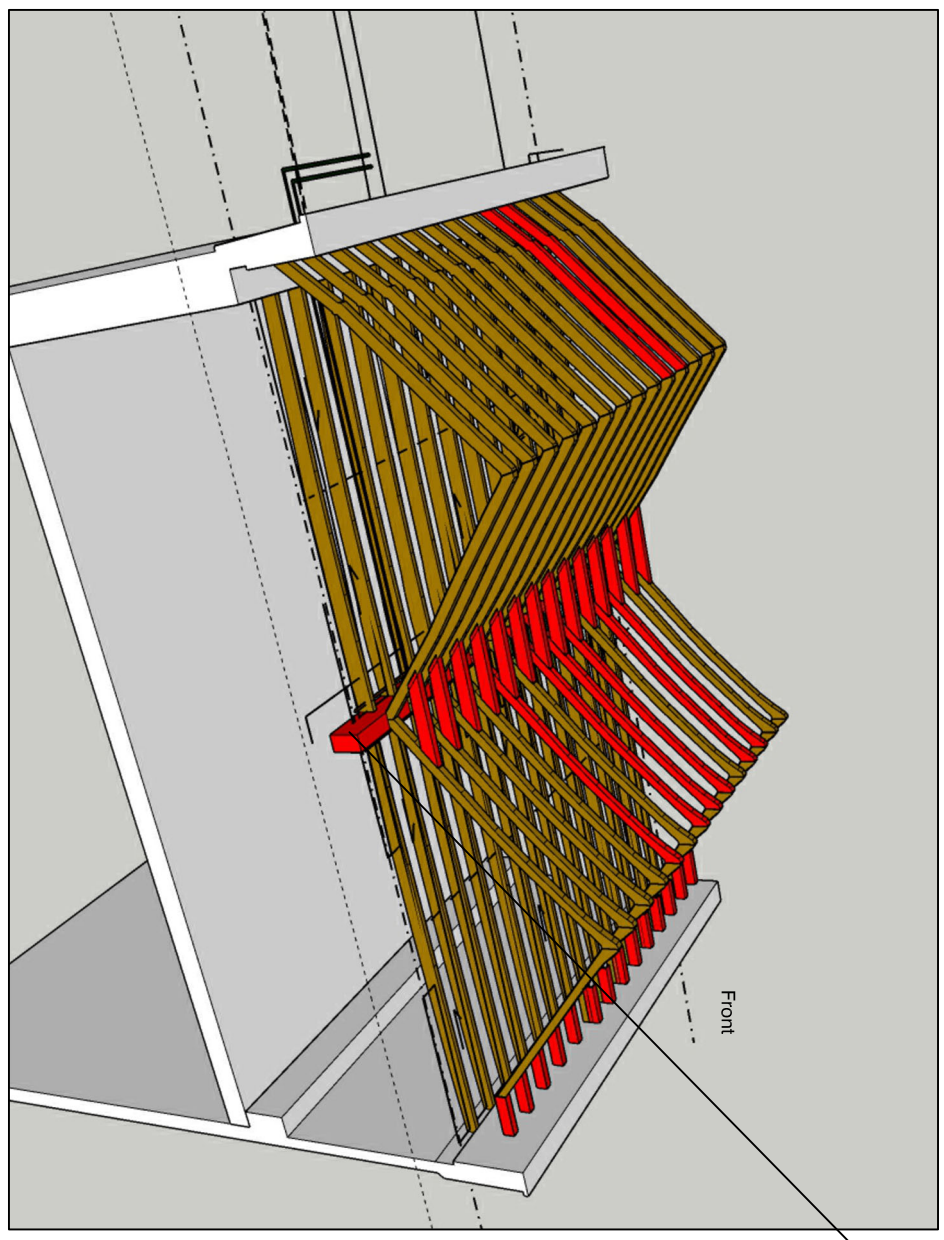


Existing Joists and Rafter Plans
1:50@A3

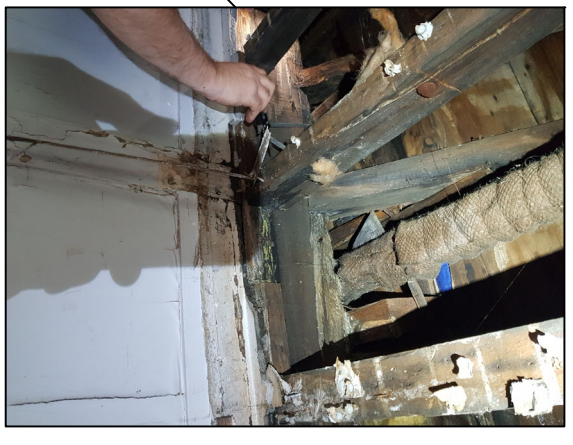


Picture taken in the roof void. Some of the bearing ends of the rafters are rotten/decayed and need to be supported.

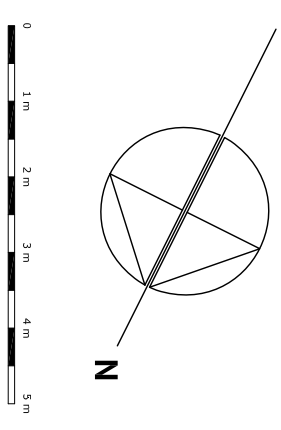


3D sketch showing existing joists and rafters (valley access dormer omitted here for clarity)
Red indicates poor condition of some timbers

- Rafters and joists. Rafters are joined at ridge with Mortice and Tenon Detail.
- Rafters (and beams) that are rotten or damaged
Rafters that are rotten, damaged will be repaired.
The same timber reclaimed, dating from a similar period will be used.
Reclaimed timber from 'antiquebuildings.co.uk'



The valley beam is in very poor condition



REVISIONS:
00: 26.06.24 First Issue

PLANNING
PROJECT
8 Montpelier Row
Twickenham
TW1 2ND

DRAWING			
EXISTING ROOF SCHEMATIC			
SCALE	PAPER SIZE	DATE	DRAWN BY
1:50	A3	JUNE24	SH
DRAWING N ^o	REVISION		
24.02.270	00		

A survey of the timber has been undertaken (by Tapco HomeDry) and it has showed the presence of an active infestation of the Woodworm, Common Furniture Beetle (*Anobium punctatum*) that was found affecting the ceiling joists. Timber preservation treatment has been recommended to all the accessible roof timbers. There was also found an attack of the Wet-Rot Fungus (*Coniophora puteana*) affecting the box gutter timber wall plate and joist ends due to defects with the roof coverings. Timber preservation treatment will be required.