



**Part Discharge of Condition 3 of
Listed Building Consent, DC/22/02688**

for

Roof Timber Repairs

to

**Woodlands Farm
Bildeston Road
Ringshall
IP14 2LY**



RICS

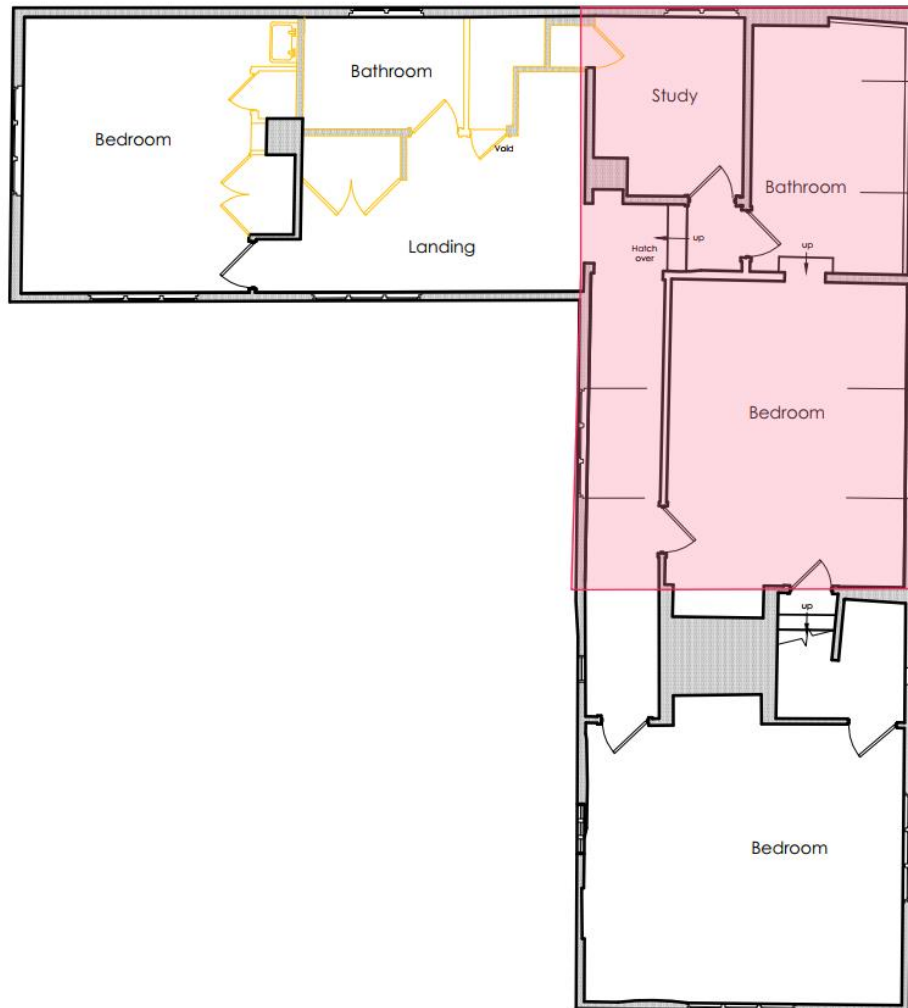
14, Cornard Road
Sudbury
Suffolk CO10 2XA

Condition 3

INTRODUCTION

This condition required details of repairs required to the existing roof structure to be agreed.

Following removal of the existing clay pantiles to the lower roof section the structure was found to be in poor condition. The affected area is shaded pink below:



EXISTING CONSTRUCTION

Following removal of the roof tiles the roof slopes were found to be covered with bitumen underlay felt with evidence suggesting the roof was re built in 1969.

The roof structure to this part is 'modern' C20 sawn softwood, all 50x100mm and significantly under designed for its arrangement being a raised tie roof.

There is significant wet roof decay to rafter feet, many decayed to the plate further destabilizing the roof framework.





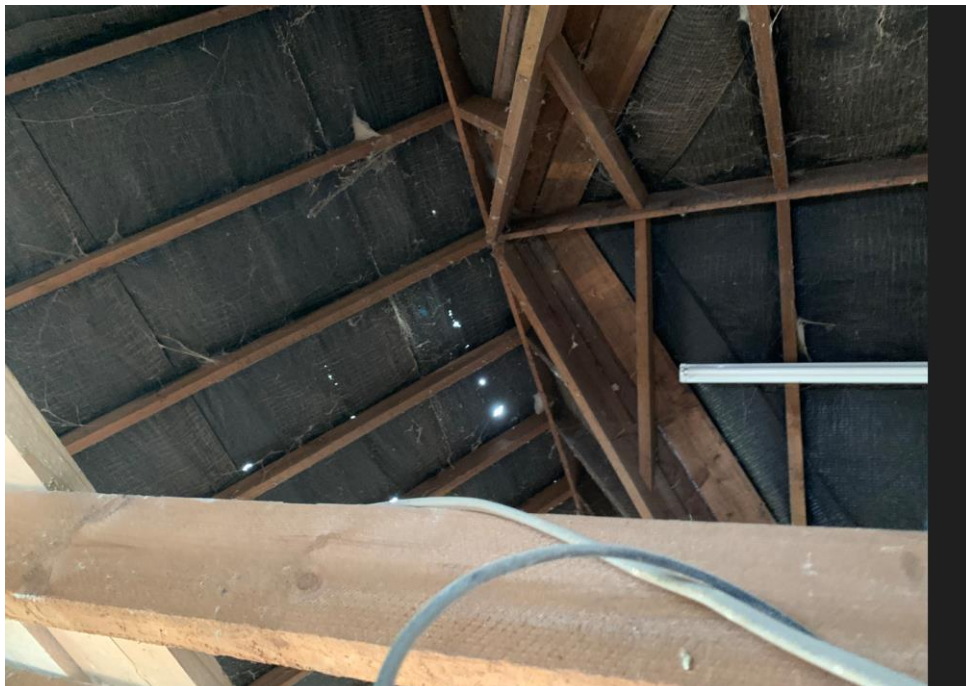
REQUIRED REPAIRS

Advice from the structural engineers is that the existing roof framework is structurally inadequate. Given the entire roof is C20 modern softwood framing with no historic fabric remaining, the proposal is for a complete new roof structure to this part of the roof. This will replicate the 'A' frame raised tie roof that currently exists, both pitch and ridge height.

As works have been commenced these need to progress without delay to ensure structural integrity and stability of the building is maintained together with weather protection of the interior.



Front Roof Slope





Rear elevation, showing roof make up and original mullioned window