

21-04

REFURBISHMENT AND ALTERATIONS

of

10, North Walk,

The Close, Salisbury SP1 2EB

PROPOSED
SCHEDULE OF WORKS
FOR REPAIRS AT ROOF LEVEL

following inspection after strip for roof re-covering

On behalf of

Mr and Mrs R Thomas

August 2025

Updated issue 13.08.2025 and 21.08.2025

LBC Application update 28.08.2025



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Clarification of report updates:

Changes to the report are highlighted in the colours shown here below

Update 18.08.2025: Report was updated following a further inspection on **Monday 11th August** with the Structural Engineer. This finalised any further requirements and co-ordinated the findings with the Structural Engineer's report. Drawings on the following page are therefore issued as **For Construction**.

Note that these repairs shown might still be subject to further findings whilst operatives access each element during their work on the roof, which can be reviewed and reassessed as required.

Update 21.08.2025: Update following budget review of works and client's further consideration of the safety aspects surrounding the lath and plaster ceilings at first floor and within the attic rooms. Amendments to show proposal to REMOVE the lath and plaster coverings in the attic and replace with a woodfibre insulation board to take a lime plaster finish, to improve insulation values in the attic spaces, and to overboard the ceilings in the first-floor bedrooms, for safety reasons. These amendments now form the proposal discussed with the conservation officer as part of a pre-application.

Update 01.11.2025: Following discussion and meeting with the conservation officer, the proposal to remove the plastered skelings and replace with woodfibre has been omitted. Works now consist of the structural repairs to Roof C and the changes to the attic window to accommodate the marginally raised roof pitch, and the replacement of the attic ceilings only. All skelings in the attic will be repaired and reskimmed with a fine lime plaster to take decoration.

NOTES ON INSPECTION FINDINGS FOLLOWING ROOF STRIPPING

SITE VISITS: **06.08.2025** (initial review following strip), **11.08.2025** (with Structural Engineer) and **28.08.2025** (visit with Conservation officer)

Purpose: Inspection visit to review the roof structure of Roofs B and C, now visible from the tiles and felt/battens having been stripped, and discuss the proposed structural repairs recommended by the structural engineer. This document relates only to Roofs B and C. Roof A has been recovered and completed; Roofs D and E are not being recovered.

General roof condition summary:

Given the property's age timbers on the roof are surprisingly good. One or two structural failures require propping and strengthening, and one or two areas of rot require repairs, but most timbers are otherwise faring well. Sections of rot are present, but little appear to be undermining structural integrity.

NOTE REPORT TO BE READ IN CONJUNCTION WITH INFORMATION FROM STRUCTURAL ENGINEER

Main problems to address: *(refer to plan on p. 3 for numbering references)*

- The dormers on the north elevation of Roof B have not been fully weathertight and water ingress has led to some damage to not only their frame surrounds, but also the two main trusses T1 and T2. Adjacent to Dormer 2 there has been some slump in the roof form.
- There is a crack in a high purlin in Roof B (P1)
- There is structural failure of a purlin in Roof C (P2). This is an old fracture/split, causing the purlin to bend and drop and the hipped end of the roof is therefore unstable. This break has been fitted with a steel angle historically and the rafters where dropped have had packing additions fitted to their tops to form a roof profile that allows recovering. Works did not address the primary issue, likely due to the complexity of the roof construction over the historic open hall element. The roof needs further strengthening.
- The hipped rafters of Roof C on the south end are entirely rotted out and loose, and these now need wholesale replacement. Where these meet, the apex of the main rafters to this location requires additional timber fitted to provide serviceable fixing point for the new hipped rafters.
- The gable rafter below Dormer 3 and a short rafter on the south slope of Roof B have rotted out and need replacement.
- A large amount of rubble, broken tiles, mortar snots and 'debris' lay within the roof voids behind the skelings and dwarf walls of Roof B, and within the ceiling voids of both roofs B and C – ceilings a mix of plasterboard and lath and plaster.
- The lath and plaster to the attic rooms of Roof B have been poorly done with very little spacing between the laths, that gave limited key for holding the plaster in place. This is also true of the ceilings to the first-floor bedrooms. There is ongoing risk of this plaster failing suddenly and falling in large sections.
- The hip rafters on Roof B are thin and some of their top surfaces have rotted back. This presents limited structural concern but makes refixing battens to their top and bedding ridge tiles very difficult.
- The mortar bed for the top course of brickwork at eaves has failed, and bricks require refixing on the north elevation before gutters can be refitted.

Main works proposed:

The following summary is for recommended works on Roofs B and C, judged from a visual inspection. Note that further work may be discovered by operatives during the course of the works as they deal with and handle each timber/rafter, and these can be discussed and agreed for inclusion as necessary.

* * * *

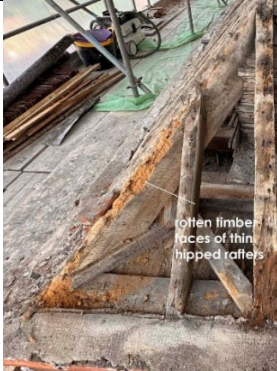
The plan below highlights locations of the various elements of repairs set out in the text

Plan and schedule below to be viewed in conjunction with photographic mark ups provided



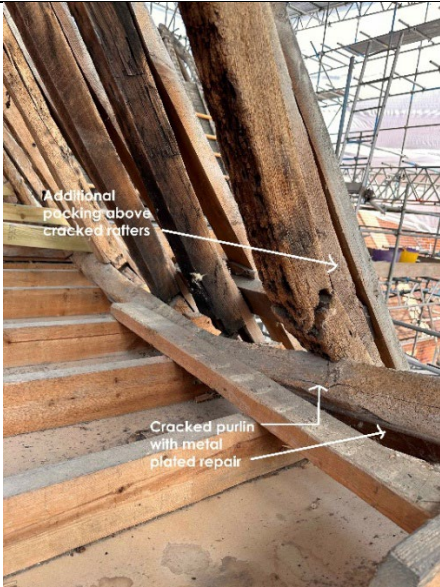
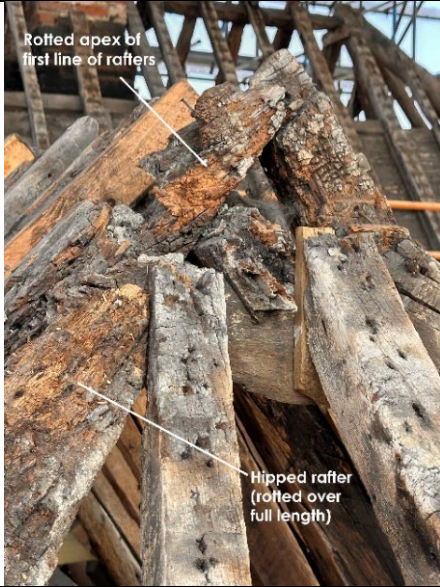
Schedule of works for Roof B:

