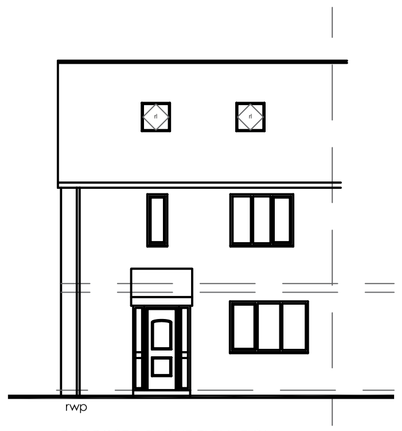
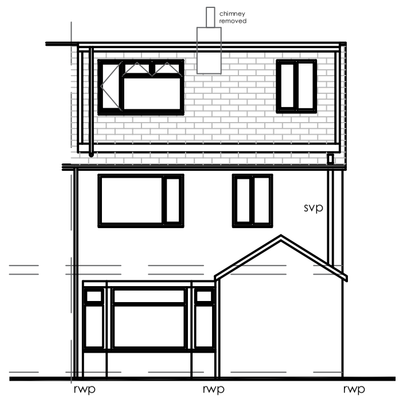


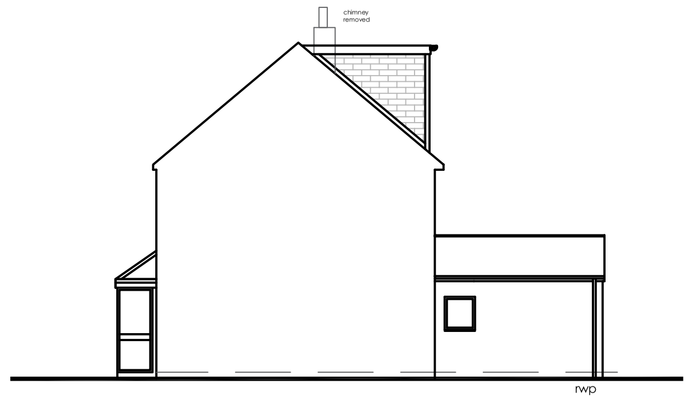
PROPOSED FRONT ELEVATION



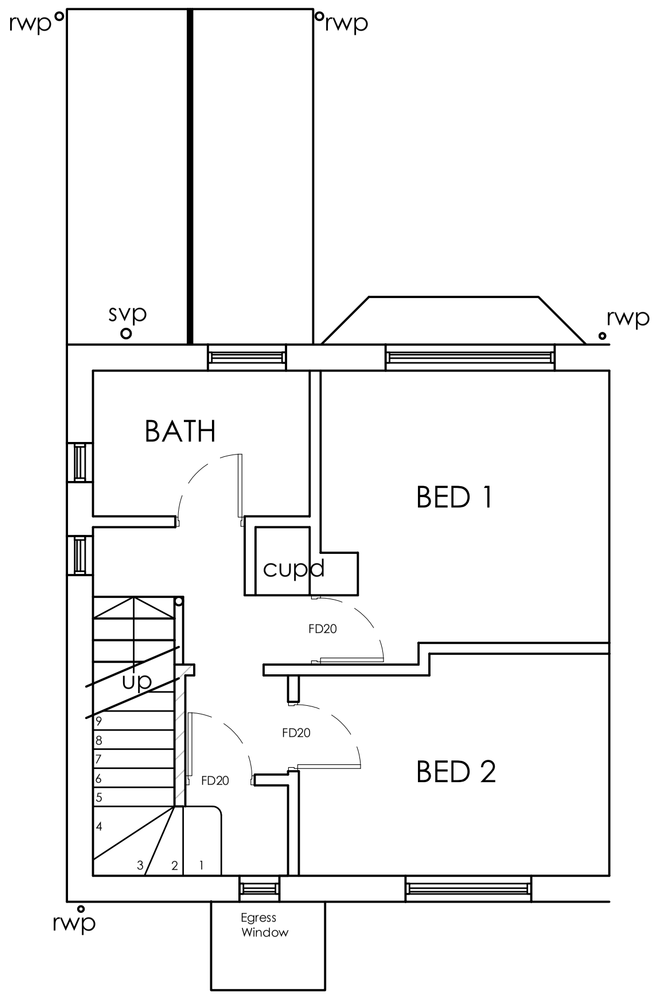
PROPOSED REAR ELEVATION



PROPOSED GABLE ELEVATION

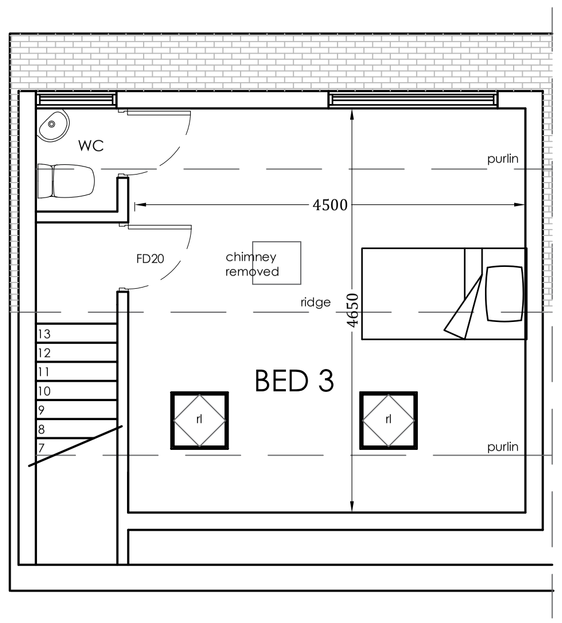


