

Existing chimney breast to be removed and the party wall is to be made good to line through with the existing elsewhere.

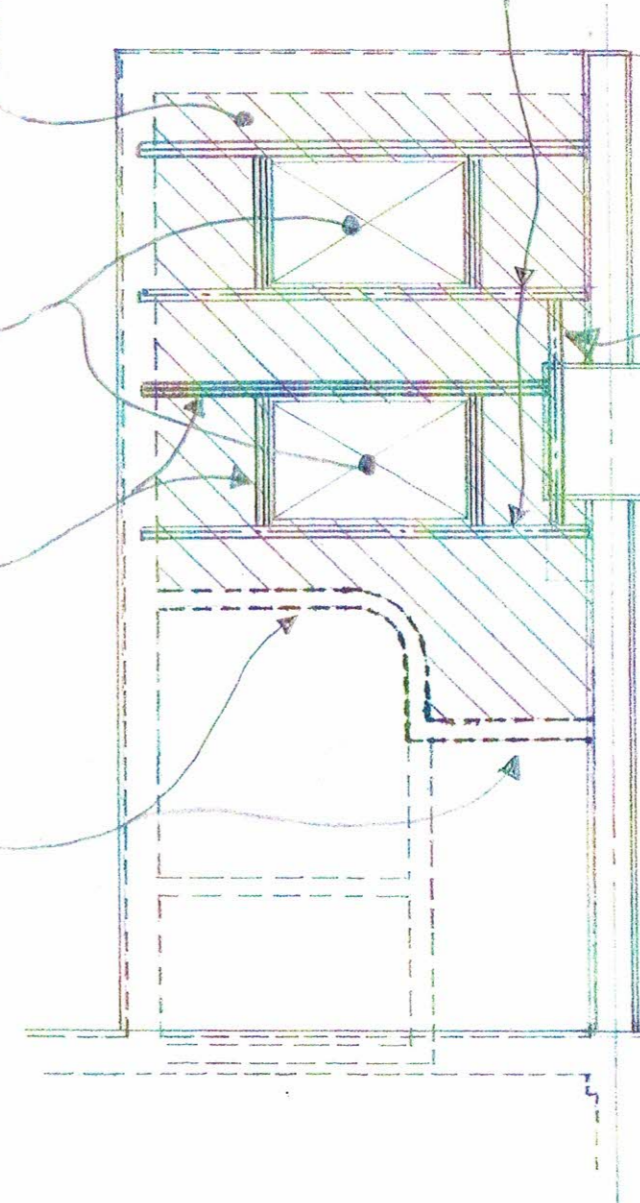
Hatching indicates the area of ceiling joists to be removed and area of roof structure to be upgraded by installing proprietary BAT Expamet galvanised mild steel framing anchors to each end of each existing rafter. Upgrading the connection of the existing timber wall plate at the party wall end of the existing rafters to the party wall by installing M12 resin anchor bolts @ 600mm maximum centres centrally to the wall plate, each with 100mm embedment, and screwing 18mm thick WBP ply sheet to the underside of each rafter using No.12 x 50mm long woodscrews at 300mm maximum centres throughout.

Each new Velux style, or similar approved, roof window to be type GGL MK08 (780mm wide x 1400mm long) installed all in accordance with the manufacturer's instructions.

To each side and top and bottom of new roof windows, except where utilising a transfer beam as a trimmer, provide doubled up rafters and double 100 x 50 timbers as trimmers throughout.

Existing partition to rear edge of existing bathroom and over door opening into the kitchen to be raised in vertical timber studs and plasterboard to match and line through as the existing.

New transfer beams to each end of chimney support beam to be a 'Flitch' beam consisting of 2No. 100 x 50 timber joists side by side with a 100mm deep x 8mm thick MS plate bolted in between using M12 bolts @ 600mm maximum centres. End of flitch beam at party wall to be connected to the timber wall plate via 2No. 100mm long 150 x 90 x 10mm thick MS angle cleats with the 90mm leg drilled to accept 1No. M12 bolt for connecting to transfer beam and 2No. M12 bolts equally spaced horizontally for resin bolting through timber wall plate into the existing masonry each with 100mm embedment.



New support beam to chimney stack to be a 'Flitch' beam consisting of 2No. 125 x 50 timber joists side by side with a 120mm deep x 8mm thick MS plate bolted in between using M12 bolts @ 600mm maximum centres (minimum 3No.bolts) with top edges packed up tight to the underside of the existing masonry throughout and with each end connected to transfer beams via a 120mm long 90 x 90 x 8mm MS Angle cleat with each leg drilled to accept 2No. M12 bolts equally spaced vertically.

**PROPOSED: PART FIRST FLOOR PLAN REAR ADDITION**  
(1:50 scale @ A3) (STRUCTURE)

**PROPOSED: PART ROOF PLAN REAR ADDITION**  
(1:50 scale @ A3) (STRUCTURE)

NOTE: All existing masonry where disturbed by these works to be made good in bricks to match and be fully toothed into the existing.

**PRELIMINARY**  
ISSUED FOR PRICING / DISCUSSIONS PURPOSES ONLY

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