

NEW DORMER ROOF TO CONSIST OF:
18mm EXTERIOR QUALITY DECKING SUPPORTING METAL LINED VAPOUR CONTROL LAYER. KINGSPAN THERMAROOF TR21 WITH AN INSULATION THICKNESS OF 120mm (TO BE APPROVED BY BUILDING CONTROL OFFICER) AND 3G' PERFORATED BASE LAYER TO BS 747:2000. FINISH WITH A 3 LAYER BUILT UP FELT SYSTEM UTILISING 3G FELT BASE LAYER PARTIALLY BONDED. ALL ON 75x145 GRADE C16 (SC3) TIMBER JOISTS AT 400mm CTRS (MAX SPAN 3.73m) (LEAVING 50mm AIR GAP). SPANNING FROM NEW BEAM AT RIDGE TO NEW DORMER WALL. ALLOW FOR SUITABLE TIMBER FIRRINGS TO PROVIDE FALL. ALLOW FOR 75mm 'KINGSPAN K18 KOOLTHERM' INSULATED PLASTERBOARD TO UNDERSIDE OF JOISTS (TO BE CONFIRMED WITH BUILDING CONTROL) WITH A 3mm SKIM COAT.. (CROSS VENTILATION PROVIDED BY A PROPRIETARY EAVES VENTILATION STRIP EQUIVALENT TO A 25mm CONTINUOUS GAP AT EAVES LEVEL WITH INSECT GRILL).

ALL EFFORTS ARE TO BE MADE TO KEEP THE NEW ROOF THICKNESS TO THE MINIMUM TO ASSIST WITH MAXIMISING THE INTERNAL HEADHEIGHT. ROOF DESIGN PRODUCTS MAY BE CHANGED / ADAPTED TO ACHEIVE THIS (TO THE SATISFACTION OF BUILDING CONTROL)

NEW ROOF TO BE SECURELY ANCHORED TO THE RIDGE BEAM AND FRONT FACE OF DORMER (AND DORMER CHEEKS) TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER.

NEW DORMER CHEEKS TO CONSIST OF (BOTH FRONT AND REAR DORMERS):
DORMER CHEEKS TO BE CONSTRUCTED USING 75mmx150mm TIMBER STUDWORK INCLUDING 150x47 C24 SOLE AND HEAD PLATES WITH NOGGINS STAGGERED AT MID HEIGHT – WITH 72.5mm KINGSPAN KOOLTHERM K18 INSULATED PLASTERBOARD FIXED INTERNALLY AND 70mm KINGSPAN K12 FRAMING BOARD BETWEEN STUDWORK. 12mm EXTERNAL GRADE (MARINE) PLYWOOD (OR SIMILAR APPROVED) IS TO BE FIXED TO THE OUTSIDE OF THE STUDWORK FINISHED WITH A BREATHABLE SARKING MEMBRANE (HAVING A VAPOUR RESISTANCE OF NOT MORE THAN 0.6 MNS/G) ON THE UNDERSIDE OF NEW VENTILATED CLADDING OR TILES ON PRESERVED / TREATED BATTENS. IT IS LIKELY THAT THE HOUSEHOLDER WILL WANT A RENDERED FINISH TO MATCH THE MAIN PROPERTY PRIOR TO IMPLEMENTING THE HOUSEHOLDER WILL AGREE MATERIALS AND METHODS WITH THE BUILDING CONTROL OFFICER.

WINDOW SCREWED TO TIMBER FRAME AND SEALED AT PERIMETER WITH EXPANDING FOAM SEALANT

NEW DORMER CHEEKS TO BE SECURELY ANCHORED TO THE EXISTING STRUCTURE TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER.

NEW FLOOR JOISTS

****NOTE – AS THE INTERNAL HEAD-HEIGHT (WITHIN THE LOFT SPACE) IS LIMITED. ALLOW FOR KEEPING MATERIAL THICKNESS DOWN TO A MINIMUM WHEREVER POSSIBLE. ALSO, UTILISE CONSTRUCTION METHODS THAT AGAIN MAXIMISE INTERNAL HEAD-HEIGHT WHENEVER POSSIBLE. MINIMUM HEAD-HEIGHT WITHIN THE NEW CONVERSION IS TO BE 2m.**

