

Revision History

Revision	Date	Description
P01	16/01/2026	Initial issue.
P02	26/01/2026	Amended Issue
P03	09/02/2026	Updated to architects comments

Document Verification

	Name / Qualifications	Signature
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1.0 Introduction

1.1 Preamble

MNP were instructed by Langham Mansions Properties Limited to inspect three areas of 3-5 Bucklersbury to confirm what works were carried out by the previous contractor and what is required to make the building safe. These areas were:

1. The medieval roof to the front of the building. Remedial works were carried out by the previous owner during the development of the site, which MNP were involved in. MNP provided a scope of works, which appeared to have been ignored and therefore we were asked to inspect again and confirm what works were required.
2. Ground floor over existing basement to front of property.
3. Any other areas of concern at ground floor level.

The ground floor of the building is a retail unit, with the loft space a redundant space that is not to be used as part of the new owners' proposals. MNP originally carried out the remedial works schedule assuming that the loft space was to be converted, but this is no longer being carried out.

Looking at the Historic England website, the building is Grade II listed, see link to listing:

<https://historicengland.org.uk/listing/the-list/map-search?clearresults=True&postcode=PO21%201LD>

1.2 Existing Structure

The building is Grade II listed and the roof in question comprises a medieval roof structure, with timber rafters spanning between purlins, which in turn are supported on large timber queen post trusses. Remedial works were carried out in the 1930s, which included installing steelwork to support the roof structure as well as providing new ceiling joists to provide a standard ceiling level over the unit.

Further, structural repairs were carried out during the works carried out in 2022. MNP were instructed to provide remedial repairs to the roof, which included converting the space into a new apartment and issued these prior to construction. These proposals were ignored during construction and therefore the works carried out in 2022 were unauthorised. MNP were not instructed to inspect these works during construction and therefore did not have any idea of what had been carried out until our survey of September 2025.

Finally, we will provide a holistic review of the historic roof structure and any previous remedial works and provide any further remedial works that are required.

There is a basement to the front of the property and this has timber joists over, forming the ground floor. MNP provided remedial works proposals for this area as well as part of the previous approved scheme and there is a need to ascertain what has been carried out, if they are compliant to the approved remedial proposals, and what further works, if any, are required.

The rear wall of 3 Bucklersbury is thought to be Tudor and comprises a loadbearing timber stud wall with rendered infill panels. There is at least one section of the timber studs that is missing. We will review this as well as the rest of the ground floor structure to confirm any further remedial works required.

2.0 Site Visit

MNP inspected the basement on 15th September 2025 and the roof on both 15th September 2025 and 6th January 2026, in between which a 3D survey was carried out in the roof space to confirm the existing members. It was unsafe to inspect all areas in the roof space and the 3D scan was helpful in confirming the structure where access was not possible. Refer to MNP drawings showing the structure, and using colour coding to confirm the age of all structural members present.

2.1 Medieval Roof

The site visit confirmed what remedial works had been carried out by the previous owner and these included providing vertical supports for the existing purlins, which had a 'Y' joint to hold the purlin. These new 'Y' shaped supports sat on the 1930s ceiling joists below and comprised of a vertical timber, with a diagonal section or two diagonal sections screwed into it. The existing rafters were also doubled up with modern softwood rafters.

The works were not as our proposals for the previous scheme and changed some of the load paths with the unauthorised works. These need to be reviewed with potential strengthening required in other areas due to this. It would appear that the previous remedial works were carried out with respect to the original building fabric and are reversible. See photograph below showing the purlin support and doubled up rafters:



Figure 1. Purlin support and rafter strengthening as installed

Due to the lack of access, it was difficult to inspect the rafter strengthening, but we assume that the new rafters installed are adequately packed off the previous rafters and to the original purlins.

The additional timber used has added additional load to the steel structure. This structure and all of the connections showed no signs of structural distress.

It was noted that existing timbers and wattle and daub had been removed to the frame on Gridline 4 (frame 4 under the previous job number), see image below prior to the works commencing, image from our site visit on 15th September 2025 and an extract from the REVIT model showing the timbers remaining.



Figure 2. Existing wall prior to previous works commencing



Figure 3. Photo from site visit showing vertical members and wattle and daub removed

See also the REVIT models from the two surveys carried out prior to the original works in 2022 and following our survey in September 2025:

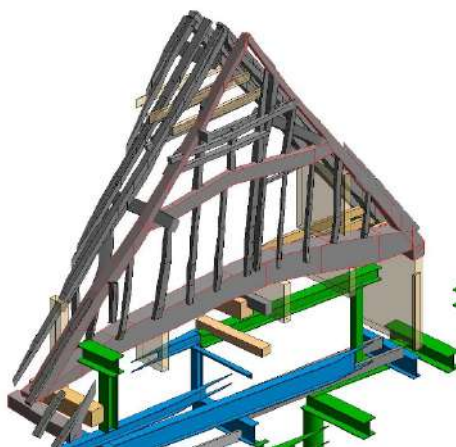


Figure 4. Measured survey showing existing timbers prior to 2022



Figure 5. Measured survey showing timbers removed as part of 2022 works (but not agreed works)

It wasn't possible to inspect the rotten end of the truss in detail, however see below a photograph of the truss (figure 7), which appeared to have been propped down to an existing steel beam at first floor level with a quadrupled timber post. A timber survey was carried out by BM Trada with a report issued on 11th October 2021, showing the condition of the truss, see below extract from the survey:

Photograph 1. AP.1 There is severe insect damage in the core of the tie beam at the east end of Truss 2. Top of extensively damaged post (AP.15) also shown.



Figure 6. Extract from BM Trada survey confirming condition of existing bottom member of truss 2 (Gridline D)



Figure 7. Rotten end of truss supported off timber post

2.2 Ground Floor Structure over Existing Basement

The majority of the remedial works had been carried out as per MNP's original proposals. There were a few other areas that required input. Helpfully the contractor provided a schedule of works required, which MNP will provide proposals against. Additionally, there were some further items of investigation required, which has been added to the schedule.

2.3 Ground Floor Unit

There was one section of the rear Tudor wall, where sections of the timber studs have rotten and decayed over time. Remedial works are required to make good. See example of the missing section of one of the studs below, which has OSB fixed internally to provide 'weatherproofing' and painted black to match the timber studs, so difficult to see unless looking close up.



Figure 8. Stud is missing from wall plate up to 1m above wall plate

There is also a further stud which appeared that the end had decayed and replaced by some painted render at low level, see photograph below.



Figure 9. Bottom of stud appeared decayed and infilled with painted render

The rest of the ground floor structure appeared in a reasonable structural condition.

3.0 Structural Strategy

3.1 Roof

Whilst the remedial works carried out by the previous contractor were not carried out in accordance with our proposals, there is no major sign of any inherent structural issues with the works that have been carried out. The existing 1930's steelwork was not showing huge amounts of deflection and neither do the ceiling joists that are now supporting the purlins. To limit the structural intervention and therefore being able to keep as much of the original fabric intact, we suggest checking any weak points and carrying out a light touch as the steelwork, which might not pass if designed to today's codes, will not fail in bending or shear and there is no major signs that the roof is not working based on surveying both internally and externally. We therefore suggest the following:

1. The connections and splices for the steelwork should be checked to confirm they can safely transfer the load. For example, one of the main steels is hung from another, with bolts in tension, which need to be checked.
2. Check the existing 1930s ceiling joists to confirm they can support the additional load on them from the purlins and check the bearings of these joists.
3. Due to the increase in load of the circular hollow section columns to the front of the store, a design check will need to be carried out on them.
4. Review original repair schedule and confirm which works should still be carried out.
5. Review rotten end of truss on gridline D (Truss 2) and provide a repair detail. It would appear this has been strengthened with a timber post down to a first floor steel. This steel has not been checked for the load from the truss and therefore will need to be checked.
6. Review steel beam on site (when there is safe access) that is supporting the front façade above ground floor level to No. 5 Bucklersbury.
7. Strengthen 'Y' shaped purlin support studs.

Refer to MNP drawings with colour coding to show the age of the timbers of the roof structure for a clear view of what works have been carried out when.

3.2 Ground Floor Over Basement

Following our inspection, the proposed contractor provided a schedule of repairs, see Appendix C. A number of remedial works had been carried out by the previous contractor, that did not follow the approved drawings that were provided by MNP. These works need to be removed and replaced with the approved works as per MNP drawings. There are three further items that require additional works, namely:

1. The 'middle' basement – A new slab on hardcore, to support the brickwork walls is suggested by the contractor. We have added these proposals to our drawing, which is attached in Appendix D.
2. The 'right' hand side basement – Brick-crete to the front – This issue is additional to the original approved works and we suggest, as the contractor, to remove the 'brick-crete' to the front of the basement and replace with timber joists.
3. The 'right' hand side basement – 2No. existing modern timbers decayed – Double up timbers, that support the historic joists over.

3.3 Rear Wall

The bearings of the studs should be exposed for inspection and the wall plate condition checked. The contractor should use half lap joints to decayed posts (lap 2.5 x section depth. Screwed and glued with resin. Slip tenons can be used at base of new posts if needed to join into the sole plate. The rotten sections of the sole plate can either be replaced with new sections scarfed into the existing, or alternatively they can also use screwed and glued half-laps, with lap 3 x section depth, as this is easier to do in-situ.



Figure 10. Example of scarf joint

4.0 Results From Structural Review

4.1 Roof

See below the results of our structural review, numbered as per the items in section 3.1 of this report.

1. We suggest strengthening this connection with a top plate over the steel with some threaded bolts installed between the top plate and the top flange of the supported steel, through new holes. Lindapter clamps can be used to clamp the top plate to the main steel. Conclusions and Recommendations
2. This check confirms that the majority of the ceiling joists, as installed can support the purlins from the amended load path, apart from the lower joists at No. 5 Bucklersbury. These need to be doubled up. The bearings of these joists could not be inspected and therefore this needs to be done on site, with any rotten ends requiring a splice detail as per Appendix A. It is also possible that the end connection will need strengthening with joist hangers.
3. At this stage we can only check them based on the diameter of the post, which confirms the posts work as existing.
4. We have grouped the previous remedial repairs into three categories, and have highlighted on the schedule and drawings what is still required. Refer to Appendix B and the categories are as follows:
 - a. Works, or alternative works carried out by previous contractor. With no further action required, apart from strengthening the ceiling joists as mentioned in point 2.
 - b. Works still required.
 - c. Works not required as these were for a previous scheme where the loft space was to be converted to a habitable space.
5. There was no access to inspect this and this will need to be done on site. Remedial works, including a potential scarf joint fixing a new section of timber to the existing, should be allowed for, but the full extent will need to be confirmed on site when this can be reviewed safely. Further steel strapping to the scarf joint maybe required also. An alternative would be to extend existing timber post down to ground floor level.
6. There was no access to inspect this and this will need to be done on site. Potential strengthening could be required and should be allowed for by the contractor and we anticipate adding a bolted web splice plate or underslung bolted beam. at east end of the beam.
7. Contractor to bolt the two timbers forming the 'Y' shaped studs together using 2No. M12 bolts.

4.2 Ground Floor Structure

The previously agreed remedial works were not followed by the previous contractor and therefore making good of these are required, as are additional works, as per Appendix C.

4.3 Rear Wall

Further investigation and making good of the rear wall are required, refer to Appendix D. Any missing or rotten sections of timber should be made good with new sections of timber, to match existing. The wall in question is also noted on the ground floor plan, in Appendix C.

5.0 Conclusions and Recommendations

5.1 Conclusions

5.1.1 Roof

Generally, the roof appears to be working satisfactorily following the remedial works and therefore we suggest a light touch to prevent affecting the existing building fabric but to provide strength to any potential weak points. The previous remedial works, whilst not as per our original proposals, were carried out to allow them to be reversible.