ITEM	DEFECT	IMAGE ILLUSTRATION	PROPOSAL (STRUCTURAL ENGINEER'S CONFIRMATION WITH ML ON SITE SHOWN in RED)
High level purlin	Cracked through in one place		Assume strapping in place with metal plate/bracket fitted to back face TBC by S.E S.E confirmation that no strapping is required in this location, forces are low and with limited movement potential
Dormers 01 and 02	Defective flashings around the base of the window have allowed water ingress which has rotted the bottom ends of the window frame on both sides, and part of cill plate <i>Note that the window frames are very thick, and still performing structurally</i>		Carry out spliced and pieced in timber repairs with new timber, selected to match existing window frame timber type. Retain as much of existing fabric as possible. Sand remaining frame well, fill any sections of additional minor rot with two-part resin filler and redecorate, <i>Note: discussion on site was to remove window and frame and do the works on the bench, that would require temporarily propping dormer cheeks and roof above.</i>
Windows and joinery	Windows are old and do not fit snugly within their frame do to historic movement and/or original build detailing. Layers of paint has been added over years meaning that the windows do not now shut well,	It is recommended that these windows are NOTE replaced. The existing windows are historic and form a key visual part of the front elevation. If still serviceable they can be gently eased and redecorated. NOTE THAT it is unlikely that they will be able to close tightly. However, as 'secondary' rooms unlikely to be used much, it is considered that these defects should be accepted as forming part of the building's character.	Carry out a 'gentle' overhaul of the window – scrape back only paint that is preventing the window closing or putting undue pressure on the hinges. Sand well, fill any sections of rot with two part resin filler and redecorate,
Rubble fill	Additional weight created from unwanted debris that has been left within the ceiling voids		To be carefully removed, and area gently vacuumed out avoiding further damage or break off plaster 'shots'

Rotted sections of timber	all loose frass should be removed where it has potential to hold condensation or moisture against the timber.		Gently scrape back and remove the powdery and very badly rotted/loose sections of timber wall plate areas, back to reasonably solid wood, and vacuum to remove. Apply Ronseal Wood Hardener to any remaining sections where slightly softer, but still maintaining shape.
Beetle activity	There are signs of historic woodworm in multiple locations on the timbers, which is to be expected on a building of this age.	Any active beetle infestation should be treated. Please see note on woodworm at the end of this table.	Apply targeted spray (Cuprinol Woodworm killer) onto any areas where there are signs of active beetle.
Roof timbers	Isolated timber replacement where the rot has been excessive meaning that timber has largely lost its structural integrity.	See mark ups on each of the elevation images	Replace timber sections wholesale with new treated sw timber, piecing in lengths as necessary but avoiding over-replacement
Providing sufficient fixings for re-covering	Locations as shown on plan where rotten timbers may no longer provide sufficient width of base or anchor points for refixing battens and roof coverings		Fix supplemental sections of treated softwood either side of hipped rafter, where hip section has rotted away. Vacuum up and remove timber frass and rotted material.
Eaves brickwork	Brickwork loosened and mortar failed		Carefully salvage all loose bricks, scrape back and remove remaining loose mortar bed. Relay brickwork to recreate existing stepped eaves line in new mortar bed – NHL 3.5 in order to firmly take gutter fixings. <i>Note: discussion on site was to include ss angle fixings behind the brick to provide added strength</i>
Lath and plaster internal finishes	Loosed plaster key to areas of ceilings, skellings and dwarf walls due to poorly fitted laths giving little space for suitable plaster 'key' between. A considerable risk is that of sudden and extensive plaster failing with sections of both wall and ceiling falling down/off unexpectedly.		Tests: 'push' tests from inside the rooms of the attic and the first-floor bedrooms and review from areas visible above. client decision (for safety reasons) to secure the lath and plaster ceiling and avoid any catastrophic fall occurring. Fit 9mm plasterboard to underside of existing ceiling, up to edge of existing covings, and skim finish with gypsum multi-finish plaster to take paint finish.

Additional support to attic floor (SJ flagged with ML during site visit 11.08.2025)	The attic lath and plaster walls are resting on the floorboards of the attic supported by the floor joists. These joists are nailed into the side of the rafters. The joist ends have been tapered and shaped with a scooped out end that thins as where it fixes onto the rafter (reasons unknown but currently assumed to be either so the hand forged nails would adequately connect into the rafters, or to ensure there was sufficient space to get a hammer into the gap) These fixings are old and evidently rusted and there is no way of telling how secure these fixings are. The joists are further supported by sub-joists, which span between wall-plate and truss tie beam, however, there is some risk that these nails will finally fail and shear, allowing the floor support to drop. The recommendation would be to provide some further fixings to cover the eventuality of any failure of these nail fixings whilst this section of the building is more easily accessible. This could be done by either a couple of screw fixings through the timbers, or some timber packing/block sections between the floor joist and the ceiling joist below.		Recommendation by S.E would be to fit some timber packers between the joist ends and support below, to transfer and spread more of the support down to the wallplate, rather than simply relying on the nail fixings. This would need to be done on all the accessible timber ends on both the north and the south elevations of Roof B. Sketch drawing provided on site by S. J is included within the drawings at the end of the report. Note re practicality on site: <i>It is acknowledged that screw fixings to supplement the existing nails would require pilot holes drilled through the timbers, given the likely hardness of the wood. In some locations, there are also limited options for being able to find suitable 'meat' in the tie to put another screw through. It is also recognized that the shape, size and form of all the timbers are different and vary enormously across the length of the roof. In some areas, this will likely mean that packing would need to be done in short lengths, rather than a long timber covering multiple rafters - there would need to be a spread across two rafters minimum as given the offset between the joist positions, tackling the block packing on a single rafter by rafter basis would not be easy to achieve given the rotation of the packing block.</i> <i>It might be best to consider using a mixture of each option, to best suit each situation.</i> This work would be desirable, but the complexity/reality of achieving the repairs is acknowledged – this can be open for further discussion on site following assessment of the practicality of executing the proposed strengthening.

Schedule of works to Roof C:

ITEM	DEFECT	IMAGE ILLUSTRATION	PROPOSAL
Roof structure failure and cracked purlin/rafters	Historic cracking and dropping, with subsequent plated repair. Dropping has caused cracking through several rafters on the north side, which have since been 'packed out' to give an improved profile to the roof. Roof integrity unable to be guaranteed		Detail to resolve structural integrity provided by S.E Install new treated sw timber rafters between each of the existing rafters in the southern end of the roof between truss T3 and hipped end (ie. over bedroom area only). Improve triangulation of roof by inserting 2 ties/high collars between each rafter, with bolted and plated connections between collars and new rafters. Lower tie beam to sit in below line of cracked purlin. Works may require removal of plasterboard ceilings, although if the ceiling can be retained, that would be preferable. It will also require the removal of 150mm band of lath and plaster skeling on west side of roof to insert tie beams. Note that level of new tie beams set below purlin will result in a ceiling line below head of window at west end of room, if reinstated. Recommendation is for sawn treated timber to be used for lower tie beams and painted in with the plaster ceiling above (or timber boarded ceiling could be fitted over if the plasterboard is removed, and similarly, painted in).
Hip rafters	Wholly decayed hipped rafters at west end – failing structure and giving no support for roof coverings		To be replaced with new treated sw timber to reform hipped end and provide sufficient fixing for roof coverings. Note that apex of adjacent rafters (as pictured here left) will require supplementing with a further timber plate, to provide appropriate fixing point for new hipped rafters to fix up to.
Providing sufficient fixings for re-covering	Locations of rotten timbers provide insufficient base for battens and roof coverings, and more modern timber inserts insufficiently well fixed (around Velux window)	See mark ups on each of the elevation images	Fix supplemental sections of treated softwood to replace poorly hip section has rotted away. Vacuum up and remove timber frass and rotted material.

