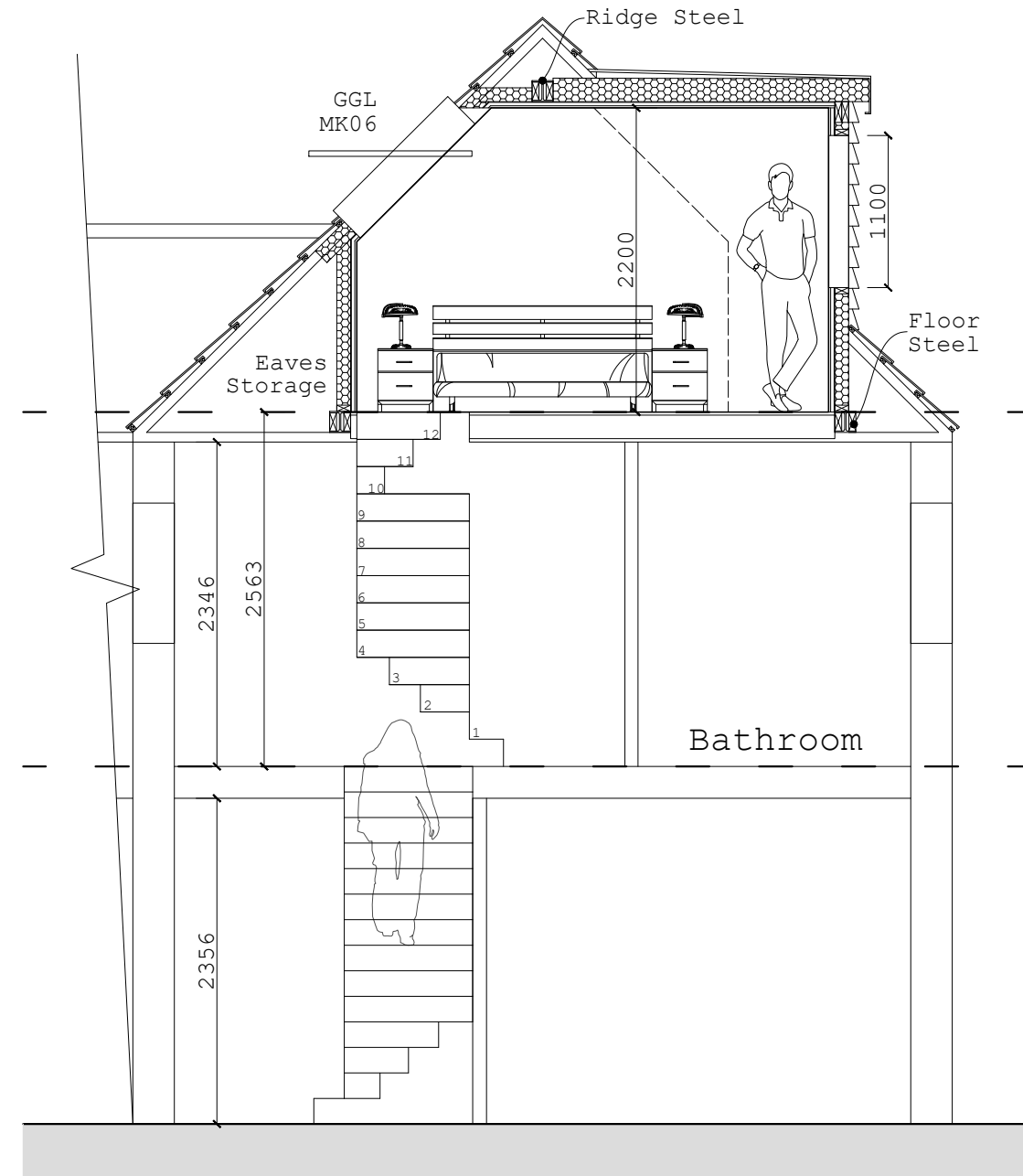
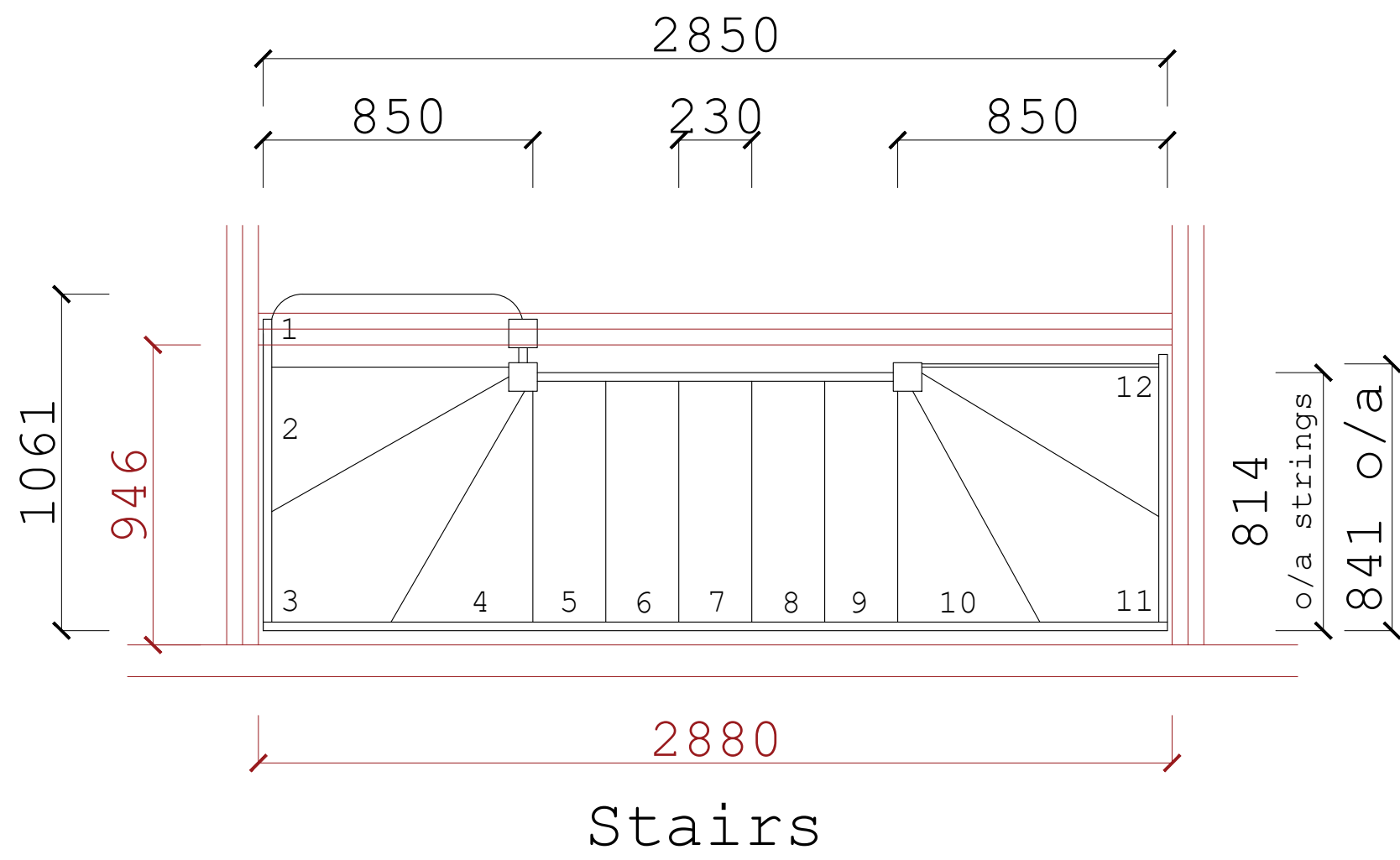
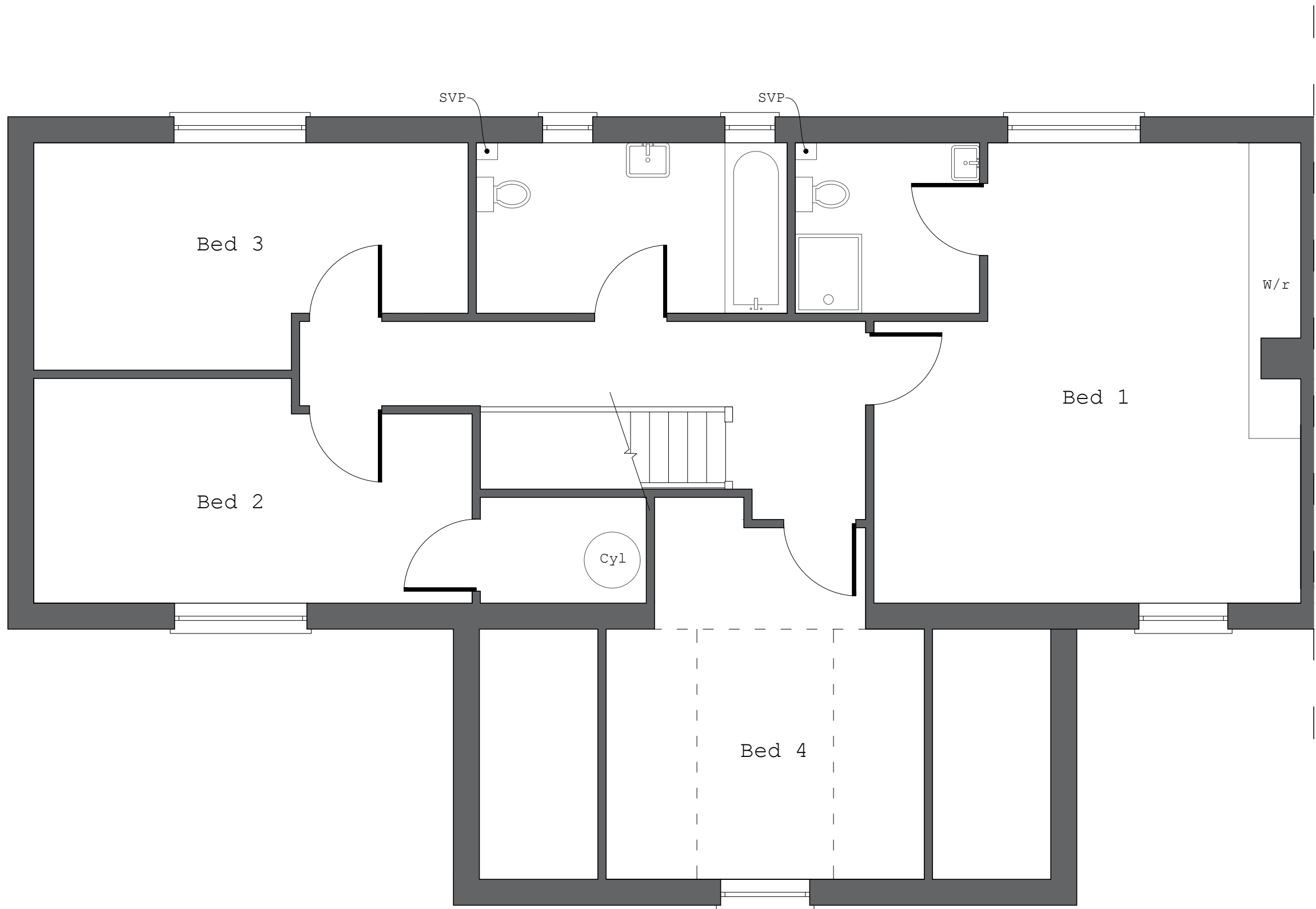