There were a number of key areas that needed checking, including some that require further inspection when safe access is available. The supporting steel structure appeared in a reasonable condition and showed no signs of being overstressed. There is some strengthening required to some key areas of potential weakness to limit the risk of future structural failure and to introduce more redundancy into the steel structure. This work includes the following:

1. Provide additional bolts to the connection between the main long spanning steel and the beam that is hung from the underside of it, to reduce the stress on the bolts that were installed with the steelwork in the 1930s.
2. Provide strengthening one area of ceiling joists.
3. Provide strengthening to the 'Y' shaped studs supporting the purlin, to prevent movement between the two pieces of timber used to make the purlin support studs.

Further investigation is required to confirm the extent of remedial works required, see below:

1. Review rotten end of truss when safe access is possible to confirm strengthening detail as item 5 in section 4.1.
2. Review support of wall to No. 5 Bucklersbury when safe access is possible.

5.1.2 Ground Floor Structure

The majority of the remedial works carried out by the previous contractor did not appear to follow the MNP proposals and therefore these works need to be rectified, as per the matrix and drawing in Appendix C. There are a number of additional repairs required, which are picked up on these documents also.

5.1.3 Rear Wall

Further investigation and remedial works are required to make good the wall where the timber studs have been lost previously. It is preferable to keep the sections that remain, apart from any rotten section, and scarf in new timbers to extend the studs back to the original sole plate. The sole plate should also be checked for rot and if there is any sections that have been affected, an allowance should be made to remove these sections and provide a new section of sole plate, scarfed into the existing.

5.2 Recommendations

Based on the above we recommend the following is carried out:

5.2.1 Roof

1. Leave existing remedial works in-situ.
2. Carry out works as per Appendix B and as per our drawings, which are a mark up of the 3D scan carried out following the last round of remedial works by the previous contractor.
3. Carry out additional strengthening works to the 1930s structure and previously installed remedial works, as per our drawings.

4. Provide access for MNP to inspect the rotten end of the truss and the support of the first floor wall and roof of 5 Bucklersbury.

5.2.2 Ground Floor Structure

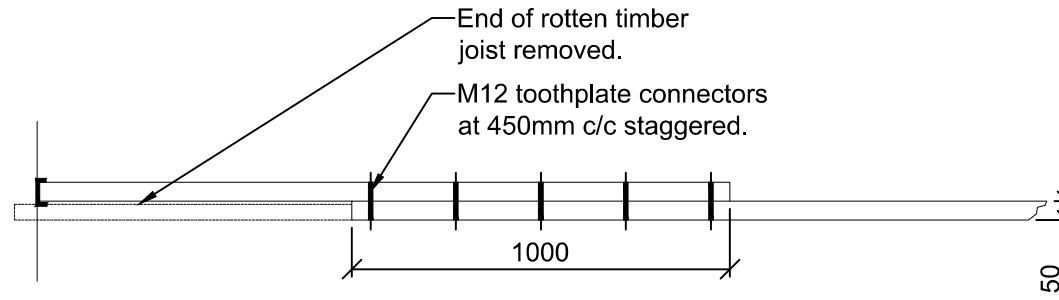
The remedial works carried out by the previous contractor, that were not as per the approved drawings, need to be replaced with the previously agreed works. All of these are reversible so limit any risk of damage to the existing historic fabric.

Further remedial works required, as pointed out by the new contractor, are also required and should be carried out.

5.2.3 Rear Wall

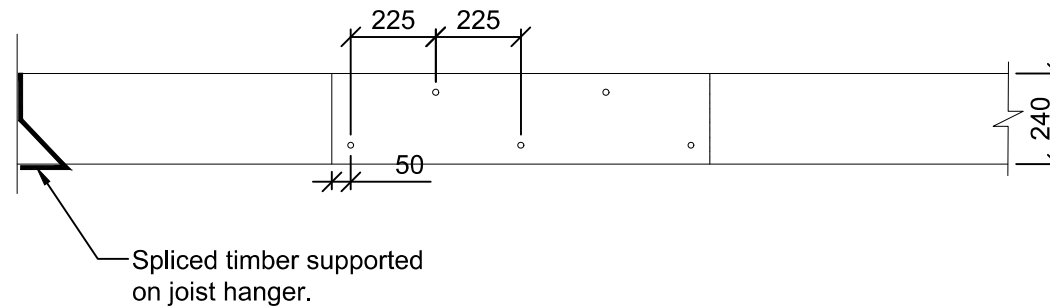
Further investigation into the condition of the timbers are required. Any rotten sections of the sole plate and studs should be carefully removed and replaced with new oak, scarfed into the existing studs/sole plate. The section of missing post should also be reinstated with a new section of oak.

Appendix A – Timber Repair Detail



Joist End Splice Repair Detail - Plan

Scale 1:20



Joist End Splice Repair Detail - Elevation

Scale 1:20

3-5 Bucklersbury, Hitchin

Langham Mansions Properties Ltd

225194

Sketch Title

225194 - MNP - XX - 03 - SK - S - 4001

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Date: 26/01/2025

Author: XX

Scale: N.T.S



Appendix B – Roof Remedial Works

	A	B	C	D	E	F	G	H
1	BAY	LOCATION	Ref	MEMBER	PROBLEM	PROPOSAL	REFURB DETAIL (if add apartments)	REMEDIAL DETAIL
2	ALL	ALL	ALL -01	C18 rafters	Ensure direct pack off purlins	Hardwood shims	Hardwood shims	same
3								
4	Truss 1	All	n/a					
5								
6	Bay 1	Front	B1F - C1	Rafters	Putlin capacity doubtful with extra load	Reduce load on purlin	Add ceiling strut (B1F -02) and wall strut (B1F -03)	n/a
7	Bay 1	Front	B1F - C2	Rafters	Need to reduce rafter span	Add a ceiling structure to prop rafters apart.	Screw bearer (100x50) to rafters, hold apart with horizontal struts (100x50)@ 400cc	n/a
8	Bay 1	Front	B1F - C3	Rafters	Need to reduce rafter span	Add a wall structure to prop rafters.	Screw bearer (100x50) to rafters, support with vertical struts (100x50)@ 400cc off bearer (100x50) on floor.	n/a
9	Bay 1	Front	B1F -04	C16 Rafters	Remnants near eaves are loose.	add straps to hold in place.	Devise a minimal strap to support ends of C16 rafters.	same
10	Bay 1	Rear	B1R - 01	Rafters	Putlin capacity doubtful with extra load	Reduce load on purlin / prop with steel post (concealed in bathroom wall)	Add ceiling strut (B2F -02) and wall strut (B2F -03)	n/a
11	Bay 1	Rear	B1R - 02	Rafters	Need to reduce rafter span	Add a ceiling structure to prop rafters apart.	Screw bearer (100x50) to rafters, hold apart with horizontal struts (100x50)@ 400cc	n/a
12	Bay 1	Rear	B1R - 03	Rafters	Need to reduce rafter span	Add a wall structure to prop rafters. Or prop purlin at wall location.	Screw bearer (100x50) to rafters, support with vertical struts (100x50)@ 400cc off bearer (100x50) on floor.	n/a
13	Bay 1	Rear	B1R -04	Eaves Beam	Deep Decay - structurally significant	Structural Repair required. Splice Detail	Remove end 500mm (approx) and splice new timber section below truss.	Same
14	Bay 1	Rear	B1R -05	Rafters	Missing over former light well	Roof over former lightwell.	Reinstate with new rafters (size to match adjacent)	Same
15								
16	Truss 2	Front	n/a					
17	Truss 2	Rear	T2R -01	Tie Beam	Deep Decay - structurally significant	Structural Repair required. Splice Detail	Remove end 500mm (approx) and splice new timber section below truss.	Same
18	Truss 2	Rear	T2R -02	Brace	Decay	Establish Extent- tenon / patch repair	Need to open up to determine	Same
19								
20	Bay 2	Front	B2F - C1	Rafters	Putlin capacity doubtful with extra load	Reduce load on purlin	Add ceiling strut (B2F -02) and wall strut (B2F -03)	n/a
21	Bay 2	Front	B2F - C2	Rafters	Need to reduce rafter span	Add a ceiling structure to prop rafters apart.	Screw bearer (100x50) to rafters, hold apart with horizontal struts (100x50)@ 400cc	n/a
22	Bay 2	Front	B2F - C3	Rafters	Need to reduce rafter span	Add a wall structure to prop rafters.	Screw bearer (100x50) to rafters, support with vertical struts (100x50)@ 400cc off bearer (100x50) on floor.	n/a
23	Bay 2	Front	B2F -04	C16 Rafters	Some ends are unsupported	add straps to hold in place.	Devise a minimal strap to support ends of C16 rafters.	same
24	Bay 2	Rear	B2R -01	Eaves Beam	Deep Decay - structurally significant	Structural Repair required. Splice Detail	Remove as far as Truss 3. splice new timber section to Eaves Beam to Bay 1. Truncate if door being formed through dormer.	Same
25								
26	Bay 2	Rear	B2R -02	Purlin	Decayed and structurally weakened	Need to enhance with new structure	add posts off floor (new landing barrier), add new ridge to dormer, add new purlins and valley rafters	same
27	Bay 2	Rear	B2R -03	Dormer	Whole structure compromised by decay of supporting rafters.	Dismantle and Reconstruct on sound structural base.	Dismantle, add new cheek rafters and ridge and reconstruct with salvaged (where possible) / new members.	same
28	Bay 2	Rear	B2R -04	Rafters	Need to reduce rafter span	Add a ceiling structure to prop rafters apart.	Screw bearer (100x50) to rafters, hold apart with horizontal struts (100x50)@ 400cc	n/a
29								
30	Truss 3	Front	T3F -04	Tie Beam	End of tie beam missing	No action required as tie is supported and truss rafter is supported by teiss studs.	None	None
31	Truss 3	Rear	n/a					
32								
33	Bay 3	Front	B3F -01	Raftes	Putlin capacity doubtful with extra load	Reduce load on purlin	Add ceiling strut (B1F -02) and wall strut (B1F -03)	n/a
34	Bay 3	Front	B3F -02	Rafters	Need to reduce rafter span	B3F -02	Screw bearer (100x50) to rafters, hold apart with horizontal struts (100x50)@ 400cc	n/a
35	Bay 3	Front	B3F -03	Rafters	Need to reduce rafter span	Add a wall structure to prop rafters.	Screw bearer (100x50) to rafters, support with vertical struts (100x50)@ 400cc off bearer (100x50) on floor.	n/a
36	Bay 3	Front	B3F -04	C16 Rafters	Some ends are unsupported	add straps to hold in place.	Devise a minimal strap to support ends of C16 rafters.	same
37	Bay 3	Front	B3F -05	C16 Braces	3 NO braces are missing	Reinstate as decorative element	Replace	n/a
38	Bay 3	Rear	B3R - 01	Rafters	Purlin capacity doubtful with extra load	Reduce load on purlin	Add ceiling strut (B3R -02) and wall strut (B3R -03)	n/a
39	Bay 3	Rear	B3R - 02	Rafters	Need to reduce rafter span	Add a ceiling structure to prop rafters apart.	Screw bearer (100x50) to rafters, hold apart with horizontal struts (100x50)@ 400cc	n/a
40	Bay 3	Rear	B3R - 03	Rafters	Need to reduce rafter span	Add a wall structure to prop rafters.	Screw bearer (100x50) to rafters, support with vertical struts (100x50)@ 400cc off bearer (100x50) on floor.	n/a
41	Bay 3	Rear	B3R -04	Roof Light	Either fill or extend to form escape route.	Add rafters or remove rafters and trim	Size new rafters to suit extg roof make up.	same
42	Bay 3	Rear	B3R -05	Eaves Beam	Poorly supported from below	add new timber frame below	Add new frame (top plate, bottom plate and studs) between steel beam and historic eaves beam.	Same
43								
44	Truss 4	Front	n/a					
45	Truss 4	Rear	n/a					
46								
47	Bay 4	Front	B4F -01	Raftes	Putlin capacity doubtful with extra load	Reduce load on purlin	Add ceiling strut (B1F -02) and new front purlin (B1F -03)	n/a
48	Bay 4	Front	B4F -02	Rafters	Need to reduce rafter span	Add a ceiling structure to prop rafters apart.	Screw bearer (100x50) to rafters, hold apart with horizontal struts (100x50)@ 400cc	n/a
49	Bay 4	Front	B4F -03	Rafters	Need to reduce rafter span	Add a wall purlin to prop rafters and to tie end of eaves beam back.	New purlin steel or timber? (150x150) beside eaves beam with brackets to Truss 3 and Truss 4 and a tie rod to hold Eaves beam in place.	n/a
50	Bay 4	Front	B4F -04	Eaves Beam	Tie rod to end is obstructing room	Add Purlin B4F-04 and tie eaves beam before removing extg tie.	Through bolt tie detail. Consider cold bridge	n/a
51	Bay 4	Front	B4F -05	Mezzanine	Needs to be removed but currently a structural ember	Provide alternative suport to rafters - ie Ceiling(B4F -04) and Purlin (B4F -05)		Inspect extg connections
52								
53								
54								

