From: Adrian Fitch [redacted]
Sent: 11 December 2025 04:45 pm
To: Bridge End Farm [redacted]
Subject: Bridge End Farm, Wood House Lane.

Hi John & Shayne,

Shayne gave me your email address John, so that I could send you information with regard to the roof of the garage wing of the above property.

I visited the property on 1st December 2025 as requested by Shayne, to look at the condition of the timber trusses and proposed re-roof (corrugated fibre-cement sheet to slate) of the garage block.

The existing roof structure comprises three timber trusses in slightly differing styles and condition. The central one is a "common truss" but with the addition of a high level collar and short king post. It appears to be a later iteration and is in reasonable condition. The two at each end appear to be older (probably original?) although one is a "king post" design (One of the struts is missing) and the other a "common" design but with knee braces (one missing) and high collar. The trusses support 3 canted purlins on each pitch.

Direct access was only available to 2 of the trusses, The end one is in poor condition with considerable rot throughout, and evidence of woodworm too. It is my view that given the increase in dead load due to the change in roof covering from corrugated sheet to slate (approximately 4 x the weight of the corrugated sheet roof) that this truss is no longer serviceable and needs to be replaced.
The central truss is in reasonable condition and the design checks suggest that it has plenty of redundant capacity to carry the new roof.
The far end truss looks to be in worse condition than the first truss. For this reason It is considered that this truss should also be replaced.

Given that the analysis of the central truss is acceptable for the proposed new loads, I would suggest that the two end trusses should be replaced with newly constructed timber trusses to a similar design and section sizes as the central truss. These could be made in a minimum of a C24 Grade timber softwood, or pitch pine or seasoned oak if preferred.

I've designed purlins in C24 timber canted as per the originals to support the new, increased roof load. These are shown on the sketch section attached.

I trust this will help with the on-going refurbishment of the garage wing of the property. If you require anything further of a structural nature, please let me know.

Regards,

Adrian Fitch (B Eng)
[redacted]
CFA Fitch Ltd