

Ref: TS 7780

15th September 2021

Mr. T. Finn
Flat 8
Hodders Court,
Knowles Brow,
Stoneyhurst,
Clitheroe,
BB7 9PP

Dear Mr. Finn,

Re: Partial Roof Inspection – Flat 8 - Hodders Court, Stoneyhurst, Clitheroe, BB7 9PP

Further to your recent instruction, we visited the above location on Friday 3rd September last, to carry out a partial inspection of the roof structure over your Flat 8 - Hodders Court.

It is understood from discussions with Christopher Homer (Designer), that it is your intention to carry out some internal remodelling works to the Flat, an element of which is the removal of a ceiling over the lounge area, to expose the original timber trusses forming the main roof over.

The weather conditions during the inspection were dry but overcast.

No invasive investigatory works were undertaken by us.

The inspection was carried out with the aid of a flashlight and digital camera.

Parts of the structure that were covered, unexposed or inaccessible have not been inspected and it is therefore not possible to report any such items are free from defect.

The Designers layout drawings are included in Appendix A.

Photographs were taken during the inspection, a selection of which are included in Appendix B of this report.

A reduced level of covid restrictions and social distancing restrictions were in place at the time of the inspection.

General View - Roof structure / ceiling over Flat 8 – 3rd September 2021

Flat 8 was located at the first floor of the complex known as Hodders Court. The complex appeared to be a combination of original buildings with extensions and additions added over a number of years. The age of the area of the building in which Flat 8 was located is estimated to be constructed circa late 1800's. The adjacent building appeared to be older.

24, Poppyfield, Cottam, Preston, Lancashire, PR4 0BF

E-Mail: info@tandsdesignservices.co.uk

The roof structure was a traditional type arrangement consisting of heavy timber section trusses. The trusses being "non standard" type; approximate configuration of king and queen post type, with additions and omissions to suit the roof layout. Rafters, purlins, support posts and hip members were present all linked into the roof trusses.

Modifications to the roof structure had taken place over a period of time.

- Roof reslated including installation of new battens and bitumen type sarking felt
- Repairs to rafters
- Installation of steel strengthening plates at the joints within the roof trusses
- Installation of additional timber members
- Installation of a ceiling structure suspended from the original roof structure

The ceiling area was utilised a storage area.

A number of apparent defects were noted in the roof structure:

- A crack / shake was present extending along the length of a timber hip member at the front corner of the property over the lounge area
- The joint between two intersecting members at the rear of the property over the bedroom area had separated.
- Evidence of previous woodworm infestation was present.

The presence of bats has been reported within the roof void area.

Summary / Conclusion

The roof structure; traditional but non standard roof trusses, purlins and rafters, had been subject to previous modifications and remediation over a number of years, but was generally in fair condition.

Works undertaken included the installation of bitumen type sarking felt, indicating the roof had been reslated with new battens and associated flashing details, repairs to rafters, installation of steel plates over roof truss connections and the installation of a ceiling area. The ceiling area had been / was utilised as a storage area. The ceiling area, the construction details of which are unknown had been suspended from the main roof members.

Overall, the original roof structure was in fair condition with no significant distress, deflection or issues noted, apart from a crack / shake in a hip member at the front of the property and an open joint at the rear of the property over the bedroom area in two intersecting timber members. Both defects require attention.

Additionally, there was evidence of previous woodworm infestation. No evidence of live, ongoing infestation was noted, but this should be reviewed by a specialist prior to any timbers being covered or introduced.

It is understood that bats have previously been present in the roof void. Their on going presence should be reviewed and any works proposed to be undertaken to the roof void should have due consideration for their presence.

Based on the condition of the roof structure, it is considered that the proposal to remove the existing ceiling area (dead weight) and the associated storage area facility (imposed load) and

24, Ponnvfield, Cottam, Preston, Lancashire, PR4 0BF

E-Mail: info@tandsdesignservices.co.uk

the installation of a feature vaulted ceiling will result in a nett reduction in the weight applied to the roof structure; trusses, purlins and rafters and is therefore considered to be satisfactory.

Works are required to the roof structure which are outlined below.

Recommendations

1. Carefully remove the existing ceiling structure to expose the original truss members and remediated areas; steel plates and installed timber strengthening, as per the Designers details.
2. Sarking felt to be examined and repaired as required, prior to installing the feature vaulted ceiling, including suitable insulation. All as per the Designers details.
3. Crack / shake in the timber hip member at front corner of the property over the lounge area to be repaired as required; plated & bolted. Detail to be confirmed.
4. Open joint in the intersecting timber roof members over the rear bedroom area to be repaired as required.
5. Timber specialist to review the historical woodworm infestation and confirm no further treatment required.
6. Specialist to be consulted in respect of the presence of bats and any consideration for works to be carried out around them to be implemented as required.
7. All works to be carried out to approved risk assessments and method statements.
8. All proprietary products to be used in accordance with the manufacturer's instructions.
9. All works to be subject to statutory inspections and certifications as required.

We trust that the foregoing meets with your approval. However, if you require any further information please do not hesitate to contact the writer.



