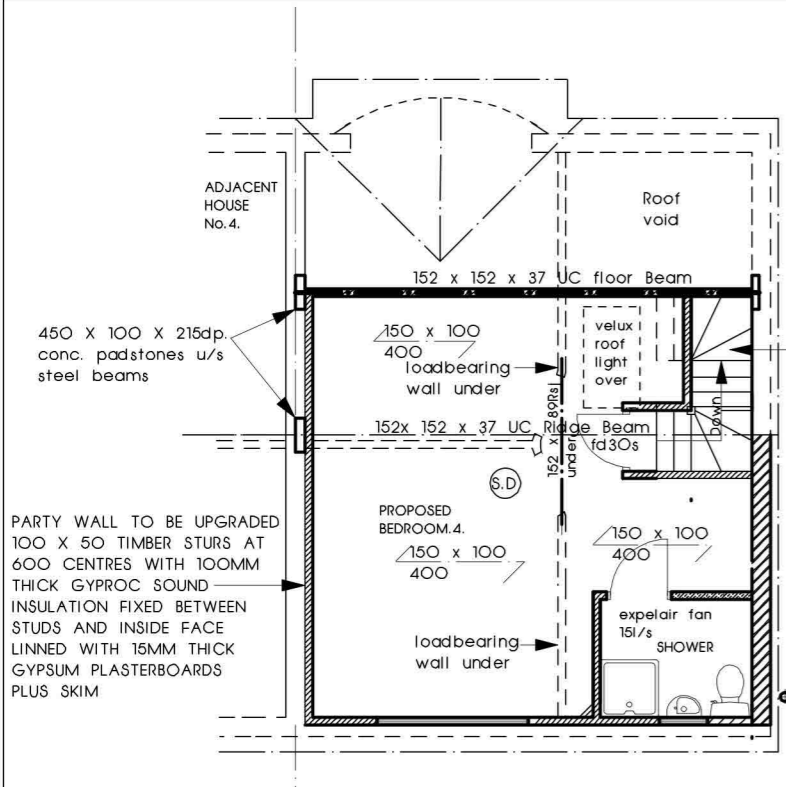


NOTE:-  
all electrical work is to meet the requirement of part.p. (electric safety.) of the building regulations 2000 (as amended) must be designed, installed, inspected and tested by a person competent to do so. and to be registered with the secretary of state self registering scheme



NOTE:-  
TOTAL VOLUME OF NEW DORMER  
VOLUME =  $3.750 \times 2.5 / 2$   
 $\times 6.2 = 29.06$  Cubic meter  
WHICH UNDER 40 CUBIC METER AS  
PERMITTED.

**PROPOSED LOFT FLOOR PLAN**

New softwood timber stairs  
850 clear width with 190mm  
Risers and 220mm goings with  
42 degrees maximum pitch  
2000mm vertical clear  
headroom Handrail 900  
above stringline and  
35 x 35 timber  
balustrades at 100  
tapered step 50mm minm.  
and 220mm at centre of  
steps

NOTE:-  
ALL STRUCTURAL STEELWORK BEAMS TO BE ENCASED  
IN 15mm THICK GYPSUM FIRELINE BOARDS FIXED TO  
TIMBER CRADLES AND SKIM TO GIVE 30 MINUTES FIRE  
PROTECTION.

NOTE:-  
PROVIDE EMERGENCY EGRESS OPENINGS  
TO ALL FIRST FLOOR HABITABLE ROOMS  
WITH MINIMUM CLEAR OPENING OF 750 X 450  
CLEAR UNOBSTRUCTED OPENING.

HEATING  
CONTRACTOR TO ENSURE EXISTING BOILER HAS  
ADEQUATE CAPACITY FOR ADDITIONAL RADIATOR  
IN LIVINGROOM EXTENSION.  
EXISTING BOILER MIN.SEDBUK OF 96% FOR MAINS  
NATURAL GAS BOILER.