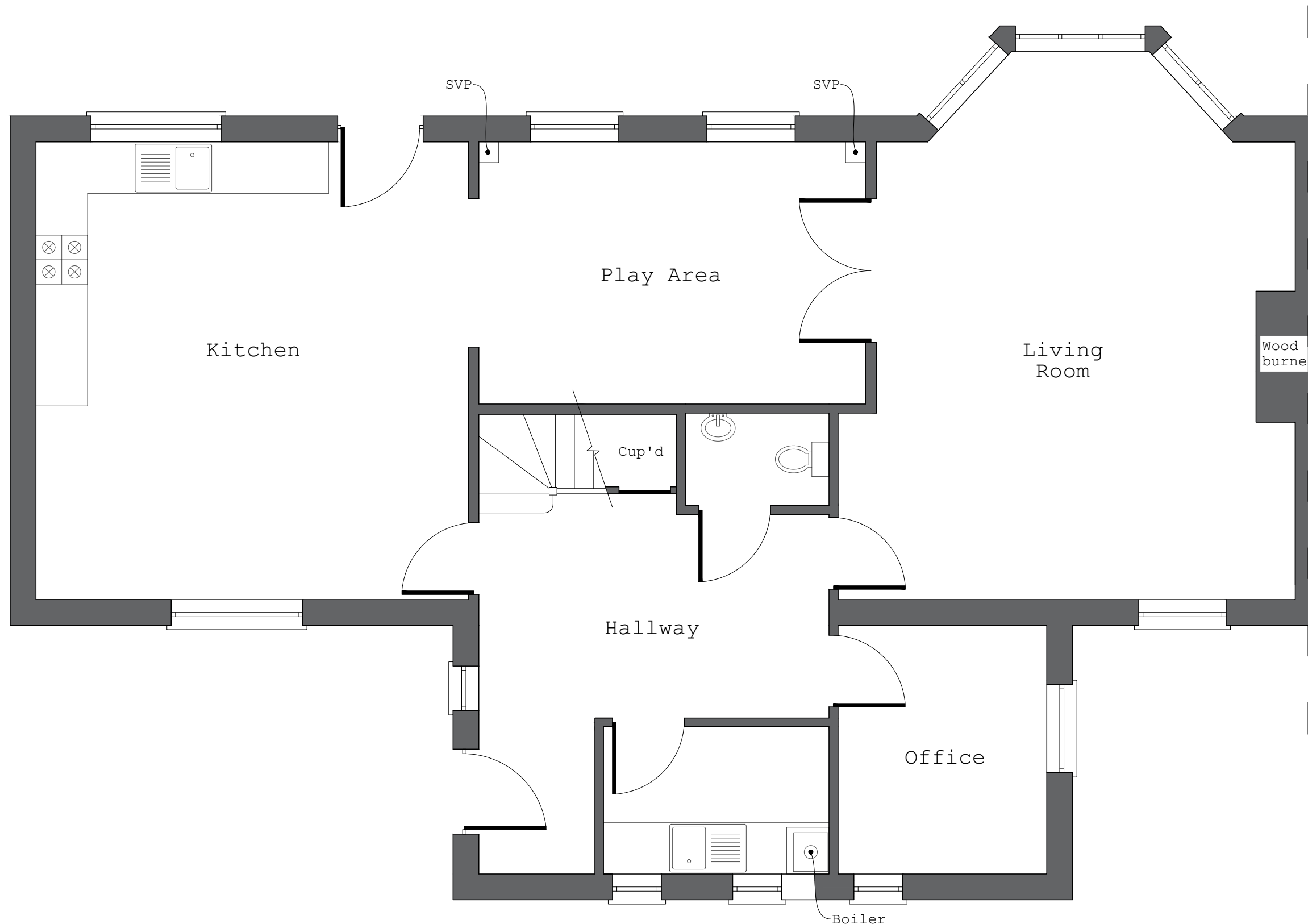


All dimensions are structural and need to be checked on site



Brief specification	
Existing roof construction	
Interlocking clay tiles on 75x50mm rafter @ 400mm centre. Existing ceiling 12.5mm plasterboard. First floor ceiling height 2346mm, gable wall bath stone block & brick cavity arrangement.	
