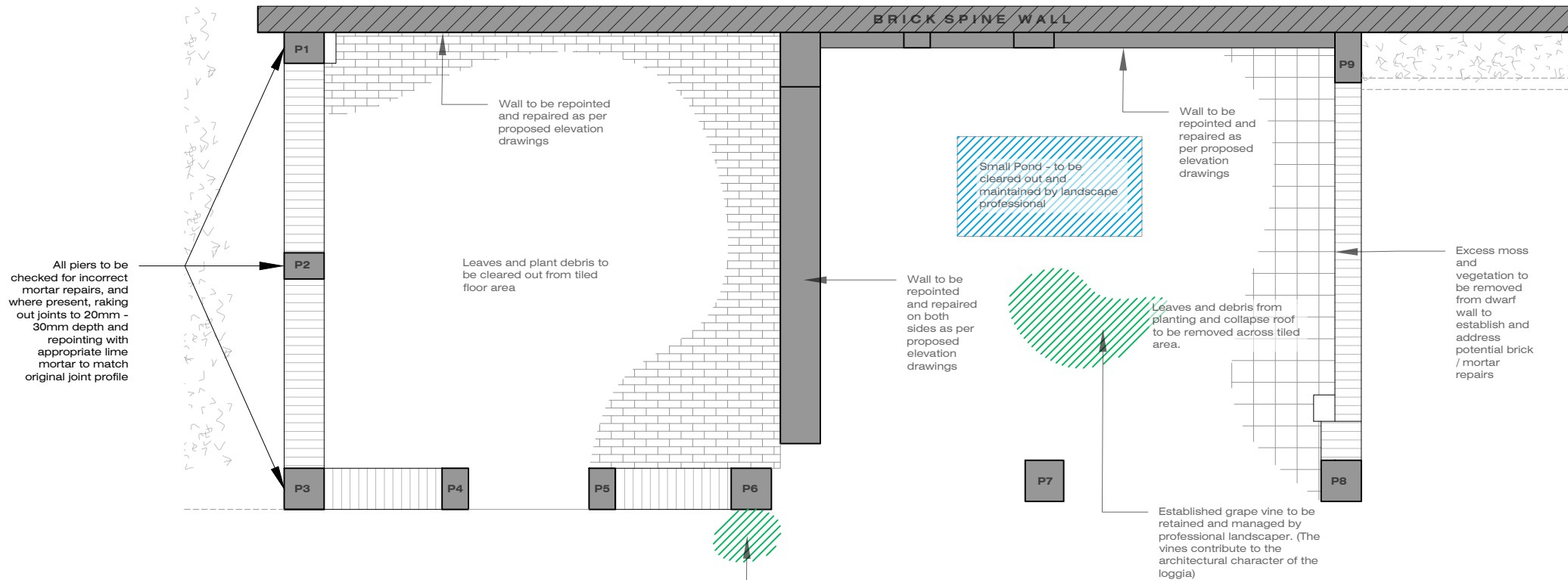
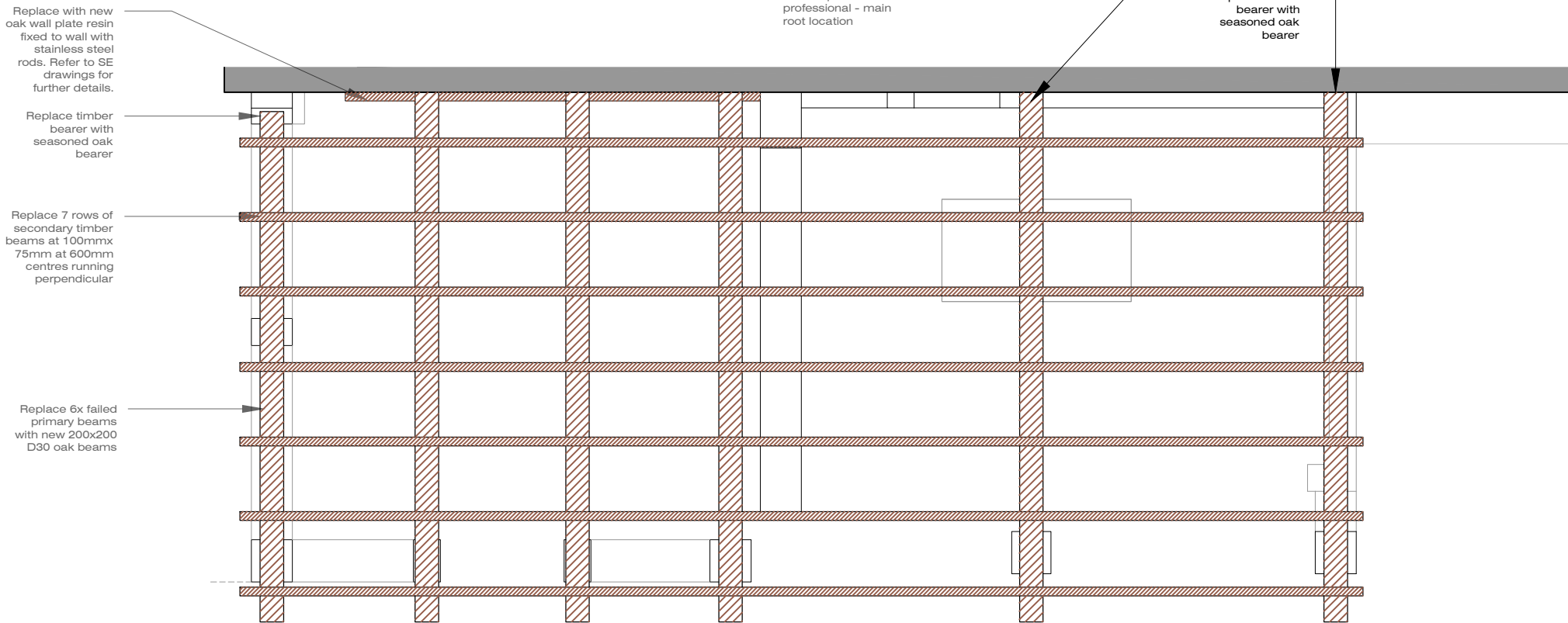




