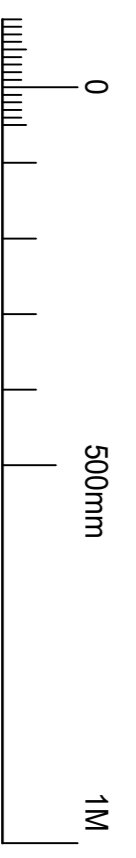


Take up Chipboard Floor and replace with Tongue and Groove Boards nailed to joists. Insulate with Rockwool acoustic mineral wool between joists.

Remove damaged plasterboard ceiling and replace with 25mm Herakith Board and 15mm Lime Plaster. Decorate with White Lime based paint.



Cause of damage to internal finishes is broken and missing slates at the junction of the roof and mansard. The lead flashing has slipped and requires replacing along with the broken slates.

Slates are Welsh Blue-Grey laid 600 wide to 300mm course using 600x600 slates nailed to sarking boards with no sarking felt. Remove broken slates and replace with matching new or salvaged matching slates nailed to existing sarking boards. Supply and fix new Code 5 lead flashing extending at least one board width under bottom courses of slates and nailed to sarking board. Dress flashing down over top course of slates to overlap at least 2 courses of slates by min 75mm. Bottom edge of lead to be fixed with Code 6 lead clips nailed to sarking boards between slates.

Internal face of Mansard is left and plaster. Many laths have suffered from water ingress and the lime plaster has become very friable and needs to be removed and replaced with reinforced plaster. Alternatively remove all laths and insulate between studs with Rockwool Mineral Wool and refine the mansard with Herakith board and apply lime plaster finish.

Ceiling has been replaced with 9mm plasterboard fixed to 38x38 counterbattens nailed to ceiling joists. Remove 9mm boards and apply 25mm Herakith board and 15mm Lime Plaster finish.

Insulate roof space with min 300mm Rockwool mineral wool laid in min 2 layers at 90 degrees, first layer laid between ceiling joists, 2nd layer laid over.

Box gutters and outlets are sound and require no repairs. Box gutter discharges to uPVC hopper and downpipe.

Clean and repoint existing lead gutter and outlet. Remove uPVC Hopper and Downpipe and replace with Cast Iron Black Painted Hopper and Downpipe.

Ceiling in bedroom below Mansard room has been lost due to water ingress. Existing joists are sound but some have had additional timbers added alongside the existing. Propose to retain the existing and added timbers and install new treated timber joists in between the existing joists spanning from the load bearing inner partition to the external wall. Existing joists are built into the brick wall. New joists to be supported at the external brick wall on Simpson Strong Tie resin fixed joist hangers backed with DPC to protect sawn ends of new joists.

Rev. Detail/Date/By

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<b>P.H.D. ASSOCIATES</b> ARCHITECTS BREXKVAH HOUSE WATER LAKE WATFORD M20 8BQ TEL: 01279 817342 MAIL: PHD@PHDASSOCIATES.CO.UK	Project Oxford House 23 Wick Place, London W1C1 9RE	Date 22-06-2022
	Drawing Repairs to Mansard Roof and Bedroom Floor	Drawn By SHD

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