

SUMMARY OF PROPOSED WORKS

HISTORIC FABRIC
 tongue and groove panelled enclosure to be retained
 access ladder to be retained
 internal loft hatch is absent
 Lead covered hatch to be RETAINED

TIMBERS - PLEASE ALSO SEE CONDITION SURVEY DRAWINGS 27 - 34

Principle of repairs
 wherever possible timbers to be repaired with timber
 be it splints, or scarfed - only if structural engineer deems it necessary will
 fitch beams or steel plates be introduced.
 please see summary of approach to be taken exemplified in pictures and diagrams opposite

1. Intermediate ceiling joists
 Many of these are rotten and lack integrity especially at the eastern end where collapse has occurred
 these are to be repaired where possible using scarf joints or methods outlined to the right or new ceiling rafters to be placed alongside existing
2. Main trusses - see section also
 The bearing ends especially adjacent to the failed parapet gutter on the east elevation are rotten and defective
 The ends are to be carefully propped and new ends scarfed in - see diagrams adjacent to illustrate the typical approach
3. Rafters - have been inspected for rot and damage - whilst some may be beyond repair the intention is to retain as many original timbers as possible. They are to be left in situ
 However, long-term neglect, water ingress and continuous saturation have left many rotten at the bearing ends - of which many in a critical condition

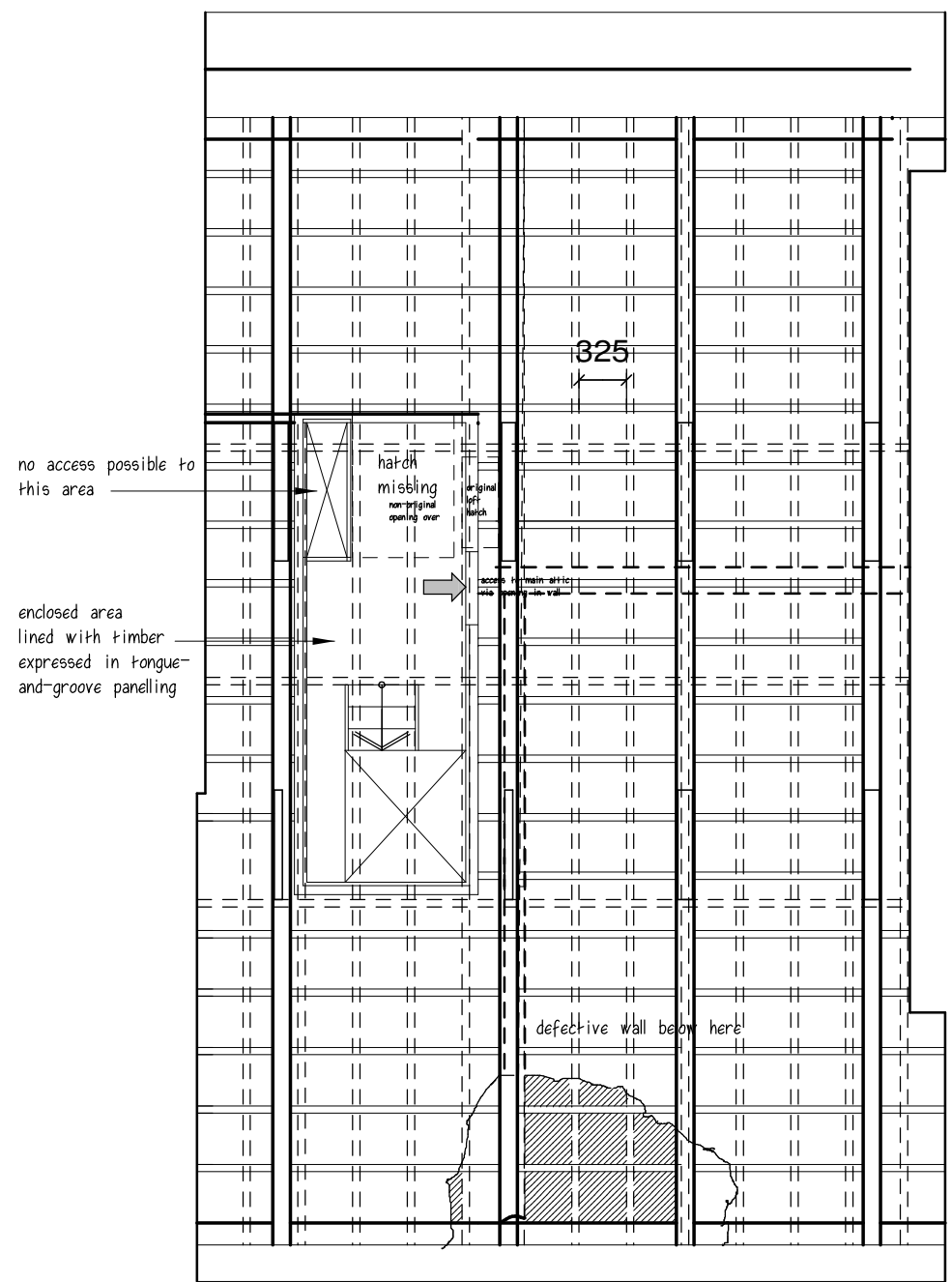
Where possible rafters are to be "doubled up" and loads borne by adjacent new timbers placed alongside them
 And or ends to be carefully replaced with scarfed timber inserts

GUTTER BOARD AT PARAPET
 (NB - Access not possible to west (rear) elevation because of window collapse)
 The gutter board has entirely failed and will need to be replaced entirely

The adjacent rafters will need to be temporarily propped, defective timbers cut away and replaced
 It is not clear if this can be done unless the roof is stripped and all defective timber cut out - when the rafters and trusses are being repaired too

