**8, KELLY STREET, LONDON NW1 8PH**

**DESIGN STATEMENT 26.06.19**

**ESSSENTIAL REPLACEMENT OF ALL DETERIORATED AND UNDERSIZED ROOF TIMBERS**

**CONTRACTOR:**

THE LOFT PEOPLE LTD <http://theloftpeople.co.uk>

**INTRODUCTION:**

The scope of works in the original planning application was to repair /replace the existing roof covering. When the roof covering was removed the extent of deterioration of the roof’s structural timbers became clear, and that of the ceiling joists. On assessment of the structural engineer the total replacement of roof timber with new graded timbers to comply with current code of practice is required.

The existing rafters have rot damage and are also undersized (75x50 mm). Many have also suffered from woodworm attack. The wall plates are deteriorated.

The ceiling joist, these are also deteriorated and under sized. The joists span 3.6 M and vary in size, but all inadequate. There are randomly spaced vertical timber straps linking rafters and ceiling which seem to provide intermediate supports for the joists, there are also randomly sized and randomly spaced cross battens on top of the joists, it is unsafe to impose any live load on the existing joists. The wall plates are deteriorated.

The central beams are in good condition, but not adequate so need strengthen.

**SCOPE OF WORKS:**

Recommendation from Robert T Newman, Structural Engineer after on-site assessment of the roof:

* Remove and replace all roof rafters, and associated wall plates
* Remove and replace all first floor ceiling joists and replace or repair associated wall plates.
* NB – please refer to accompanying recommendations document.

**SEQUENCE OF WORKS:**

* Remove first floor ceiling and cornice
* Removal and replacement of ceiling joists and wall plates:
	+ Remove joists
	+ Remove wall plates
	+ Install new wall plates
	+ Install new ceiling joists
* Bolting on of additional beams to existing central beams, in order to make adequate.
* Removal and replacement of roof rafters and wall plates:
	+ Remove rafters
	+ Remove wall plates
	+ Install new wall plates
	+ Install new rafters
* Replacement of first floor ceiling and cornice.
* NB – Work access internally and via existing secure scaffolding.