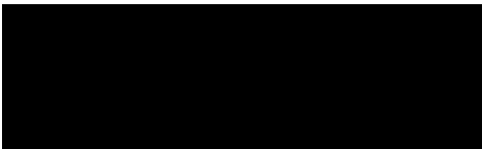


## Design and Access statement Doc 5

Re-roofing of the main and rear extension roofs

At the Walnut tree P.H. IP23 7ED



The main roof structure for the most part is original, probably C16, but has been repaired in recent years with soft wood timbers including the removal of a rear facing window. In 1980s a fire destroyed a third of the north end roof and has been rebuilt with softwood rafters, ties and purlins. The ceiling joists in the old, south end, have been cross joisted and additional steel ties installed to prevent collapse. There is evidence that the wall plates have spread significantly.

Many of the tiles have been dislodged, the external joinery is in need of replacement. The rear facing eaves are open and rafter ends are incapable of supporting the cast iron gutter.

Various attempts have been made over the years to patch up leaks in the roof.

Before the current owner, the attic was derelict with limited access to services. Over the past 4 years, the attic has been cleared, insulated, reinforced and refloored. The original lath and lime plaster has been left in place where possible.

The cost of re-roofing presents a major investment and has not been lightly undertaken. Funds are now in place for a basic strip and re-cover with replacement felt, battens and tiles, and re-use where practical. ( See contractors Schedule of works ). The works will be

carried out by a local firm of some 50 years standing with the experience and knowledge to sympathetically restore the roof.

Provisional sums have been set aside to repair timbers, flashings and external joinery.

Access has always been and will continue to be via two hatchways with the use of a ladder. There is no natural light nor means of escape.

Future use will be for light storage and access to services.

The rear extension ( Kitchen) roof is probably early C20 and comprises clay pantiles over soft wood roof timbers with block and soft red brick walls.

The old bitumen felt is damaged and water intrusion has caused wet rot to the eaves timberwork.

The attic is currently used for storage with access via a hatch.

Many of the pan tiles can be re-used.

Repair concurrent with the main makes economic sense and will greatly extend the life of the extension.