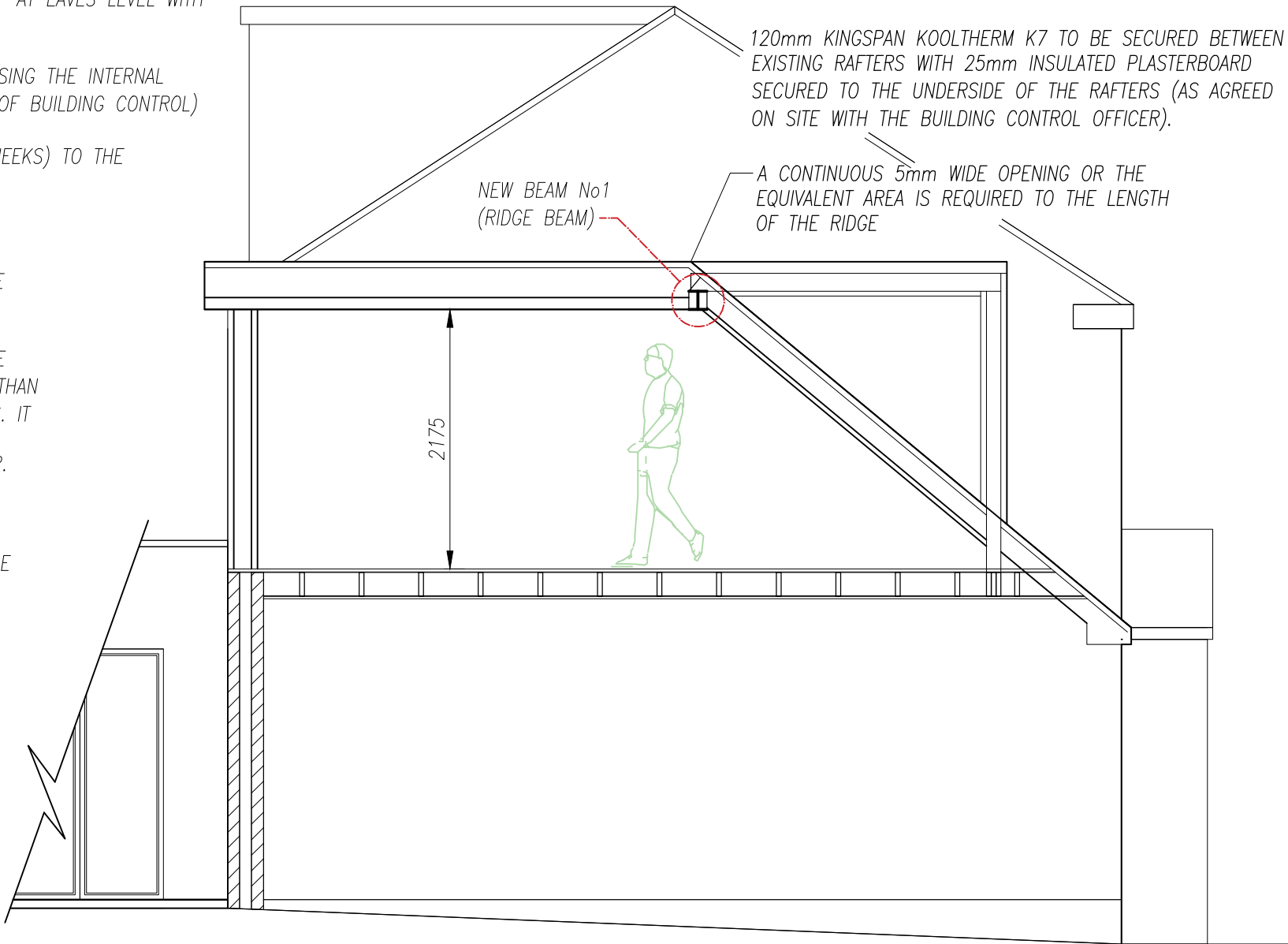
THE EXISTING JOISTS (CURRENTLY IN PLACE) RUN BETWEEN THE MAIN HOUSE AND THE SIDE WALL OF THE SINGLE STORY SIDE STUDY. IT IS LIKELY THAT THEY ARE ADEQUATE FOR RE-USE AS FLOOR JOISTS TO THE NEW CONVERTED LOFT SPACE. AS A CHECK, THE JOISTS REQUIRED ARE: 63x195 C16 TIMBERS @ 450mm CTRS (MAX SPAN – 3.85m) (ACTUAL SPAN APPROX – 3.60m).
(TO MAXIMISE HEAD-HEIGHT NEW FLOOR JOISTS TO SIT ON HANGERS FIXED TO THE NEW STEEL BEAMS)

FLOOR TO BE BOARDED WITH 22mm THICK MOISTURE-RESISTANT FLOORING TYPE C4 CHIPBOARD TO BS 5669 OR SIMILAR APPROVED. EDGES OF BOARD ARE SUPPORTED ON JOISTS AND NOGGINS, WITH 10mm EXPANSION GAP AT ROOM PERIMETERS BETWEEN CHIPBOARD AND WALLS. BOARDS ARE SECURELY FIXED TO SOFTWOOD FLOOR JOISTS. ONE ROW OF SOLID NOGGINS HAS BEEN INSTALLED AT CENTRE SPAN FOR JOISTS SPANS BETWEEN 2.5–4.5mm.

*****ONLY IF NECESSARY – UNDERSIDE LINED WITH 12.5mm PLASTERBOARD (MINIMUM MASS 10Kg/m2) TAPED, SKIMMED AND SET FINISHED. 150mm ROCKWOOL ISOWOOL IS LAID BETWEEN JOISTS (40 RW D8). ALL GAPS HAVE BEEN FILLED BETWEEN INTERNAL FLOORS TO AVOID AIR PATHS BETWEEN ROOMS.**

IF A 2m HEAD-HEIGHT CANNOT BE ACHIEVED, CONSIDERATION IS TO BE GIVEN TO RAISING THE RIDGE HEIGHT FURTHER (TO THE SATISFACTION OF THE LOCAL AUTHORITY) OR LOWERING THE STUDY CEILING TO ACCOMMODATE 2m WITHIN ADAPTED LOFT-SPACE.

**DRAWINGS FOR LOCAL
AUTHORITY APPROVALS**



**SECTION THROUGH PROPOSED LOFT
SPACE CONVERSION (1:50)**

LOCATION ADDRESS: 8 SINGLETON DRV, LIVERPOOL L34 0HE	DRAWINGS FOR LOCAL AUTHORITY APPROVALS	DRG PRINTED AT A3
	DRAWING TITLE: SECTION THROUGH NEW LOFT SPACE	DATE – AUG 2025
	PROJECT DESCRIPTION: TO CONSTRUCT A NEW FRONT AND REAR ROOF DORMER WITHIN THE PITCHED ROOF ABOVE THE EXISTING SINGLE STORY STUDY	DRAWING No (11 OF 12) DRAWING NUMBER: MT/0825/11