

NOTES:

WS 1
Replace existing window like-for-like in hardwood painted.

WS 3 - Pivot Casement Window
Complete some minor filling and repair putty.
Prepare the surfaces of the existing window removing loose paint only and lightly sand to provide a key.
Re-paint the window internally and externally with Superdec paint or similar breathable paint.

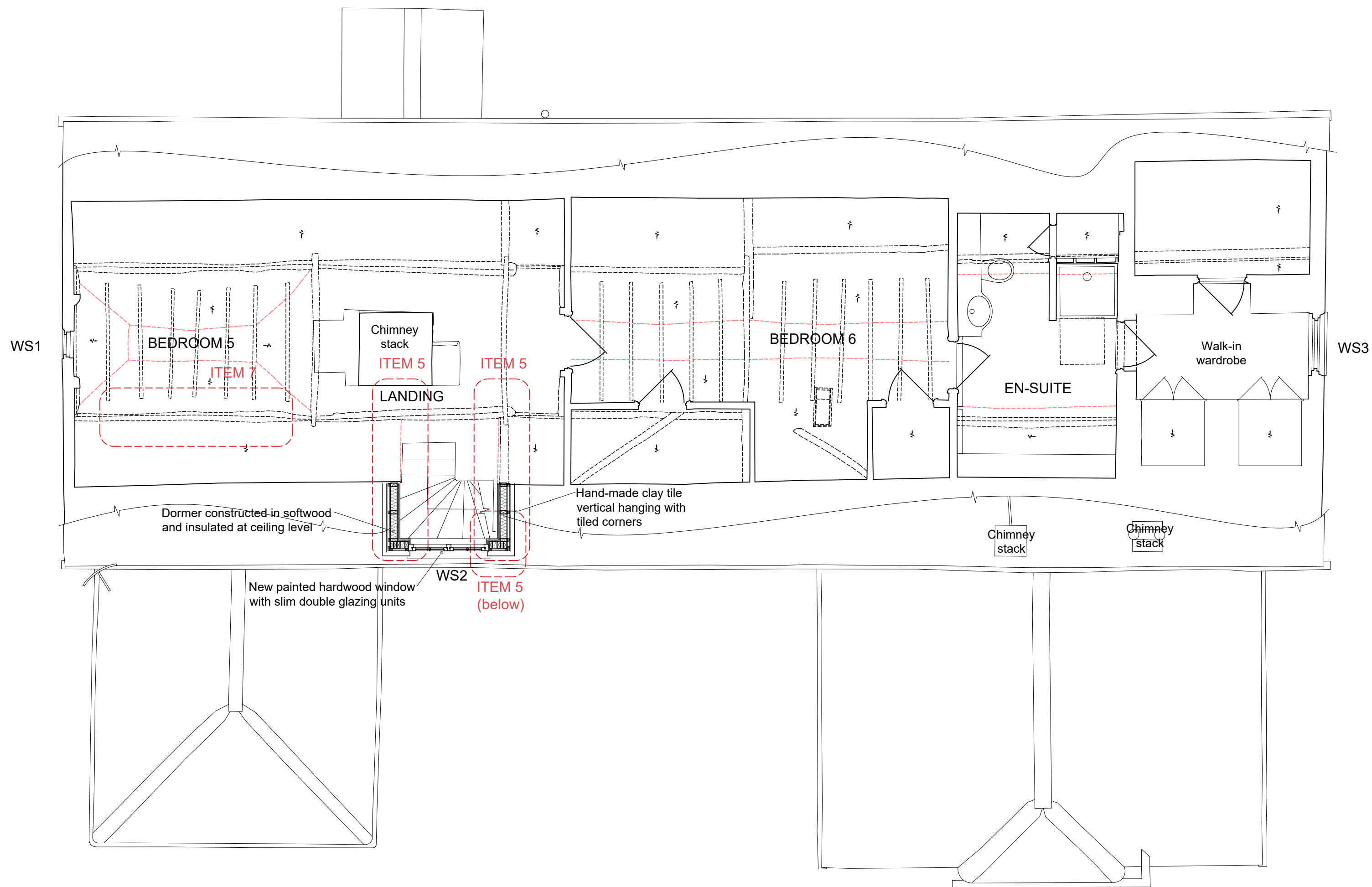
Replacement dormer construction and WS2
Replacement dormer to be constructed from treated softwood. The roof will be pitched to match the house with a hipped end and finished in hand-made tiles to match the house. The roof is proposed to be insulated at ceiling level and the walls insulated between studs and over the inside of the studs. Both the ceiling and walls will be plaster-boarded and skimmed with gypsum plaster internally. The dormer cheeks and dormer front are proposed to be vertically tile-hung in hand-made clay tiles with clay corner tiles.
WS2 is proposed to be constructed in hardwood with slim double-glazing units between glazing bars, painted internally and externally with Superdec paint or similar breathable paint.

ITEMS FROM STRUCTURAL ENGINEER'S REPORT - pma5291-letter report 01.

Item 5 – Possible Replacement Roof Dormer to South Elevation
We understand that it is proposed to construct a replacement dormer. The dormer is currently supported on the eaves wall plate, which contains a joint immediately below. As before, it is difficult to comment on the condition of the joint as the majority is concealed, so we would recommend that a small panel of the modern plasterboard below the beam is removed to ensure that the beam is adequate supported by the studwork frame below. Once the roof finishes are removed, the trimming rafters beneath the dormer cheeks should be checked for adequacy.

Item 7 – Over deflected Roof Purlin with fracture to West End of Building
This purlin is located within the second-floor attic room of the property. The purlin spans approximately 3.4metres between the west elevation gable wall and a large collar. The purlin has a fracture along its length. Although the purlin is over-deflected, collars are present at a slightly higher level which will relieve the purlin of some weight. Due to the fracture, we would however recommend that a steel plate (8mm thick), profiled to suit the shape of the purlin is added and fixed alongside with coach screws at 400mm centres in order to regain its integrity.

Whilst walking around the property, it was also noted that the top of the west elevation gable wall projects out from the verge, which is enabling water to penetrate behind the render. This area will need further investigation when an access scaffold is installed and is likely to require some sections of render to be removed to check the condition of the oak framework behind. The verge detail will however need to be modified in any event to ensure the roof line projects behind the face of the wall in order to protect the top of the wall from water ingress.



SECOND FLOOR PLAN OF PROPOSED REPAIR / REINFORCEMENT AND
PROPOSED REPLACEMENT DORMER
SCALE 1:50

1:50 0 1m 2 3 4 5 10m

PLANNING DRAWINGS

SCALE FOR PLANNING PURPOSES ONLY.
ALL DIMENSIONS AND LEVELS SHOWN ARE TO BE CHECKED
ON SITE PRIOR TO COMMENCEMENT OF WORK.
THIS DRAWING SHOULD NOT BE USED OTHER THAN
FOR ITS INTENDED PURPOSE.

DESCRIPTION	
SECOND FLOOR PLAN AS PROPOSED	
LOCATION NURSTEAD HALL	DRG No. PP-18Q-05
NURSTEAD LANE	REV A
LONGFIELD HILL	SCALE 1:50 @ A1
KENT, DA3 7AN	DATE MAY 2023
CLIENT MR & MRS HOLM	SIG RP

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