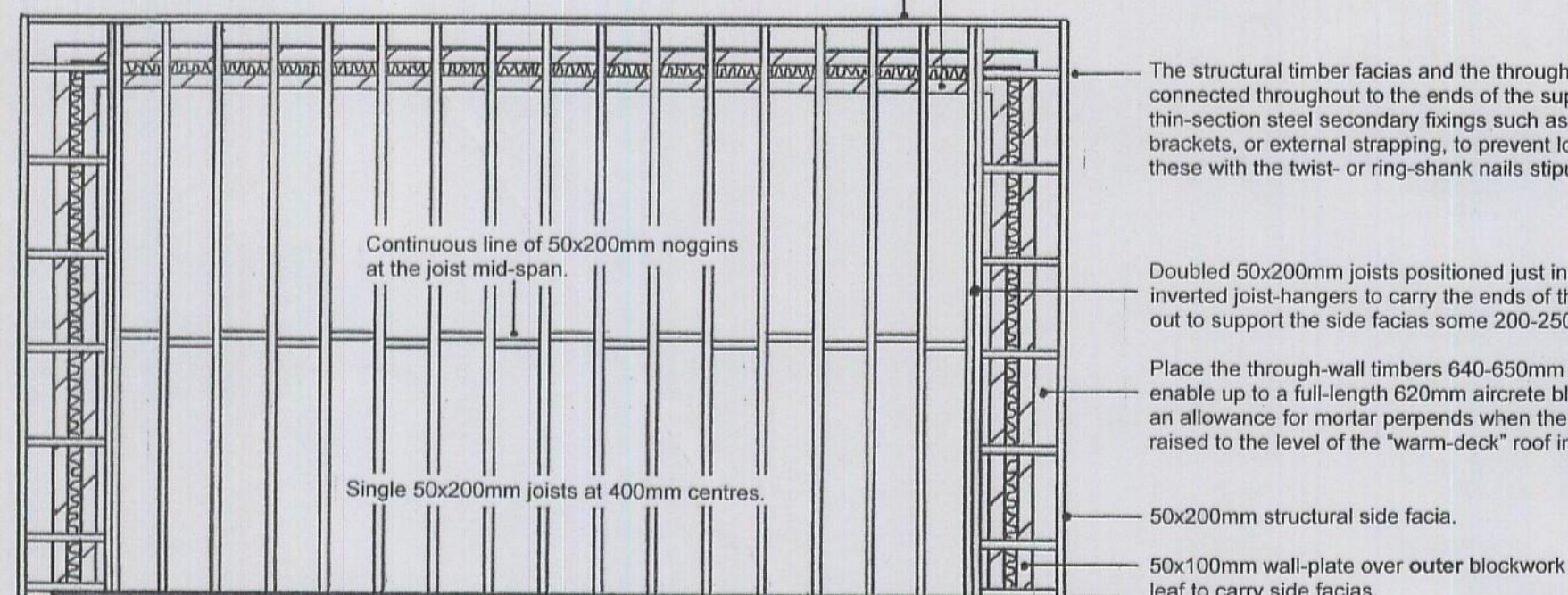


# 1:50-scale joist plan for roof of proposed single-storey rear extension.

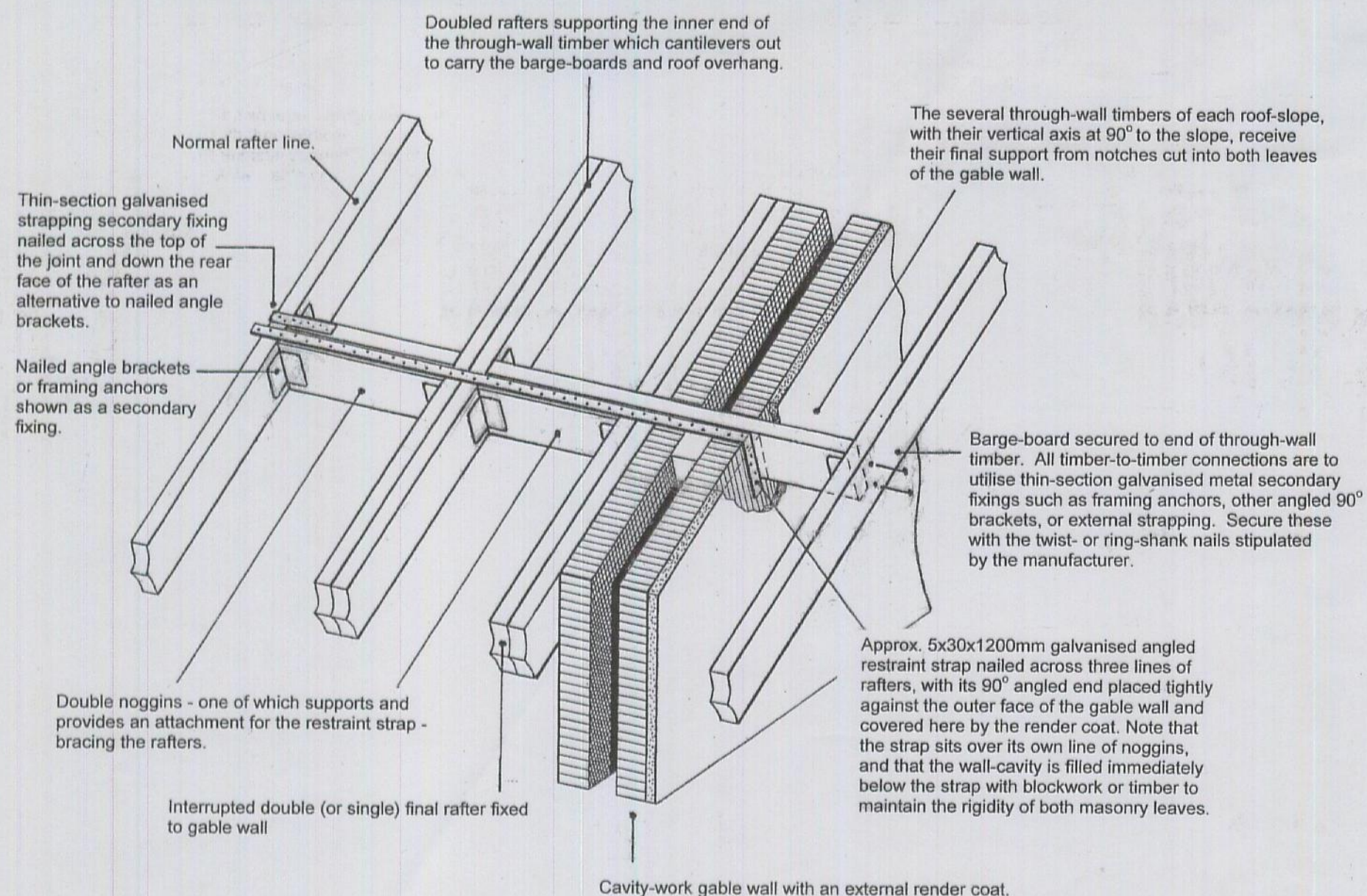
All structural timbers are to consist of C24-grade material.



Existing rear wall of house, off which the inner joist ends are to be carried at 400mm centres on one of two possible type of hanger:

Option 1: Use thick-section joist-hangers cut into the outer blockwork leaf of the presumed cavity-work. Note however that the render coat is to be removed at the location of each joist end to enable the hanger flange to sit directly and fully on the structural masonry.

