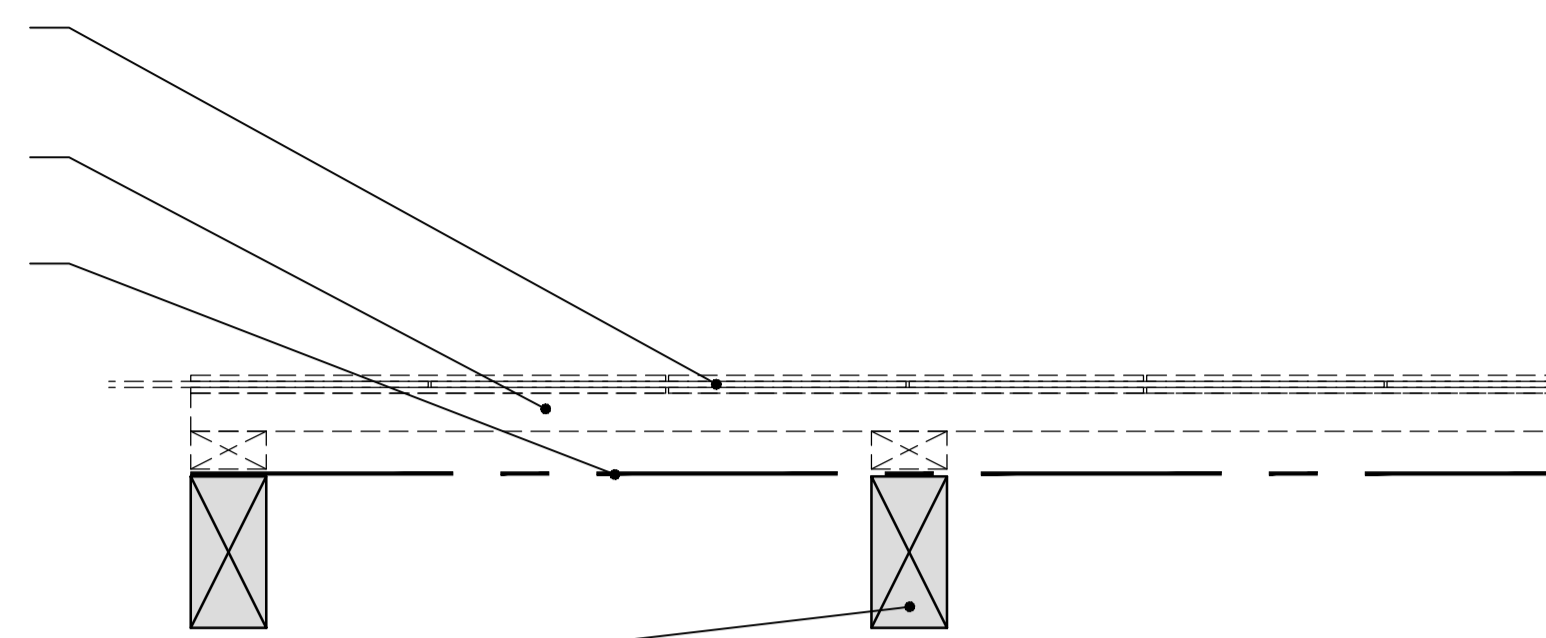


Existing reused Penryhn Heather Blue Welsh slates

Battens

High resistance underlay, under counter battens.

Existing Pinus Sylvestris rafters, rotting, with significant section loss from wood boring beetles. Unfixed from main structure.



01 As Existing typical cross section of upper rafters
Scale 1:5 @ A1

Existing ridge uneven. Ridge board warped, undersized, with large splits and poorly spliced. Replacement required.

Existing reused Penryhn Heather Blue Welsh slates 4mm thick with 20% brown Spanish slates from refurbishments. Slates are delaminating and have over 4No. nail holes per slate. These cannot be reused again as they will break on nailing. Many rafters are not fixed and have slipped from their positions. The timber at the fixing has significant section loss due to racking and moisture ingress at corroded fixings. Timber needs cutting back to sound and splicing.

