

Additional information (previously agreed through the approval of conditions:

Previous application Planning Condition 3.

a) A Schedule of works that sets out and identifies the works to be undertaken to repair the roof structure, including the ceiling joists of the first floor. Details shall identify all those elements to be repaired and/or replaced and set out the methodology for the repair works:

The proposed works to the roof structure are to address the load-bearing capacity of the existing timbers. The loft has been previously boarded for storage with additional joists sitting on top of the original ceiling joists, which has placed additional load on the existing ceiling joists. These newer joists are of modern dimensions and therefore substantially thicker and heavier than the existing ones.

To mitigate the additional weight from the new boards and joists, it is assumed that previous owners “Heath Robinson” approach, was to reinforce the joists with metal straps connecting them to the existing rafters. We believe this has been detrimental to the existing structure / timbers.

The loft appears worn, indicating it has been used to store a significant amount of items, which may have been an additional contributing factor to the bowing of the rafters.

A visual assessment has been carried out and, although the rafters show signs of increased moisture and mould, they are in an acceptable condition, particularly as many of the rafters have previously been replaced. The proposal is not to use this roof void for storage and therefore to remove the boarding and metal straps, allowing the roof to return to its original condition.

It is obvious when in the roof void that there is a lack of ventilation and a build up of damp. Many of the timber show signs of damp mould on the face of the timbers.

The Society for the Protection of Ancient Buildings (SPAB) highlight the importance of getting ventilation right and for this type of roof relying on a natural ventilation is the preferred solution. Their guidance is not to clean the mould until the rafters have dried out.

To address the moisture content of the cold roof space and preserve the integrity of the existing timber, cross-ventilation will be introduced via discreet soffit-vents to mitigate the lack of ventilation in roof space and allow the existing timber to naturally dry out.-

As part of the remedial works, we have noticed that the existing insulation is not as breathable as we would advise and it has the tendency to add to moisture retention around the original ceiling timbers, and as part of our works we are proposing to replace the insulation with a more breathable

As we are proposing to increase the level of insulation and add ventilation to the perimeter the advice given from Ecological Building Systems is to add a board to the perimeter of the existing roof to maintain ventilation and to stop insulation pressing against the roof sarking membrane, see detail below:

