Timber purlin built into wall reported as being soft. Closer inspection required by timber decay consultant and structural engineer. Allow for cutting back of decayed ends to purlin and for galvanized steel plates bolted on and forming bearing into gable. Where purlins are exposed infill using preservative treated timber and paint new timber and steel plates.

Timber truss abutting wall, set on corbel. Due to water damage along north part of this wall closer inspection required by timber decay consultant and structural engineer.

Abutment gutter above this area has been leaking. Strip lead and slates for closer inspection by timber decay consultant and structural engineer. Allow to replace presumed decayed rafter ends between wall and first purlin.

Presumed locations of timber purlins above ceiling level. Water ingress noted to upper part of wall and beneath chimney back gutter. Closer inspection required by timber decay consultant and structural engineer to check for decay. Subject to confirmation, allow for cutting back of decayed ends to these purlins and for galvanized steel plates bolted on and forming bearing into gable.

Allow to replace rot affected rafter ends to this area between first purlin and wall.

Timber purlins built into wall reported as being soft. Closer inspection required by timber decay consultant and structural engineer. Allow for cutting back of decayed ends to purlin and for galvanized steel plates bolted on and forming bearing into gable. Where purlins are exposed infill using preservative treated timber and paint new timber and steel plates.

Existing purlins within roof space are recent replacements and wrapped with dpc material where built in wall.

Allow to replace rot affected rafter ends to this area between first purlin and wall.

NOTES

The existing building and site drawings are based on client issued survey drawings which shall be referred to for measurement of the existing property.

Timber purlins built into wall. Not accessed for inspection but presumed to be suffering from decay as per same situation for RF03.
Closer inspection required by timber decay consultant and structural engineer. Allow for cutting back of decayed ends to purlin and for galvanized steel plates bolted on and forming bearing into gable. Where purlins are exposed infill using preservative treated timber and paint new timber and steel plates.

Presumed locations of timber purlins above ceiling level. Water ingress noted to upper part of wall. Closer inspection required by timber decay consultant and structural engineer to check for decay. Subject to confirmation, allow for cutting back of decayed ends to these purlins and for galvanized steel plates bolted on and forming bearing into gable.

Allow to replace rot affected rafter ends to this area between first purlin and wall.

Timber trusses abutting wall, set on corbel. Due to water damage along north part of this wall closer inspection required by timber decay consultant and structural engineer.

Note wall bowing outwards.

Purlin tenoned into side of timber truss. Timber truss abutting wall, with signs of water ingress and plaster damage. Closer inspection required by timber decay consultant and structural engineer of truss where in contact with damp masonry along south wall, and of purlins where tenoned into truss.

2 no exposed purlins have existing steel plate repairs at junction with gable wall. Note no arch brace truss abutting this gable wall as RF03.

Purlins within roof void presumed to have existing steel plate repairs at junction with gable wall as per the exposed trusses. Allow for a closer check on all purlin seatings by timber decay specialist.

2 no exposed purlins have existing steel plate repairs at junction with gable wall.
Purlins within roof void presumed to have existing steel plate repairs at junction with gable wall as per the exposed trusses.
Allow for a closer check on all purlin seatings by timber decay specialist.

RF03 RF02 RF01

arch braced truss over

arch braced truss over - abutting wall

Upper Wall Line

Ceiling Hatch

Ceiling Vent

Raked

FCL 126.15m

FCL 126.14m

01 / 1000 Ground Floor Plan- As Existing
1:50 @ A1

N

0 0.5 1 2.5 m
Scale 1:50

Notes

1. Any dwg format drawing is to be read in conjunction with and at the scale of the accompanying pdf.
2. Where colours other than black or grey are used, the drawing must be plotted in colour.
3. For status 'C' (Construction) drawings all dimensions are to be checked on site by the contractor, scaling is for Local Authority purposes only.
4. Unless otherwise indicated, all dimensions are in millimeters.
5. All information on this drawing is to be read in conjunction with the relevant Donald Insall Associates specification and trade contractors' drawings and information by specialists.
6. In the event of any discrepancy, please contact us immediately.
7. This drawing may contain survey information by others and is to be used solely for the purposes for which it was issued.
8. These are uncontrolled documents issued for information purposes only. If you have any queries regarding the drawings, please contact DIA immediately.
9. Please note DIA cannot be held responsible for any errors arising from changes made to an uncontrolled dwg file.

© 2019 DONALD INSALL ASSOCIATES LTD

Drawing Status

- **F** Feasibility
- **S** Sketch Design
- **P** Planning
- **B** Building Control
- **D** Developed Design
- **M** Measurement
- **T** Tender
- **C** Construction
- **R** Record

Hatch Key:

Coloured areas of hatch on interior elevations indicate existing fixtures, fittings or built fabric, proposed to be removed, as below:

(Light Pink) - Existing to be removed, viewed in elevation.

(Dark Red) - Existing to be removed cut through by plane of view.

Rev	Date	Dwn	Auth	Revision
0	17-12-2024	SXG	SM	Issued for LBC

Donald Insall Associates
Chartered Architects and Historic Building Consultants

Bridgegate House, 5 Bridge Place
Chester CH1 1SA
(+44) 01244 350 063
chester@insall-architects.co.uk

Touchstones Art Gallery, Rochdale

Roof Zone 1
Ground Floor Plan - As Existing

Project	No
RTAG.02	1000
Scale (A1)	Status / Revision
1:50	3P / 0