Purlins are not supported at party wall and sagging dangerously due to poor renovations removing mid supports and internal structural walls. Structural reinforcement required underneath.

Existing battens are undersized with poor fixings and ventilation zone contributing to moisture in timbers. Unspported high resistance bitumen felt below: this is causing water to pond on timbers and is not ventilated below. This is causing condensation on the roof timbers to the extent the timber is wet and needs drying out.

Existing Pinus Sylvestris rafters with some previous partner repairs. 50% section loss of timbers due to moisture levels allowing wood boring beetles to thrive. Significant splits and twisting in rafters. Replacement and partnering required to timbers.

Existing copings, 1980's concrete poor quality with little overhang contributing to water ingress in masonry.

1980's engineered brick parapet with cement mortar, leaning 1° due to lack of wind posts.

Existing cement render up to 40 mm thickness cracking and preventing moisture leaving masonry.

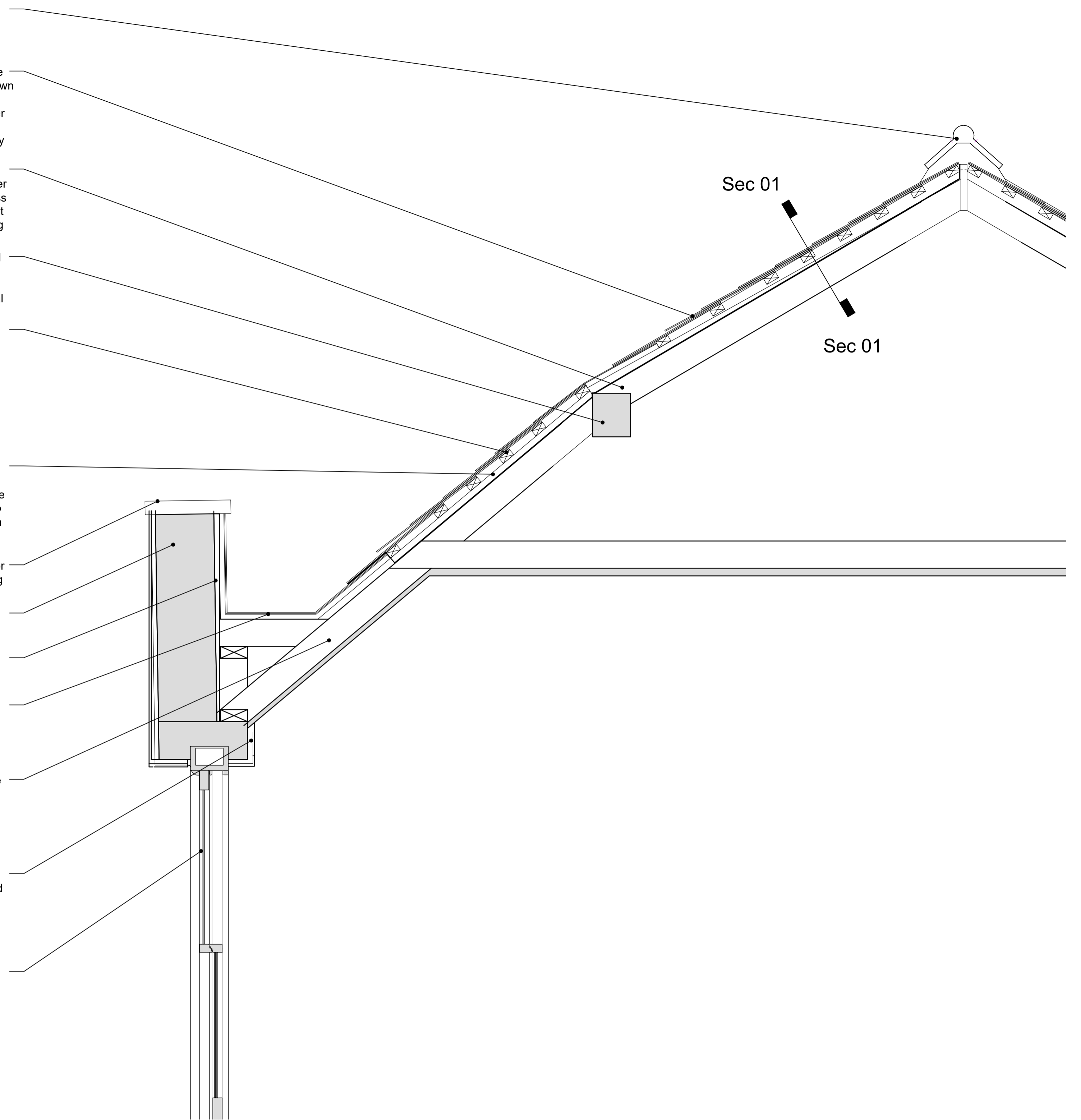
Existing Code 3/4 lead gutter corroding to underside. Uninsulated and ventilated and contributing to condensation on support timbers.