3-5 Bucklersbury, Hitchin

Langham Mansions Properties Ltd

225194

Roof Remedial Works Specification

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Date: 26/01/2026

Author: JL

Scale: N.T.S



	BAY	LOCATION	Ref	MEMBER	PROBLEM	PROPOSAL	REFURB DETAIL (if add apartments)	REMEDIAL DETAIL
55	Bay 4	Front	B4F -05	Purlin	Putlin support bracket ineffective	Add a bracket	Fabricate end plate over purlin.	same
56								
57	Bay 4	Rear	B4R -01	Purlin	Putlin support bracket ineffective	Add a bracket	Fabricate end plate over purlin.	same
58	Bay 4	Rear	B4R -02	Rafters	Need to reduce rafter span	Add a ceiling structure to prop rafters apart.	Screw bearer (100x50) to rafters, hold apart with horizontal struts (100x50)@ 400cc	n/a
59	Bay 4	Rear	B4R -03	Rafters	Need to reduce rafter span	Add a wall purlin to prop rafters and to tie end of eaves beam back.	New purlin steel or timber? (150x150) beside eaves beam with brackets to Truss 3 and Truss 4 and a tie rod to hold Eaves beam in place. Props up to rafters.	n/a
60	Bay 4	Rear	B4R -04	Mezzanine	Needs to be removed but currently a structural ember	Provide alternative suport to rafters - ie Ceiling (B4R -02) and Purlin (B4R -03)		Inspect extg connections
61	Bay 4	Rear	B4R -05	Eaves Beam	Poorly supported from below	add new timber frame below	Add new frame (top plate, bottom plate and studs) between steel beam and historic eaves beam.	Same
62								
63	Truss 5	Front	T5F -01	Eaves Beam	Truss Tie Absent	No truss tie to resist eaves spread. At this location	tie to new steel truss frame. See Sections for location.	Eaves level tie rod
64	Truss 5	Rear	T5R -01	Truss Rafter	Cut and unsupported	Add support Frame	Support with new steel frame	n/a as mezzanine does work
65								
66	Bay 5	Front	B5F - 01	Purlin	only 50mm bearing	Enhance support by adding a bracket.	Bracket	same
67	Bay 5	Front	B5F - 02	Purlin	negligible bearing	Enhance support by adding a bracket.	Bracket	same
68	Bay 5	Front	B5F - 03	Purlin	note unclear	Note about adding 1.1m long splice	Splice	same
69								
70	Bay 5	Front	B5F - 04	Ceiling	Needs to act as a prop to rafters	Add a propping diaghrpam above extg ceiling	Screw bearer (100x50) to rafters, hold apart with horizontal struts (100x50)@ 400cc	enhance existing ceiling.
71	Bay 5	Front	B5F -05	Extg Mezzanine	Needs to be removed but currently a structural ember	Provide alternative suport to rafters - ie Ceiling (B5F -05)		Inspect extg connections
72								
73	Bay 5	Rear	B5R - 01	Purlin	only 50mm bearing	Enhance support by adding a bracket.	Bracket	same
74	Bay 5	Rear	B5R - 02	Purlin	only 20mm bearing	Enhance support by adding a bracket.	Bracket	same
75	Bay 5	Rear	B5R -03	Window	Either fill or extend to form escape route.	Add rafters or remove rafters and trim	Size new rafters to suit extg roof make up.	same
76	Bay 5	Rear	B5R -04	Ceiling	Needs to act as a prop to rafters	Add a propping diaghrpam above extg ceiling	Screw bearer (100x50) to rafters, hold apart with horizontal struts (100x50)@ 400cc	enhance existing ceiling.
77	Bay 5	Rear	B5R -05	Rafter	Deep saw cut to Historic rafter	Consifder need for structural repair	Allow for additional rafter bolted to side.	same
78	Bay 5	Rear	B5R -06	Rafter	Unsupported on Trimmer	Ensure supported	Add member or if windo filled then extend loae rafter	same
79	Bay 5	Rear	B5R -07	Rafter	Window side rafter too short	Add member	Add rafter to side o' existing, (subject to window reatment)	same
80	Bay 5	Rear	B5R -08	Extg Mezzanine	Needs to be removed but currently a structural ember	Provide alternative suport to rafters - ie Ceiling (B5F -05)		Inspect extg connections
81	Bay 5	Rear	B5R -09	Eaves Beam	Poorly supported from below	add new timber frame below	Add new frame (top plate, bottom plate and studs) between steel beam and historic eaves beam.	Same

Key:



Works carried out (or alternative carried out by previous contractor), no further action, apart from ceiling joist works



Works still required



Works not required due to loft no longer being converted to habitable space

3-5 Bucklersbury, Hitchin

Langham Mansions Properties Ltd

225194

Roof Remedial Works Specification

225194 - MNP - XX - 03 - SK - S - 0001

Sheet 2 of 2

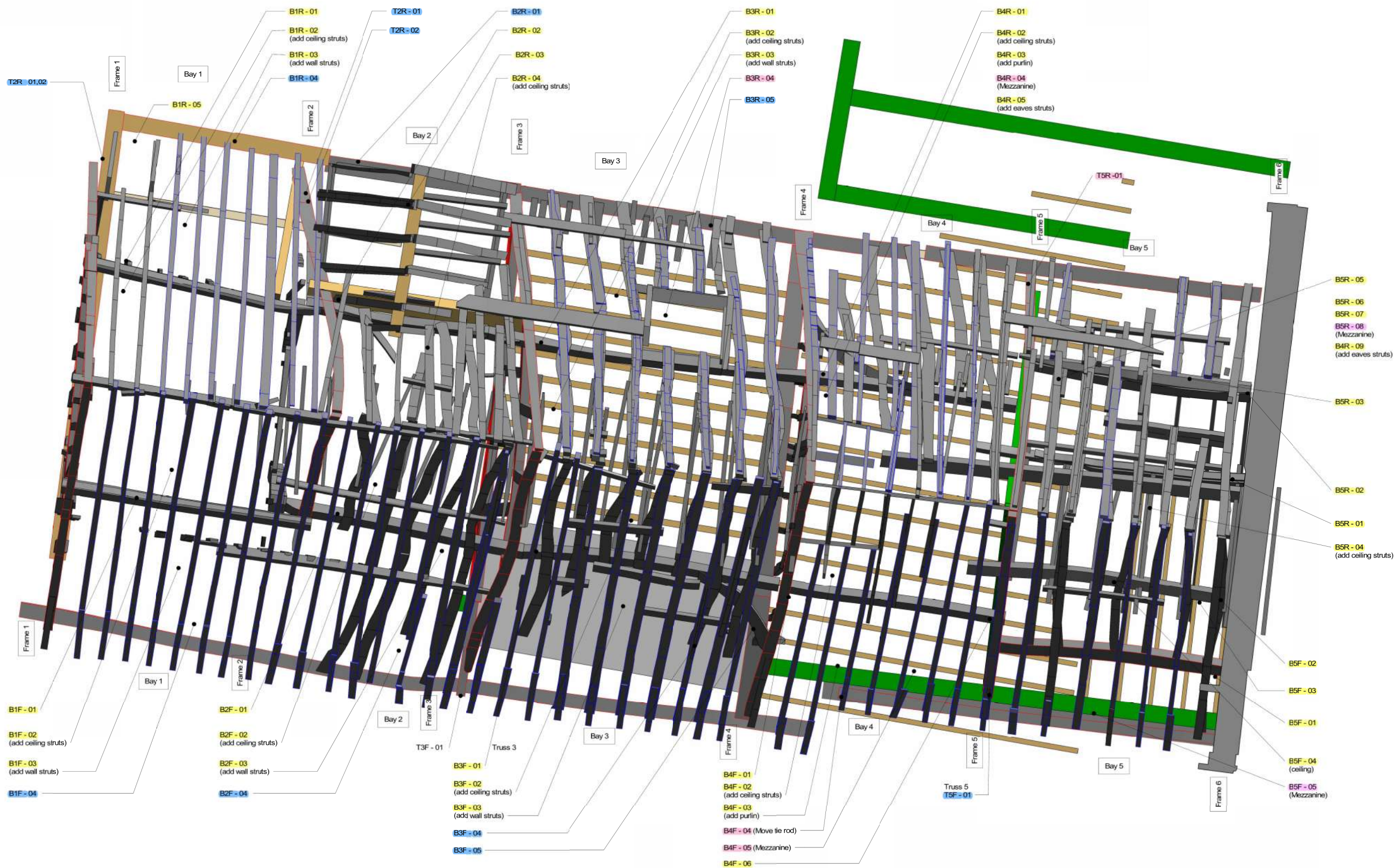
Rev: P01

Date: 26/01/2026

Author: JL

Scale: N.T.S





Note:
All structural member sizes & locations are subject to review and may change following detailed calculation

Note:
Soft wood fairing over historic roof to be removed where found to be decayed. Replaced in oak of similar section to maintain roof surface profile.

- Key:
- Works carried out (or alternative carried out, no further action, apart from ceiling joist works)
 - Works still required
 - Works not required

Note: Colour coding matches MNP document 225194-MNP-XX-XX-SP-S-0001. Refer to this document for proposed remedial details