PROPOSED GABLE ELEVATION

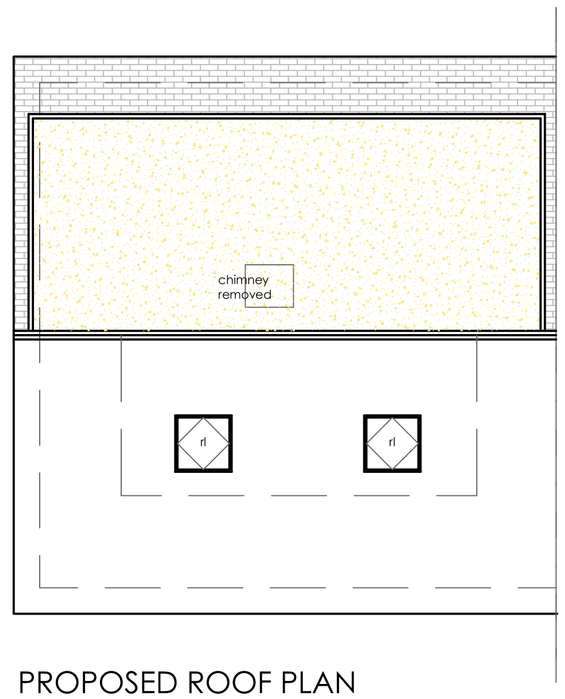


PROPOSED FIRST FLOOR PLAN
Internal area 34.70m2

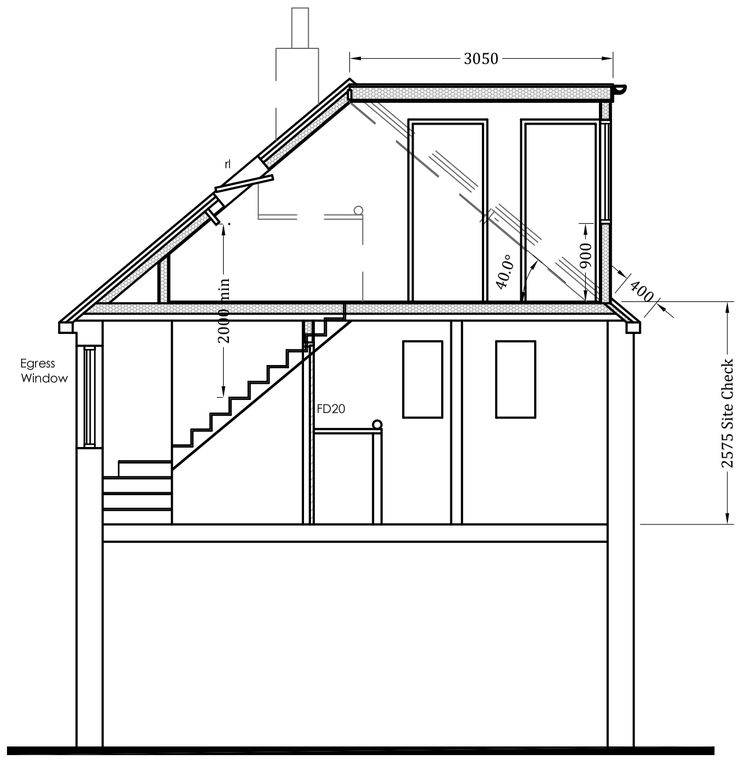
PROPOSED RAFTERS 47 x 90 + 47 x 100 @450 ctrs
PROPOSED FLOOR JOISTS 47 x 100 + 70 x 90 @450 ctrs
ROOF PITCH 40 deg
PURLINS 47 x 200



