



Dormer Loft Plans
Drawing No: 01R1 of 01

Please note that before building works Commence, it is the responsibility of builders or owner to serve party wall notices to all neighbors.

Dimensions
All dimensions to be checked on site. Contractor to check site thoroughly before work starts and report any discrepancies.

Dimensions stated are for guidance only. Contractor to verify all boundary positions and dimensions on site prior to commencing any work, making workshop drawings or buying any materials.

Note: simple dimension check of the site has been conducted in order to prepare this scale drawing. Proposed designs have been provided by the client and final designs on this drawing have been approved by the client.

No site supervision is implied or undertaken unless otherwise separately arranged. The drawing does not indicate the extent of any excavation works and the contractor is to determine this prior to submitting a quotation for the works or commencing any works.

The drawing does not indicate or imply the structural condition of the existing property. The drawings have been prepared for assistance in the preparation of details for planning and building regulations purposes only. No check dimensions have been taken.

Construction Notes:
75 x 50mm timber studs at 400mm c/c fixed to existing structural walls with thermal insulation inserted in between studs. Lined with 13mm vapour checked plasterboard.

Dormer Cheek's/Front Panel
Tiles to complement existing. Tiles fixed to 40x25mm timber battens with breathable membrane beneath. Battens to be fixed to vapour control layer, fixed to 100x50 u/c studs or 400mm c/c insulated with 85mm rockwool and 17mm air gaps. Finished internally with min: 10mm vapour checked plasterboard and skimmed. Code 3 roof flashing to tile/roof junction.

Existing Front Roof Pitch
Repair/Replace tiles where necessary. Double up existing rafters insulated with 70mm rockwool and 30mm air gap. 25mm insulation to underside finished internally with 11mm vapour checked plasterboard with 5mm plaster skim. Insult ridge vents and vents to soffit beneath fascia.

Dormer Flat Roof Construction
Three ply built up roofing in waterproof coverings over 50x150mm rafters with max 4.5 span. Rafters to sit on HHJ joist hangers shot in directly on ridge beam steel to external dormer wall construction, allowing for 1:60 fall. Insulate roof using 100mm insulation packed tightly between rafters with 50mm air gap above and 50mm rockwool insulation beneath. 13mm Fallback plasterboard to underside finished with 5mm plaster skim.

Floor Construction
18mm moisture resistant 18g floorboards on 50x150mm C16 floor joists at 400mm c/c, insulated with 100mm Rockwool roof board between floor insulation between joists.

Internal Wall Construction
New internal stud walls in 100x50mm studs. Insulate with 100mm Rockwool flexi and finish with 1 layer of 13mm plasterboard each side with 5mm plaster skim. All plasterboard joints to be taped. 30 min fire rated plasterboard to stair enclosure.

Staircase
new timber staircase to loft floor to be building regulations compliant. Hand rails to be min 1000mm high. Staircase manufacturers or contractors to take own measurements before ordering or constructing stairs. Min of 2m headheight to be maintained throughout the rise.

Roofwater
new guttering alongside dormer cheek. Surface water drainage to be 1100mm. Gutter to 75mm downpipe. All drainage to be provided with minimum fall of 1:80.

Note:
This plan has been drawn to support the application of lawful development for a construction of dormer loft. Contractors; Party wall surveyors, manufacturers are required to take their own measurements before commencement of work or quotation, this plan may be used as guidance to assist. Building Regulations are to be complied with with the assistance from Building Control Surveyor. This plan provides suggestions only and all work is to be checked and approved by the inspector on site.

Site Location Map Scale: 1:1250

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Project:
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Drawing Number: 01R1 of 01
Scale: 1:100, 1:50 & 1:1250
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