For descriptions of works items refer to the MNP Schedule

3-5 Bucklersbury, Hitchin

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225194

2022 Roof Remedial Repairs

225194 - MNP - XX - 03 - SK - S - 4002

Sheet 1 of 1

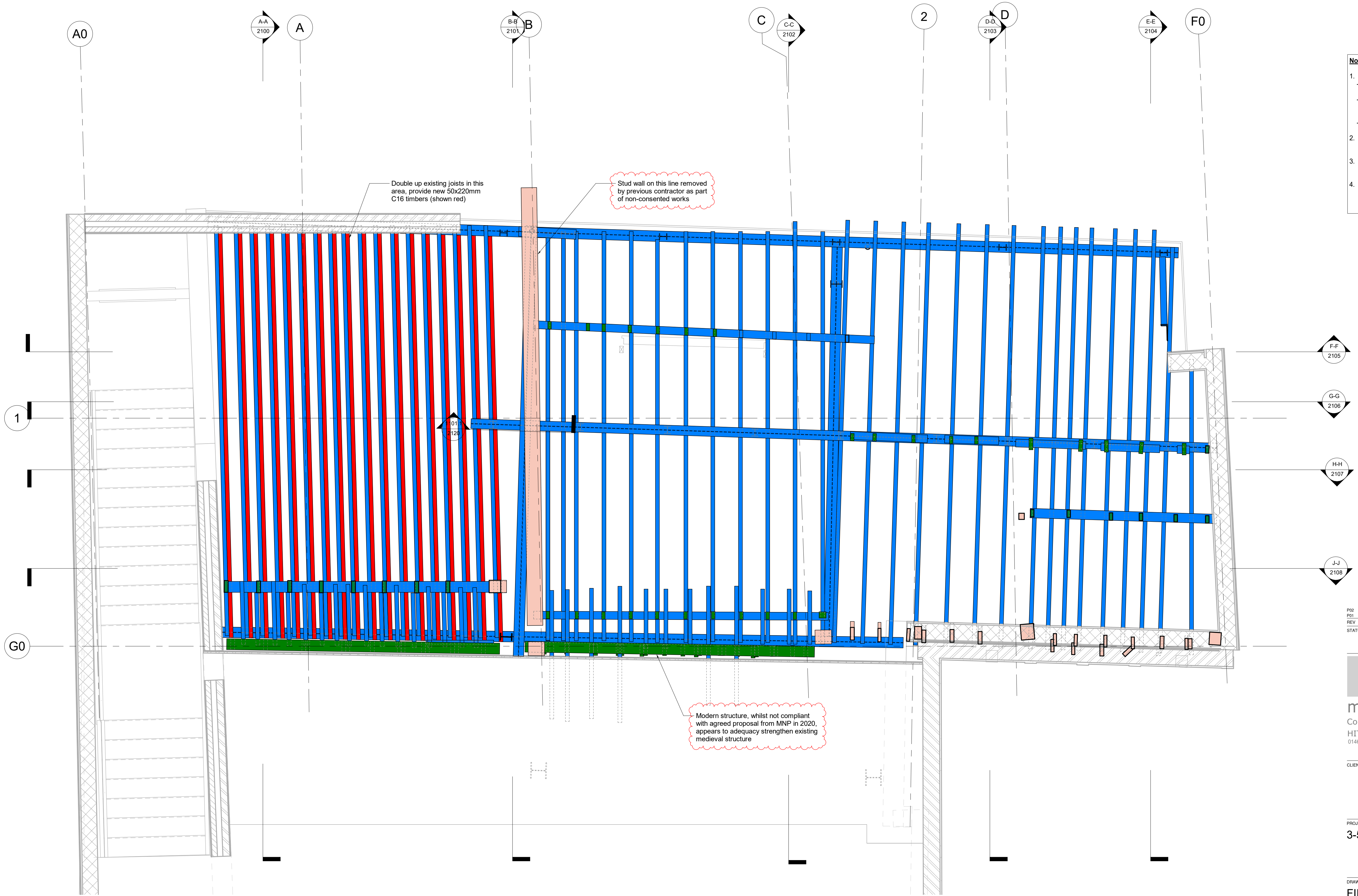
Rev: P01

Date: 26/01/2026

Author: JL

Scale: N.T.S





- Notes:**
- MNP drawings are to be read in conjunction with:
 - General notes drawing: 225194-MNP-XX-XX-DR-S-0001
 - Relevant documents, Specifications, Architectural and Services drawings, including approved building work drawings.
 - Building Information Model (BIM)
 - All dimensions are in mm except levels which are in metres and relate to [ordnance datum].
 - Do not scale from this drawing. Work to figured dimensions only.
 - The contractor should notify CA of any discrepancies between the structural drawings and specifications or other drawings before work commences.

- Key:**
- Medieval structure
 - 1930s structure
 - Modern structure
 - Proposed structure

P02	As clouded	09.02.26	JL
P01	First issue	13.01.26	JL
REV	COMMENTS	DATE	CHKD
STATUS			

PRELIMINARY

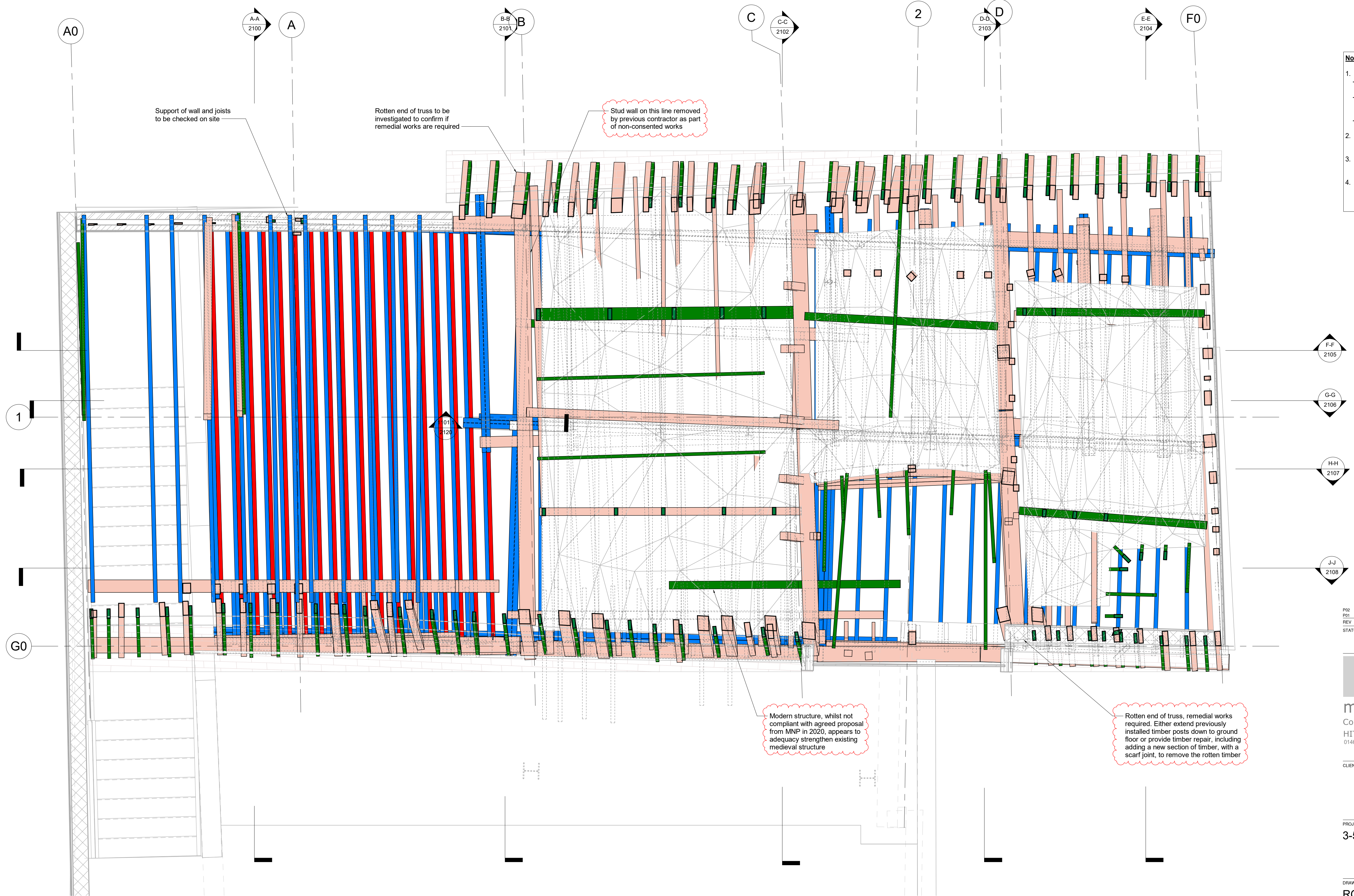
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PROJECT
3-5 BUCKLESBURY

DRAWING TITLE
FIRST FLOOR GA

SCALE @ A1	DRAWN BY	DATE
As indicated	JSE	18.11.25
MNP No.	STATUS CODE	REV
225194		P02
REF No.		
225194 - MNP - XX - 01 - DR - S - 1101		



- Notes:**
- MNP drawings are to be read in conjunction with:
 - General notes drawing: 225194-MNP-XX-XX-DR-S-0001
 - Relevant documents, Specifications, Architectural and Services drawings, including approved building work drawings.
 - Building Information Model (BIM)
 - All dimensions are in mm except levels which are in metres and relate to [ordnance datum].
 - Do not scale from this drawing. Work to figured dimensions only.
 - The contractor should notify CA of any discrepancies between the structural drawings and specifications or other drawings before work commences.

- Key:**
- Medieval structure
 - 1930s structure
 - Modern structure
 - Proposed structure

P02	As clouded	09.02.26	JL
P01	First issue	13.01.26	JL
REV	COMMENTS	DATE	CHKD
STATUS			

PRELIMINARY

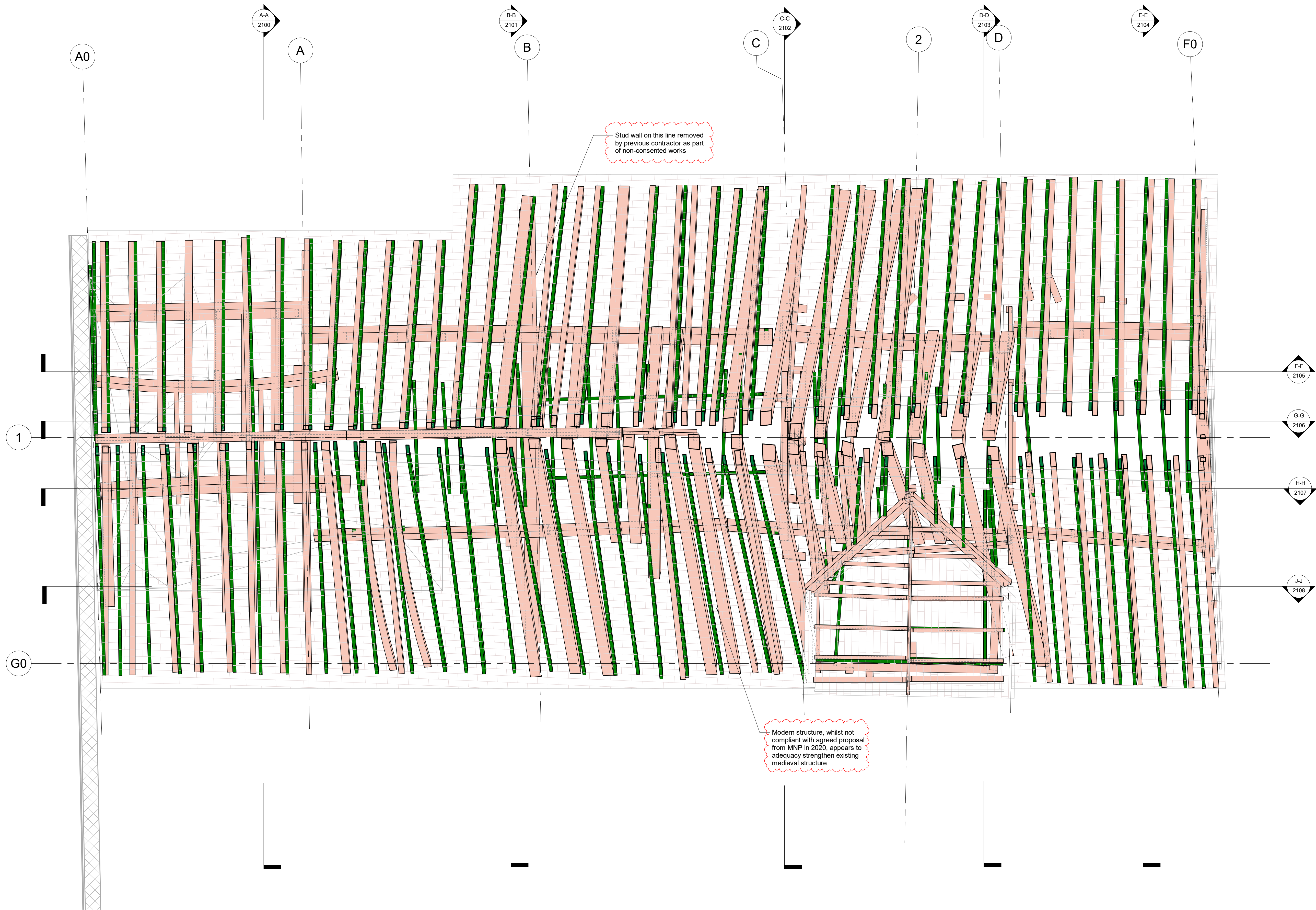
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PROJECT
3-5 BUCKLESBURY

DRAWING TITLE
ROOF GA LOW

SCALE @ A1	DRAWN BY	DATE
As indicated	JSE	18.11.25
MNP No.	STATUS CODE	REV
225194		P02
REF No.		
225194 - MNP - XX - 02 - DR - S - 1102		



- Notes:**
- MNP drawings are to be read in conjunction with:
 - General notes drawing: 225194-MNP-XX-XX-DR-S-0001
 - Relevant documents, Specifications, Architectural and Services drawings, including approved building work drawings.
 - Building Information Model (BIM)
 - All dimensions are in mm except levels which are in metres and relate to [ordnance datum].
 - Do not scale from this drawing. Work to figured dimensions only.
 - The contractor should notify CA of any discrepancies between the structural drawings and specifications or other drawings before work commences.