PROPOSED LOFT PLAN



PROPOSED ROOF PLAN



PROPOSED CROSS SECTION

1 2 3 4 5 6 7 8 9 10m

New Roof:

Existing pitched roof to be stripped off main house, taking care to programme the works to minimise the risk of poor weather during this opertion, including pricing for temporary scaffold over-roof to be installed at clients option.

1. Carefully take down existing chimney stack, adequately protecting ceiling below from damage, and cap off at ceiling level.
2. Strip existing tiles and felt and cart away, and carefully remove existing rafters and purlins etc taking care not to disturb or damage existing ceiling joists, ceiling finish or wallplate.
3. Screw down new 25 x 100mm bearer rail to top of existing wallplate between existing ceiling joists. Ensure wall plate is adequately strapped down to existing walls.
4. Gable walls to be strapped back to roof using 30 x 5mm galvanised MS straps at max 2.0m centres, taken over 3No. rafters and turned over uncut block into cavity. Infill sections of roof as roof layout drawings.
5. Roof covering and insulation to comprise concrete interlocking tiles on 38 x 50mm treated sw battens at appropriate guage on 38 x 38mm counter batten fixed through to top of rafters on 'Kingspan Nilvent' breathable sarking membrane. Insert 125mm thick 'Kingpan Kooltherm K7' between rafters on nailable sarking clips, then underdraw with 1 layer of 12/25mm Kingspan Kooltherm K18 plasterboard / insulation composite with skim finish.

Ensure junction of new pitched and flat roof is watertight and modify / repair as necessary. Fascias and soffits in painted WBP plywood. Black uPVC gutters to match existing.

New Floor:

Form new loft area floor, comprising 18mm plywood on bottom chord of new attic truss rafters. Trussed rafters positioned on new 25mm packing rail screwed to top of existing wallplate, and positioned alongside existing ceiling joists. refer to chamber layout for infill sections of floor between multiple joists. New floor trimmer beams as indicated on drawing to structural engineers design. Insert 100mm rockwool quilt between ceiling joists.

Insulated stud partitions (perimeter):

To comprise upright chord of attic trussed rafter or (in infill sections of roof) 100 x 50mm stud partition core, with studs at 400mm centres and noggins at 600mm centres with 100mm thick ' Kingspan Kooltherm K7' rigid urethane insulation slab between timber framing. Overboard in 'Kingspan Kooltherm K18 25mm thick insulation / 12.5mm plasterboard laminate.

Stud Partition:

To comprise to comprise 100 x 50mm stud partition core, with studs at 400mm centres and noggins at 600mm centres, clad to room faces with 12.5mm plasterboard & skim with 'Isover 1200 acoustic roll' 50mm sound deadening insulation batts to void. Allow for noggins and ply patresses for fixing of sanitary fixtures, electrical fittings, etc.

