

JUSTIFICATION STATEMENT

Main House (Building 1 on the approved Master Plan) Justification Statement – Structural Repairs to South Portico Soffit and Installation of New Lath and Plaster Soffit

1.0 Introduction

- 1.1 This document is submitted on behalf of our client, Chris Rokos, to provide information in relation to proposed repairs and reinstatement of the roof and soffit to the portico of the South Pavilion
- 1.2 An inspection of the lead roof coverings of the portico, as part of the wider roof repairs, identified some defects in the lead flashings which could have led to water damage to the roof structure. There was also staining on the soffit. The lead roof covering itself appears to be sound.

2.0 Proposals

- 2.1 In order to carry out further investigations we sought and gained approval for removal of a modern cement render soffit. Hutton and Rostron were then commissioned to inspect the roof timbers, and their report is attached. This identified rot in the primary and secondary timbers and ABA have prepared details for the repair and strengthening of these timbers. ADAM carried out an inspection of ceiling joists and prepared a drawing showing repairs required. It appears that some repairs have already been carried out at the eastern end and the majority of the current repairs are at the western end.
- 2.2 Following repairs to the timber structure, a new soffit comprising lime plaster on laths will be installed similar to that in the east portico of the main house.



Ceiling joists looking East



Ceiling joists looking West

3.0 Summary

- 3.1 We believe that these repairs will have a positive impact on the historic fabric of the part of the Main House and will continue to preserve and enhance the significance of this Grade 1 Listed building on the Historic England Heritage Risk Register.