- Key:**
- Medieval structure
 - 1930s structure
 - Modern structure
 - Proposed structure

P02	As clouded	09.02.26	JL
P01	First issue	13.01.26	JL
REV	COMMENTS	DATE	CHKD
STATUS			

PRELIMINARY

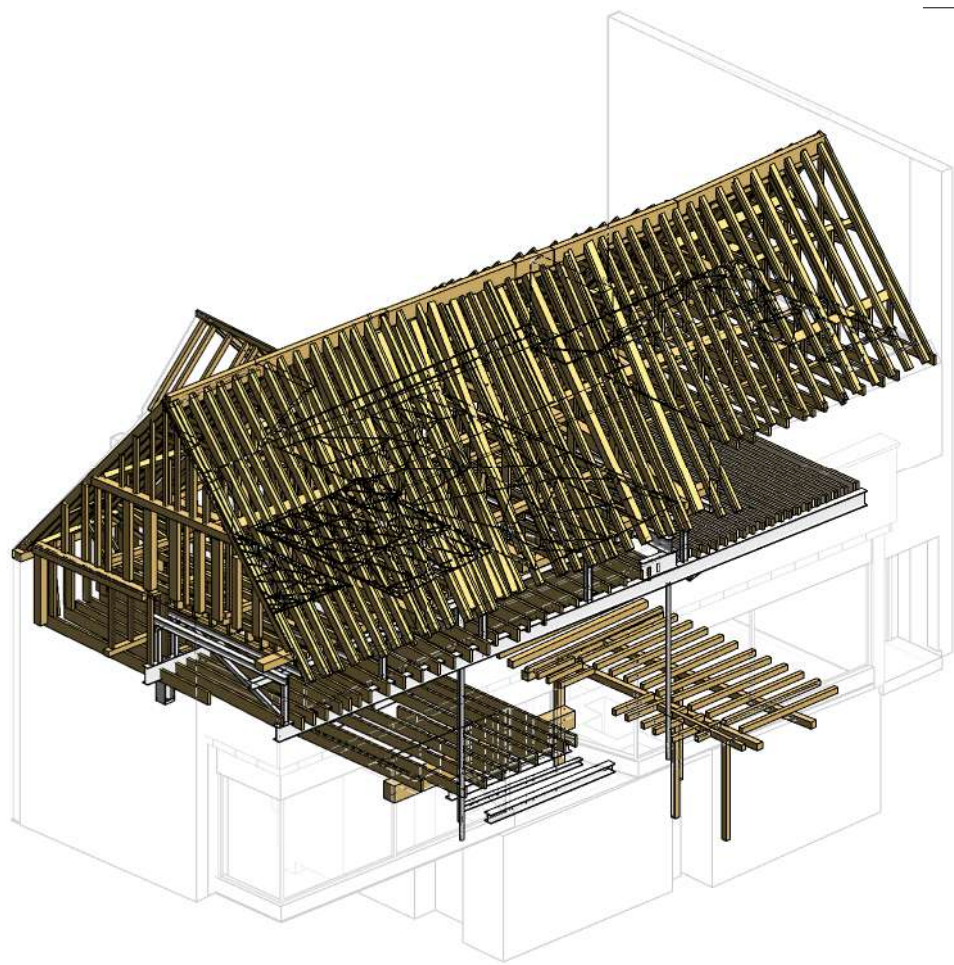
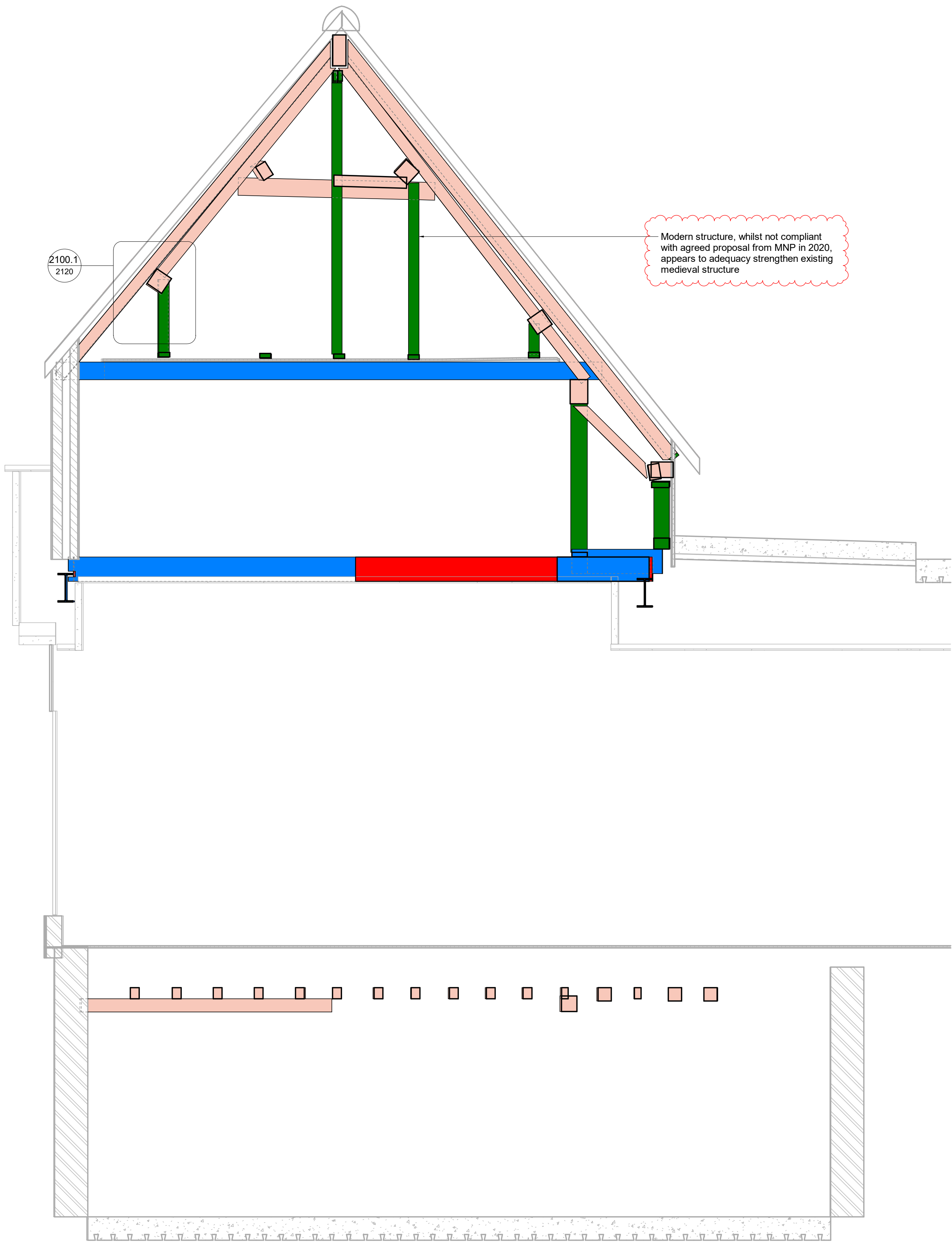
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3-5 BUCKLESBURY

DRAWING TITLE
ROOF GA HIGH

SCALE @ A1	DRAWN BY	DATE
As indicated	JSE	18.11.25
MNP No.	STATUS CODE	REV
225194		P02
REF No.	225194 - MNP - XX - 03 - DR - S - 1103	



Key:

Medieval structure

1930s structure

Modern structure

Proposed structure

P02	As clouded	09.02.26	JL
P01	First Issue	13.01.26	JL
REV	COMMENTS	DATE	CHKD
STATUS			

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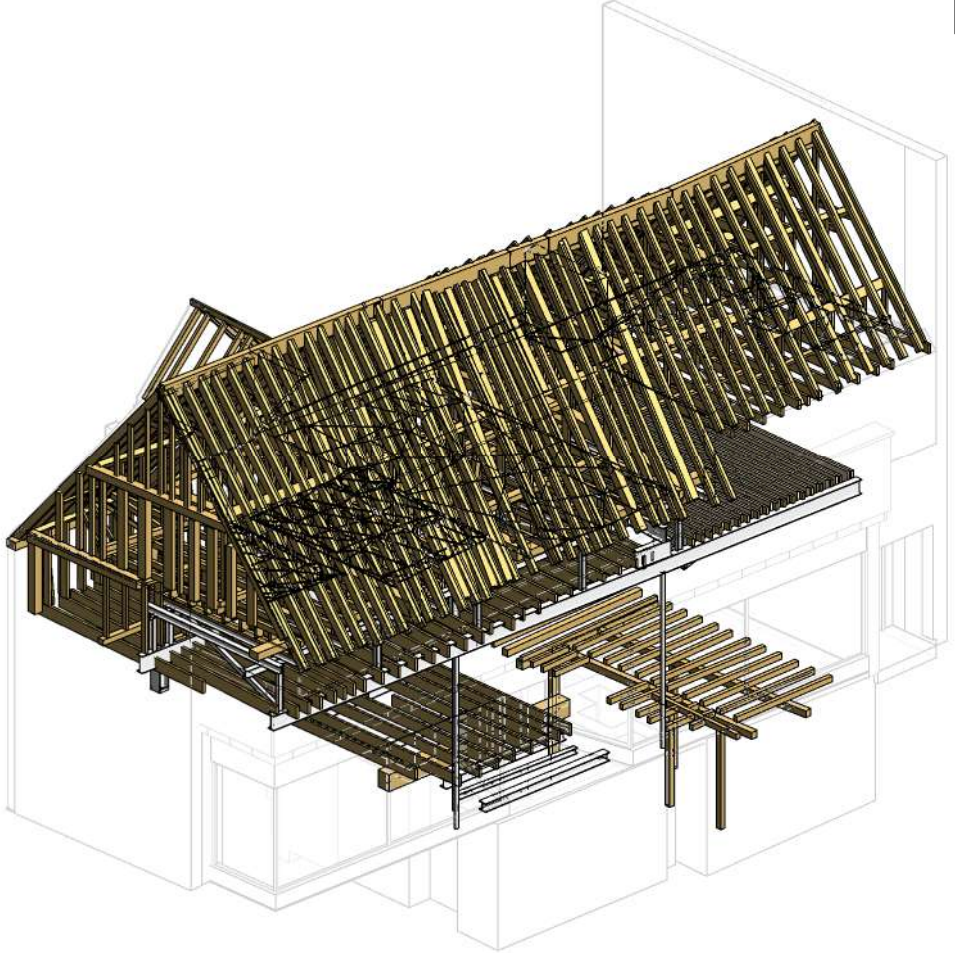
PROJECT

3-5 BUCKLEBSBURY

DRAWING TITLE

SECTION A-A

SCALE @ A1	DRAWN BY	DATE
As indicated	JSE	06.01.26
MNP No.	STATUS CODE	REV
225194		P02
REF No.		
225194 - MNP - XX - XX - DR - S - 2100		