Note on Woodworm and treatment options:

There is no doubt that there has been, over the years, beetle infestations that have eaten away at the timbers in the building and there is evidence of rot and worm activity.

It is understood that there will be a desire to ensure that no further damage can occur from beetle activity and therefore a desire to carry out treatment to prevent this risk, particularly in areas that are currently easily accessible but that would eventually become hidden.

A specialist company could be contacted to visit the property to carry out an assessment of beetle infestation and determine the appropriate treatments.

However, it is only worth considering treating ACTIVE beetle infestations and determining whether there is **active** woodworm on a building site such as at No.10 is extremely difficult, due to the levels of building dust and debris in the property masking the usual tell-tale signs of visible 'frass' and flight exit holes. A company treating woodworm is likely to recommend a wholesale treatment of all the exposed timbers to 'cover all' – there is, after all, no 'downside' for the company carrying out the treatment as they are paid for doing the work.

The question is whether the treatment is a) necessary, and b) effective/useful

Current wisdom on beetle infestation and treatment within the conservation sector is that wholesale treatment **can** do more harm than good. Blanket treatments tend to not address all beetle types (some beetles require different treatment – deathwatch beetle, is more effectively treated with a directly applied paste, for example) but can also simply end up killing off other 'creatures' such as spiders and bats, that would otherwise feed on beetles. They also tend to come with very 'flimsy' guarantees.

It is generally acknowledged that eliminating woodboring insects is best achieved by cutting off their ability to feed on the timber; insect larvae will only survive in situations where there is softer sap wood to consume, or where there are sources of water where wood has softened. Historic, ancient timber has generally either hardened to a point of being inedible, or all the sapwood has already been consumed. It is rare to find older timber being infested with active beetle. Therefore wholesale treatment of old hardwood timbers is often pointless - more targeted treatment could be done on older softwoods, in any locations of active flight holes or where areas of new frass become visible.

Eliminating the source of moisture from the building will be **the single most effective action to take**. The building is being recovered with new tiles and new flashings, so the roof should be made fully watertight. If detailing allows sufficient air movement and ventilation for hidden timbers wherever possible and these are kept dry, it is likely to deal with 90% of the problem. The recommendation would be therefore to only consider treating in targeted areas, where there is more recent and active beetle activity. This might only be possible to determine over a period of time and over the course of a number of years.

Any specialist company asked to visit (should this be desired) **must** be one with a good track record of dealing with historic timber framed buildings.

The following pages illustrate these repairs and their location on the building.

NOTE THAT THE INTENTION IS TO MAINTAIN THE AGE, 'WOBBLE' AND UNDULATIONS OF THE HISTORIC ROOF - NEW TIMBER PIECING IN TO BE DONE IN A MANNER TO AVOID OVER STRAIGHTENING ROOF

