

Our Ref: 14084.4/ADW/JW

Ludlow Developments
Livery Road
Salisbury
Wiltshire
SP5 1RU

FAO Jake Ludlow

Dear Jake,

RE: 47 BLUE BOAR ROW, SALISBURY – PROPOSED STRUCTURAL REPAIR WORKS TO THE EXISTING FABRIC FOR PHASE 1

Further to our recent conversation and the written response from the Conservation Officer regarding your recent application, I now, as requested, respond formally to the structural aspects of the work referred to.

I duly made a return visit to site to review specific items raised in the response.

Roof repairs

I had reported that the roof had been previously repaired and that there is evidence of water penetration through finishes causing both staining and decay of timber elements and damage to lath & plaster ceilings.

I have now inspected, as far as possible due to limitations on access, the roof structure to the property and attach a marked-up plan showing the structural form of the roof, the finishes and condition. This is augmented by a typical repair detail.

The roof form comprises two pitched roof areas with a central valley and edge valleys abutting the existing building on either side. The rooves are linked via valley rafters to a pitched roof to the rear, with a vertical face towards Blue Boar. The roof is plain clay tiled with both valleys and the flat margin to the Blue Boar elevations both covered in torched roofing felt.

The pitched roof structure comprises trusses spanning to a primary beam under the central valley. The trusses support purlins and common rafters with the front elevation flat roof, supported on a beam spanning the same direction as the trusses. The ceilings are independent timber joists.

Water ingress has caused historic damage to structure, and there are some modern softwood repairs, particularly around the ceiling access hatch.

Offices:

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Most of the damage has occurred in these valley areas and the common rafter ends are most affected. The attached sketch shows common rafters which need strengthening and this will be achieved by augmenting the original ones with new treated softwood alongside, leaving the external fabric in place.

It is not possible to access the flat roof zones, but the same principal can be followed once opened up: namely, to augment the existing joists with new.

The water ingress has also led to ceiling damage causing loss of plaster. Timber ceiling joists appear sound, and no structural works are envisaged, just local lath and plaster repairs.

Room 04: former blocked up fireplace

This fireplace is currently blocked up. Based on the brick pier visible in the blocked opening the original arrangement appears to be a main fireplace and adjacent bread oven. There is a shaped iron bar, both front and back, acting as a lintel to support the brickwork above and a steel/iron register plate. Above these is an embedded timber lintel running full width over both original openings. The chimney which once served this fireplace no longer exists.

It would be possible, in my view, to reopen the fireplace without major structural works being involved. Cleaning and re-painting the iron bars and localised repointing of brickwork would be required.

Site Access

The issues around site access have been discussed many times and has always been the case that access will be via Blue Boar. There is no doubt that this presents very real problems from a logistic perspective for undertaking work to both Phase 1 and Phase 2.

For Phase 2, access is via a door into Blue Boar and via the side alleyway to the rear of Phase 1. This access is the only viable route to Phase 2 regardless of the stage of the Phase 1 project. The access route can be made safe and separate from Phase 1. It is a logistical problem to be solved and does not, in my view impact upon the ability to complete Phase 1.

I trust that the above addresses the structural concerns raised by the Conservation Officer.