Dormer Construction:

Dormer cheeks to comprise matching tile cladding, on 50x25mm sw battens fixed to timber stud frame. Timber stud frame to comprise 12mm WBP grade sheathing with ' Tvkek' or similar membrane dressed over on 100x50mm stud frame with studs at 400mm crs & noggins at 600mm vertical centres with 100mm thick ' Kingspan Kooltherm K12' rigid urethane insulation slab between members; apply 'Kingspan Kooltherm K18 25mm thick insulation / 12.5mm plasterboard laminate to inner face. Allow for code 4 lead flashings and soakers around base of dormer cheeks, in accordance with Lead Development Association guidelines.

Pitched roof to dormers:

All timbers to be Protim treated and all cut ends to be brush treated in accordance with BS 5268: Part 5: 1989. Proposed new roof to be of traditional construction comprising concrete interlocking tiles to match existing fixed onto 50x25mm pre-treated s.w. battens on Kingspan Nilvent breather membrane on 150x50mm pre-treated C16 s.w. rafters @ 400mm crs. Rafters bear onto min. 100x75mm s.w. wall plate screwed down to head of dormer cheek, and ridge to be 175x25mm C16 pre-treated s.w at apex. Valley bearers 200x50 C16 treated sw. Code 4 Lead valley at roof intersection formed in accordance with lead development association details. Rafters to receive 1 layer 125mm Kingspan Kooltherm K7 insulation between joists then underdrawn with 1 layer of 12/25mm Kingspan Kooltherm K18 plasterboard / insulation composite with skim finish. Void over insulation of 25mm to allow for drape of breather membrane. Fascias and soffits in painted WBP plywood. Black uPVC gutters to match existing.

Roof windows:

Velux GGL integra roof windows installed in accordance with manufacturers instructions including all flashings and linings, etc.

Doors:

All new doors to loft area and forming stair enclosure around new and existing stairs to be FD20 fire doors in tested frame assemblies.

New windows:

New windows in upvc, incorporating 8000mm trickle vents & 0.33m2 side opening light, minimum 450mm width and height for emergency escape purposes. Allow for 100 x 150mm sw lintels over window opening, and for all necessary lead flashings and soakers. Double glazing to comprise inner pane with low ' E ' coating, 16mm argon filled cavity, outer leaf clear float glass.

Glazing:

Double glazing to comprise outer pane with low 'E' coating, 16mm airspace, inner leaf clear float glass. External doors incorporating glazing (and glazing within 300mm of doors) to be of laminated or toughened safety glass to BS6206 Class A. Glazing less than 800mm above floor level to be of laminated or toughened safety glass to BS6206 Class A.

Electrical work by a non-competent person scheme member:

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE sixth edition wiring guidance and Building Regulation Part P (Electrical safety). On completion of works a copy of installers Electrical Installation Test Certificate compliant with BS7671 is to be provided to the client and Local Authority.

AND
Prior to the covering of all wiring / cables, the installation is to be inspected by an independent 'Competent Person', and on completion of the work, in addition to the above certificate, an additional 'Competent Persons Electrical Installation Test Certificate compliant with BS7671 is to be provided to the client and Local Authority. (Competent Person means a member of ODPM Electrical Competent Persons Scheme).

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The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts.

This drawing must be read with and checked against any structural or other specialist drawings provided.

The Contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings.

This drawing is not intended to show details of foundation or ground conditions. Each area of ground relied upon to support the structure depicted must be investigated by the Contractor and suitable methods of foundation be provided.

THIS SCHEME IS NOT BASED ON A SURVEY

NOTE:

NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORKS.

MATERIALS LEGEND

ROOF TILE HATCH

EXTERNAL WALL

WALLS

FLAT ROOF

EXTERNAL RENDER

White board
Fire board
Acoustic board
Moisture board
Smoke detector to BS5839
Heat detector to BS5839
Horizontal mechanical extract
Vertical mechanical extract

NORTH POINT

Drawing Status	PLANNING
Construction Status	

A.	Applicant revisions.	SRN	13.07.26
Rev.		By	Date

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Site
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Manchester
M22 1QY

Title
Proposed Loft Conversion with New Staircase and Rear Dormer

Checked	Drawn By	Scale	Date
	SRN	1:50 @A1	June 2026

Drawing Number: 22.25 PR-101
Rev.: A