Stud wall on this line removed by previous contractor as part of non-consented works

See detail 1100.1 or
MNP drawing 2110

Key

Medieval structure 

1930s structure 

Modern structure 

Proposed structure

P02	As clouded	09.02.26	JL
P01	First issue	13.01.26	JL
REV	COMMENTS	DATE	CHKD
STATUS			

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3-5 BUCKLEBURRY

DRAWING TITLE

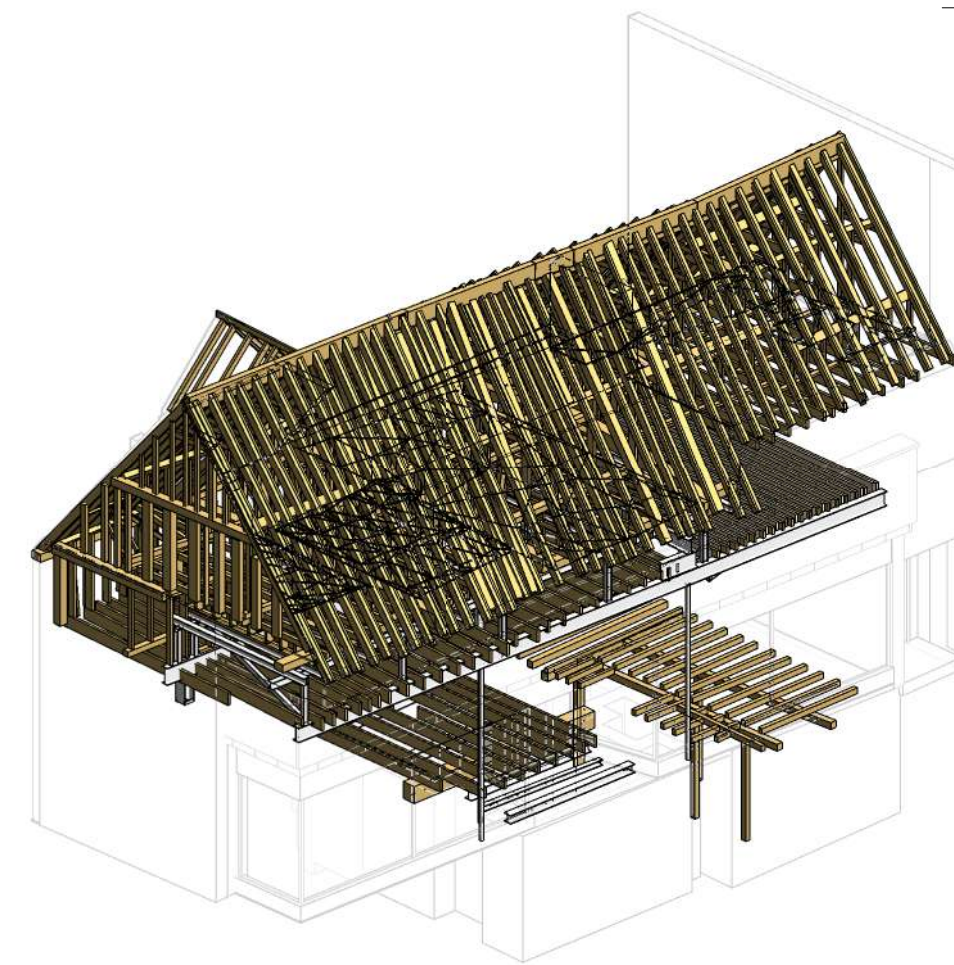
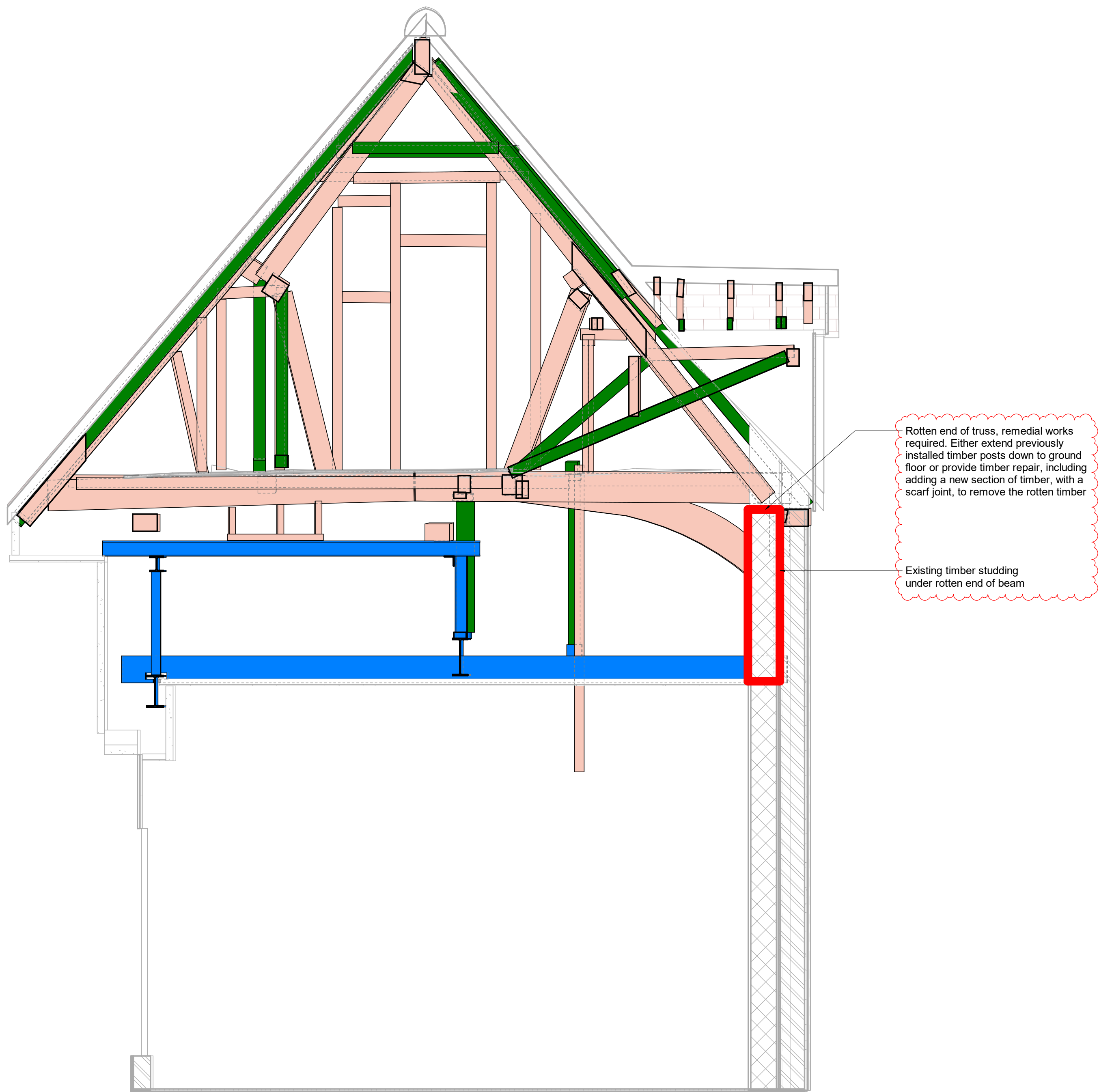
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SCALE @ A1	DRAWN BY	DATE
As indicated	JSE	06.01.26

MNP No.	STATUS CODE	REV
225194		P02

REF No

225194 - MNP - XX - XX - DR - S - 2101



Key:
Medieval structure
1930s structure
Modern structure
Proposed structure

P02	As clouded	09.02.26	JL
P01	First Issue	13.01.26	JL
REV	COMMENTS	DATE	CHKD
STATUS			

PRELIMINARY

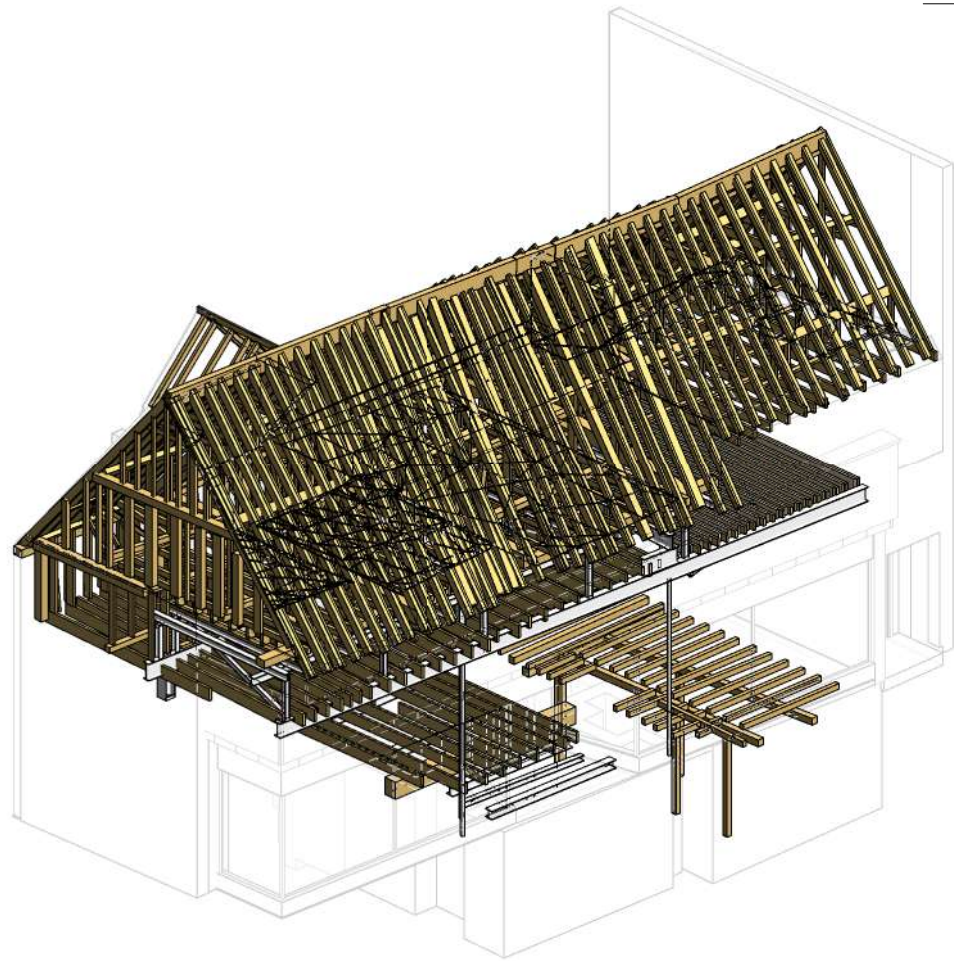
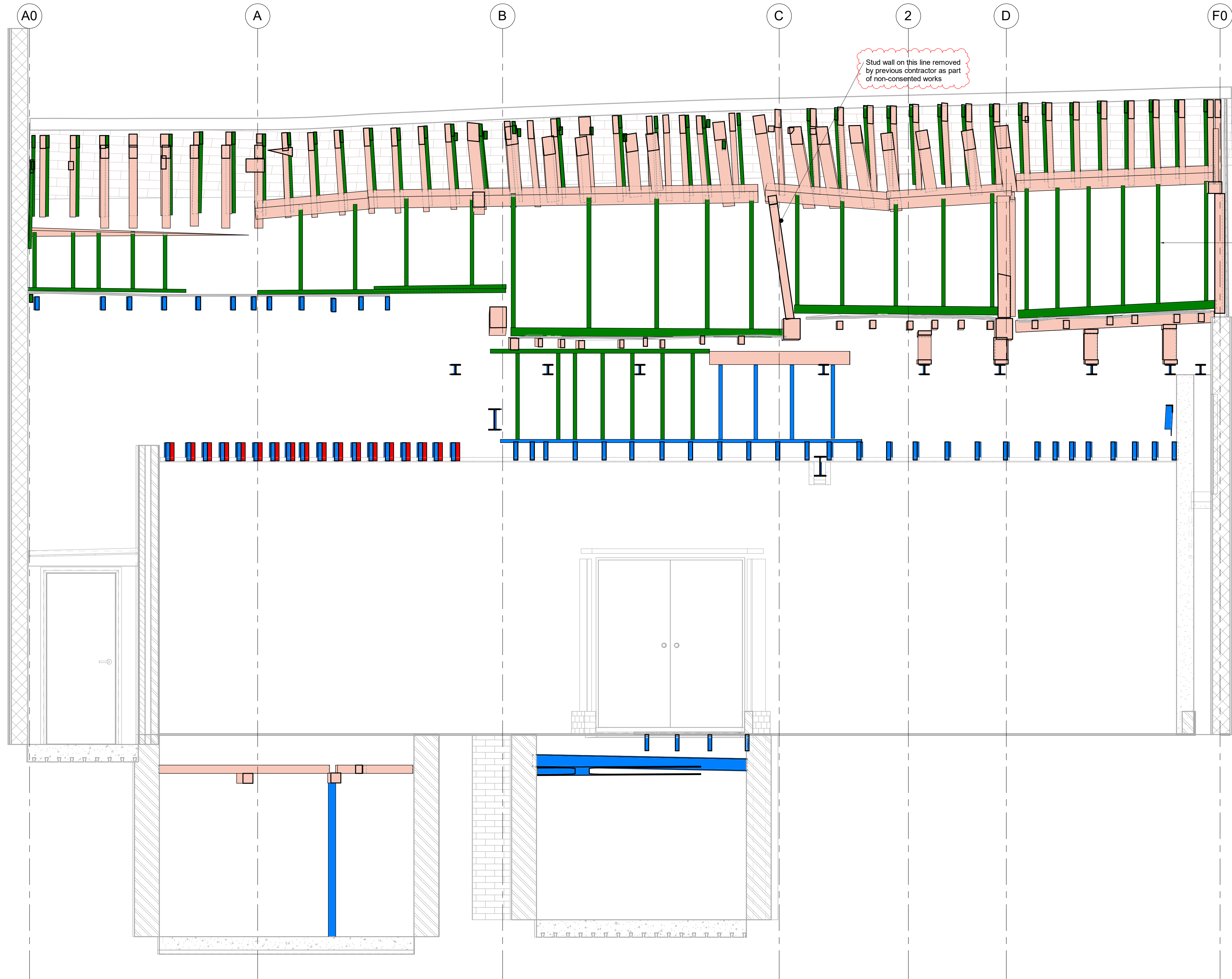
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PROJECT
3-5 BUCKLESBURY

