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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.

Existing staircase to be assessed for its suitability to current building regs. If non-compliant then a new staircase is to be installed to have a going of 245mm 15no. 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 and calculate steel ridge beam and support method. Ridge beam to be set as high as possible in same zone as existing ridge board.

Trial hole to be created in party walls 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 neighbours need to be advised of work taking place and any damage to neighbouring property is to be made good. If required, then a party wall agreement is to be issued to neighbours for signing.

Red thick line indicates new ridge support beam built into party wall to one side of house and abutting chimney breast on other side. 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 neighbours need 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.

Set out of window in bedroom to line centrally to window below. Width of windows to be agreed.

Existing loft floor joists to be assessed and building inspector to conform if suitable to remain in situ for new loft bedrooms.

If not compliant then new floor joists and floor 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 where required. New floor joists if required, are to span between existing floor joists, to maintain as much headroom as possible. Top of floor joists to be 18mm ply floor boarding.

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.

Drains to new bath room to connect into existing soil pipe which serves existing bathroom at first floor below.

Line party walls to each side of loft with 75x50mm timber studs, with 12mm ply and 12.5mm plasterboard and skim. Include for 75mm Kingspan Kooltherm K7(or equal approved insulation), between studs.

New insulation between and under existing rafters to continue down to eaves level, to enable a warm storage area within lower portion of pitched roof. New floor joists in storage area to be boarded out with 18mm T&G ply sheets.

- **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 :
ADDRESS :
DRAWING TITLE :
SCALE :
DRAWN : xxx

Dormer Loft Conversion
121 Walmersley Road, Bury
Proposed Loft Floor Plan
1:50 @ A3
DATE : 26.09.25

JOB NO./
DWG NO.

1026-09