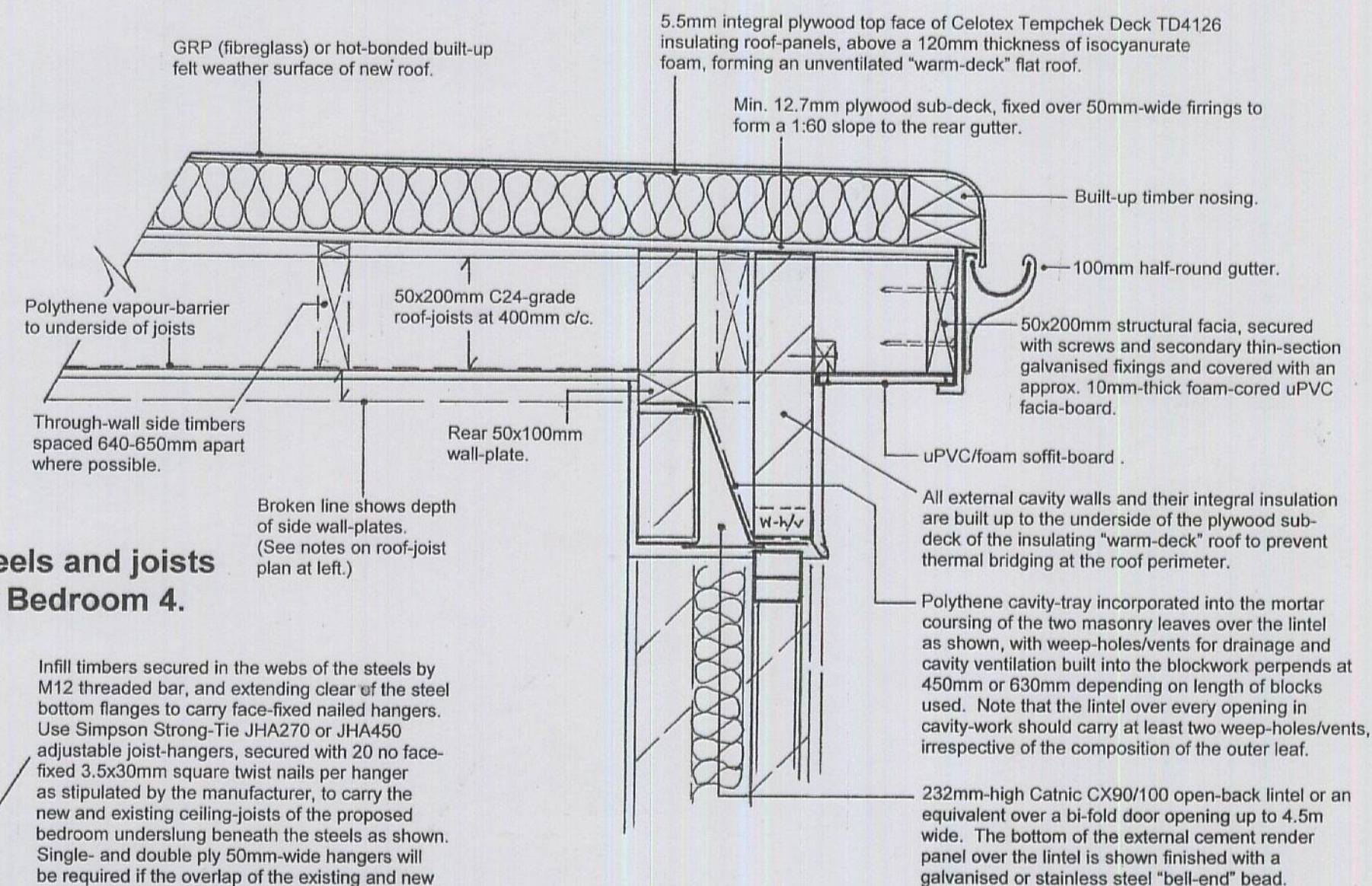
Option 2: Support the new joists off a 75x200mm timber plate secured to the face of the rendered blocks with Fischer- or Rawlbolt-type expanding fixings or equivalent at max. 600mm staggered centres, ensuring that these penetrate to the full depth of the outer leaf. Use thin-section hangers such as Simpson Strong-Tie JHA450/50's and JHA450/100's to carry the joist ends in conjunction with this plate, and make full use of the width of the support-plate's top edge to ensure that the hangers are installed in the "wrap-over" mode for maximum long-term stability and economy of nailing as advised by the manufacturer - i.e., using 8 face-fixed, 4 top-fixed and 6 joist-to-hanger nails, compared with 20 face-fixed and 6 joist-to-hanger nails where top-fixing is not feasible. Employ 3.75x30mm square twist nails throughout.



Drawing of a proposed arrangement combining new gable-strapping with support for the roof overhang and barge-boards. Not to scale.

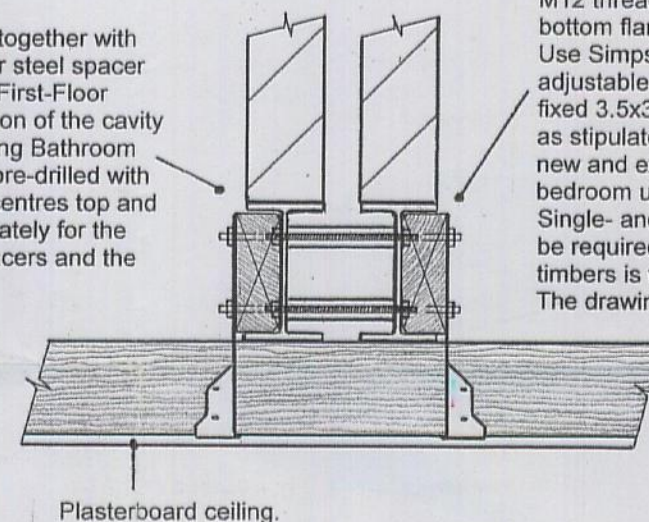
# 1:10-scale section through roof and rear wall of proposed single-storey rear extension.

