

BOLT ALL RAFTERS/
COLLARS & ASHULAR
WALLS WITH
TIMBERLOC CONNECTORS.

ASHULAR WALLS (U=0.18 w/m²k)
Insulate with Kingspan TW55 90mm
thick between studs & 50mm inside
studs maintain 50mm gap between
insulation

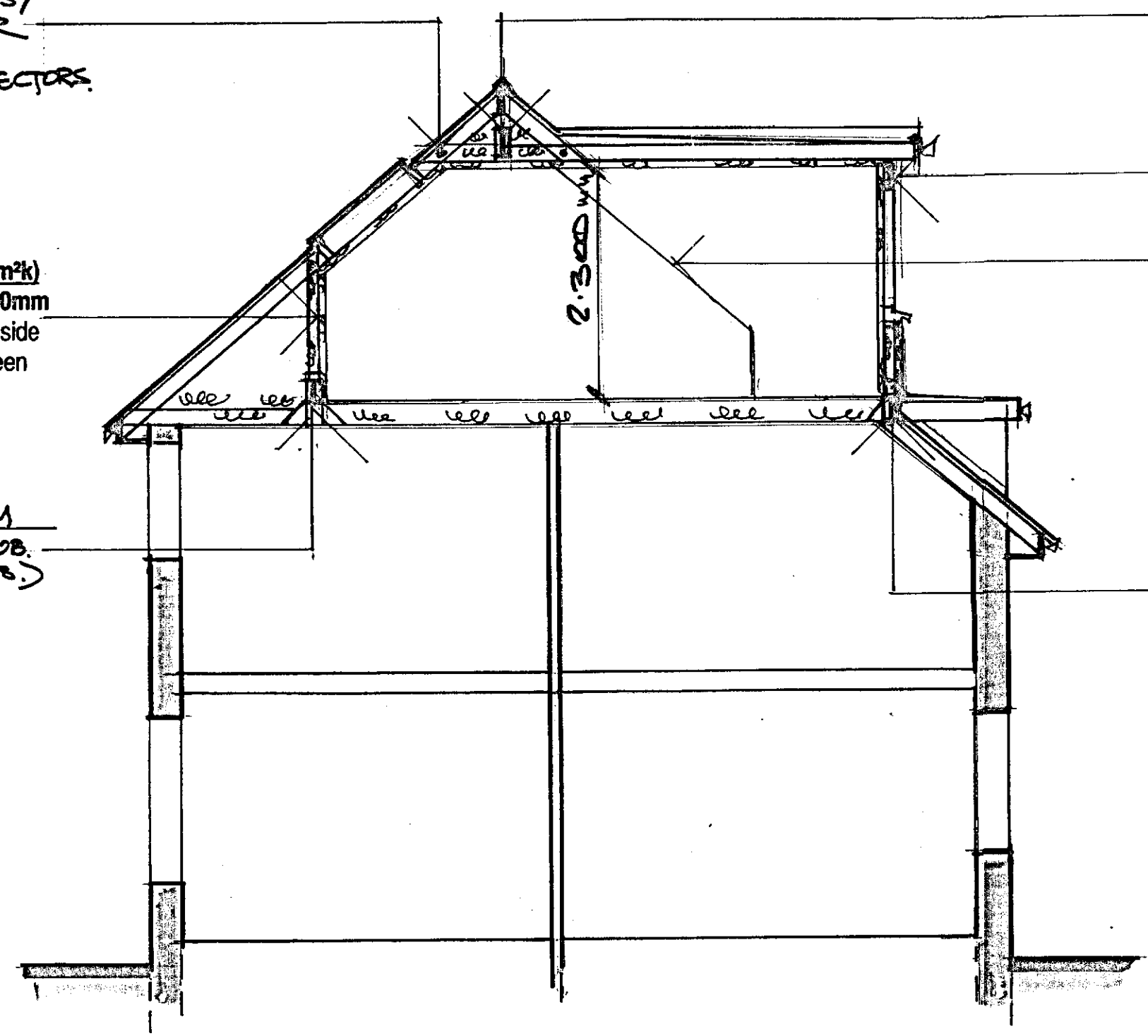
ASHULAR BEAM
203x133x30KG UB.
(SEE ENG. CALCS.)

RIDGE BEAM.
203x133x30KG UB.
(SEE ENG. CALCS.)

FORM DORMER HEAD
WITH 2-Nº. 150x90 C24

Skellings (U=0.15 w/m²k)
Insulate with Kingspan K7 90mm thk
between rafters and K7 50mm thk under
rafters

DORMER SUPPORT BEAM.
203x133x30KG UB.
(SEE ENG. CALCS.)