Lower rafters poorly fixed to wall plate and wedged to purlins. Rafters are loose and require fixing.

Existing gypsum and cement plaster from 1980's refurbishment, rotting and debonding in places. Impermeable plaster is contributing to the moisture building up in the masonry.

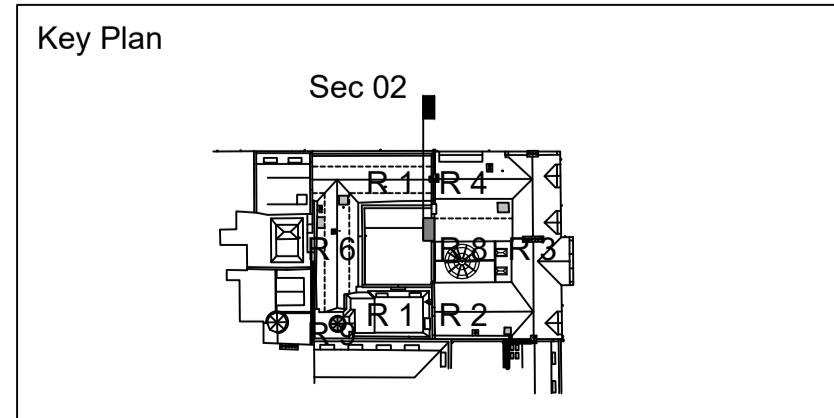
Existing sashes fitted in the 1980s. Existing sash timbers undersized, corners, meeting rails, sill and bottom corners are distorted, patched together and rotting. Windows require replacement. Poor roof and parapet detailing has lead to the box frame rotting.

02 As existing part section of Roof 5. Repairs proposed the same for Roof 6
Scale 1:10 @ A1



Notes
DO NOT SCALE. Use figured dimensions only. ALL contractors are requested to check all dimensions on site before proceeding. All discrepancies to be notified in writing to Seifermann. Dimensions are in millimeters unless stated otherwise. All levels are in meters above AOD unless stated otherwise. No areas indicated, or areas calculated from this drawing should be used for valuation purposes or as the basis for development contracts.

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CDM Information

The following information is provided in pursuance of the CDM Regulations. The information is to be read in conjunction with the Designers Hazard Log. Our aim is to identify significant risks, not necessarily those that involve the greatest risks, but those (including health risks) that are not likely to be obvious, are unusual, or likely to be difficult to manage effectively.

CONTRACTOR TO ENSURE THEY ARE FAMILIAR WITH THE DESIGNERS' HAZARD LOG AND ALL NECESSARY PRECAUTIONS HAVE BEEN TAKEN PRIOR TO PROCEEDING.

- ▲ Used to warn of significant design hazards and site risks
- Used to encourage a particular action
- ⊘ Used to avoid or prevent a particular action
- ⓪ Used to convey some relevant CDM information

Rev	Date	Drawn	Check	Reason for Issue
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Project Hays Mews
Client Confidential
Address 41-43 Hays Mews London W1J 5QA
Drawing Title Existing Pitched roof 5 sheet 1
Scale 1:5 & 1:10 @ A1
Status PY

Drawing No 2101-URA-DR-02240