152 x 152 X 37 UC. ridge beam to  
support flat roof joists plus galv.  
m.s. joist hangers

upgrade existing structure of pitch roof by  
providing new breather type felt 175 x 50  
timber rafters at 450 centres with 90mm  
Kingspan insulation fixed between rafters  
and 50mm kingspan insulation fixed to u/s of  
rafters to manufacturers instruction and u/s  
lined with 13mm thick gypsum plasterboard  
and skimmed ceiling

full swing velux roof light  
575 x 900mm minimum with  
doubled up rafters either  
sides of rooflight

150 insulation over  
150 insulation btwn  
152 x 152 x 37 UC. plus galv.m.s joist  
hangers to carry new floor joist with  
25mm clear gap to u/s of steel and top  
of existing ceiling ties

NOTE:-  
EXPOSE EXISTING LOADBEARING WALL  
FOUNDATION FOR INSPECTION BY THE  
L.A. BUILDING CONTROL OFFICERS

**TYPICAL CROSS SECTION THRO LOFT**

flat roof construction to dormer warm deck with 15mm  
reflective chipping bitumen bedded on 3 layers bitumen  
bonded felt to BS 747 and CP144 Part.3. on 19mm external  
use plywood on 150mm thermarroof TR31 insulation on furring  
fixed to 150 x 100 timber joists at 450 centres and underside  
lined with 13mm gypsum plasterboards and skimmed

2/225 X 50Timber bearer bolted  
together using 12 dia bolts at 450

tile hangings on battens on breather type  
felt fixed to 100x 50 timber studs at 600  
centres both ways with 90 thick kingspan  
fixed between studs and 50mm on inside face  
with 15mm thick gypsum plasterboards + skim

19mm thick timber floor boards nailed to  
150 x 100 timber floor joists at 400 centres  
with central line of solid struttings with  
100mm thick gyproc sound insulation  
suspended between joists with chicken wire  
fixed between joists double up joists under  
stud partitions

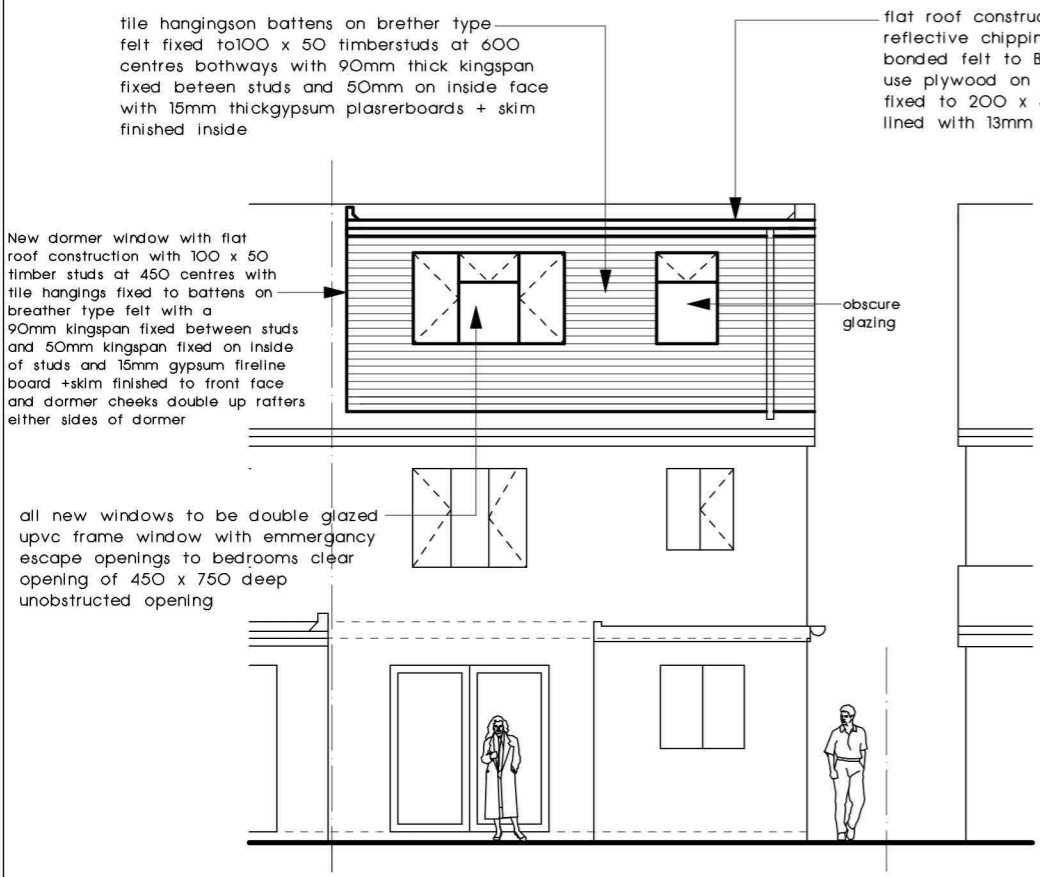
250mm  
set back  
code.4 lead flashing  
dressed underneath  
tile hangings