ROOF B: NORTHERN SLOPE



■ NEW TIMBER REPLACING EXISTING ROTTEN STRUCTURE

■ ADDITIONAL TIMBER TO STRENGTHEN AND TO PROVIDE SUITABLE FIXINGS FOR ROOF COVERINGS

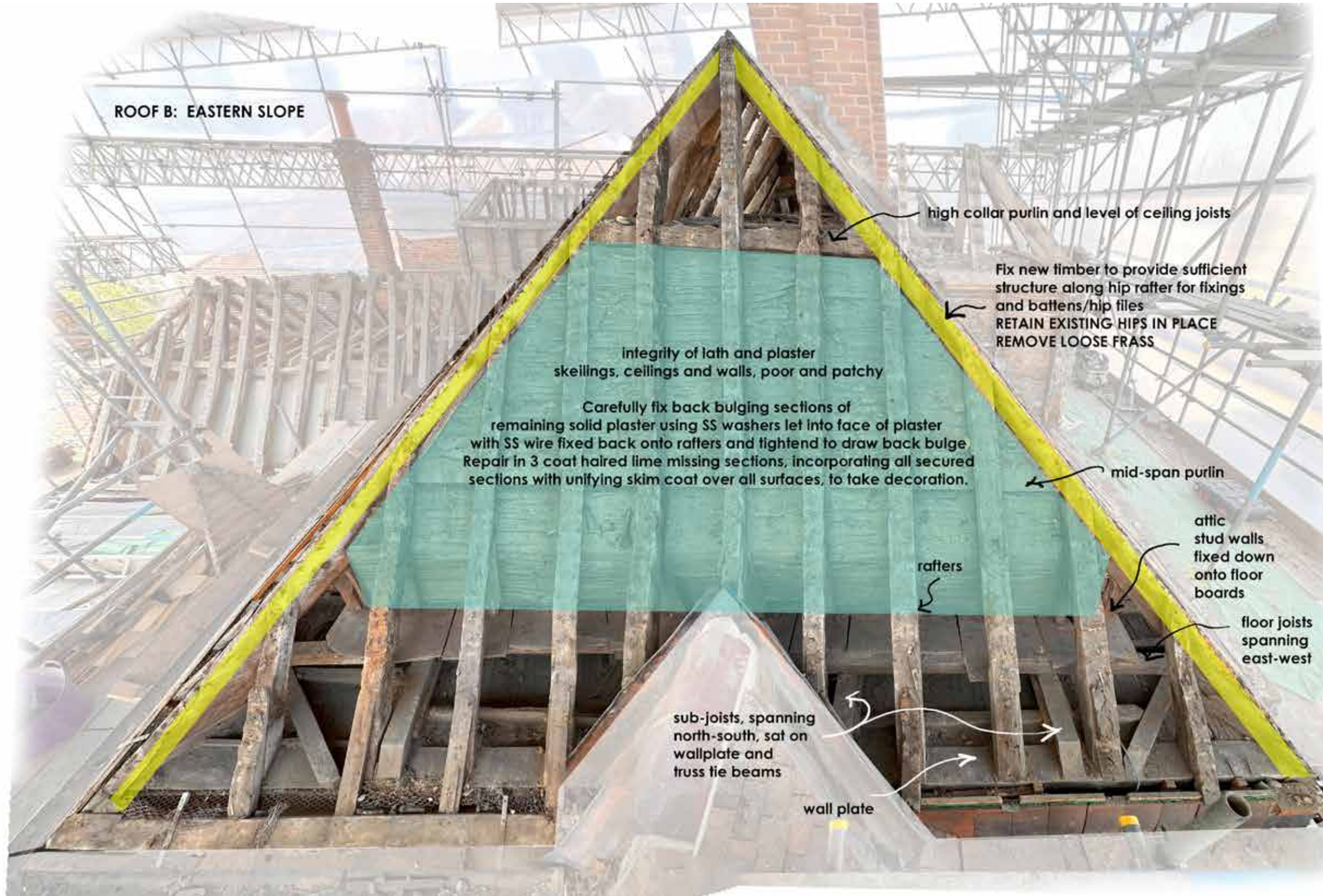
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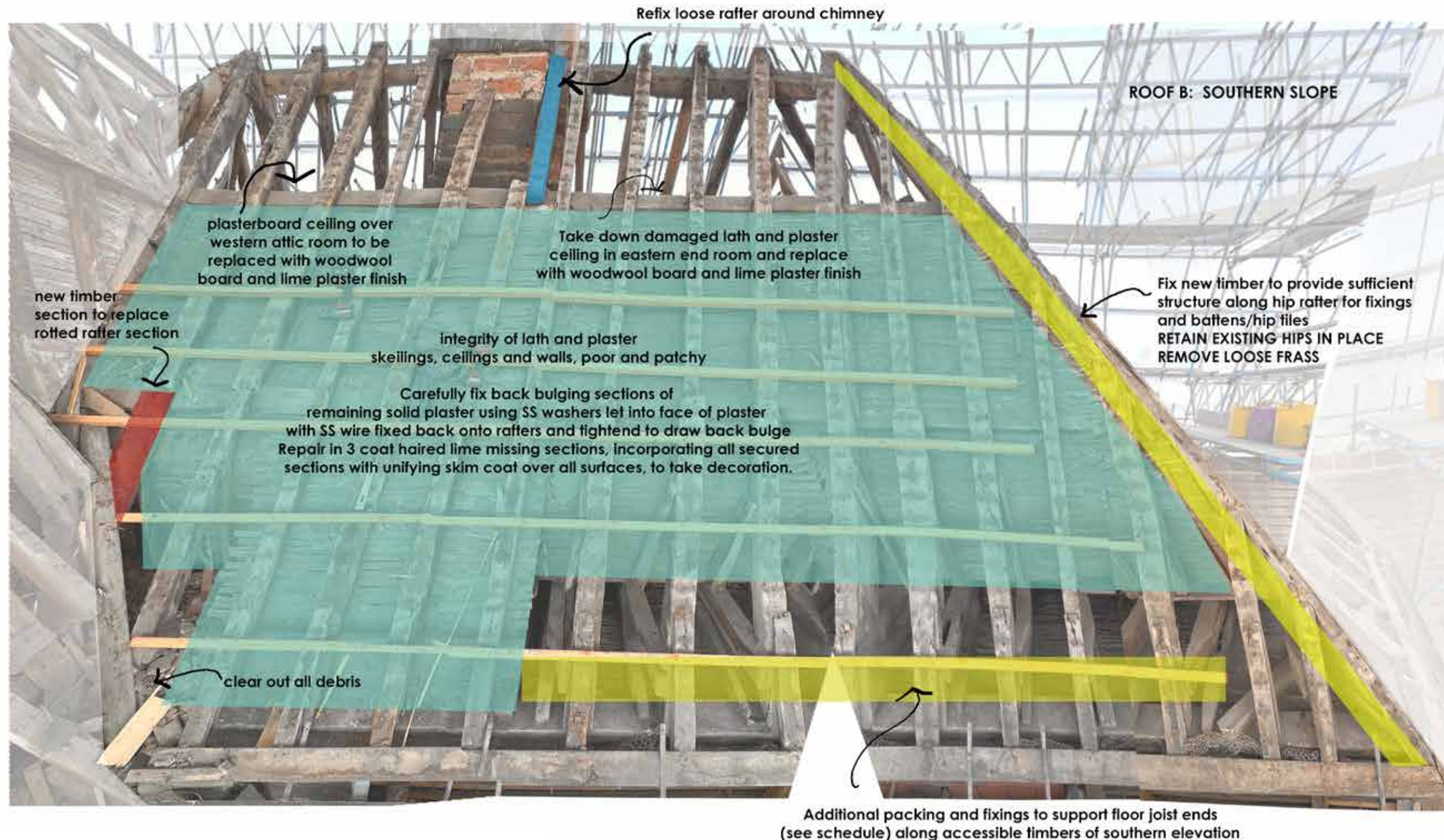
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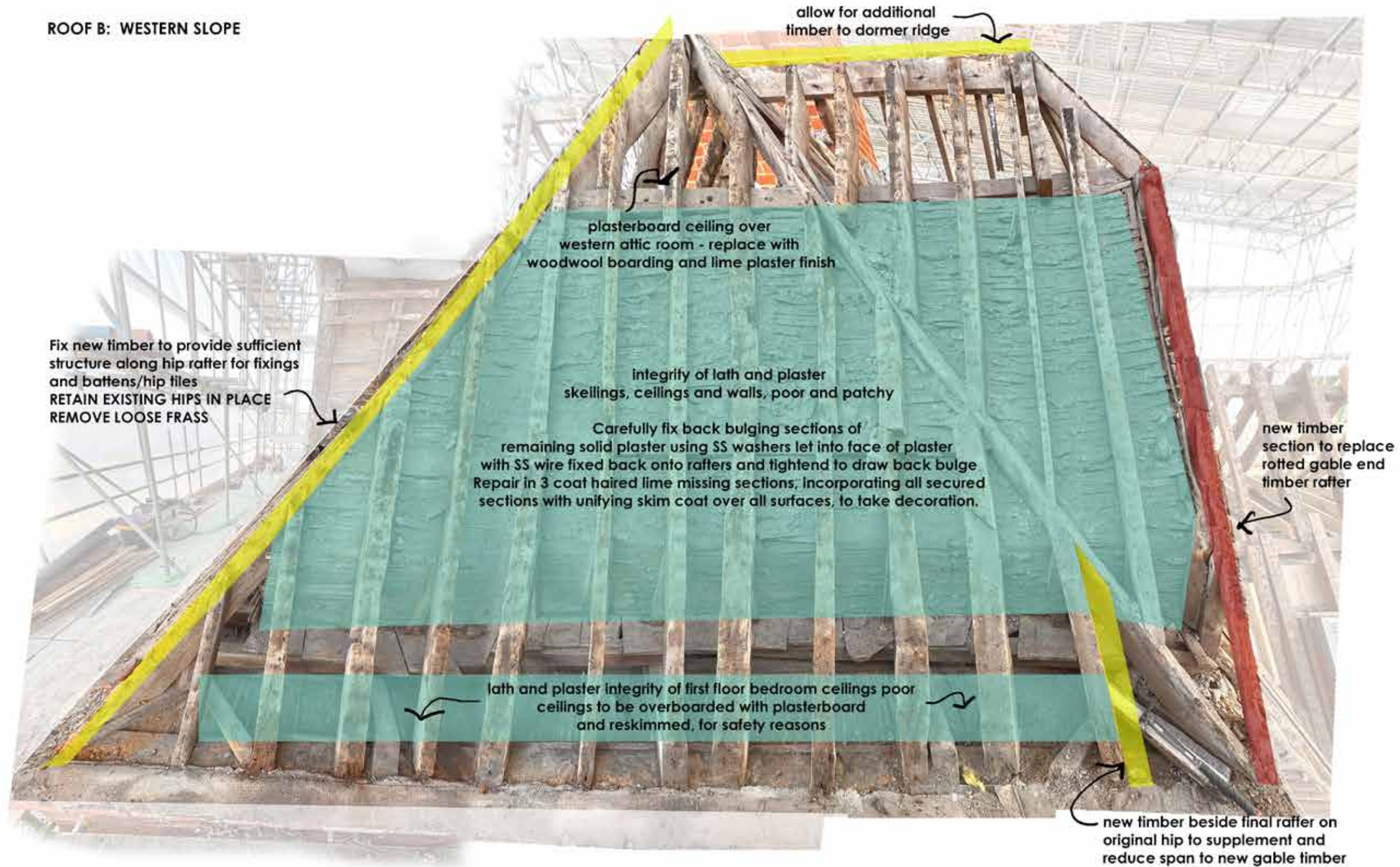