DRAWING TITLE
SECTION D-D

SCALE @ A1	DRAWN BY	DATE
As indicated	JSE	06.01.26
MNP No.	STATUS CODE	REV
225194		P02
REF No.		
225194 - MNP - XX - XX - DR - S - 2103		



Modern structure, whilst not compliant with agreed proposal from MNP in 2020, appears to adequately strengthen existing medieval structure

Key:

- Medieval structure
- 1930s structure
- Modern structure
- Proposed structure

P02	As clouded	09.02.26	JL
P01	First issue	13.01.26	JL
REV	COMMENTS	DATE	CHKD
STATUS			

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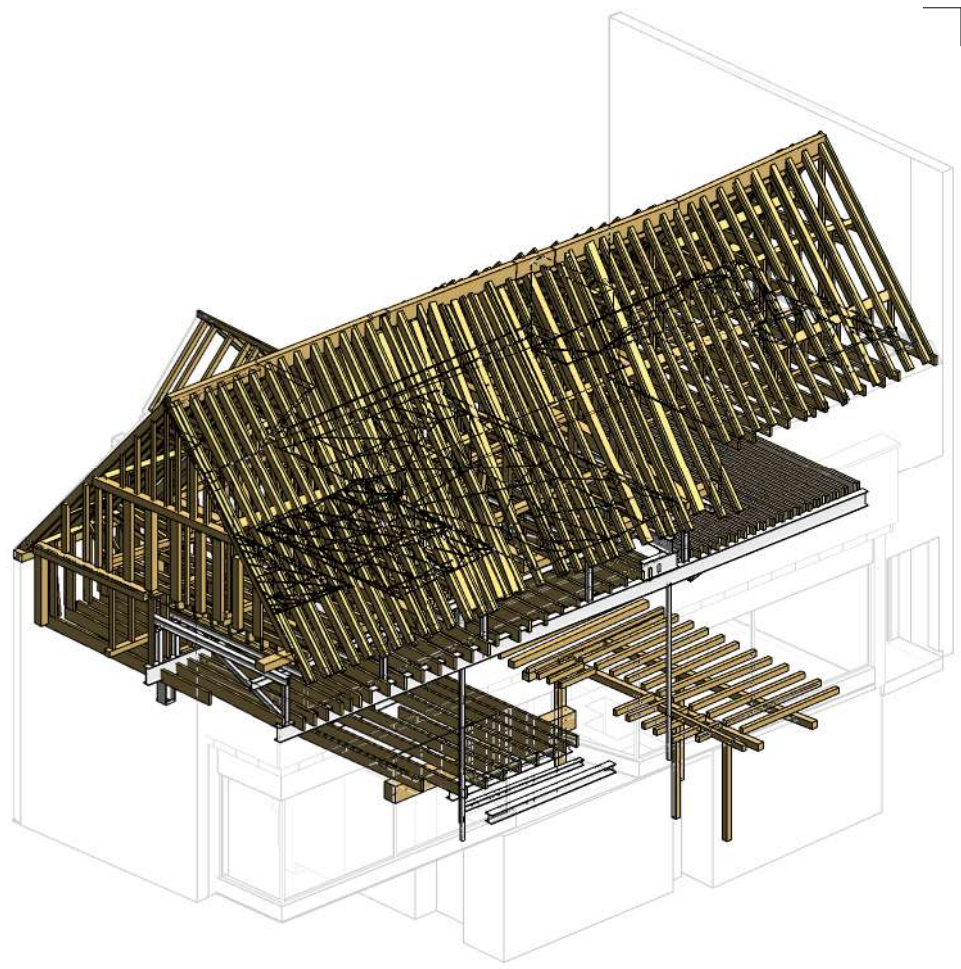
PROJECT
3-5 BUCKLESBURY

DRAWING TITLE
SECTION F-F

SCALE @ A1	DRAWN BY	DATE
As indicated	JSE	06.01.26

MNP No.	STATUS CODE	REV
225194		P02

REF No.
225194 - MNP - XX - XX - DR - S - 2105



Modern structure, whilst not compliant with agreed proposal from MNP in 2020, appears to adequacy strengthen existing medieval structure

Key:

- Medieval structure
- 1930s structure
- Modern structure
- Proposed structure

P02	As clouded	09.02.26	JL
P01	First issue	13.01.26	JL
REV	COMMENTS	DATE	CHKD
STATUS			

PRELIMINARY

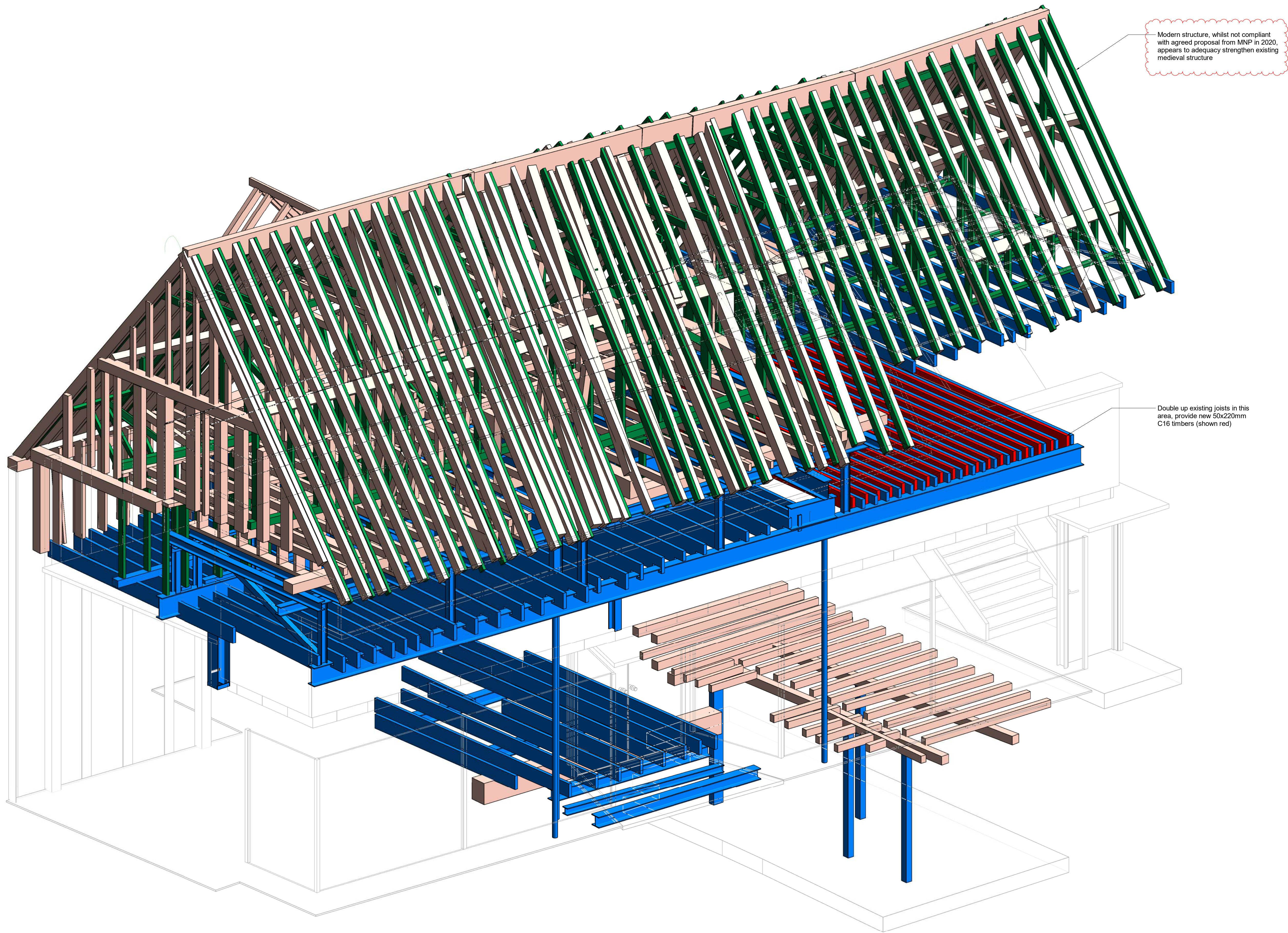
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PROJECT
3-5 BUCKLERSBURY

DRAWING TITLE
SECTION G-G

SCALE @ A1	DRAWN BY	DATE
As indicated	JSE	06.01.26
MNP No.	STATUS CODE	REV
225194		P02
REF No.	225194 - MNP - XX - XX - DR - S - 2106	



P02	As clouded	09.02.26	JL
P01	First issue	13.01.26	JL
REV	COMMENTS	DATE	CHKD
STATUS			

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PROJECT
3-5 BUCKLESBURY

DRAWING TITLE
3D VIEW

SCALE @ A1	DRAWN BY	DATE
1 : 1	JSE	13.01.26
MNP No.	STATUS CODE	REV
225194		P02
REF No.	225194 - MNP - XX - XX - DR - S - 7000	