Cottam, Preston, Lancashire, PR4 0BF

E-Mail: info@tandsdesignservices.co.uk

Appendix A

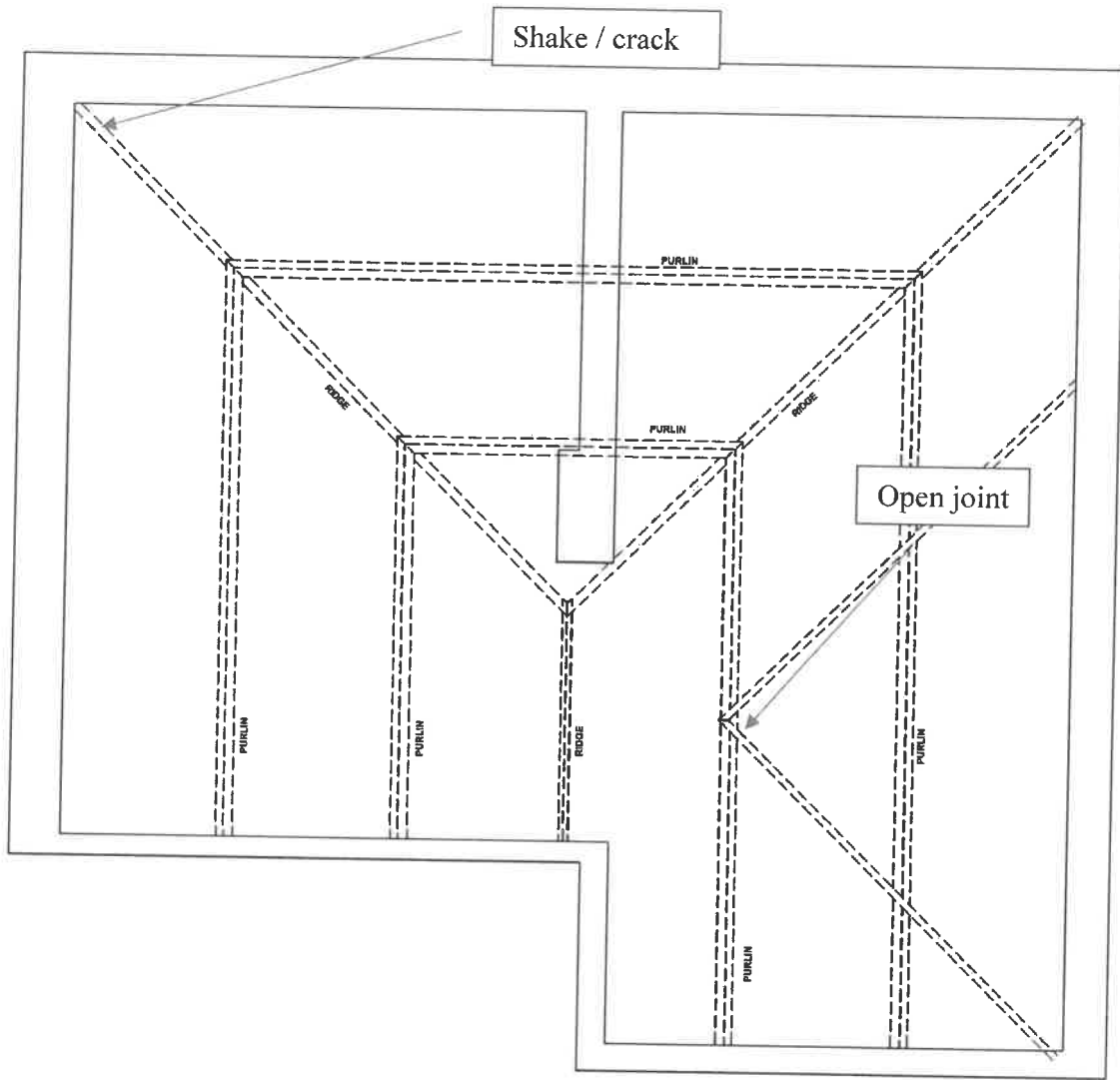
Designers Layouts

24, Poppyfield, Cottam, Preston, Lancashire, PR4 0BF

E-Mail: info@tandsdesignservices.co.uk