Walls & flooring	
100x50mm stud walls at 400mm centre bolted with 6inch timber locking bolt screws to form purlin. 12.5mm plasterboard & skim with counter batten to maintain air flow. 50x125mm rafters alongside existing from perimeter stud work to ridge. 105mm Actis Hybris insulation in-between rafter and stud walls with Actis H control throughout. 100x50mm gable walls & partition walls with 100mm fibreglass insulation.	
New floor structure	
22mm T&G V313 flooring grade chipboard on joists at 400mm centres. 200mm fibreglass in-between joists. Both insulation and flooring to extend through to eaves. Steels to form perimeter beams, new joists to be supported by heavy duty joist hangers. Existing ceiling joists to be strapped to new beams.	
Stairs	
Staircase pitch 42° max, min going 220 & max riser 220mm. Tapered treads to measure 50mm at narrow end and 220 on the centre line. Headroom to be 2000mm min off pitch line & landing. Spindles 100mm max. Handrail to be 900mm min off the pitch line and landing line. Balustrades at 100mm apart.	
Ventilation	
Trickle vents to all windows min 800mm, ensure equivalent of continuous 25mm air gap at eaves level, 5mm continuous ridge ventilation is in place.	
Electrics	
All electrical work is required to meet the requirements of part P (electrical safety) to be designed, installed, inspected and tested by a competent person to do so. An appropriate BS 7671 electrical installation certificate to be issued for the work. Install LD1 mains operated interlinked fire detection in all habitable rooms (including utility rooms) and circulation spaces, and b. at least one escape egress window at first floor. Provide mechanical ventilation in bathrooms and en-suites at a rate of 15 l/s	
Fire regulations	
Denotes mains operated, fully integrated smoke alarms with battery backup on all floors, & to be positioned 300mm from any lights, wall and avoiding location over treads. Provide fibreglass cavity barrier around any beams to maintain full 1 hour fire resistance. Lighting to achieve of part L1B.	
Drainage	
32mm diameter PVC wastes to basin & showers, where waste runs exceed 1.7m use 50mm diameter. WC's are connected to existing SVP. Install mechanical extractor fan to shower room. SVP should terminate not less than 900mm above any opening within 3 meters.	
Dormer Face & Cheeks	
Vertical tiles hanging on tile battens & breathable roofing felt on BS 5747 on 9mm exterior OSB. 100x50mm studs at 400 centres with 105mm Actis Hybris and Actis H Control vapour barrier. 12.5mm plasterboard & skim. Dormer cheeks and external walls within 1m of the boundary need to provide minimum 30 minutes fire resistance from both side and the external surface/cladding should achieve Euro class B (Class 0). Consider cementitious boards such as Promat Supalux (or similar approved product) fixed to the external face of the timber frame. Dormer cheeks and external walls within 1m of the boundary need to provide minimum 30 minutes fire resistance from both side and the external surface/cladding should achieve Euro class B (Class 0). Consider cementitious boards such as Promat Supalux (or similar approved product) fixed to the external face of the timber frame.	
Dormer roof	
Resitrex or rubber single ply roofing on 19mm plywood decking on 50x50mm tapered firring strips falling 50-0mm. Dormer joists at 400 centres with 140mm Actis Hybris & Actis H Control. Part L1 - The proposed Flat & any pitched roof to achieve the minimum required U-value of 0.15 W/m2K.	
Title: Loft conversion with rear flat roof dormer	
Client: Mr & Mrs Abbott	
Address: 3 Pickwick Road, Corsham, SN13 0JB	
Date: March/2026	
Plan No: 1, Rev-	
Scale: 1:50, 1:100 @ A1	
Local Authority: Wiltshire	