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ROOF B: WESTERN SLOPE

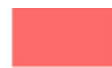
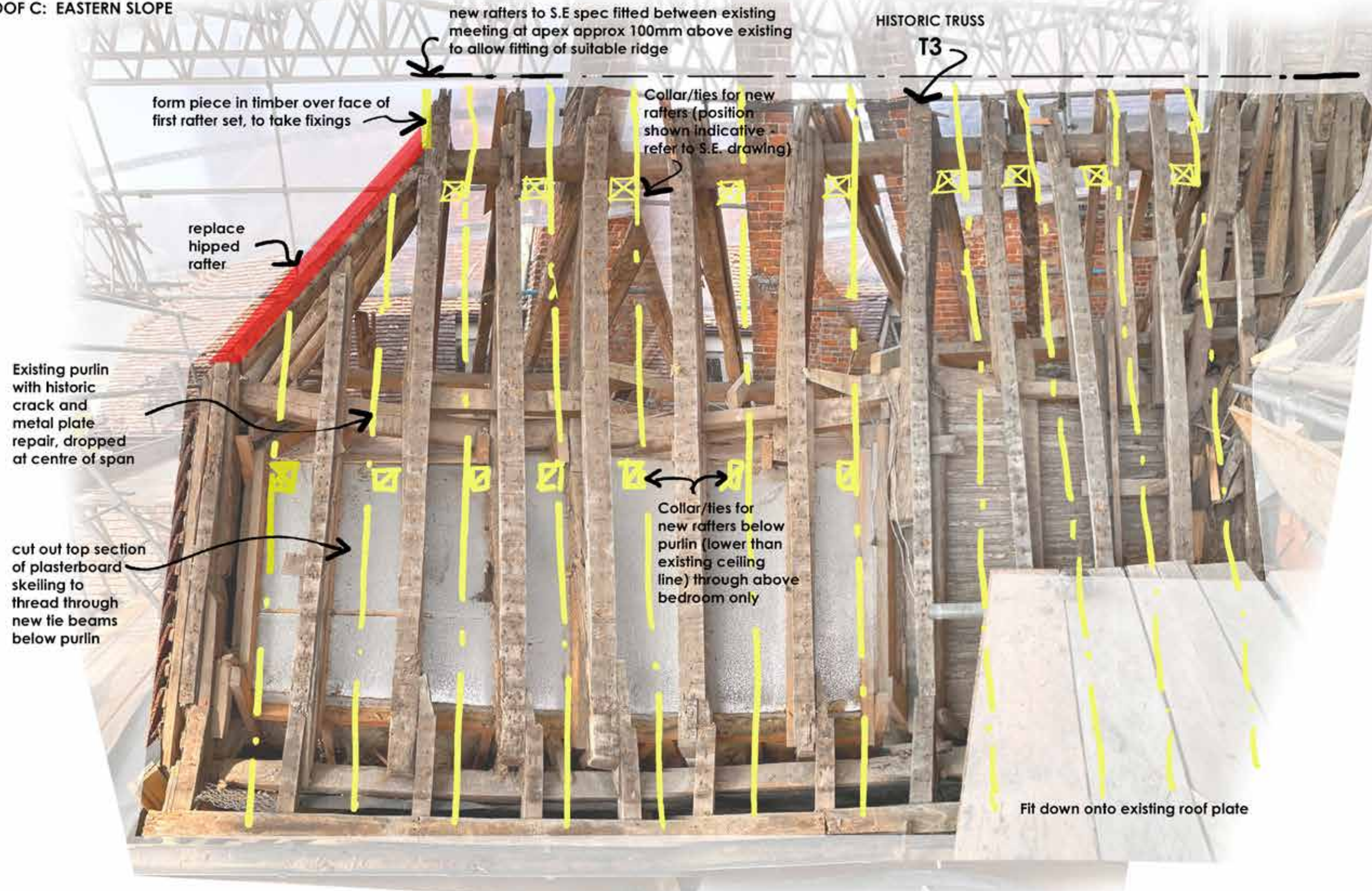


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ROOF C: EASTERN SLOPE



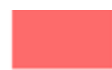
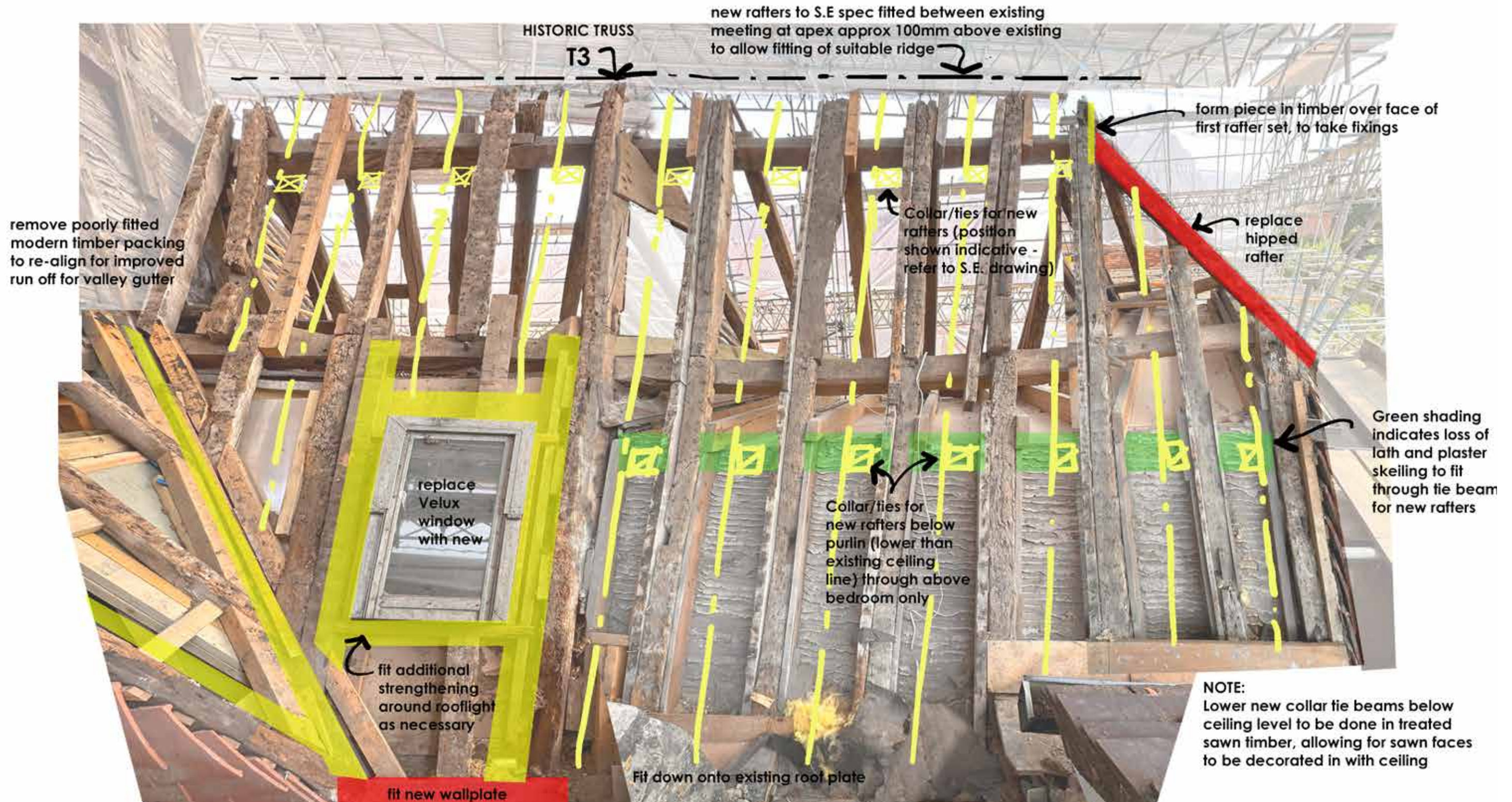
NEW TIMBER REPLACING EXISTING ROTTEN STRUCTURE