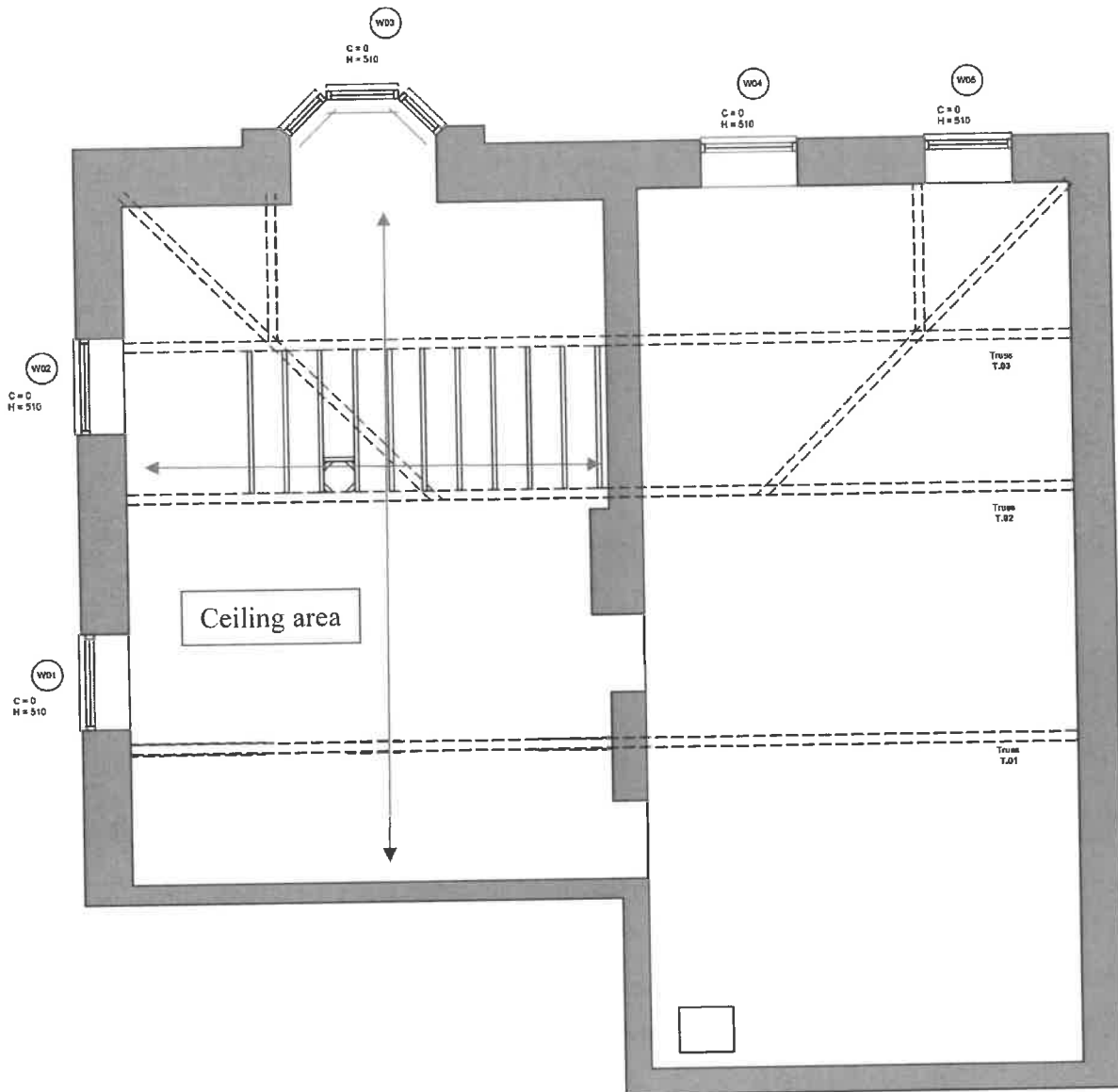
Company N°. 523 9397

VAT N°. 943 9933 77



CH_099-SK03
Roof Timbers Layout
 Scale 1:50@A3

Flat 8 - Hodders Court



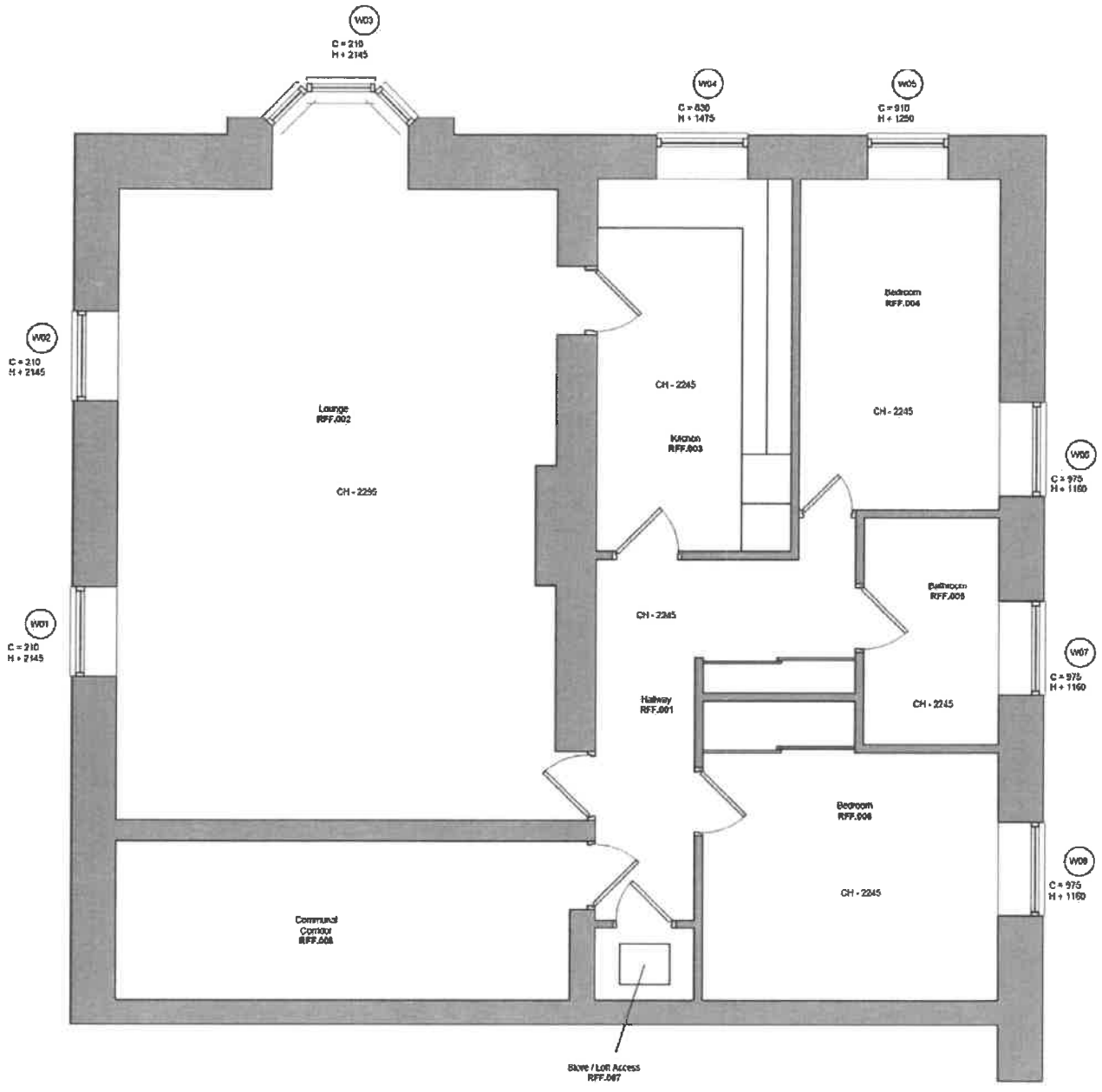
CH_099-SK02
Existing Attic Floor Plan
 Scale 1:50@A3

