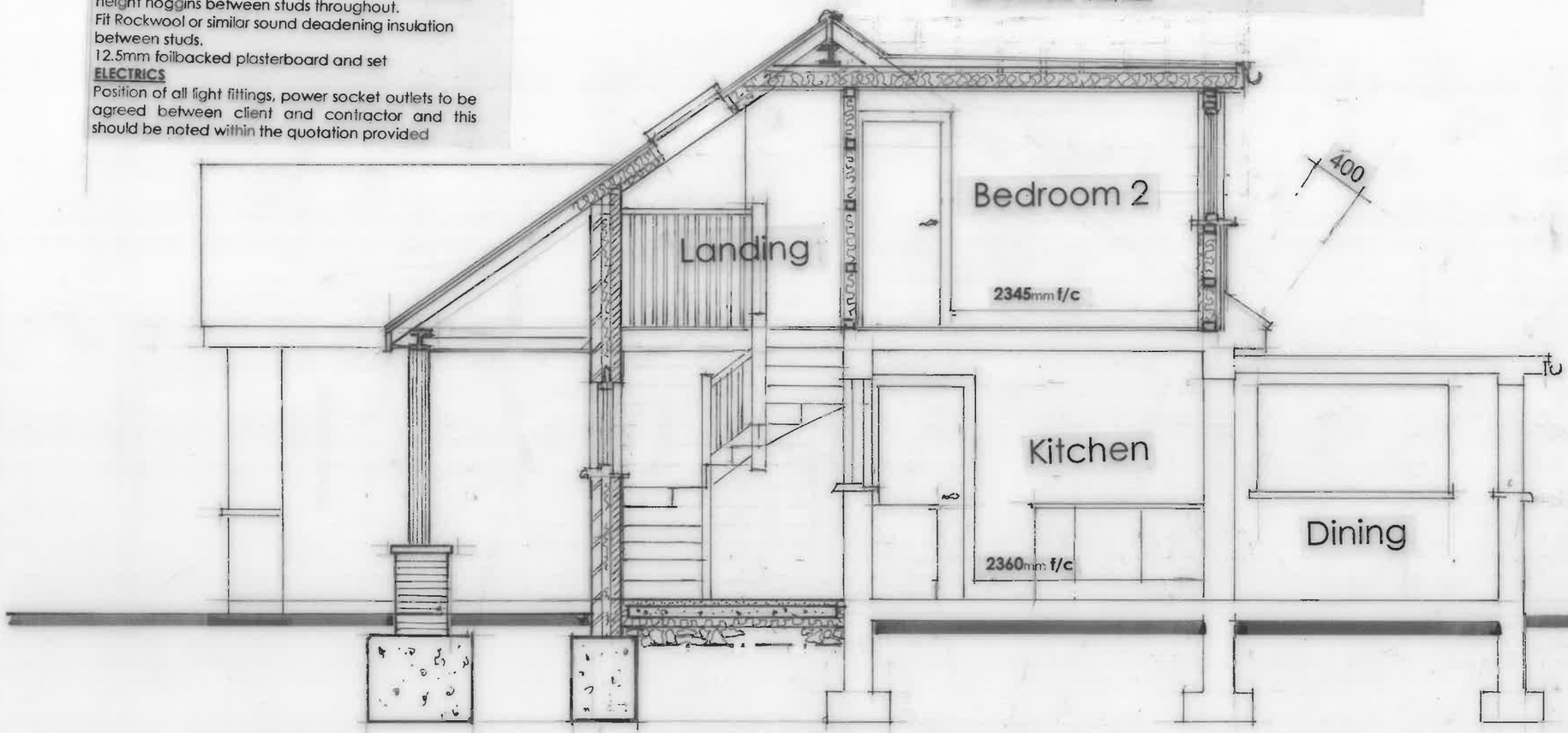
ALL TIMBER CONSTRUCTION
All joists to be secured using mild steel lateral restraint straps @ 1 metre centres and secured at each end using mild steel joist hangers.
STRUCTURAL STEELWORK
new structural steelwork designed and calculated by John Bender Associates
ROOF VENTILATION
To be by ridge ventilators and 25mm continuous ventilation strip to soffit
NEW INTERNAL PARTITIONS
New timber stud partitions formed by using 97 x 47 C16 timber
head and sole plates with 97 x 47 timber studs at 400 crs with
double studs under any timber trimmers. Provide mid height noggins between studs throughout.
Fit Rockwool or similar sound deadening insulation between studs.
12.5mm foilbacked plasterboard and set
ELECTRICS
Position of all light fittings, power socket outlets to be agreed between client and contractor and this should be noted within the quotation provided