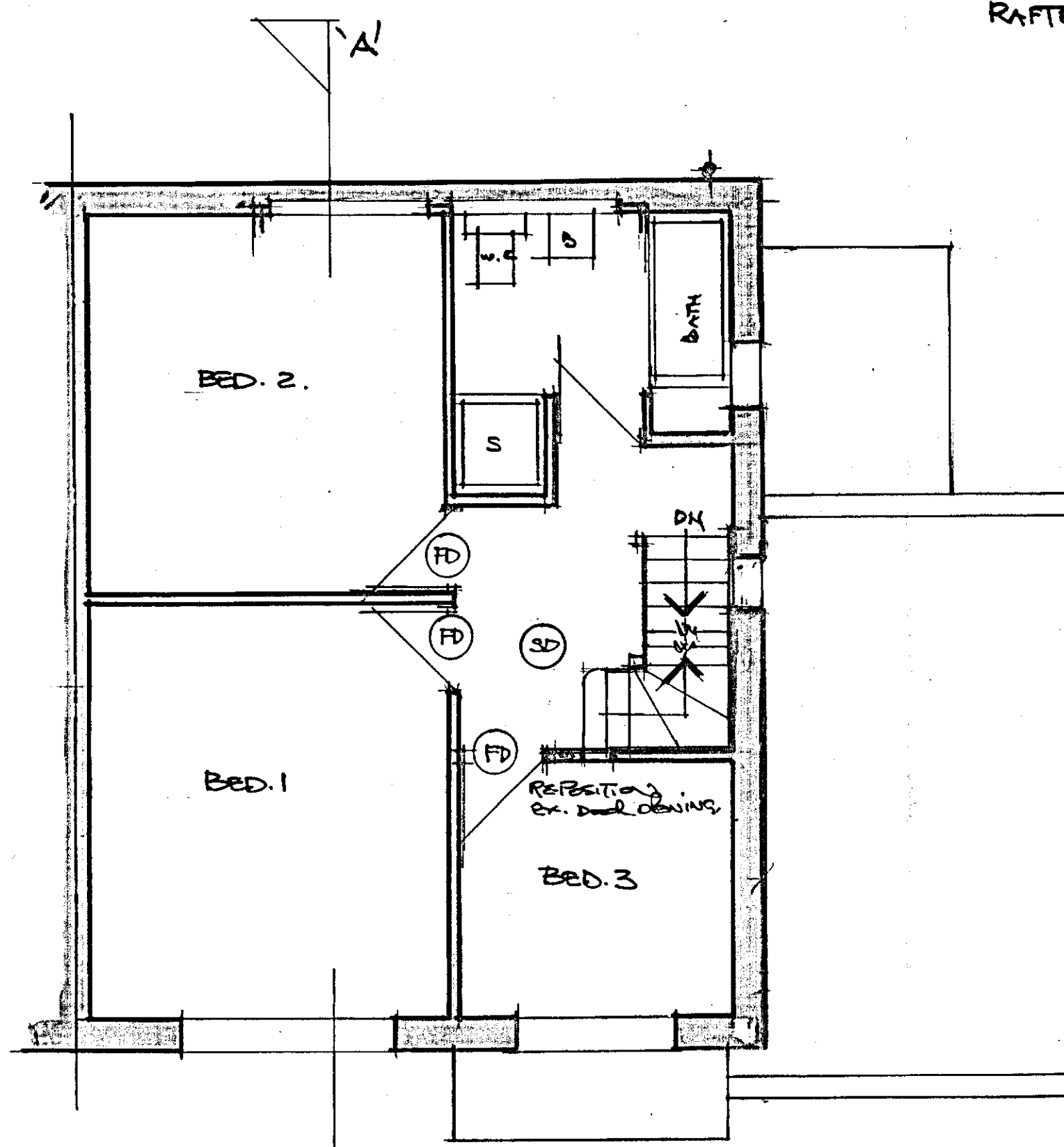


SECTION 'A-A'

