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To cheeks and gable of dormer, grey vertical tiles on 50x25 battens, on Kingspan Nilvent breathable membrane, on 9mm OSB. 75mm Kingspan Kooltherm K7 insulation between 100x50mm timber dormer studs(to be confirmed by structural engineer). Lined internally with 52.5mm Kingspan Kooltherm K118 insulated plasterboard with 3mm skim coat.  
**To give a U-Value of 0.18w/m²k.**  
If dormer wall is within 1 metre then Supalux board is to be used instead of 9mm OSB.  
Cill level of new windows to be minimum 800mm and maximum 1100mm.

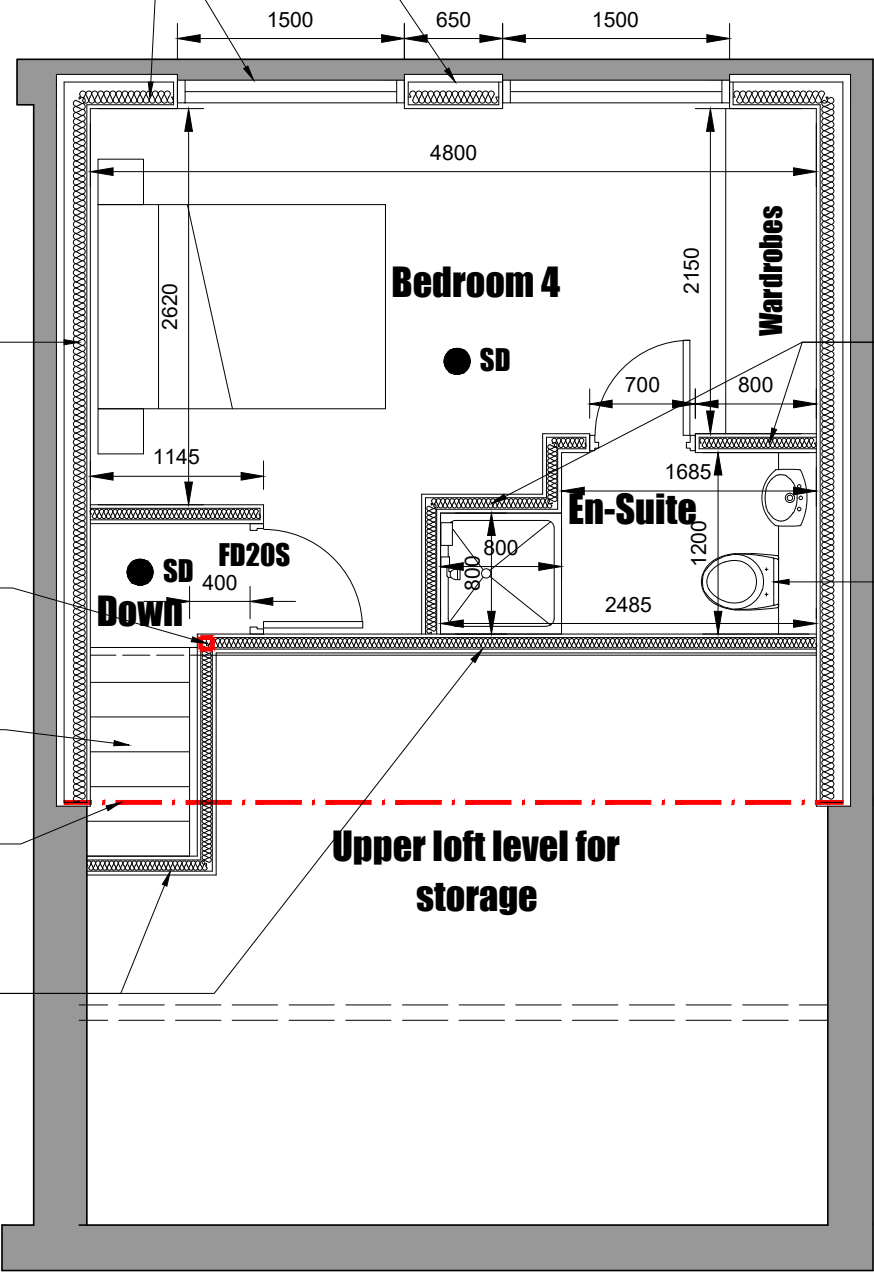
Line existing party wall under line of dormer side wall with 50x50mm timber battens, with 50mm Kingspan Kooltherm K7 insulation between battens and line with 12.5mm plasterboard and skim.

Broken lines indicate existing downstand wall in loft floor levels to be partially removed / opened up and upper loft level floor joists to be trimmed to allow new staircase to be fitted.  
Structural engineer to visit site and advise safest method of supporting corner (highlighted in red) where wall is cut short.

New timber staircase from upper first floor to lower loft floor to have a going of 230mm 7no. equal risers, max 207mm riser(max staircase angle of 42°) with a minimum clear headroom of 2m. Balustrade to 1 side of stair min. 900mm above pitch.

New steel ridge beam for new dormer roof connection to be designed and calculated by structural engineer.

If client doesn't want to insulate the roof of the existing upper loft storage then the wall between habitable bedroom and storage to be as follows: 3mm skim coat to 62.5mm Kingspan Kooltherm K118 insulated plasterboard on 100x50mm timber studs with 100mm Kingspan Kooltherm K7 insulation between studs. Loft storage space to be ventilated.  
**U value = 0.15W/m2K**



Build new stud walls in 75x50mm timber stud and 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.

Drains from new en-suite to connect into new soil pipe on side of house and then into existing drainage connection to side of house. Existing rainwater pipe to enable below ground connection for new soil pipe.

Step down in loft floor level

Steel ridge beam

100x275mm purlin

● **HD** Indicates heat detector.  
● **SD** Indicates smoke detector.  
**FD20S** 20min fire door.

**Conway Architectural Design**

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

Dormer Loft Conversion  
87 Hill Lane, Blackley  
Proposed Loft Floor Plan  
1:50 @ A3  
DATE : 13.09.20

JOB NO./  
DWG NO.

610-09