ADDITIONAL TIMBER TO STRENGTHEN AND TO PROVIDE SUITABLE FIXINGS FOR ROOF COVERINGS

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ROOF C: WESTERN SLOPE

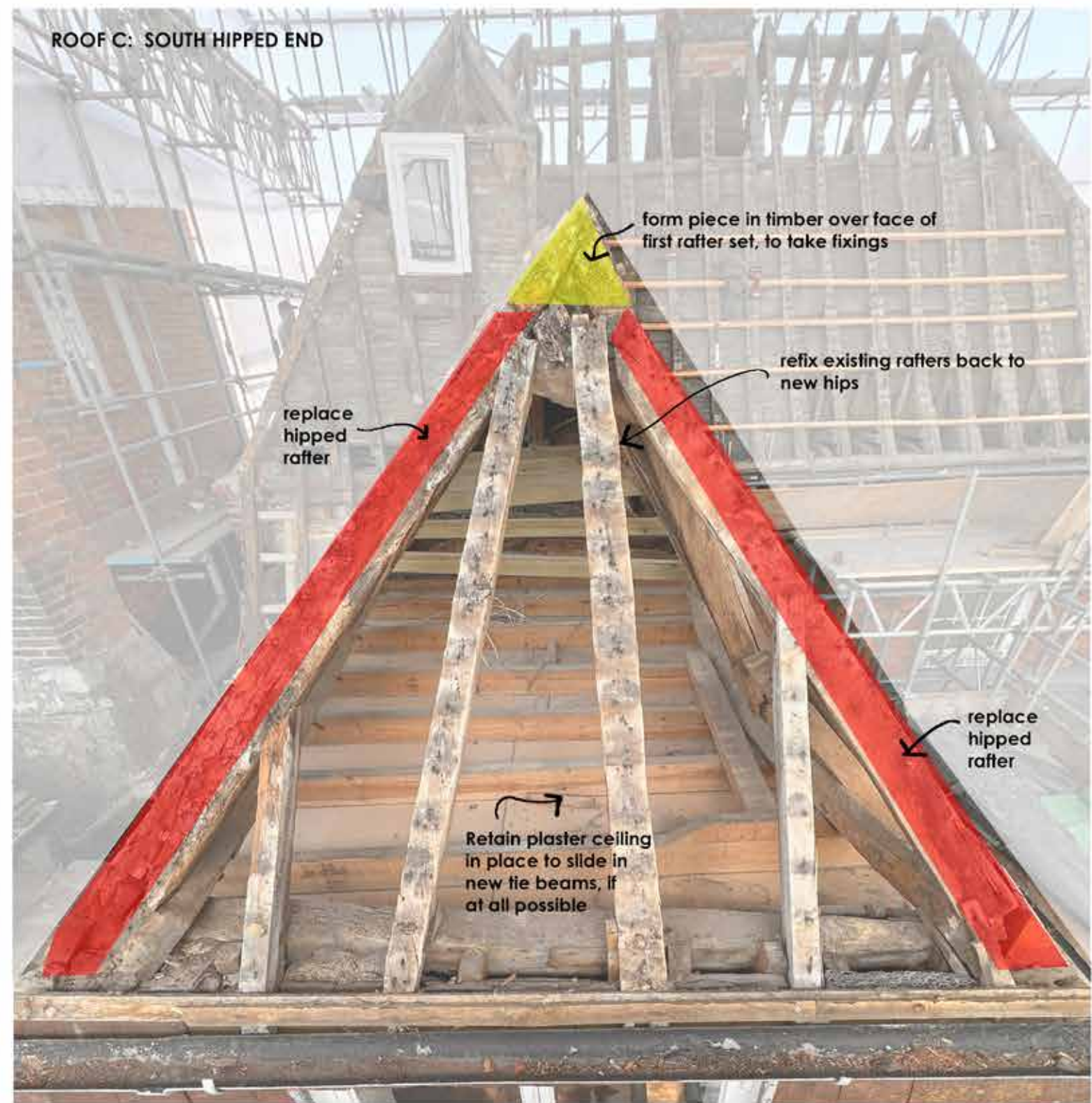
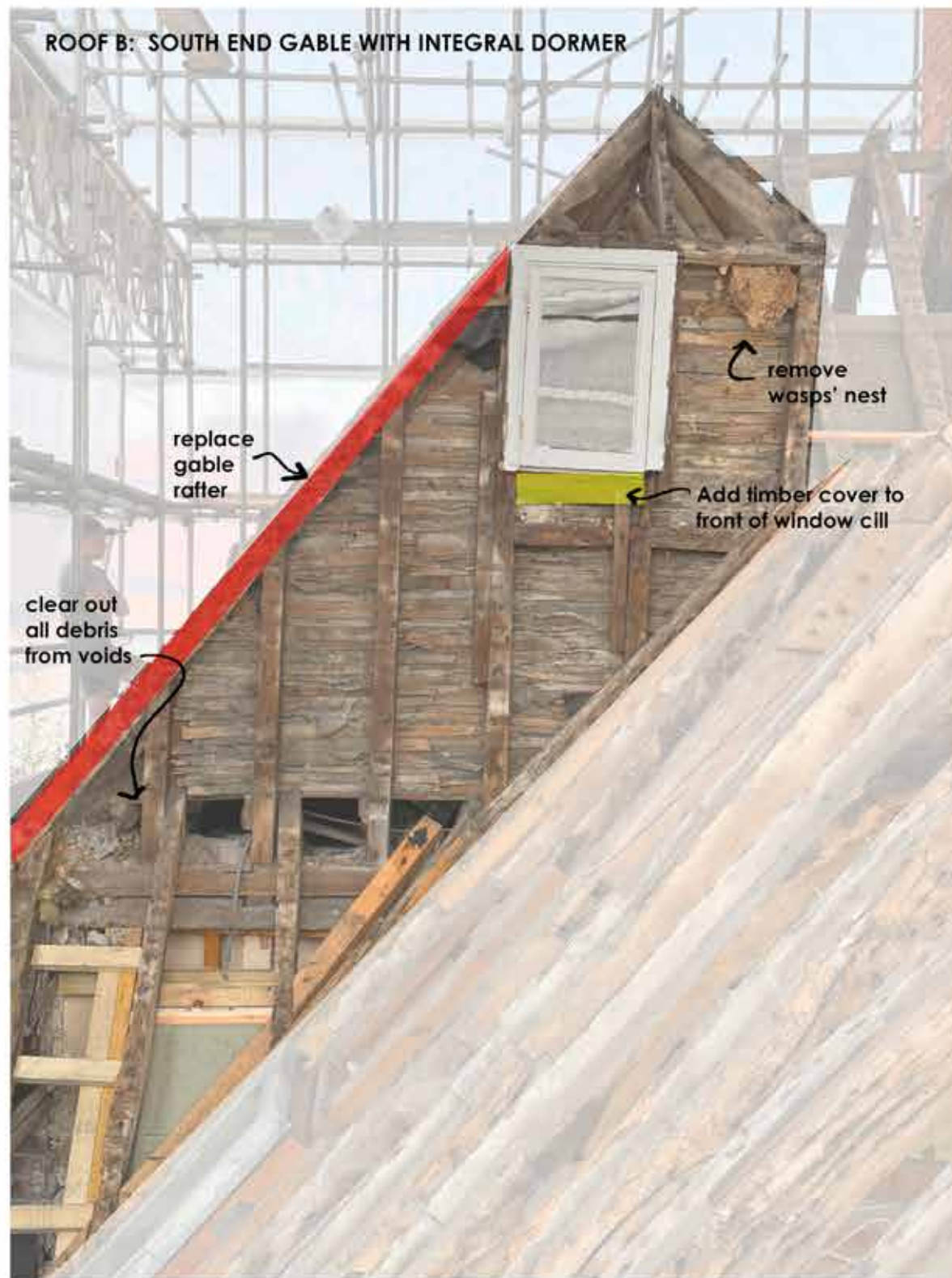