Flat 8 - Hoddess Court

m, Preston, Lancashire, PR4 0BF
 E-Mail: info@tandsdesignservices.co.uk

023 9397

VAT N° 943 9933 77



CH_099-SK01
Existing Floor Plan
 Scale 1:50@A3

Flat 8 - Hodders Court

24, Poppyfield, Cottam, Preston, Lancashire, PR4 0BF

E-Mail: info@tandsdesignservices.co.uk

523 9397

VAT N^o.943 9933 77

Appendix B

Photographs 3rd September 2021

24. [Redacted] Cottam, Preston, Lancashire, PR4 0BF

E-Mail: info@tandsdesignservices.co.uk

Nº. 523 9397 VAT Nº. 943 9933 77

Front Elevation – Roof area



Front Elevation – Roof area



24, Poppyfield, Cottam, Preston, Lancashire, PR4 0BF

E-Mail: info@tandsdesignservices.co.uk

01773 9397

VAT N° 943 9933 77

Side & Front Elevation – Roof area



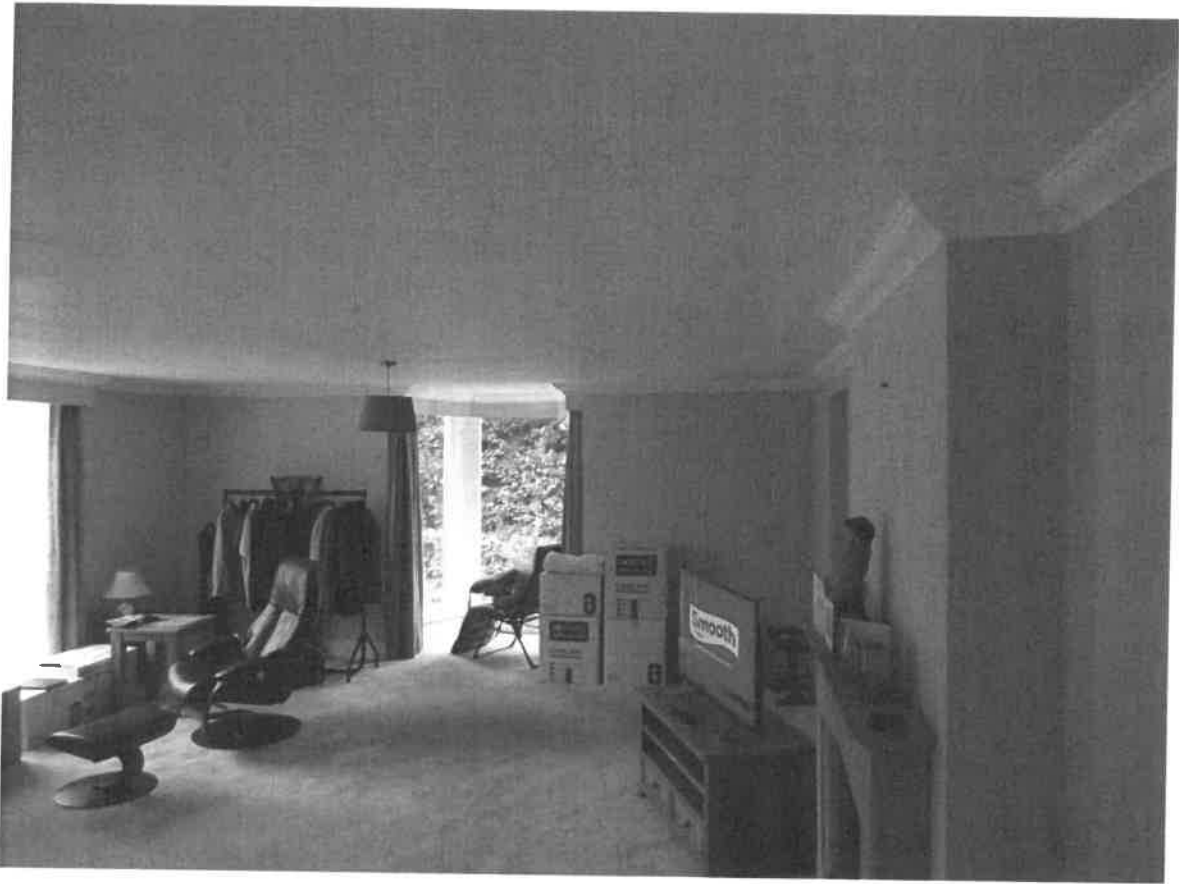
Rear Elevation – Roof area



24, B... Cottam, Preston, Lancashire, PR4 0BF
E-Mail: info@tandsdesignservices.co.uk

523 9397 VAT N° 943 9933 77

Lounge – Ceiling area



Lounge – Ceiling area



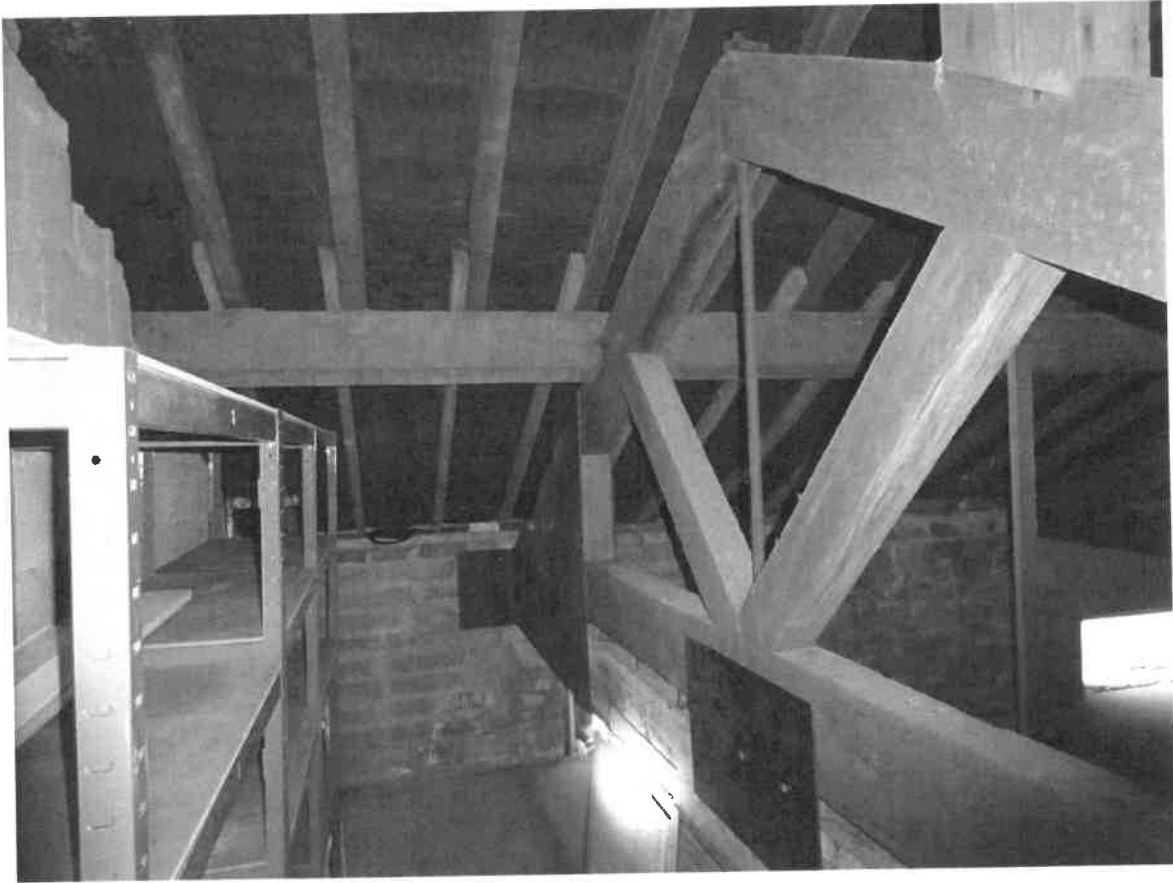
24, Poppyfield, Cottam, Preston, Lancashire, PR4 0BF

E-Mail: info@tandsdesignservices.co.uk

9397

VATN° 943 9933 77

Roof Void – Original roof trusses / steel plates / original & replaced rafters / bitumen felt