ALTERATION
 The drop at the base of the slates and the lead gutter was inadequate and explains the water ingress ideally a drop of 150 mm from tile to gutter base is required therefore the bottom 2-3 rows of slates are to be sprocketed to lift the height between tile and gutter

THERMAL PERFORMANCE
 A new thermal layer is to be applied between the ceiling joists creating a cold attic
 - a hemp based thermal insulation with excellent breathability properties has been selected
 As the ceiling joists are quite shallow
 - loft extenders are to be fixed to the ceiling joists to extend vertically the area that can be insulated
 - to a min depth of 300mm



PROPOSED ATTIC (4th) FLOOR PLAN

PARAPET

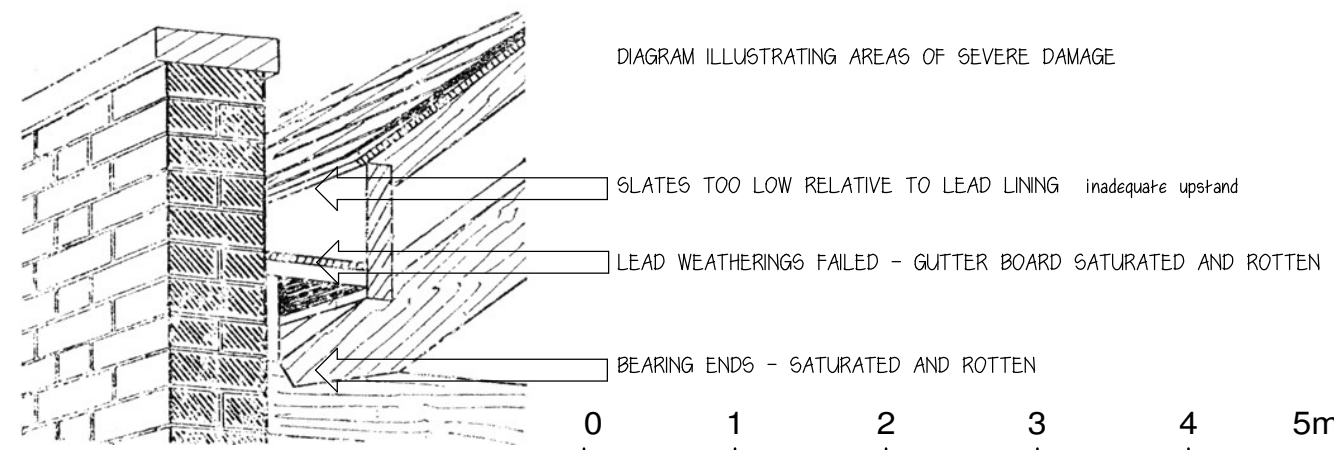
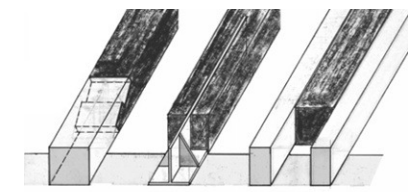
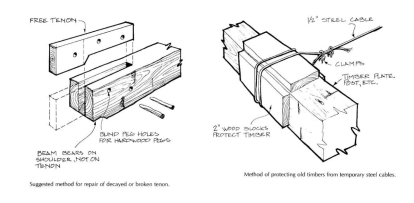
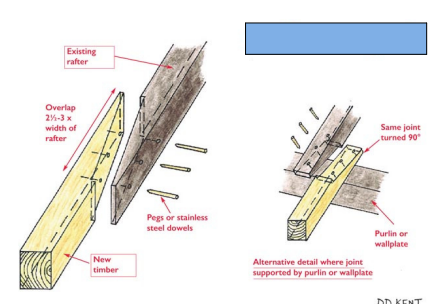
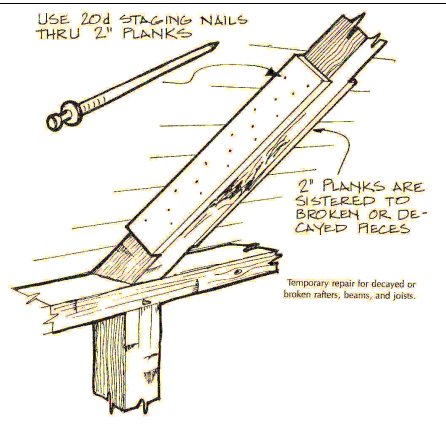
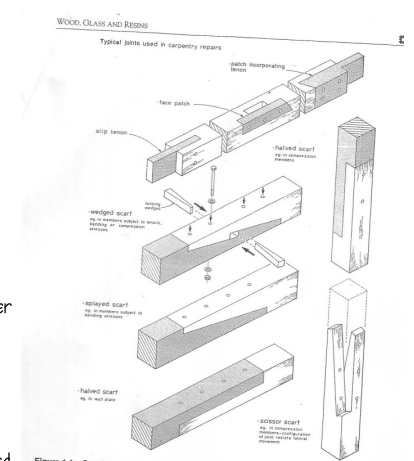


DIAGRAM ILLUSTRATING AREAS OF SEVERE DAMAGE



Timber scarfed to existing, wedged and bolted top to bottom
 Stainless steel fitch plates bolted into beam and bolted side to side
 Timber splints planted on either side and bolted through



Bridget Sheppard Architect



1A Bramley Close
 Woodford Green
 Essex. IG8 7PL

CLIENT Venoru Ltd	
PROJECT 49 Marchmont Street, WC1N 2AN	
DRAWING PROPOSED FOURTH FLOOR (ATTIC) PLAN FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION	
DRG. No 14	REVISION C
SCALE 1:50 @ A3 PAPER	DATE 4 April 2018