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All dimensions and levels to be checked on site. No building work is to be started until all relevant approvals are in place.
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Standard Building Regs Notes are to be provided by Conway Architectural Design prior to a building regs application being submitted.

Balustrade to juliet balcony to be minimum 1100mm above loft floor level. Glass of balustrade to be toughened glass to comply with building regs.

New window and juliet balcony doors to be set out to line through centrally with windows below at first floor level. Width of openings to be confirmed on site by client.

To cheeks and gable of dormer fix grey vertically hung 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.

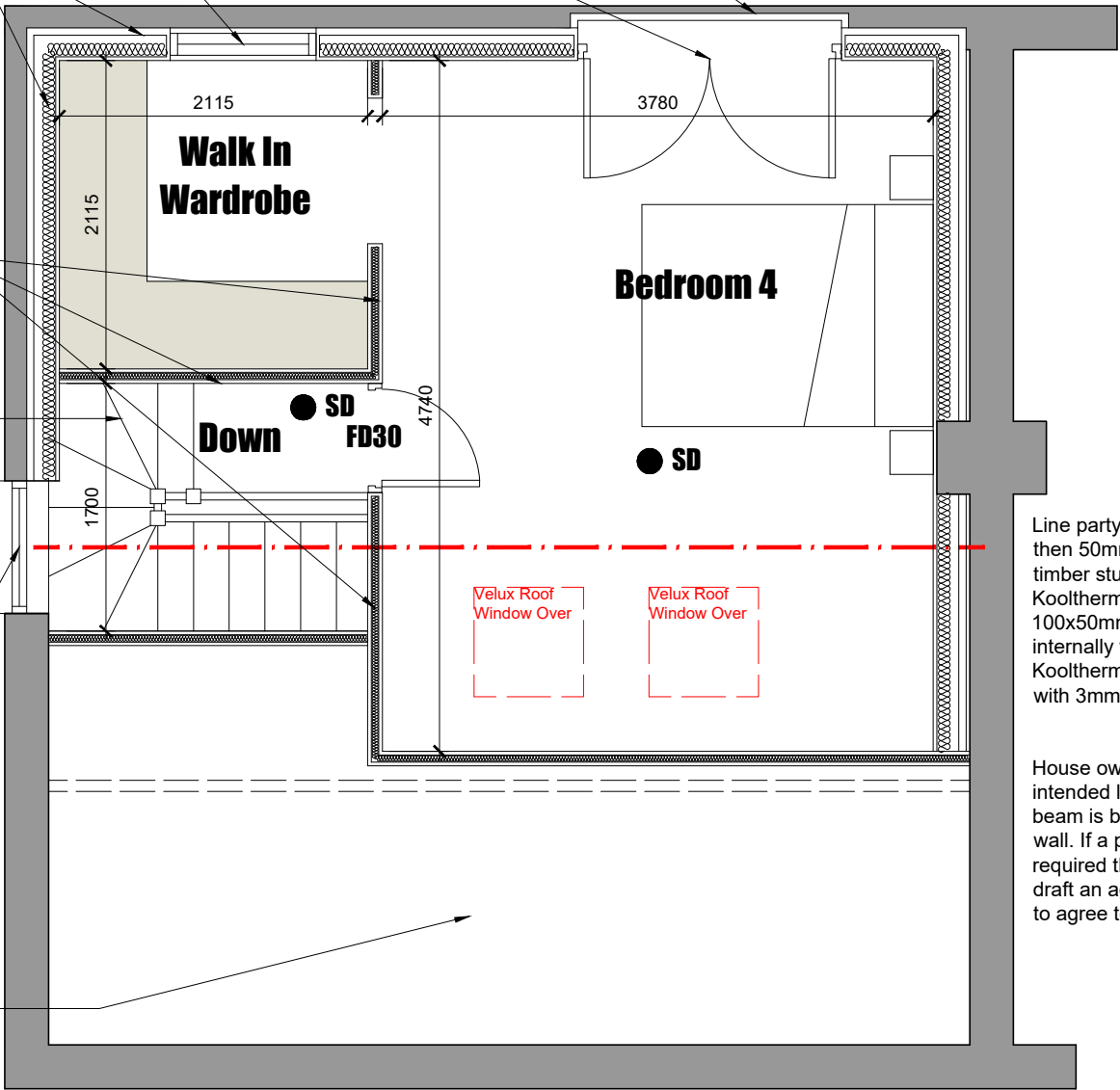
Where dormer wall is within 1 metre of boundary then Supalux board is to be used instead of 9mm OSB.

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 broken lines indicate new steel ridge beam inserted to span from gable to gable. Structural engineer to design suitable support ridge beam. Care to be taken where ridge beam is installed directly above existing gable window. Structural engineer to design steelwork over window accordingly.

New floor joists and steel joist support beams to be designed by structural engineer. Insert 150mm Rockwool insulation between floor joists. Line underside of new loft floor joists with 15mm fireline plasterboard and skim.
Top of floor joists to be 18mm ply floor boarding.



Line party wall with visqueen sheeting, then 50mm cavity, then 100x50mm timber studs. With 80mm Kingspan Kooltherm K112 insulation between 100x50mm timber dormer studs. Lined internally with 52.5mm Kingspan Kooltherm K118 insulated plasterboard with 3mm skim coat

House owner to inform neighbour of intended loft conversion and that ridge beam is built into one leaf of the party wall. If a party wall agreement is required then the house owner is to draft an agreement for the neighbour to agree to and sign.

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

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

Dormer Loft Conversion
105 Warwick Road, Alkrington
Proposed Loft Floor Plan
1:50 @ A3
DATE : 01.05.26

JOB NO./
DWG NO.

545-109A