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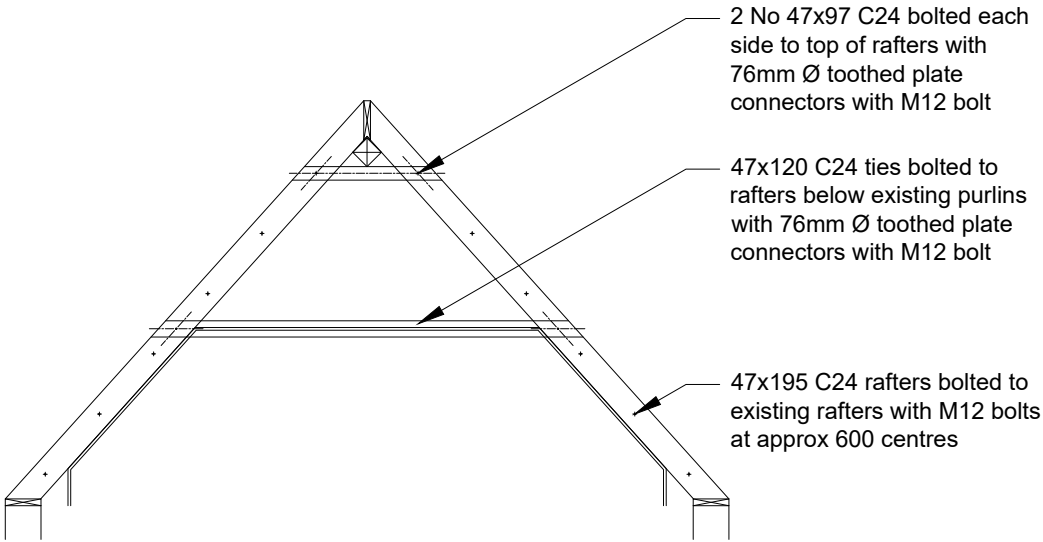


NEW TIMBER REPLACING EXISTING ROTTEN STRUCTURE

ADDITIONAL TIMBER TO STRENGTHEN AND TO PROVIDE SUITABLE FIXINGS FOR ROOF COVERINGS

Note:

Hip support truss consists of two 2 No 47x195 C24 rafters, 2 No 47x120 C24 ceiling ties, and 2 No 47x97 C24 collars, all connected with 76mm Ø toothed plate connectors with M12 bolts. Hip rafters to be 47x195 C24.



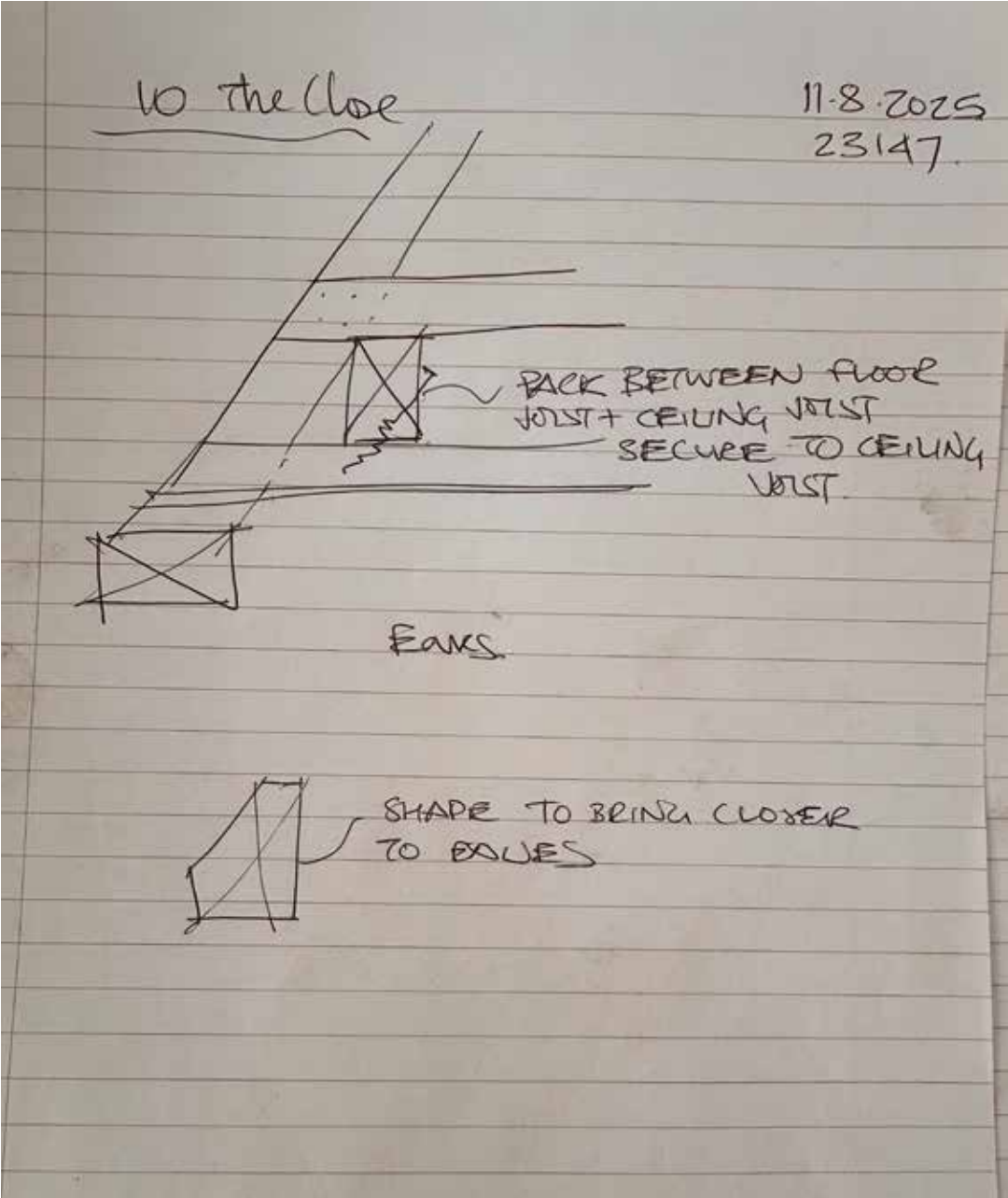
SECTION THROUGH ROOF

Notes:

- 1. Do not scale this drawing.
- 2. All dimensions indicated are in millimetres.
- 3. This drawing should be read in conjunction with all other relevant Engineers, Architects and specialist drawings and any specification.
- 4. All building materials, components and workmanship to comply with Building Regulations, Eurocodes, British Standards and Codes of Practice and the appropriate manufacturers recommendations.
- 5. Any discrepancies errors or omissions to be reported to the Engineer, if in doubt ask.
- 6. The Engineer is not responsible for dimensions, except where shown on his drawings. Refer to the architects drawings for all setting out information, dimensions, etc.
- 7. Fire protection to steelwork to Architects details UNO.
- 8. Contractor is responsible for temporary works and the stability of the structure under the construction phase.

