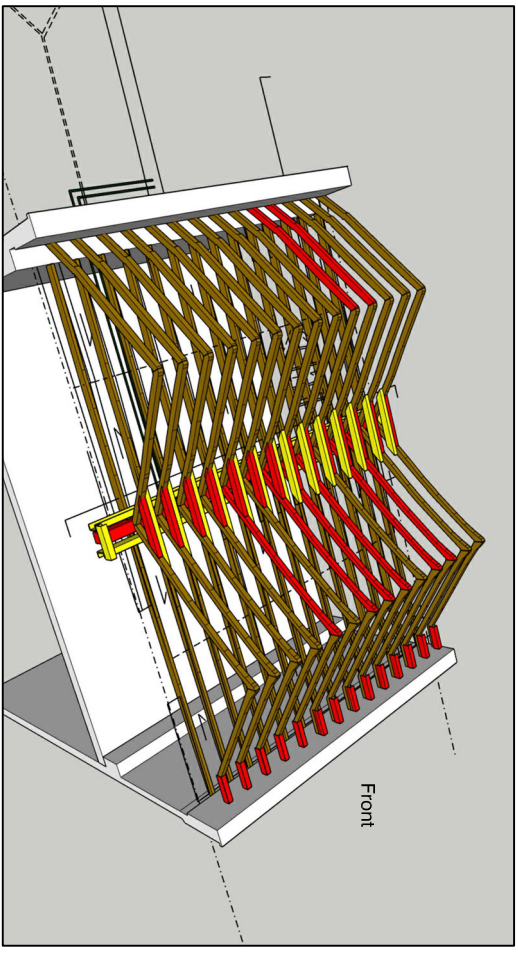
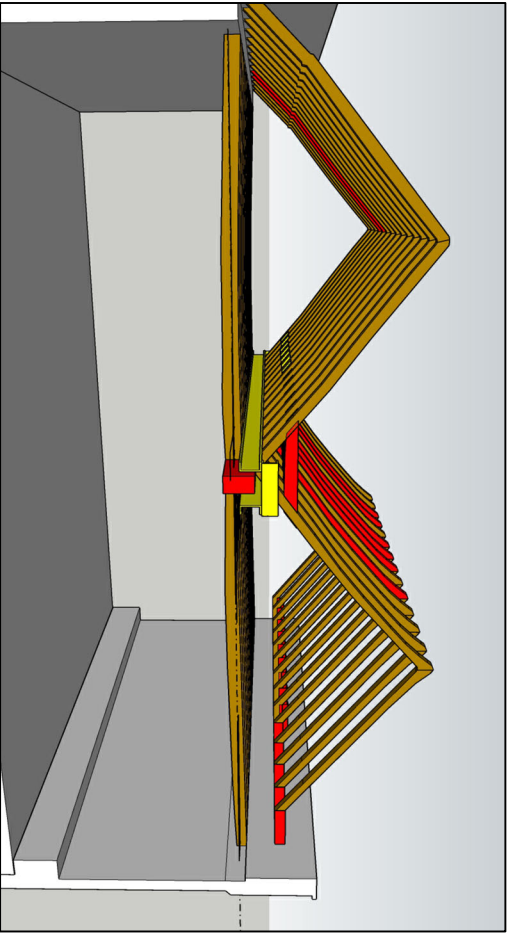





Proposed Joists and Rafter Plans
1:50@A3

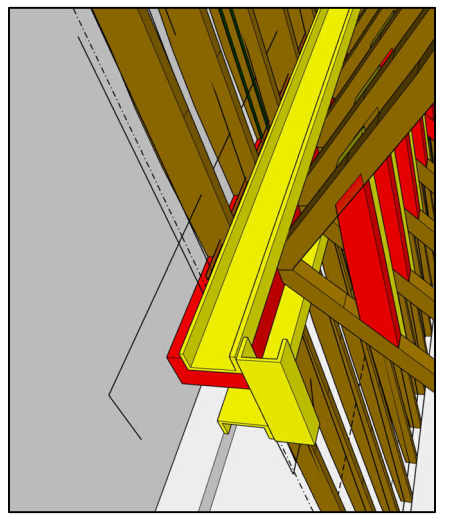


3D sketch showing proposed solution (valley access dormer omitted here for clarity)
Yellow indicates new additions

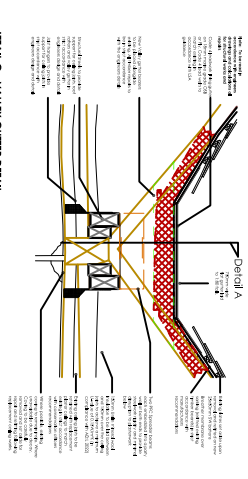
-  Rafters and joists. Rafters are joined at ridge with Mortice and Tenon Detail.
-  Rafters (and beams) that are rotten or damaged. Rafters that are rotten, damaged will be repaired. The same timber reclaimed, dating from a similar period will be used. Reclaimed timber from 'antiquebuildings.co.uk'
-  New steel PFC beams are proposed to sit either side of the damaged valley beam (to support the ceiling joists, rafters, gutter and self weight of the beam). New valley gutter bearers will sit alongside decayed existing bearers. Rotten ends of joists/rafters will be splices as necessary. Refer to structural engineers detail.



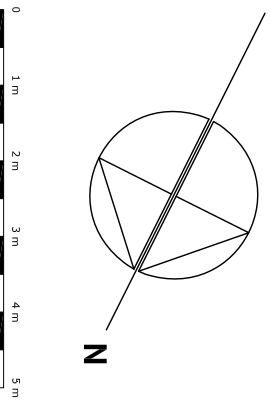
The rafters are joined at the ridge with a traditional tongue and fork type T+G joint.
Retained rafters to use this joint. If this joint is in poor condition it will be repaired with a splice detail to ensure that connections are made in the traditional manner.



New steel PFC beams are proposed to sit either side of the damaged valley beam (to support the ceiling joists, rafters, gutter and self weight of the beam). They will be connected into the party wall at either end with a min. 500mm L PFC spreader (shown here in this sketch). This will mean that the existing corning can be retained as far as possible (and refurbished when the roof works are complete).



Detail A - VALLEY GUTTER DETAIL
Refer to drawing 24.02.300 for the valley detail



REVISIONS:
00: 26.06.24 First Issue

PLANNING
PROJECT
8 Montpelier Row
Twickenham
TW1 2ND

DRAWING

PROPOSED ROOF SCHEMATIC

SCALE	PAPER SIZE	DATE	DRAWN BY
1:50	A3	JUNE24	SH
DRAWING N°	REVISION	24.02.271	00