

high performance single ply roofing membrane / finish shown fully adhered to top of insulation with hot air welds - this can also be mechanically fixed & the detail will vary between manufacturers, typically with 100-150mm laps

fascia edging / roofing edge finished with pre-formed galvanised mild steel roofing trim as detailed in contractors chosen flat roofing membrane / felt manufacturers guidance notes - this will vary slightly between different manufacturers

VCL sealed at edge with jointing tape or welt as chosen manufacturers details

18-25mm thick external grade timber fascia / upvc fascia fixed to battens screwed to wall and roof

silicone mastic seal to window / head plate

caulking / mastic seal to ceiling & wall plasterboard junction

high performance PIR insulation board fitted over the VCL - use a tapered board or construct flat roof with firrings to achieve a 1:80 min. fall to BS 6229: 2018 for single ply membranes or BS 8217: 2005 for bitumen / built-up felt roofing.
Refer to specification for insulation.U-value not to exceed 0.15W /m²K.

18-25mm thick external grade ply decking

500 gauge min. vapour control layer & air leakage barrier nailed or stapled to decking with 100mm min. laps

flat roof joists as calculated by structural engineer.

12.5mm thick plasterboard internal lining with 3mm thick skim coat finish

insulated stud wall / dormer cheek built down level to floor level with insulated tilting fillet to minimise cold bridging.
U-value not to exceed 0.18W /m²K.
Provide (dormer cheek) Supalux (Promat) board to dormer cheek adjacent to adjoining neighbours. To give 30 mins fire resistance. Promat technical data sheet 054.

All insulation to pitched roof to extend to existing wall plate and be continuous with other insulations.All to maintain thermal "blanket" to new and existing.

grey line indicates roof tiles going up behind dormer of roof

New floor construction to structural engineers details.

timber sole and steel base plate may be required to close cavity and strengthen the connection between new and existing. Refer to structural engineers details.

Timber or timber effect cladding (as approved underplanning application). Installed to manufacturers instructions including backing membrane if required.

Lead flashing, suitable non-toxic alternative or use pre-formed drip / cill to suit chosen dormer cheek external wall finish

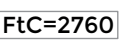
Ventilation gap with insect mesh

DORMER SECTION DETAILS 1:20

22 GRANDIDGE ST ROCHDALE OL113SA.

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NOTES / KEY:

-  Radiator.
-  rwp Rainwater pipe.Gu=Gully
-  svp soil & vent pipe.
-  FtC=2760 Floor to ceiling.
-  b Boiler.
-  mh Manhole/inspection chamber.
-  E Elec meter+ dist board.
-  G Gas meter
-  F Fire
-  Timber floor joists span. If known. sf=solid floor



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project
Loft conversion with
dormers.

status Planning & Building regulations

drawing
Dormer section details .

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