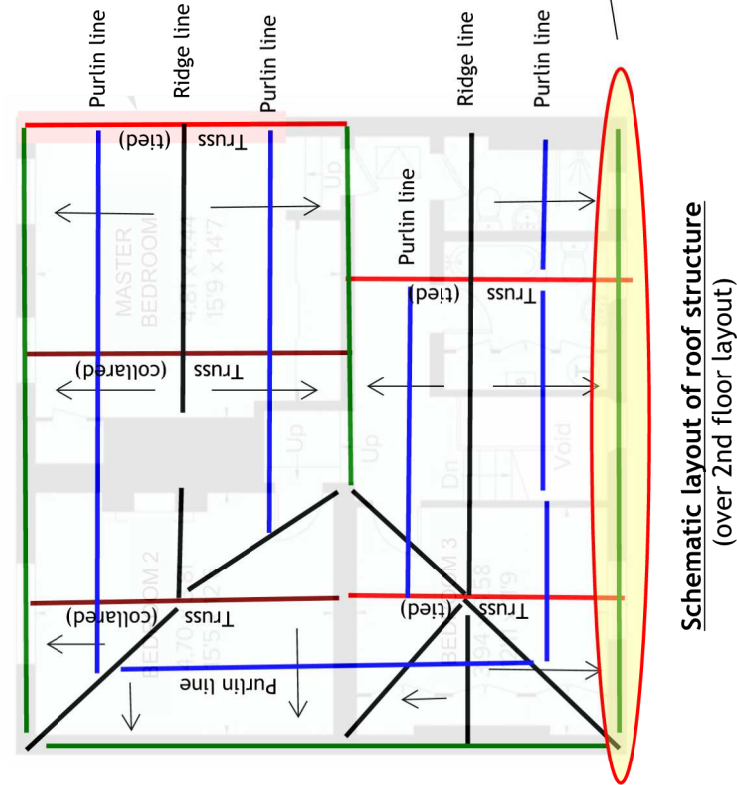
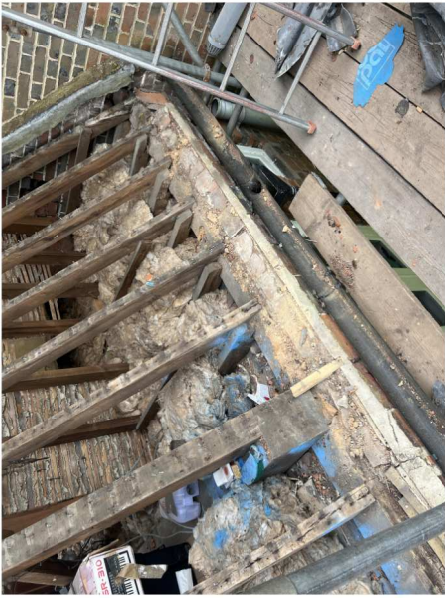




Schematic layout of roof structure
(over 2nd floor layout)



Problem:

- The oak wall plate along the front elevation shows extensive decay that compromises its bearing capacity.
- A central section of the wall plate has previously been replaced in soft wood.

Proposed Remedial Action:

- Support the ends of the trusses (shown in red) and the ceiling joists to the left end room from below (not damaging ceiling)
- Remove the decayed wall plate by trimming any nail fixings and sliding it outwards.
- Prepare new sections of oak (air-dried) to replace the full length of the wall plate. The section to be of the same width as the original but of reduced depth (to allow insertion and lifting to alignment)
- The wall plates below the trusses should be rebated in their upper surface to receive the dovetail at the tie beam ends (to ensure the wall plate is restrained against outward movement).
- Joints in the wall plate to be half-lapped (with 200mm overlap) located within 400mm of the truss bearing. The half lap joint to be glued and screwed (use West System Epoxy Resin - by Wessex Resins and Adhesives) . Suggest setting end timbers first that extend below the trusses and then the central section)
- The wall plates should be positioned using slate or oak packers, the bedding plane should then be rammed with a lime based dry pack (approx 25mm thick).
- Secure rafter feet using 6mm diameter TORX headed screws.

Castleman's Cottage

Client: Ashley Bryant and Kate Carson

Job No: 225131

Roof Repairs: Replace Wall Plate

225131 - MNP - XX - XX - SK - S - 4001

Sheet 1 of 1 Rev: P01

Author: SME

Scale: N.T.S

Date: 22/05/2025