

Flat roof joists @ 400mm c/s
Use 47 x 175 C24

Trimmer T1
Use 2no 47 x 175 C24

Trimmer T2
Use 2no 47 x 175 C24

Beam B1
Use 2no 47 x 195 C24

Post below B1, B2 & B4
Use 94 x 122 C24
Use 2No 47x122mm C24 timbers well spiked together

studs @ 400mm c/s
Use 47 x 122 C24

Beam B2
Use 2no 47 x 120 C24

Beam B3 - External skin only
Use 127 x 76 x 13 UKB S355
Bearing R1: 10 mm S275 bearing plate, size 200 x 100 mm
Bearing R2: as R1

Beam B4
Use 2no 47 x 120 C24

Plan 2 of 6

The property owner is required to serve a party structure notice on the adjoining owner as required by The Party Wall etc Act 1996.

If any discrepancies are found with the plans or structural calculations please contact S.Barrett prior to works continuing so amendments can be made before works progress too far.

Take on site measurements before ordering steel beams etc. Do not scale from the plan or use measurements shown in calculations

Due to the fact that not all information is available to confirm 100% that any proposed work is permitted development it is recommended that clients request a certificate of lawfulness is submitted.

See note below re corners

Neighbours Brick Shed

225mm thick brick wall 1800mm high

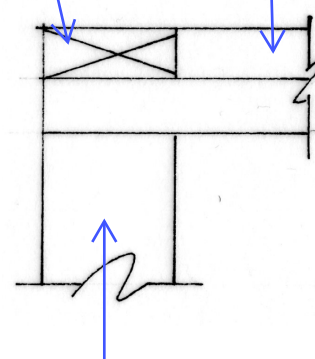
** - New section of drain run from where the existing gully connected to the run. The gullies are being removed. And make a 'Y' connection to the existing drain run. Existing IC to be removed and new drain runs installed in area of the existing IC.

Double stud fixed to existing wall with M12 Anchor bolts @ 450mm vertical c/s

Corners

Head plate - base plate to be the same as head plate & posts and studs to sit on base plate

Do not butt joint head plates at corner. Over lap the 2 timbers.

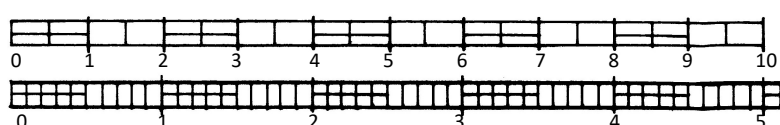


Triple stud to corners

Provide double timbers at head plate and base plate

Basic Radon protection required

Proposed Ground Floor Plan 1:50



Planners can scale from plans

1:50 @ A3



BSB S.Barrett Architectural, Structural & Party Wall Services

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58 Palmerston Ave,

Goring

Rear / Side Extension



CLIENT: Willing & Sinden

DATE: 22.04.2026

DRWG No: BSB/26237/2/B

A3