

4 Maids of Honour Row Richmond TW9 1NY

Roof Repairs: Schedule of Work

09 December 2024

Roof Repairs	
General notes	<p>Following previous approved applications, 24/0975/HOT and 24/0976/LBC, this application captures the necessary structural interventions required to failing elements of the roof. Including the replacement of historic fabric where structural failings are so severe that there is no viable alternative.</p> <p>The roof has been identified as inauthentic to the building's original construction; however, it is believed the roof timbers pre-date the building, having been salvaged from elsewhere. See Hutton + Rostron Site Note 5, pages 12 – 17.</p> <p>As such, the structure of the roof includes no lateral bracing, no ridge boards, purlins, collars or struts. Over time, many rafters have failed and have been 'doubled-up' extensively. The failed roof hips are currently being inappropriately supported by c21 stud timbers. Where the historic front elevation downpipe hopper has repeatedly overflowed, decay has occurred within the timber rafter bearing plate at the Eastern end of the parapet. Intervention is required now to prevent further structural failure of the roof.</p>
Outline requirement	<p>1. Structural repairs to the roof, including the replacement of failed historic fabric.</p>

## Schedule of Work

Roof Repairs - Overview
<ul style="list-style-type: none"> <li>- TO BE READ IN CONJUNCTION WITH THE MORTON PARTNERSHIP'S DRAWINGS AND SCHEDULE OF WORKS.</li> <li>- 4no existing damaged rafters to be replaced, as identified on the accompanying Morton Partnership Schedule of Works and Drawings. New rafters to be 75wd x 175dp x C24 with accompanying strengthening.</li> <li>- 2no roof hips to be carefully dismantled and rebuilt on a like-for-like basis, reusing existing clay tiles wherever viable.</li> <li>- Local reconstruction of failed masonry parapet wall (rebuilt in the c20) notably at the rafter bearing, towards the Eastern corner of the roof. Including replacing c21 lead bays where required to facilitate remedial works.</li> <li>- Removal of c21 loft floor coverings to expose historic principal tie beams. Strengthening as required as proposed on The Morton Partnership's accompanying drawings.</li> <li>- Permission sought for the installation of helical bars at wall corners and potential wall strapping. Precise locations to be dealt with by condition, subject to identification by Structural Engineer, following opening up works in 2025.</li> </ul>