100x50Timber wallplate  
strapped down to wall  
rafters skew nailed to  
wallplate

30 minutes fire resistance  
ceiling

25mm clear gap between  
u/s of new floor joists  
and top of existing ceiling  
joists

NOTES:-  
1) ALL NEW WINDOWS AND DOORS TO BE DOUBLE GLAZED UPVC FRAMES  
TO ACHIEVE A U. VALUES OF 1.6w/m k and 1.8 w/m k. RESPECTIVELY  
PROVIDE MANUFACTURERS DETAILS TO DEMONSTRATE COMPLIANCE  
WITH ADL1B.  
2) ENERGY EFFICIENT LIGHTING TO BE PROVIDED 1 PER ROOM OR 75%  
FLOOR AREA IN ACCORDANCE WITH APPROVED DOCUMENT L1B.



New dormer window with flat  
roof construction with 100 x 50  
timber studs at 450 centres with  
tile hangings fixed to battens on  
breather type felt with a  
90mm kingspan fixed between studs  
and 50mm kingspan fixed on inside  
of studs and 15mm gypsum fireline  
board +skim finished to front face  
and dormer cheeks double up rafters  
either sides of dormer

all new windows to be double glazed  
upvc frame window with emergency  
escape openings to bedrooms clear  
opening of 450 x 750 deep  
unobstructed opening

**PROPOSED REAR ELEVATION**

flat roof construction to dormer warm deck with 15mm  
reflective chipping bitumen bedded on 3 layers bitumen  
bonded felt to BS 747 and CP144 Part.3. on 19mm external  
use plywood on 125mm thermarroof TR31 insulation on furring  
fixed to 200 x 50 timber joists at 450 centres and underside  
lined with 13mm gypsum plasterboards and skimmed

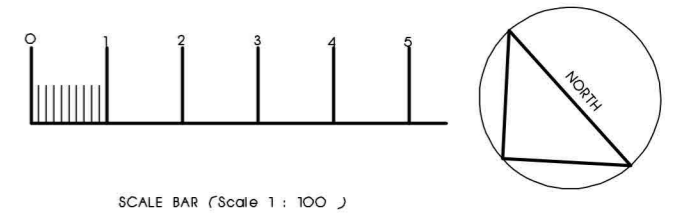
new wall built of existing wall  
under to underside of new dormer  
flat roof. Inside face lined with  
50mm thick insulated type plaster  
boards plus skim

100 Dia. pvc  
svp  
extended above  
the shower  
window opening

**PROPOSED SIDE ELEVATION**

upgrade existing structure of pitch roof by  
providing new breather type felt 175 x 50  
timber rafters at 450 centres with 90mm  
Kingspan insulation fixed between rafters  
and 50mm kingspan insulation fixed to u/s of  
rafters to manufacturers instruction and u/s  
lined with 13mm thick gypsum plasterboard  
and skimmed ceiling

NOTE:-  
S.D. PROVIDE SMOKE DETECTORS AT STAIRS LANDING LEVELS AT GROUND,  
FIRST FLOOR AND SECOND FLOOR LEVEL.  
INTERLINKED MAINS OPERATED WITH BATTERY BACKUP SMOKE ALARM  
IN ACCORDANCE WITH BS 5446 AND POSITIONED AT LEAST 300mm  
AWAY FROM WALL AND POSITIONED WHERE THEY CAN BE MAINTAINED  
SEPARATE FOR EACH FLAT UNIT.  
PROVIDE SELF ENCLOSING DEVICE TO ALL DOORS OPENINGS ONTO HALLWAY  
LANDINGS AND CORRIDORS.



REVISION A. REVISED TO SUIT PLANNING SCALE BAR ADDED 23 - 4 - 2024

**PROPOSED LOFT CONVERSION WITH DORMER  
AT 6 BUTTERY ROAD  
SMETHWICK  
WEST MIDLANDS B67 7NS**

**SCALE 1 : 100.  
DRAWING NUMBER RKH224 - O2A**