

FLAT ROOF CONSTRUCTION TO BE A THREE LAYER BUILT UP FELT OR SINGLE MEMBRANE ROOF COVERING FINISH LAPPED WITH EXISTING ROOF COVERING. ALLOW FOR NOMINAL FALL WITH FIRINGS TO RAINWATER GUTTER ON 20MM THICK WPB PLYWOOD DECKING ON 20MM X 20MM COUNTER BATTENS FOR CROSS VENTILATION ON C24 200 x 50mm JOIST AT 400mm CRS. INSULATE WITH 25MM AIR GAP 125MM KING SPAN THERMA PITCH TP10 BETWEEN RAFTERS AND 25MM THICK CONTINUOUS KING SPAN KING SPAN THERMA PITCH TP107 ACROSS UNDERSIDE OF RAFTERS INSTALLED IN LINE WITH MANUFACTURERS DETAILS TO THE APPROVAL OF THE BUILDING INSPECTOR AND PLASTER WITH 12.5mm DUPLEX PLASTER BOARD AND SKIM.

INSULATE SLOPPING SOFFITS WITH 25MM AIR GAP 125MM KING SPAN KOOL THERM K107 BETWEEN RAFTERS AND 25MM THICK CONTINUOUS KING SPAN KING SPAN KOOL THERM K107 ACROSS UNDERSIDE OF RAFTERS INSTALLED IN LINE WITH MANUFACTURERS DETAILS TO THE APPROVAL OF THE BUILDING INSPECTOR AND PLASTER WITH 12.5mm DUPLEX PLASTER BOARD AND SKIM

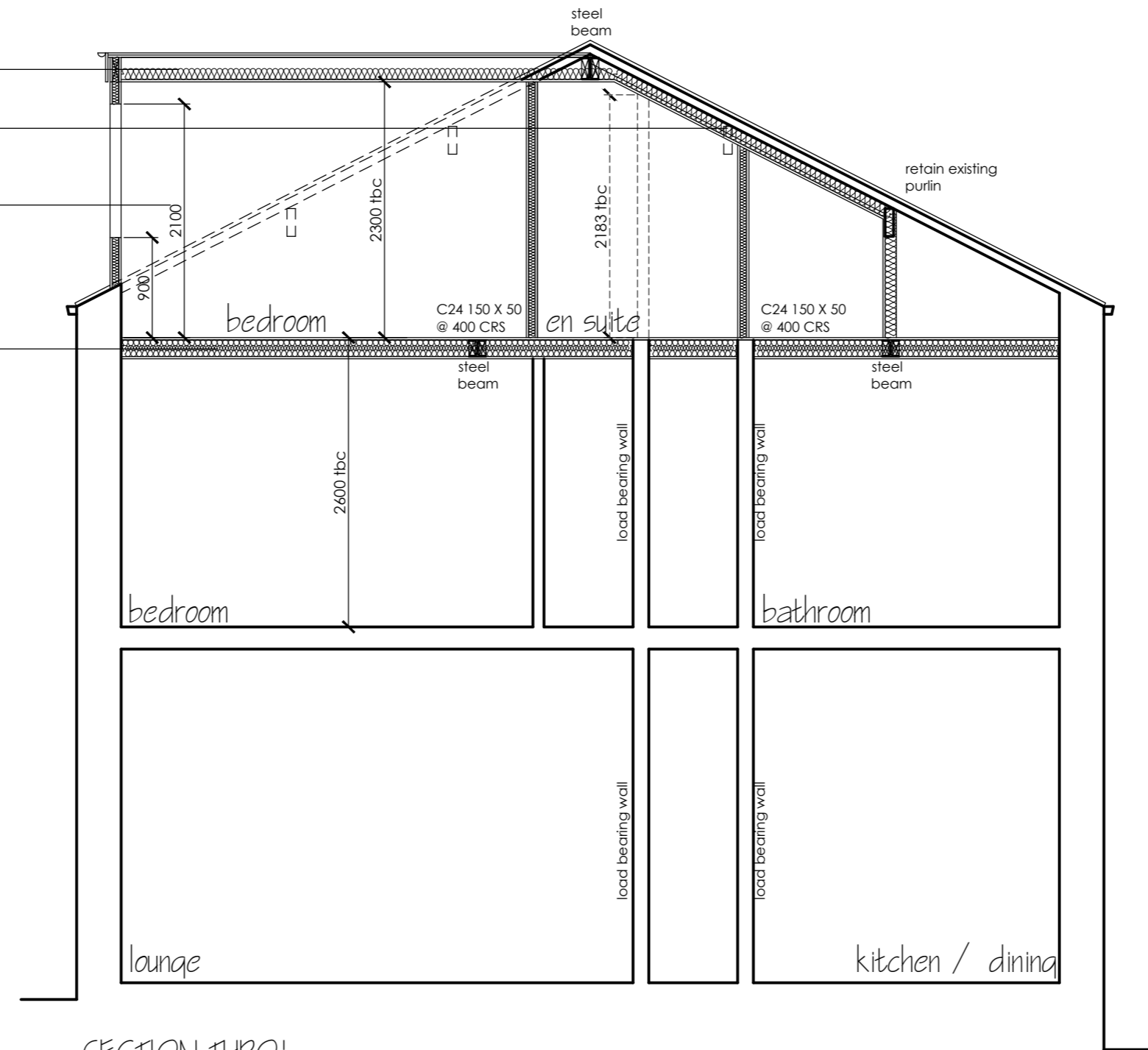
CAREFULLY STRIP OFF ROOF TILES TO AREA EFFECTED BY DORMER STRUCTURE AND STORE FOR REUSE. REMOVE BATTENS FELT AND RAFTERS AND CARTAWAY. CONSTRUCT 100 X 50MM STUD WORK WALL TO FORM FRONT AND CHECKS OF DORMER. ALLOW FOR 3 NO 100 X 50MM STUD TO CORNERS OF DORMER TO PICK UP 150 X 100MM TIMBER HEAD MEMBER TO FRONT OF DORMER. INSULATE BETWEEN STUD TO DORMER WITH 100MM THICK RIGID INSULATION FIXED IN POSITION AND FINISH DORMER CHECKS AS DESCRIBED BELOW.