Yours sincerely,



**ANDREW WARING - BTech Eng CEng MICE MStructE
Consultant**

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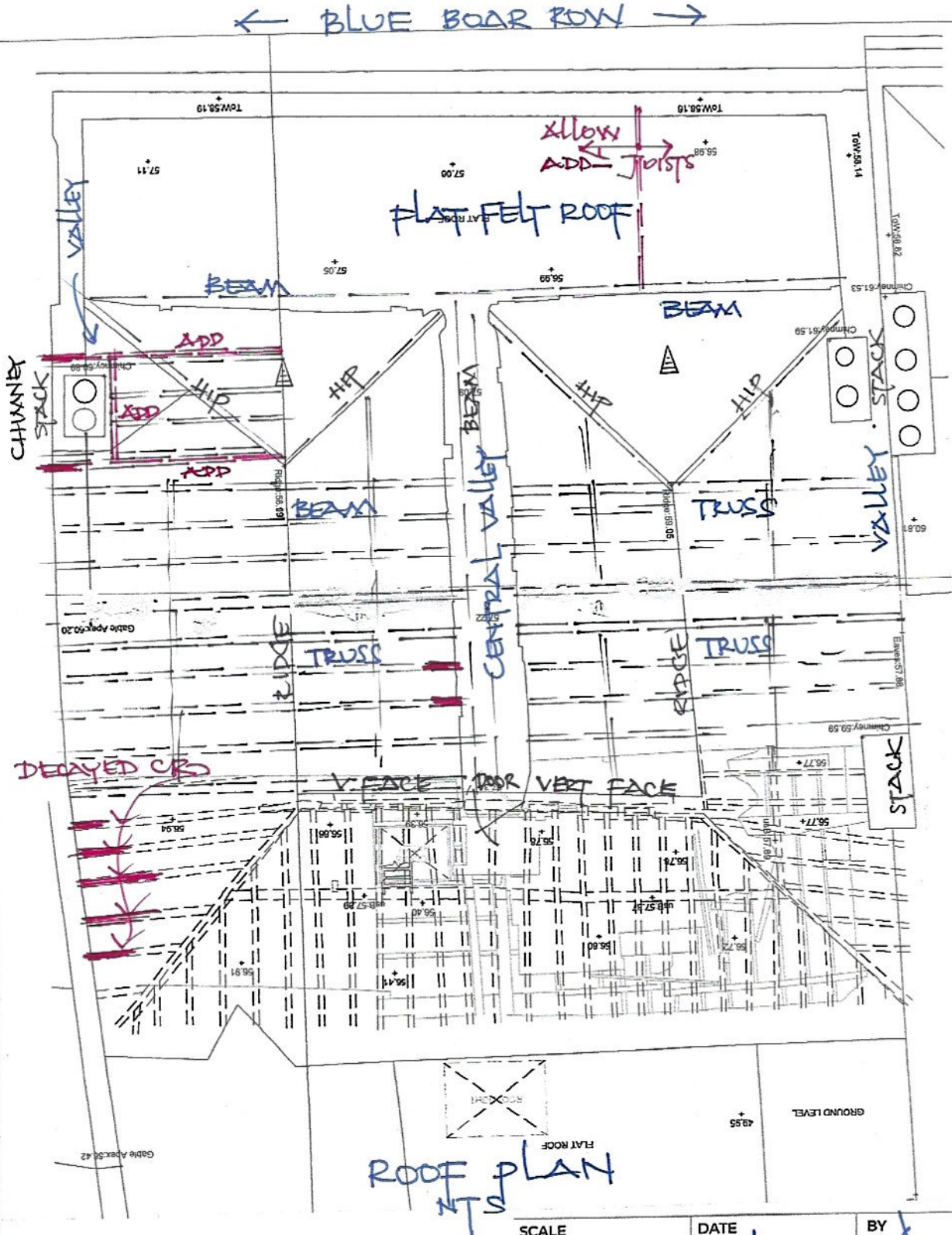
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JOB TITLE

47, BLUE BOAR ROW
SALISBURY - PHASE 1

DRG. TITLE

ROOF REPAIRS
PLAN



SCALE

NTS

DATE

JULY 25

BY

AX

DRG. NO

14084.pl.01

REV.

REV DATE

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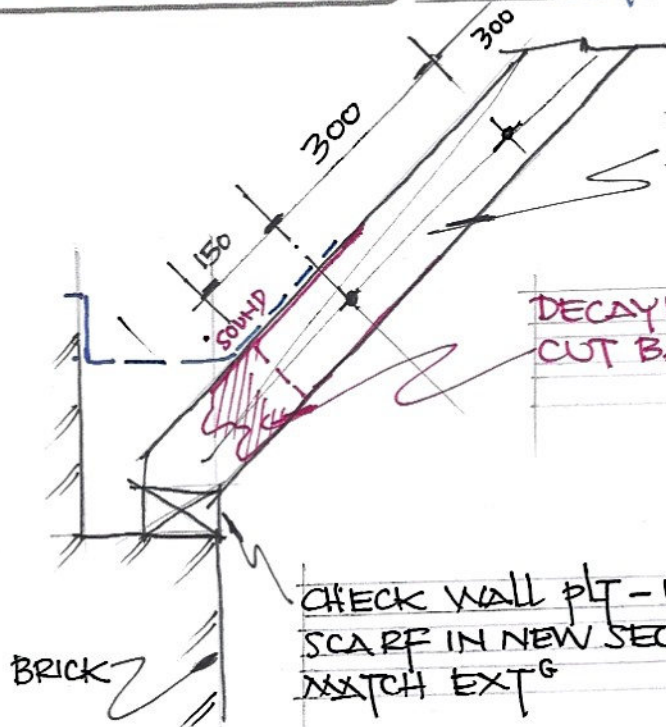
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JOB TITLE

47, BLUE BOAR ROW
SALISBURY.

DRG. TITLE

ROOF REPAIR
DETAILS



PARTER DECAYED C.R. WITH
NEW 50x100 C24. MIN
3 M10 BOLTS @ 300% +
150 END DISTANCES

DECAYED COMMON RAFTER
CUT BACK TO SOUND

CHECK WALL PLT - IF DECAYED
SCARF IN NEW SECTION TO
MATCH EXT'G

AUGMENTING DETAIL
1:10

SCALE

1:

DATE

JULY 25

BY

AW

DRG. NO

14084.pl.02

REV.

REV

DATE

REVISIONS

CHK