Roof Void – Original roof trusses / steel plates / original & replaced rafters / ceiling hangers



24, Poppyfield, Cottam, Preston, Lancashire, PR4 0BF

E-Mail: info@tandsdesignservices.co.uk

01253 9397

VAT N° 943 9933 77

Roof Void – Original roof trusses / ceiling hangers



Roof Void – Original roof trusses / ceiling hangers



ttam, Preston, Lancashire, PR4 0BF
E-Mail: info@tandsdesignservices.co.uk

23 9397 VAT N°.943 9933 77

Roof Void – Original roof trusses / ceiling hangers



Roof Void – Original roof trusses / ceiling hangers



24 Ponnvfield, Cottam, Preston, Lancashire, PR4 0BF

E-Mail: info@tandsdesignservices.co.uk

523 9397

VAT N° 943 9933 77

Roof Void – Original roof trusses / original & replaced rafters / ceiling hangers



Roof Void – Original roof trusses / steel plates / ceiling hangers



...m, Preston, Lancashire, PR4 0BF

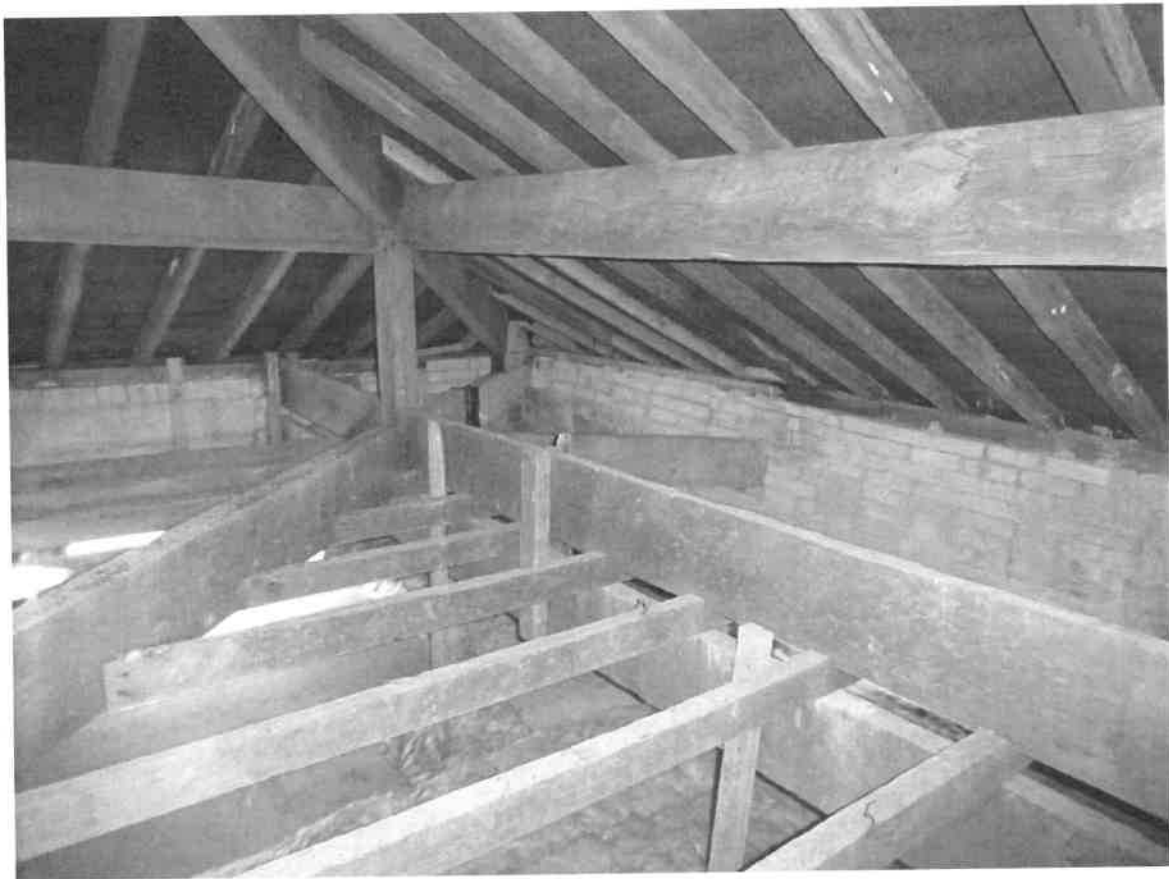
E-Mail: info@tandsdesignservices.co.uk

9397 VATN° 943 9933 77

Roof Void – Original roof trusses / cross members



Roof Void – Original roof trusses / cross members / ceiling hangers



24 Pennvfield Cottam, Preston, Lancashire, PR4 0BF

E-Mail: info@tandsdesignservices.co.uk

Company N°. 523 9397

VAT N°. 943 9933 77

Roof Void – Original roof trusses / cross members



Roof Void – Original roof trusses / cross members / ceiling hangers



tam, Preston, Lancashire, PR4 0BF

E-Mail: info@tandsdesignservices.co.uk

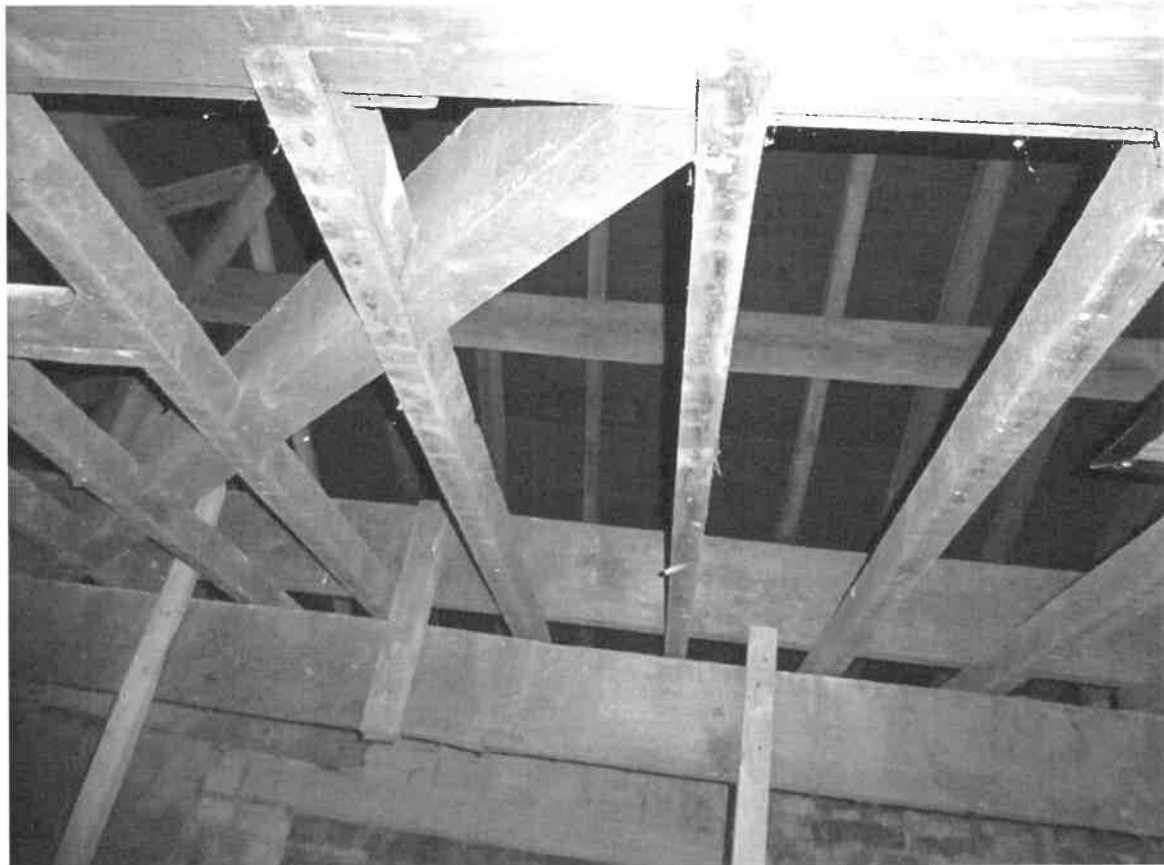
23 9397

VAT N°.943 9933 77

Roof Void – Original roof trusses / cross members / ceiling hangers



Roof Void – Original roof trusses / cross members / ceiling hangers



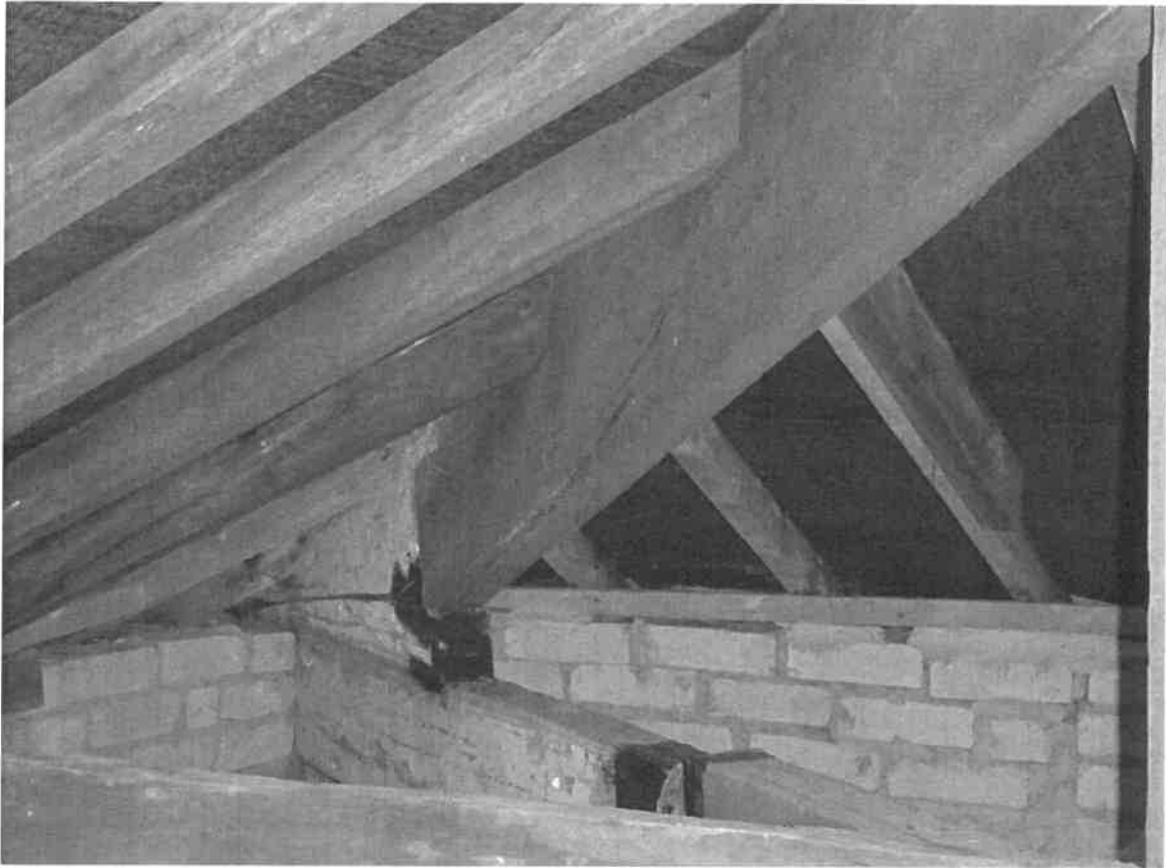
24, Pennyfield Cottam, Preston, Lancashire, PR4 0BF