FLAT ROOF CONSTRUCTION
170 x 47 x 400 crs flat roof joists (3.75 span)
Fitting pieces, 19mm marine plywood
Glass fibre or similar finish with flashings
50mm ventilation air gap to flat roof
100mm rigid board PIR insulation between joists
Plus 50 rigid board PIR insulation to underside of joists
Vapour control layer
12.5 foil backed plasterboard and set
ALL TO AFFORD 0.15 W/m2k

NEW CAVITY WALLING
100mm brickwork outer skin rendered to match existing walls
10 residual cavity kept clean of mortar droppings
90mm thick rigid board insulation (Thermaclass cavity wall 21 or similar) self adhesive breathable tape at all joints and wall tie locations.
100mm Celcon Solar block inner skin
Wall ties at 450crs vertically and 900crs horizontally
Internal finish plaster and set to receive decorations
ALL TO AFFORD 0.18W/m2k
NEW WINDOWS
New windows to be double glazed with 32mm air gap and a soft low-E coating and fitted with trickle vents to provide 8000mm2 ventilation to comply with current Building Regs and FENSAh
ALL TO AFFORD 1.4W/m2k



Section Through

FLOOR CONSTRUCTION
65mm sand and cement screed laid upon
Separating layer of polythene dpm
100mm thick rigid board PIR insulation
100mm concrete slab
25mm Celotex slab insulation dressed up perimeter wall to the depth of the concrete slab
500 gauge polythene separating layer between insulation and concrete slab
1200 gauge polythene damp proof membrane laid continuous with damp proof course laid on minimum
150mm well consolidated and blinded hardcore bed
ALL TO AFFORD 0.18W/m2k
FOUNDATIONS
Mass filled concrete strip foundations 850mm deep x 600mm wide laid to a minimum depth of 1 metre below Ground Level or to such depth agreed with Building Control Surveyor.
Foundation concrete to be a minimum of C20 mix in accordance with Approved Document A
BATHROOM
Bathroom to be fitted with mechanical ventilation to afford an extract rate of 15 litres per second and to give a min 15mins overrun.
ROOF CONSTRUCTION
Matching tiles laid on
125 x 47 x 400crs C16 timber rafters extended to marry up with existing roof binders and ceiling joists to match
100mm rigid board PIR insulation between rafters and
50mm rigid board PIR insulation fixed to underside of rafters to give total thickness of 150mm
12.5mm foil-backed plasterboard and set finish
ALL TO AFFORD 0.15W/m2k
FIRST FLOOR CONSTRUCTION
25mm close-boarding laid upon
195 x 47 x 400crs C16 grade timber floor joists with strutting fixed under doors
100mm Celotex FR5000 between joists
DORMER WALL
Dormer construction to be minimum 97 x 47 timber head and sole plates with 97 x 47 timber studs at 450 crs. Max. double studs at corners and sides of openings. Celotex FR5000 (100mm) between studs and FR5000 (25mm) over inner face of studs. Taped joints and 12.5 foil backed plasterboard.
Clad externally in 15mm exterior quality ply with plain tiles to to finish. Lead soakers where dormer abuts roof.
ALL TO AFFOED 0.21 W/m2

Amended drawing Dec'25

0m 1m 2m 3m 4m 5m

SCALE BAR : 1-50 @A3

No	Revision	Date	By
A	Dormer roof construction amended to shoe flat roof rather than pitched dormers	Dec 25	

Site **4 Myrtle Road, Lancing, West Sussex BN15 9HX**
Drawing **Proposed loft conversion and alterations**
Scale 1:50 @ A3 | Drawn by
Date Aug 2025 | Drawing Number **1467-10A**

JHA Designs
18 Maryland Road Hawkenbury Tunbridge Wells Kent TN2 5HE
Telephone 01892 523890
Email jand90@aol.com