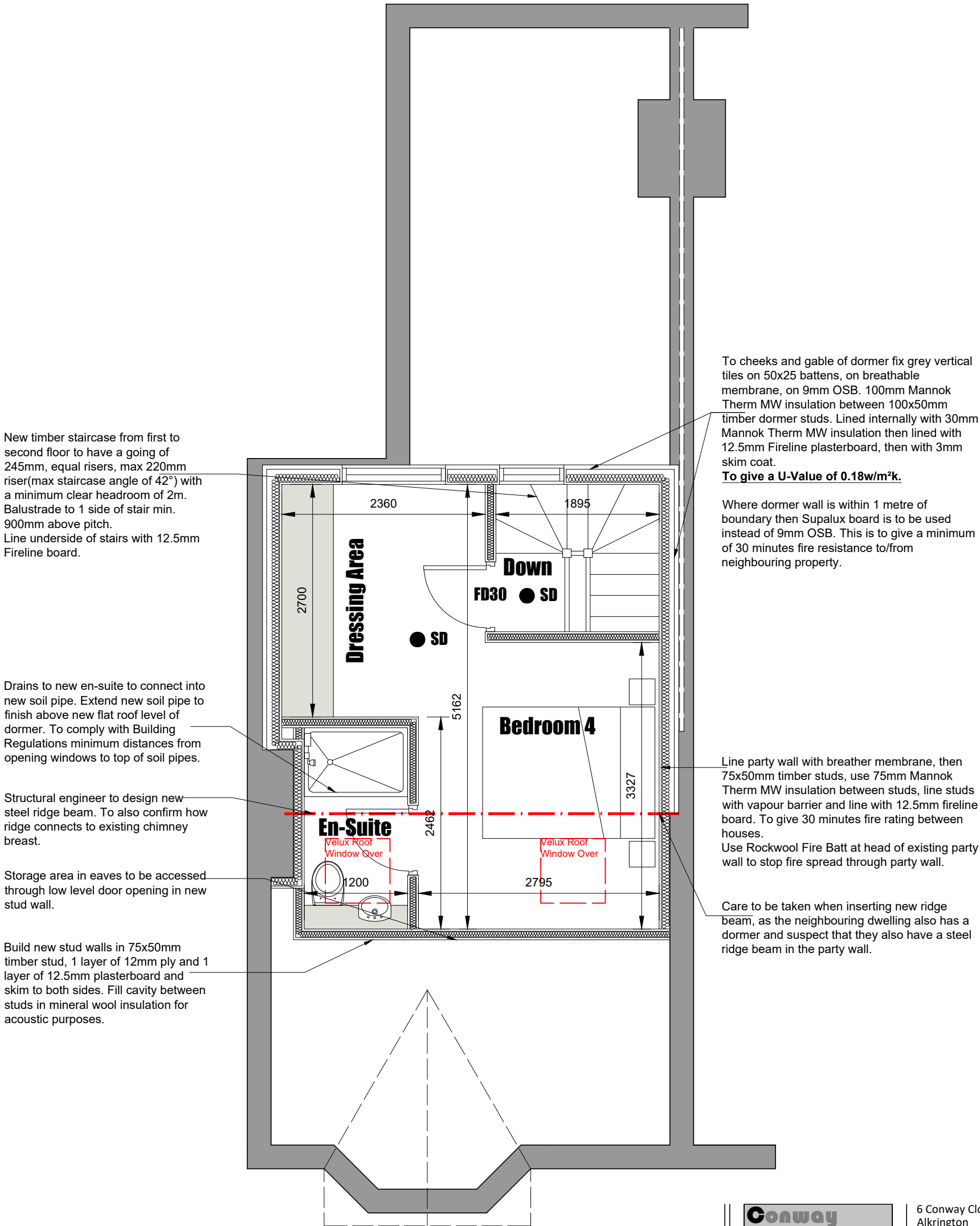


Conway Architectural Design shall have no responsibility for any use made of this document other than for that which it was prepared and issued. This drawing should not be scaled. Work to figured dimensions only.  
All dimensions and levels to be checked on site. No building work is to be started until all relevant approvals are in place.  
Any discrepancies should be reported to Conway Architectural Design.  
This drawing should not be reproduced without written permission from Conway Architectural Design.  
Standard Building Regs Notes are to be provided by Conway Architectural Design prior to a building regs application being submitted.



To cheeks and gable of dormer fix grey vertical tiles on 50x25 battens, on breathable membrane, on 9mm OSB. 100mm Mannok Therm MW insulation between 100x50mm timber dormer studs. Lined internally with 30mm Mannok Therm MW insulation then lined with 12.5mm Fireline plasterboard, then 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/from neighbouring property.

Line party wall with breather membrane, then 75x50mm timber studs, use 75mm Mannok Therm MW insulation between studs, line studs with vapour barrier and line with 12.5mm fireline board. To give 30 minutes fire rating between houses.  
Use Rockwool Fire Batt at head of existing party wall to stop fire spread through party wall.  
Care to be taken when inserting new ridge beam, as the neighbouring dwelling also has a dormer and suspect that they also have a steel ridge beam in the party wall.

New timber staircase from first to second floor to have a going of 245mm, 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. Line underside of stairs with 12.5mm Fireline board.

Drains to new en-suite to connect into new soil pipe. Extend new soil pipe to finish above new flat roof level of dormer. To comply with Building Regulations minimum distances from opening windows to top of soil pipes.

Structural engineer to design new steel ridge beam. To also confirm how ridge connects to existing chimney breast.

Storage area in eaves to be accessed through low level door opening in new stud wall.

Build new stud walls in 75x50mm timber stud, 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.

- 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

Extension And Alterations  
62 Grange Road, Chorlton  
Proposed Loft Floor Plan  
1:50 @ A3  
DATE : 30.01.26

JOB NO./  
DWG NO.

1059-10