E-Mail: info@tandsdesignservices.co.uk

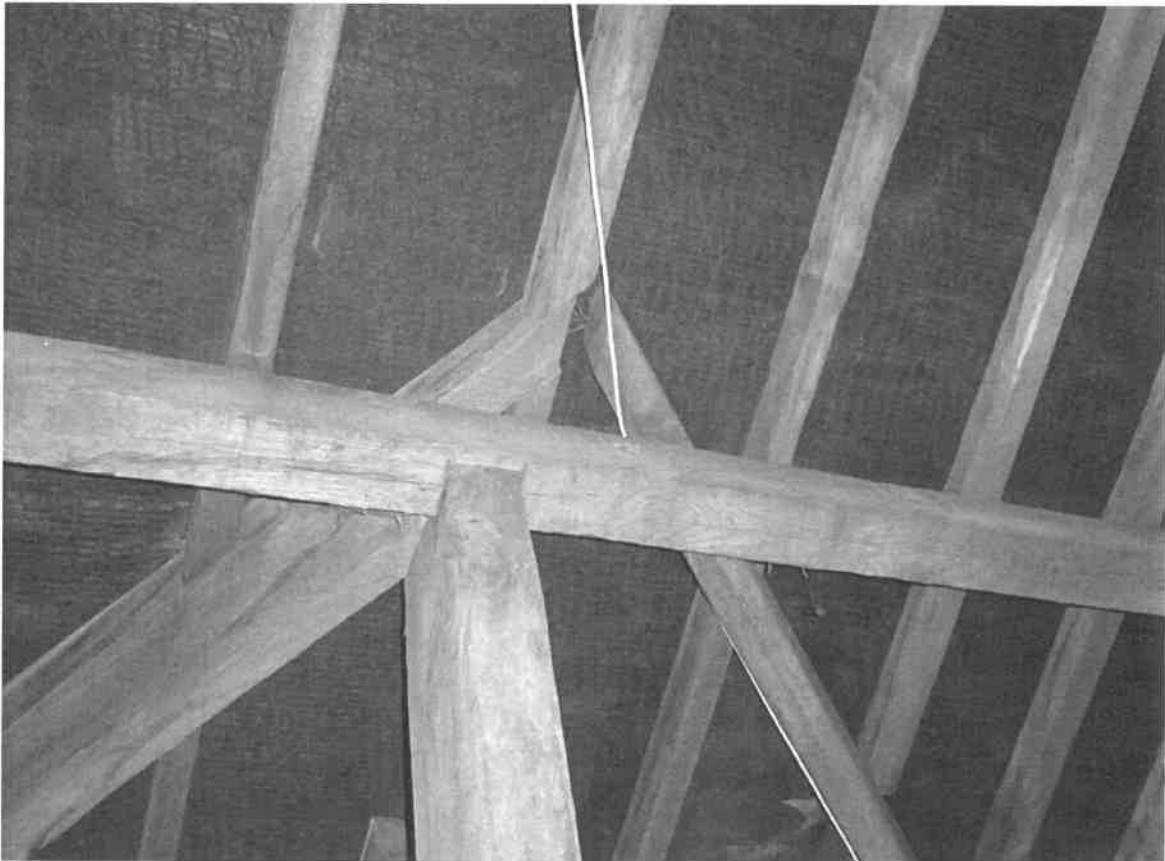
23 9397

VAT N° 943 9933 77

Roof Void – Crack in hip member front corner of building / original & replaced rafters



Rear Roof (over bedroom) – Open joint



Cottam, Preston, Lancashire, PR4 0BF

E-Mail: info@tandsdesignservices.co.uk

523 9397

VAT N°.943 9933 77