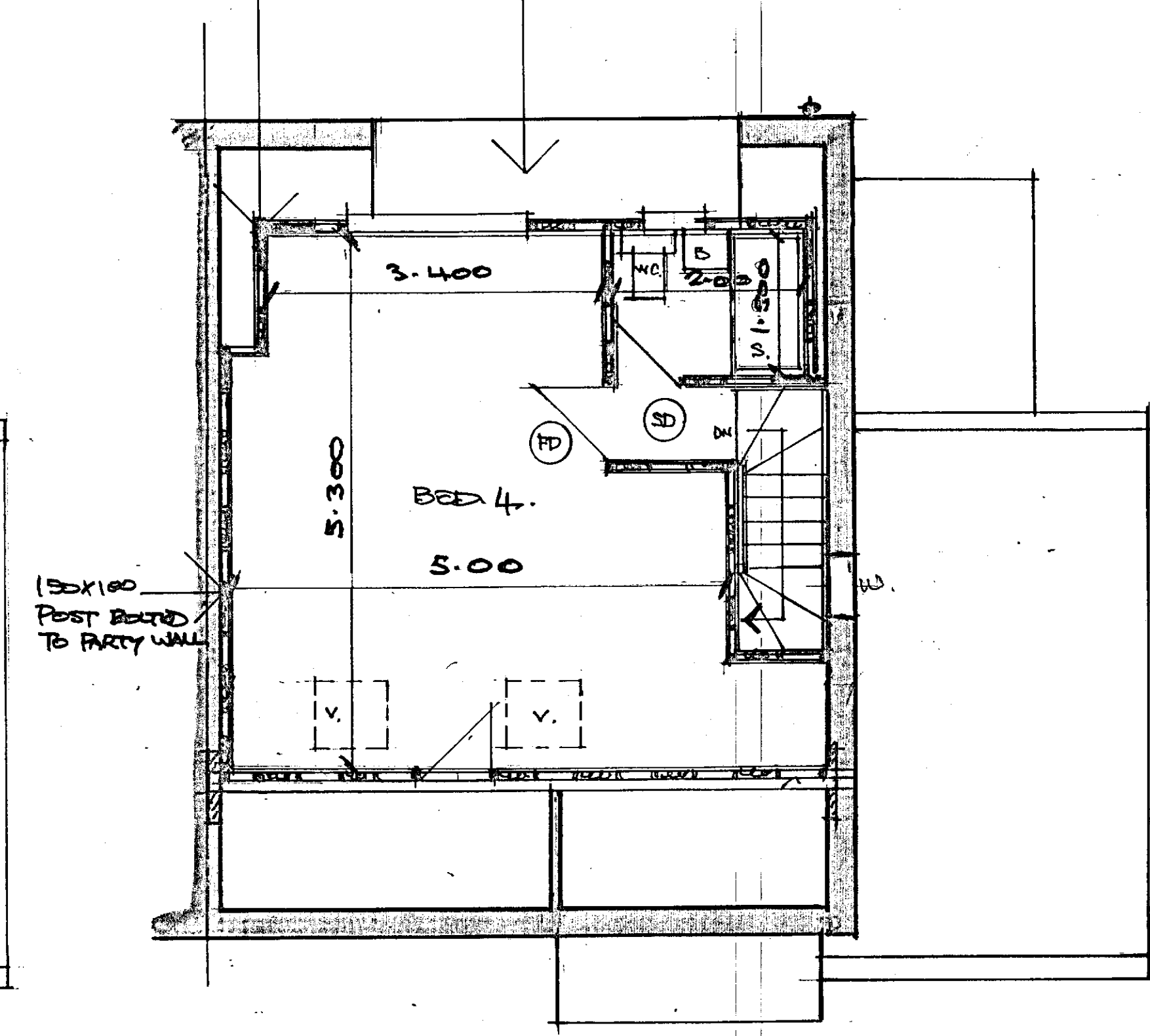
SUPPORT DORMER
CHECKS ON
2-Nº. 150x90 C24
RAFTERS.

NOTE!
BUILDER TO ALLOW
FOR NEW FELT ROOF
OVER FLAT TOP DORMER.