NEW FLOOR CONSTRUCTION TO BE 20mm THICK T & G FLOORING ON C24 FLOOR JOIST AND NEW FLOOR TO BE SUPPORTED ON JOIST HANGERS SUPPORTED ON LOAD BEARING WALLS. ALLOW FOR DOUBLING UP JOIST BELOW NEW STUD PARTITIONS

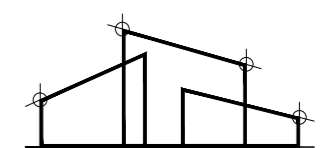
SUPPLY AND BUILD IN STEEL BEAMS AS ENGINEERS DETAILS WITH MIN. 100MM BEARING WITH 300 X 20MM M/S SPREEDER PLATES WELDED ON 6MM FILLETS. IF STEEL BEAMS HAVE TO BE JOINTED TO FACILITATE ERECTION, THEN ADOPT A BOLTED / WELD END PLATE AS PER DETAILS TIMBER WEB INSERTS TO ALLOW FIXING OF JOIST HANGERS TO BE BOLTED IN M12 AT 300MM CRS, STAGGERED 600MM ON LINE TO RECEIVE STUD WALL, TO BE SIMILARLY BOLTED

STEEL BEAMS TO BE BUILT ON AT APPROX. 25mm ABOVE EXISTING CEILING LEVEL AND NEW FLOOR JOIST TO BE HUNG OFF JOIST HANGERS TO LEVEL DESCRIBED BEFORE. ALLOW FOR TIMBER PACKER TO FLANGE OF STEEL BEAM TO PROVIDE FIXING POINT FOR END OFF JOISTS. ALLOW FOR SPLICE PLATES TO STEEL BEAMS AS ENGINEERS DETAILS

300mm THICK OF MINERAL WOOL INSULATION TO EXISTING ROOF VOID



SECTION THRO'



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PROPOSED PLANS
LOFT CONVERSION AND PORCH

Date: JULY 2025 Drawn By: SDE Checked By: Scale: 1:50

Project No: J43 - 93 Drawing No: 003 Revision:

TERMS & CONDITIONS

1. THIS DRAWING IS DETAILED SUFFICIENTLY IN ACCORDANCE WITH CURRANT ARCHITECTURAL PRACTICE TO SATISFY A BUILDING SUBMISSION. NO LIABILITY IS ACCEPTED FOR ANY LOSS OF ANY SORT OF ADDITIONAL EXPENSE INCURRED CONSEQUENT ON ANY FAILURE, REAL OR REGULATIONS ALLEGED, OF THE DRAWING TO MEET THE REQUIREMENTS OF ANY BODY, STATUTORY OR OTHERWISE.
2. THE LAYOUT AND SPECIFICATION ON THIS DRAWING IS A GUIDE AS TO WHAT MAY BE REQUIRED TO SATISFY A BUILDING REGULATIONS SUBMISSION. THIS DOES NOT IMPLY THAT THIS IS THE ONLY ACCEPTABLE WAY OF ACHIEVING BUILDING REGULATION CONSENT. NO LIABILITY IS ACCEPTED FOR LOSS OF ANY SORT OR ADDITIONAL EXPENSE INCURRED CONSEQUENT ON ANY VARIATION TO THE LAYOUT OR SPECIFICATION THAT MAY BE REQUIRED AS A RESULT OF SITE CONDITIONS, AVAILABILITY OF MATERIALS, CUSTOM AND PRACTICE, THE REQUIREMENTS OF THE BUILDING CONTROL OFFICER, OR OTHER CIRCUMSTANCES.
3. DO NOT SCALE THIS DRAWING. ANY DISCREPANCIES TO BE REPORTED TO THE PROJECT CO-ORDINATOR IMMEDIATELY.
4. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING ANY WORKING DRAWINGS OR COMMENCING WORK ON SITE.
5. THE CONTRACTOR MUST ENSURE AND WILL BE CONSIDERED RESPONSIBLE FOR THE OVERALL STABILITY OF THE BUILDING STRUCTURE, EXCAVATIONS ETC. AT ALL STAGES OF THE WORK.
6. ALL WORK TO BE CARRIED OUT IN COMPLIANCE WITH THE REQUIREMENTS OF THE RELEVANT STATUTORY AUTHORITIES AND REGULATIONS.
7. ALL WORK BY THE CONTRACTOR MUST BE CARRIED OUT IN SUCH A WAY THAT ALL REQUIREMENTS UNDER THE HEALTH AND SAFETY AT WORK ACT ARE SATISFIED.