

The roof construction has been totally destroyed by the fire and requires to be replaced.

The roof can be fundamentally reinstated on a “like for like” basis although timber sizes require to be slightly increased.

There is however an issue in terms of support to the ceiling joists and purlins over the left-hand bedroom (Bedroom 1).

A new steel beam is required to provide support to the ceiling joists and struts which in turn support the purlins.

I would emphasise the steel beam is not required as a consequence of a deficiency in the original construction – the design/construction of the roof would have been satisfactory at the time the property was built.

The steel beam is required to comply with modern requirements in terms of structural arrangements and the building regulations.