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APPROVED PLAN

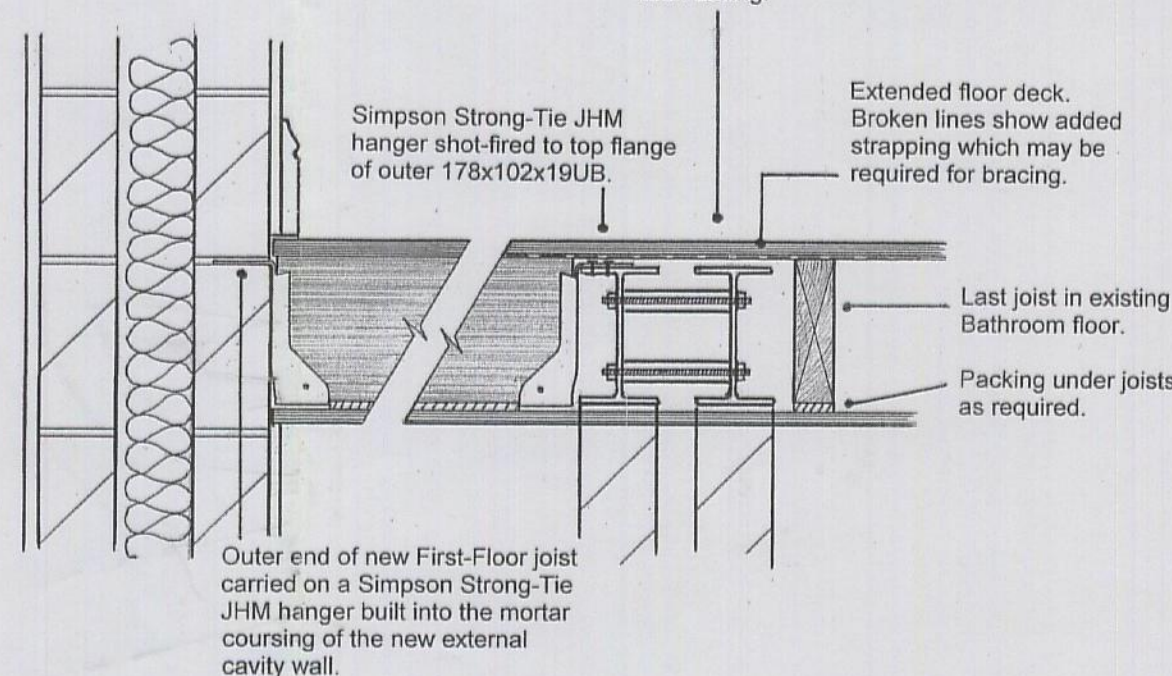


# 1:10-scale detail of new steels and joists over the ceiling of the new Bedroom 4.

2 no 178x102x19 UB's, connected together with M12 bolts or threaded bar in tubular steel spacer sleeves, installed over the existing First-Floor ceiling level to support the top section of the cavity wall over the east side of the existing Bathroom and Kitchen. The steels are to be pre-drilled with matching holes at regular 600mm centres top and bottom as shown, to be used alternately for the staggered bolting of the tubular spacers and the infill timbers respectively.



2 no 178x102x19 UB's, connected together with M12 bolts or threaded bar in tubular steel spacer sleeves, installed over the existing Ground-Floor ceiling level to support upper sections of the approx. 250mm-thick existing cavity walls over the new Kitchen opening and to carry the new First Floor section over the proposed Kitchen side extension. For clarity the steels are shown mounted on end padstones at the same level as the existing First-Floor joists while also leaving adequate clearance below the First-Floor deck, but if the existing First-Floor joists are shallower than shown it will be necessary to position the steels lower in order to achieve the requisite top clearance - while also packing out the underside of at least the existing joists to a greater extent in order to achieve a new flush ceiling.



1:10-scale detail of new steels and floor over the ceiling of the enlarged Kitchen.

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# SUPPLEMENTARY DRAWINGS TO ACCOMPANY A PLANNING- & BUILDING REGULATIONS APPLICATION CONCERNING

16, KILNWOOD AVENUE, HOCKLEY, ESSEX, SS5 4PR.

# CLIENTS:

MR AND MRS BUCHANAN,  
16, KILNWOOD AVENUE, HOCKLEY, ESSEX, SS5 4PR.

# PROPOSALS:

CONSTRUCT A NEW TWO-STOREY REAR EXTENSION, AND AN ENLARGED SINGLE-STOREY REAR EXTENSION TO REPLACE THE EXISTING REAR SUN-LOUNGE.

# AGENT:

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