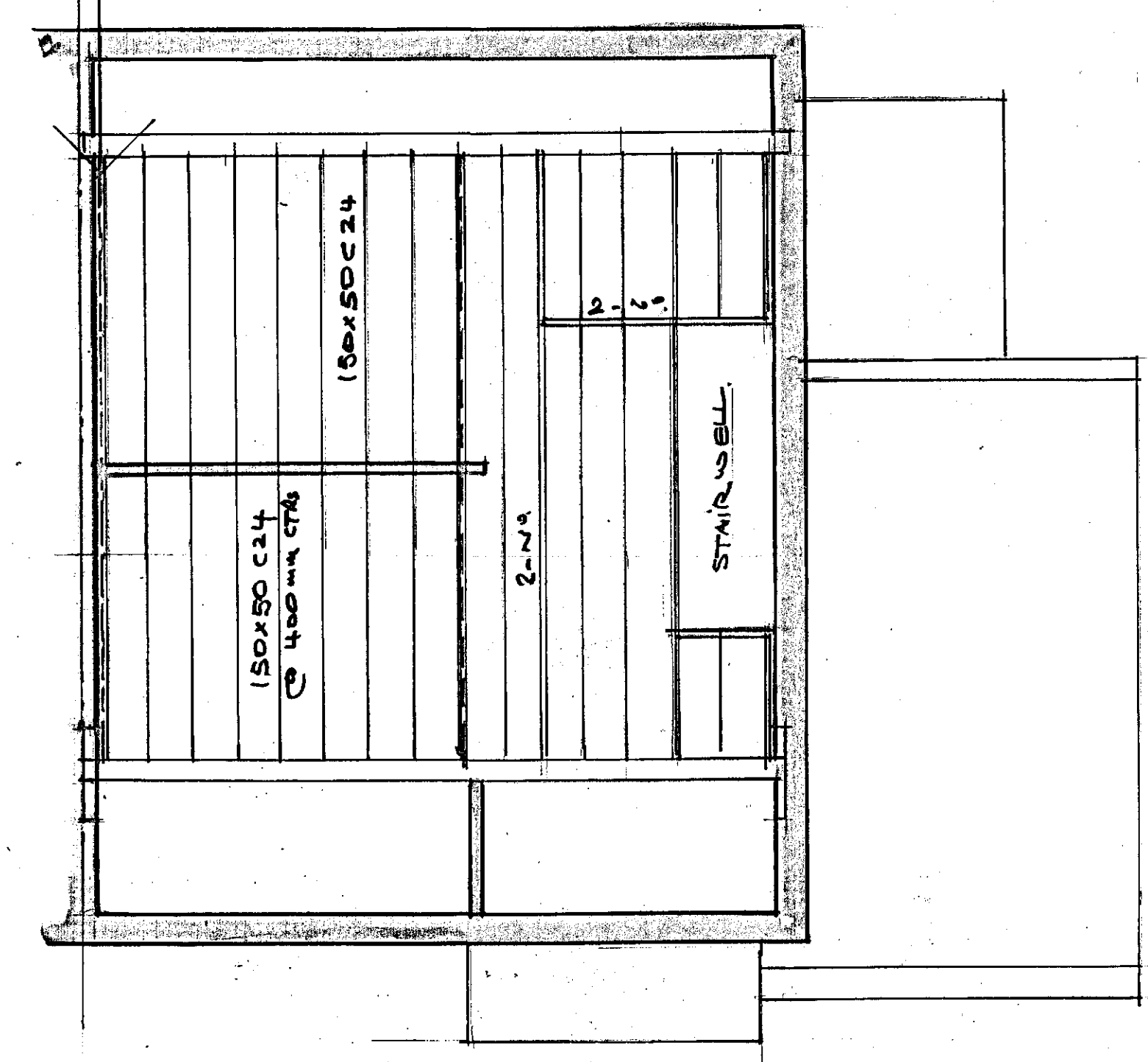
FLITCH BEAM
2-Nº. 150x90 C24
JOISTS WITH
150x10mm STEEL
FLITCH PLATE
BOLTED @ 500mm CTRS.



PROPOSED FIRST FLOOR PLAN.



PROPOSED LOFT PLAN



PROPOSED FLOOR JOIST PLAN

Notes:

1. Verify all dimensions on site before the commencement of any work or preparation of shop drawings.
2. All building materials, components and workmanship to comply with the appropriate Building Regulations, British Standards and Codes of Practice.
3. Any discrepancies to be reported to the architectural designer for further instructions before commencement of work.

General Specification:

COLD DECK ROOF 'U'=0.15W/M²K
1. 2-layer high performance 'Torch On' roofing felt with Mineral felt top layer on 18mm thk. WBP decking on 50 x 25mm counter battens @ 400mm CTRS on timber firming pieces 0-50 mm on 150x50 C24 Joists @ 400mm CTRS with Kingspan K7 insulation 100 MM thk between joists with 60mm thk K7 insulation on underside of roof joists with 12.5mm thk plasterboard and set UPUC ventilated soffits all round.

2. DORMA CONST@N = 0.18 w/m²k
Conc. Plain tiling on 19 x 38mm battens on felt underlay on 18mm shuttering ply (with 9mm thk masterboard within 1.00 metre boundary) on 100 x 50mm stud framework with 90 mm thk Kingspan TW55 insulation between studs and 50mm thk TW55 inside of studs with 12.5mm thk plasterboard lining and set.

3. LOFT FLOOR
22MM T & G treated chipboard flooring on 150x50 C24 Joists at 400mm ctrs with 100mm thk Rockwool Flexi wool laid on chicken wire mesh between joists. (If reqd)

4. EXISTING CEILING joists to be supported of solid noggins between new joist where original binders need to be removed.

5. STAIRS (42° P max)
800mm Wide stairs with 13 risers @ 157mm going 230. 50mm on tapered treads with min vertical headroom above & between flights on all treads of 2.00 meters.
Handrails/balustrading set 900mm high with max 100mm spacing between spindles.



Rev.

Job Title
**PROPOSED LOFT CONVERSION
AND SIDE EXTENSION**
AT: 21, DENE HOLM ROAD,
NORTHFLET, CRANESBUR,
KENT, DA11 8LF
Client **MR & MRS. A. HAWKINS.**
Dwg Title

Scale 1:50

Date **JUNE 2026.**

C & B Designs
Architectural Designers & Consultants

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Dwg No. **CB 3295.03.**