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Set out of bedroom and en-suite windows to be agreed on site between builder and client.

To cheeks and gable of dormer fix grey vertical tiles 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. This is to give a minimum of 30 minutes fire resistance to neighbouring property.

Drains from new en-suite to connect into existing soil pipe at rear of house.

Build new stud walls in 75x50mm timber studs, with 12mm ply and 12.5mm plasterboard and skim to both sides. Include for 50mm Isover insulation between studs.

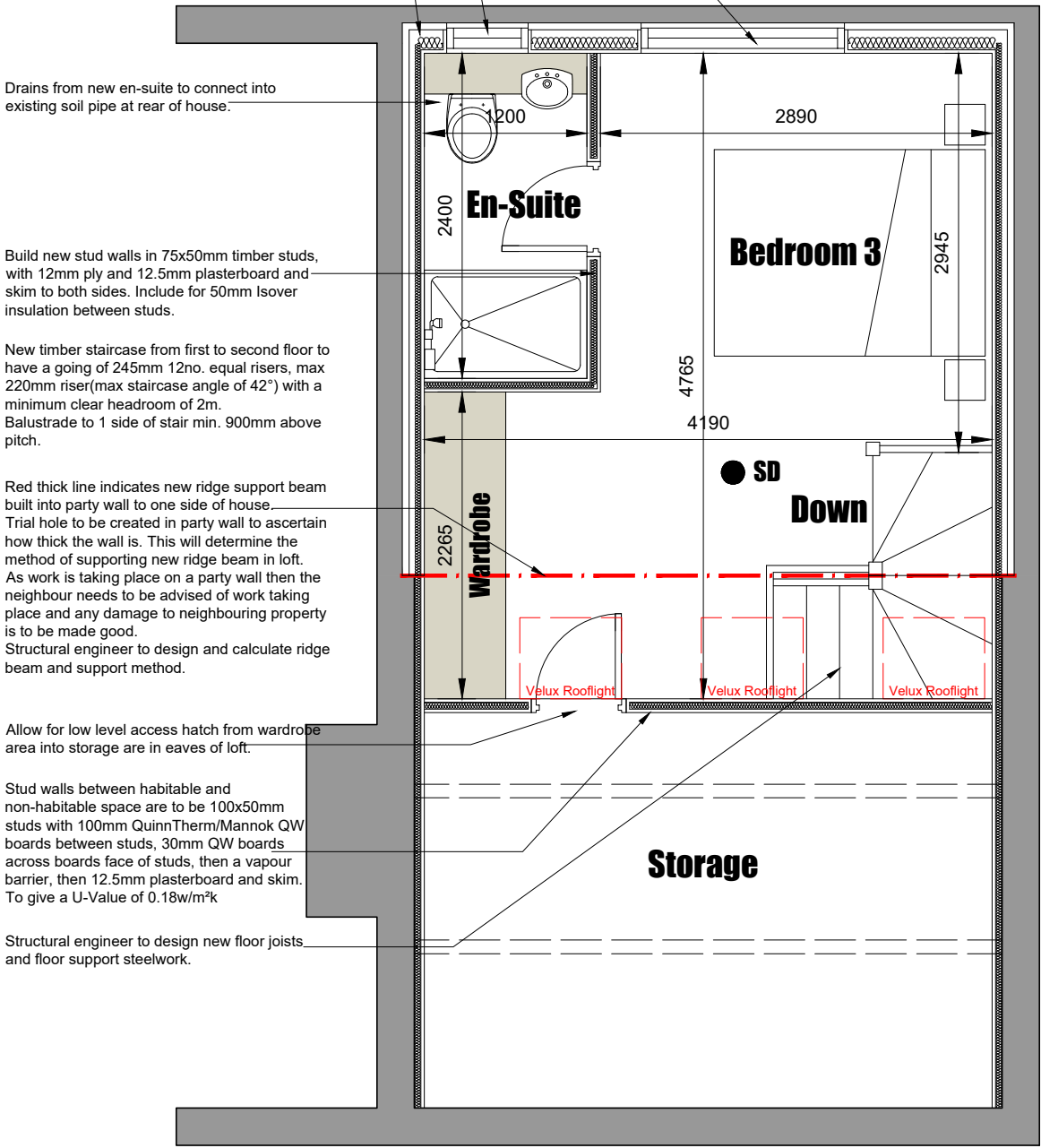
New timber staircase from first to second floor to have a going of 245mm 12no. equal risers, max 220mm riser(max staircase angle of 42°) with a minimum clear headroom of 2m. Balustrade to 1 side of stair min. 900mm above pitch.

Red thick line indicates new ridge support beam built into party wall to one side of house. Trial hole to be created in party wall to ascertain how thick the wall is. This will determine the method of supporting new ridge beam in loft. As work is taking place on a party wall then the neighbour needs to be advised of work taking place and any damage to neighbouring property is to be made good. Structural engineer to design and calculate ridge beam and support method.

Allow for low level access hatch from wardrobe area into storage area in eaves of loft.

Stud walls between habitable and non-habitable space are to be 100x50mm studs with 100mm QuinnTherm/Mannok QW boards between studs, 30mm QW boards across boards face of studs, then a vapour barrier, then 12.5mm plasterboard and skim. To give a U-Value of 0.18w/m²k

Structural engineer to design new floor joists and floor support steelwork.



- **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 : **Dormer Loft Conversion**
ADDRESS : **298 Oldham Road, Middleton**
DRAWING TITLE : **Proposed Loft Floor Plan**
SCALE : **1:50 @ A3**
DRAWN : xxx **DATE : 07.07.25**

JOB NO./ **992-09A**
DWG NO.