PROPOSED GROUND FLOOR PLAN



PROPOSED ROOF PLAN



LOGGIA REPAIR:

Ground Floor Repair -

All leaves and debris will be cleared from floor areas. The collapsed timber structure and remaining sections of the existing roof will be carefully dismantled to allow full access to the loggia and adjoining masonry.

Existing planting will be cut back where necessary by a qualified landscape professional. Vegetation will be retained where appropriate and reinstated once the new roof structure is in place.

Exposed brickwork and mortar joints will be cleaned and inspected to identify areas of inappropriate cement repairs, missing mortar, or damaged brickwork. (All brick piers - from P1 to P9 as annotated on the drawing have areas of incorrect mortar repairs.)

Defective joints will be carefully raked out and repointed in lime mortar to match the original composition. A mortar sample will be taken from deep within the existing joints and analysed to ensure an accurate match.

Where bricks are missing or severely damaged, replacements will be introduced using reclaimed bricks to match the existing in size, colour and texture.

Concentrated areas of spalled brickwork (as identified on the elevation drawings) will be addressed through careful removal and, where possible, turning of bricks to expose sound faces. Where this is not feasible, matching reclaimed bricks will be used.

Cracks in the masonry, as identified on the elevation drawings, will be repaired in accordance with the structural engineer's report, including localised rebuilding where required and stitching with stainless steel Hellfix bars at every third course.

Roof Repair Summary:

Once existing timber structure has been safely removed and the masonry repairs have taken place, the new roof structure can be installed on a like-for-like basis in terms of design arrangement and materials, with improved structural capacity.

The primary beams will be increased from 150 x 150mm to approximately 200 x 200mm to provide adequate strength for the span and the imposed load of mature planting.

Secondary rails will remain of similar proportions (approximately 100mm wide x 75mm deep) but will be formed in oak to improve durability.

All corroded iron brackets currently built into the garden wall will be removed to prevent further corrosion jacking.

A new timber wall plate will be installed and fixed using stainless steel fixings to avoid future masonry damage.

The rebuilt structure will retain the historic character and planting function of the loggia while ensuring it is structurally sound and fit for purpose.