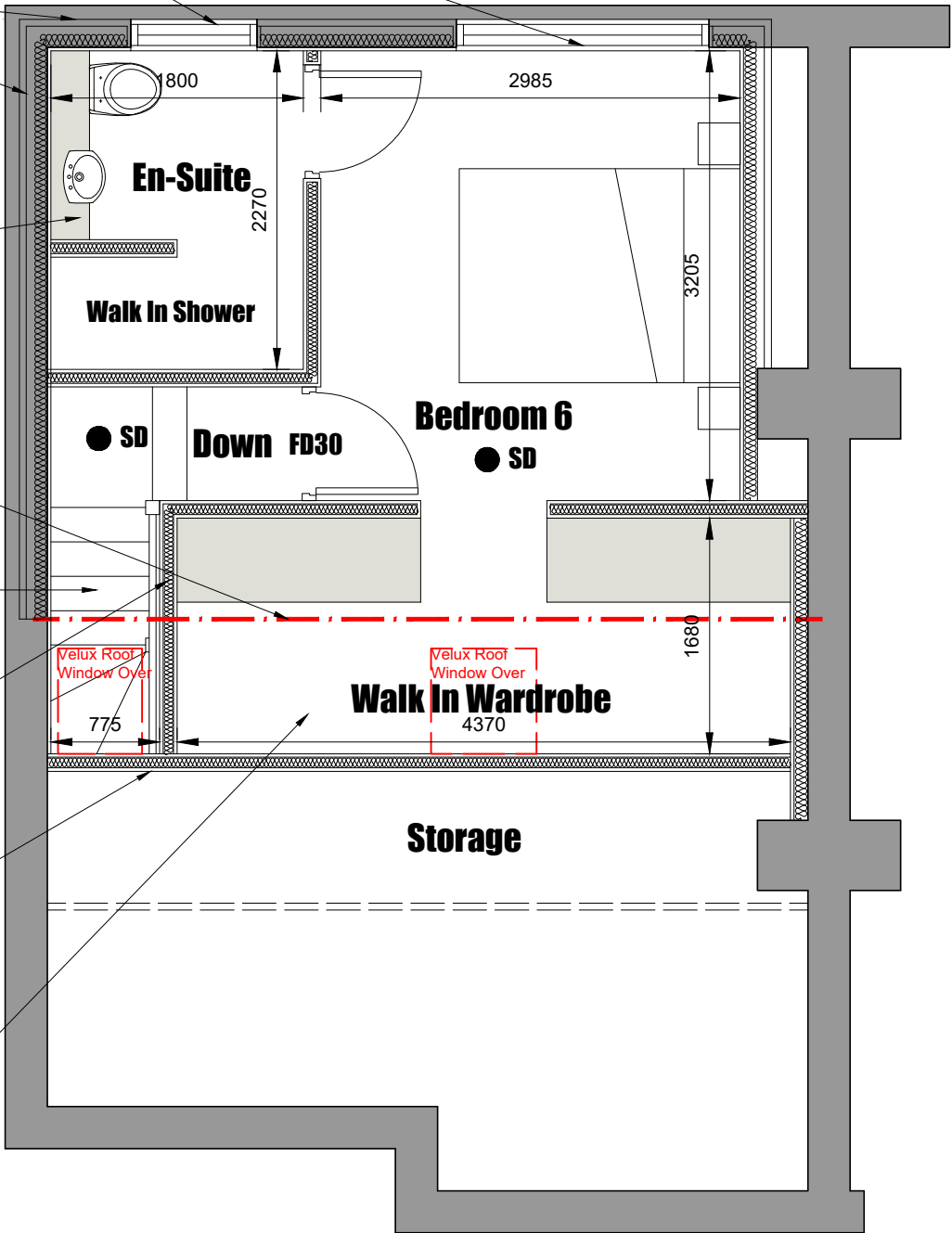
Structural engineer to design new steel ridge beam.

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.

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.
Storage area to be insulated and floor boarded the same level as the new loft bedroom, to create a warm dry storage area.

New loft floor to be installed. Use C24 floor joists at 400mm centres. New 18mm ply boarding on top of joists. Line underside where required with 12.5mm plasterboard and skim.
Use 150mm Rockwool mineral wool insulation between joists.
Structural engineer to confirm floor joists sizes and any required floor support steelwork.
Add floor boards to storage areas.



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

Extension And Alterations
11 Rhos Avenue, Alkrington
Proposed Loft Floor Plan
1:50 @ A3
DATE : 02.09.25