Rev.	Details	Drawn Chkd.	Date
Project			
10 The Close Salisbury			
Title			
Roof Section Roof to South Wing			
ALEXANDER ASSOCIATES 7 Scots Lane Salisbury Wiltshire SP1 3TR Tel: (01722) 337327 E-mail: admin@asalisbury.co.uk Web: www.asalisbury.co.uk			
Scale @ A4	Date	Aug 25	Drg. No.
1:50	Drawn RJJ	Chkd. SJJ	23147 - 09
			Rev. -

Proposal for structural repairs on Roof C



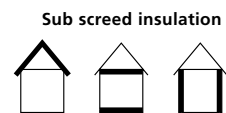
Proposal for packing ends of attic floor joists on North and South sides of Roof B, to provide further support

Environmentally-friendly insulation system
made from natural wood fibres



AREAS OF APPLICATION

Rigid insulation from
natural wood fibre for
wall and roof applications



Sub screed insulation

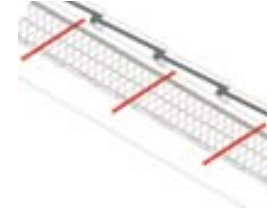
MATERIAL

Wood fibre insulation board produced
in accordance with EN 13171 and with
ongoing quality supervision

Wood for STEICO^{therm} comes
from sustainable forestry and is
independently certified by the FSC®

- Multifunctional rigid woodfibre insulation board
- Quick and easy installation
- Excellent insulation properties in winter and summer
- Made from FSC® certified woodfibre
- High compression strength
- Water vapour open
- Helps to regulate the indoor climate
- Ecological and environmentally friendly
- Fully recyclable

For more information please visit our website at www.steico.co.uk



RECOMMENDATIONS

Store flat, level and under cover.
Protect edges from damage

Remove plastic foil packing only
when the pallet is on hard,
dry and even ground

Max. stacking height: 2 pallets

For dust extraction please refer to
national requirements

ADDITIONAL AREAS OF APPLICATION

(according to national regulations)

External insulation for roofs or floors
with discontinuously laid coverings or
under sarking felt

Interior insulation for floors or roofs,
insulation between rafters

Insulation under a screed

External insulation for walls
behind a rain screen

Insulation for timber structures

PACKAGING STEICO^{therm}

Thickness [mm]	Size [mm]	Edge profile	Weight [kg/m²]	Pieces / Pallet	m² / Pallet	Weight/Pal [kg]
20*	1,350 * 600	square edge	3.20	116	94.0	ca. 300
30*	1,350 * 600	square edge	4.80	74	59.9	ca. 300
40	1,350 * 600	square edge	6.40	56	45.4	ca. 310
60	1,350 * 600	square edge	9.60	38	30.8	ca. 300
80	1,350 * 600	square edge	12.80	28	22.7	ca. 310
100	1,350 * 600	square edge	16.00	22	17.8	ca. 300
120	1,350 * 600	square edge	19.20	18	14.6	ca. 300
140	1,350 * 600	square edge	22.40	16	13.0	ca. 300
160	1,350 * 600	square edge	25.60	14	11.3	ca. 300
180	1,350 * 600	square edge	28.80	12	9.7	ca. 310
200	1,350 * 600	square edge	32.00	12	9.7	ca. 325
100	1,880 * 600	tongue and groove**	16.00	22	24.8	ca. 420
120	1,880 * 600	tongue and groove**	19.20	18	20.3	ca. 420
140	1,880 * 600	tongue and groove**	22.40	16	18.0	ca. 420
160	1,880 * 600	tongue and groove**	25.60	14	15.8	ca. 420

*see datasheet STEICO^{therm} SD

**Coverage dimensions: 1,850 * 570 mm

CHARACTERISTIC VALUES STEICO^{therm}

Produced and supervised according to	EN 13171
Board designation	WF – EN 13171 – T4 – CS(10\Y)50 – TR2.5 – AF 100
Edge profile	square edged
Fire class according to EN 13501-1	E
Declared thermal conductivity λ_D [W/(m*K)]	0.038
Declared thermal resistance R_D [(m²*K)/W]	0.5(20) / 0.8(30) / 1.0(40) / 1.5(60) / 2.0(80) / 2.5(100) / 3.1(120) / 3.6(140) / 4.1(160) / 4.6(180) / 5.1(200)
Density [kg/m³]	ca. 160
Water vapour diffusion resistance factor μ	5
s_d value [m]	0.1(20)/0.2(40)/0.3(60) / 0.4(80) / 0.5(100) / 0.6(120) / 0.7(140) / 0.8(160)
Specific heat capacity c [J/(kg*K)]	2100
Minimum compression strength at 10% deformation σ_{10} [N/mm²]	0.05
Minimum compression strength [kPa]	50
Tensile strength perpendicular to face $\perp$ [kPa]	≥ 2.5
Declared level of airflow resistance [(kPa*s)/m²]	≥ 100
Raw material	wood fibre, bond between layers
Waste code (EAK)	030105/170201



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MIKE WYE

WOOD FIBRE BOARD INTERNAL ISOVIT LIME BUILD-UP

Installing the Boards

Place the dark side of the board facing the wall. Apply a continuous 3 mm layer of [SecilTek Isovit Lime](#) with a 10 mm notched trowel to the back of the boards.

Start with the first boards firmly placed at the base of the wall and work up with the short side vertical and the joints staggered as if laying bricks. Leave for a few hours and check that the boards are not moving.

The installation of the thermal insulation boards is complete when the fixings are applied, with a minimum length equal to the board thickness + 35 mm embedment. The fixing type will vary depending on the substrate.

Backing Plaster Application

Backing Plaster First Pass

Apply a 3 mm Isovit Lime base coat using a 10 mm notched trowel. Press the [4 mm Alkali Resistant Fibreglass Mesh](#) into the Isovit Lime making sure the toothed gaps remain behind the mesh.

Reinforce specific areas, such as corners or transitions between different materials. Always place extra mesh across corners of windows and doors where stress fractures may occur. The mesh should be overlapped by approximately 100 mm.

Backing Plaster Second Pass

After 12-24 hours, apply another 3 mm coat of Secil Isovit Lime to cover the mesh, resulting in a total of 6 mm plaster application.

Lime Plaster Skim

Approximately 12-24 hours after completing the backing plaster application, apply 2 x 1 mm passes of [Secil Cal AC FINO](#). Leave 2-4 hours per pass. This is applied as a smooth trowelled finish. Coverage for a 1 x 18kg bag is approximately 12 m² @ 2 mm.

Leave for a couple of weeks before painting.

For Attic level ceiling surfaces, proposal is application of 40mm woodfibre board (Steico therm) mechanically fixed to existing structure, and finished with Isovit lime plaster to take decoration.