



CREATIVE DESIGN (STRUCTURAL) Ltd

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Little Tudors 14 Church Hill White Waltham SL6 3JH Ref: S16822.RS1

Proposals for repairs to roof and gable wall.

There has been rain ingress through the roof and the damaged roof tiles over a period of time. It is proposed strip the current tiles off and relay them with a roofing felt below the tiles to prevent the ingress of driven rain and snow. The roof has been raised in the past and changes to the tie beams on the east gable wall made. The gable wall is clearly out of plumb and further investigation is required to confirm the extent of any damage and/or decay.

It is understood from the heritage report the roof was raised in the 18th century and is not the original roof. The tiles are fixed on battens supported by rafters. It is not possible to access the roof to carry out a close inspection because of risk of failure of the ceiling joists. Any defective members to be repaired in line with recommendations of Society for the Protection of Ancient Buildings (SPAB) and in consultation with the Conservation officer.

The following work to be carried out to repair roof:

1. The scaffold design to prevent any added load onto a historic structure or fixings into historic fabric. Use of 'free-standing scaffold or self-supporting scaffold with kentledge,
2. Strip off existing tiled roof, removing from site perished or damaged tiles, setting aside good tiles for reuse.
3. Clean off all old tiling battens as required, driving home all old, projecting nails; cleaning down exposed rafters and members where applicable.
4. The condition of all newly exposed roof members (trusses, rafters etc.), to be investigated. Any defective members to be highlighted and repaired in consultation with the Structural Engineer and Conservation Officer.
5. All timbers should be treated with a recognised preservative, for which a guarantee should be provided.
6. Adequate ventilation should be provided to all roof spaces to comply with current Building Regulation requirements.
- 7 Relaying roof using those tiles previously salvaged, making up any deficiency with good quality, second hand clay tiles to match the existing. Clay tiles are to be bedded (not nailed) every third course using a 1:1:6 (1 cement, 1 Lime, 6

sand) mix. Cut tiles, bedded at every course are to be used at verges and abutments.

8 Relaying ridge and valley tiles, making up where necessary, with second hand, handmade tiles to match the existing, and bedded using a 1:1:6 (1 cement, 1 lime, 6 sand) mix.

9 It should be borne in mind by grant applicants that in many instances the full scope of remedial measures required to roof timbers can only be assessed once the existing roof covering has been removed.

10 If the main roof trusses or members are found to be seriously defective, then there may well be a need for structural advice; extra costs may be incurred.

11 Proposal to use new clay tiles should first be discussed with the Planning Department as it is likely that Listed Building Consent or Planning

12 The gable wall timbers to be examined from the scaffold and decayed timber to be identified. Any repair work to be carried out in junction the Structural Engineer and Conservation Officer.

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On behalf of Creative Design (Structural) Ltd