Appendix C – Ground Floor Remedial Works

No	Item	Approved drawing requirement	Works by previous contractor	Proposed Rectification	MNP Response
GF-01	"Left basement" – rear and middle parts of the ceiling – new joists at high level to serve as GF floor.	New treated timber joists size 75x200 C24 @300mm c/c sat on side wall passing above retained historic timbers.	Joists installed but 47x200 @400mm c/c. I.e. smaller size @ wider spacings.	Remove the joists currently in place. Supply 75x200 C24 and install @300mm c/c to align with the approved drawing.	Agreed, revert to detail on approved drawing
GF-02	"Left Basement" – front part of the ceiling – below the GF doorway.	2no. 203UC46 beams (Beams 01 and 02 on the drawing) with RC slab with 2 layers of A393 mesh set into the webs of the steel beams.	Beams installed but 152 size instead of specified 203. Concrete slab constructed on top of the beams instead of being set into their webs. It is unknown if and how the concrete slab is reinforced.	Remove the existing concrete slab and 2no. beams it sits on. Supply and install 2no. 203UC46 beams and construct RC slab inserted into their webs as per the relevant approved drawing.	Agreed, revert to detail on approved drawing
GF-03	"Middle" basement, i.e. the structure between "left" and "right" basements – bearing.	If brick walls are insubstantial, excavate earth between brick walls and install padstones/bearings for lintels and beams and joists on gravel.	Not completed.	Due to the walls being single brick on each side, we propose removing about 300mm of soil and installing 150mm hardcore, 50mm sand blinding and 100mm concrete slab to provide bearing.	Agreed, this seems reasonable, provide new 150mm thick slab with A193 mesh in top of slab, to span between walls to support structure over
GF-04	"Middle" basement, i.e. the structure between "left" and "right" basements – Beam 03.	1no. 203UC46 beam (Beam 03) specified.	Not completed.	Supply and install said beam.	Agreed, revert to detail on approved drawing, if still required

3-5 Bucklersbury, Hitchin

Langham Mansions Properties Ltd

225194

Ground Floor Remedial Works Specification

225194 - MNP - XX - 00 - SK - S - 0002

Sheet 1 of 2

Rev: P01

Date: 26/01/2026

Author: JL

Scale: N.T.S



No	Item	Approved drawing requirement	Works by previous contractor	Proposed Rectification	MNP Response
GF-05	"Right" basement – "brick-crete" at the front.	Not mentioned on the drawing.	Not completed.	Since the "brick-crete" precariously sticks out of the wall and is unsupported from below, we propose to remove it and install 75x200mm C24 timber joists in its place.	Agreed, carefully remove brick-crete and replace with 75 x 200 C24 timbers @ 400mm c/c
GF-06	"Right" basement – timber wall plate in the south wall which supports the lower joists	"The decayed wall plate should be cut out in sections and be replaced with a course of brick slips"	Not completed.	Remove the wall plate and replace with bricks.	Agreed, revert to detail on approved drawing
GF-07	"Right" basement – 2no. existing timbers supporting the decayed lower ceiling joists perpendicularly from below.	Not mentioned on the drawing.	Not completed.	Replace or reinforce (by doubling them) 2no. softwood timbers supporting the historic joists over at lower ceiling. The support timbers in question are decayed on their ends. Not shown on the SE drawing (which was prepared in 2021) but deemed necessary.	Agreed, double up existing, keeping the existing in-situ, size to match existing.
GF-08	"Right" basement – higher ceiling joists.	"Existing higher level of overlaid joists retained. Size 60x200 C24 @ 350mm c/c. Retain existing if sound (replace like for like C24 if decayed)"	Previous contractor doubled the pre-existing joists with 47x200mm new joists (undersized) while the pre-existing ones, highly decayed at their ends, were left in situ.	Remove the pre-existing joists doubled with newer joists. Replace with either 60x200mm or 75x200mm new softwood treated C24 joists @ 350mm c/c.	Agreed, revert to detail on approved drawing

3-5 Bucklersbury, Hitchin

Langham Mansions Properties Ltd

225194

Ground Floor Remedial Works Specification

225194 - MNP - XX - 00 - SK - S - 0002

Sheet 2 of 2

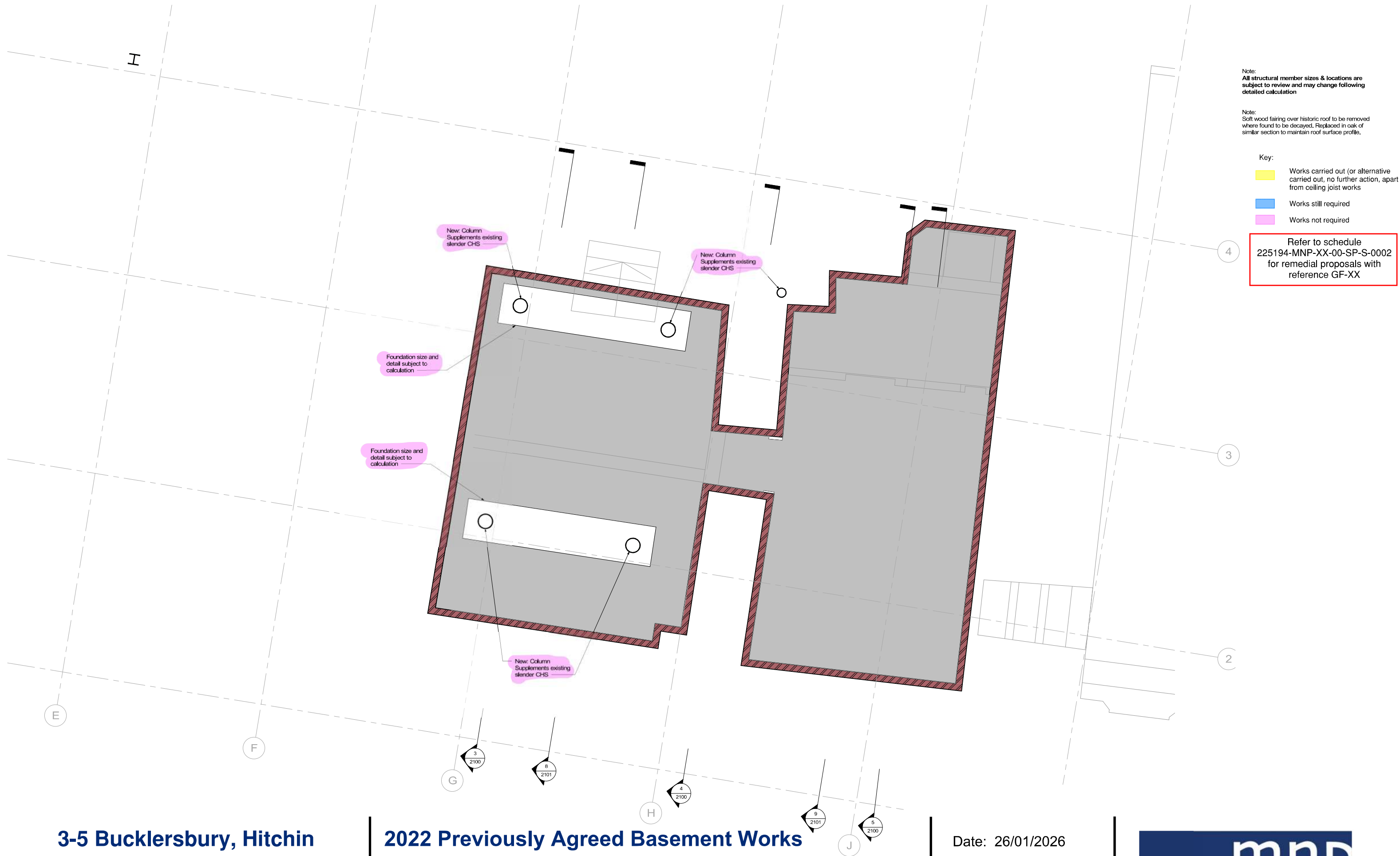
Rev: P01

Date: 26/01/2026

Author: JL

Scale: N.T.S





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2022 Previously Agreed Basement Works

225194 - MNP - XX - B1 - SK - S - 4003

Sheet 1 of 1

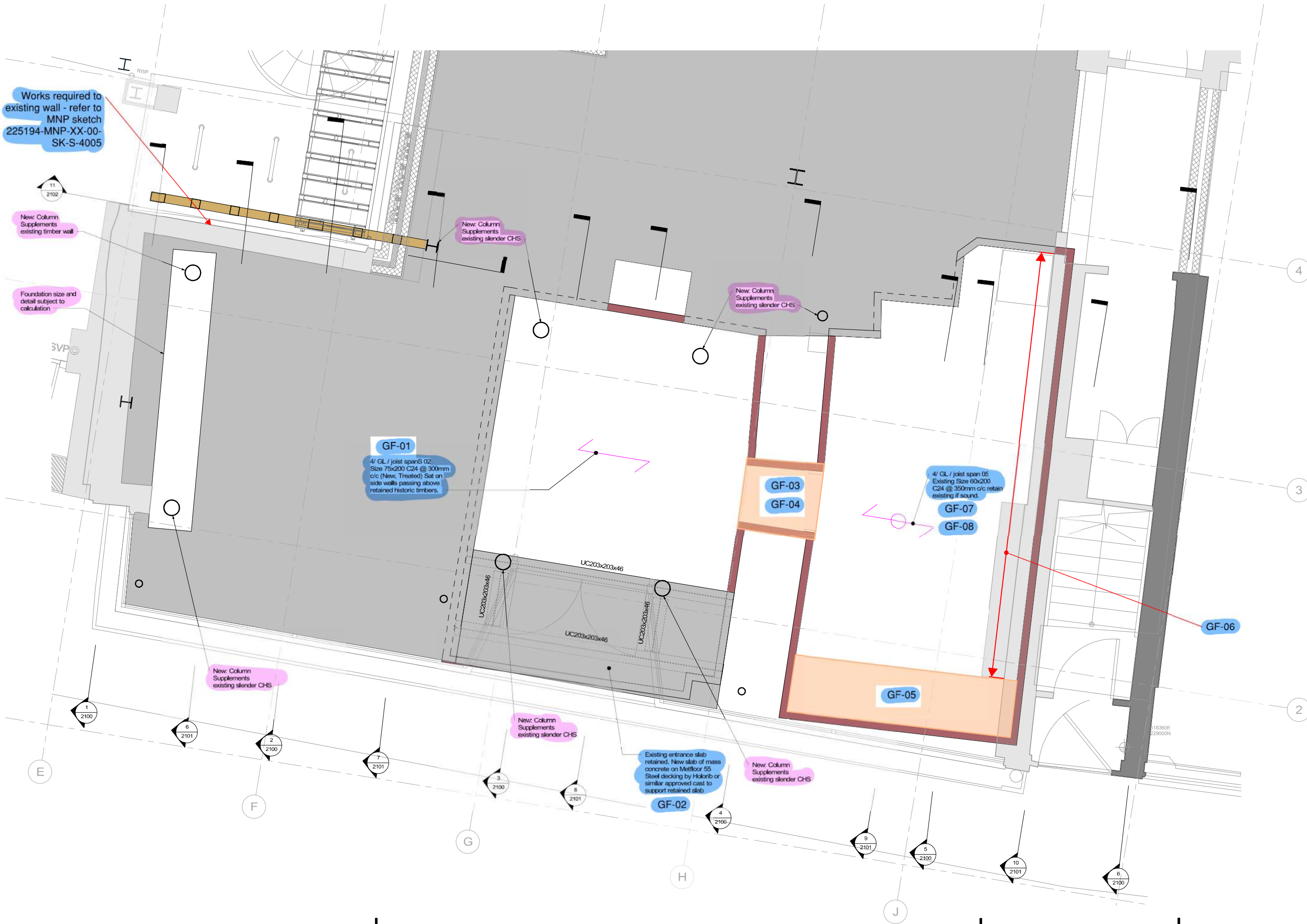
Rev: P01

Date: 26/01/2026

Author: JL

Scale: N.T.S





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2022 Ground Floor Remedial Repairs

225194 - MNP - XX - 00 - SK - S - 4004

Sheet 1 of 1

Rev: P01

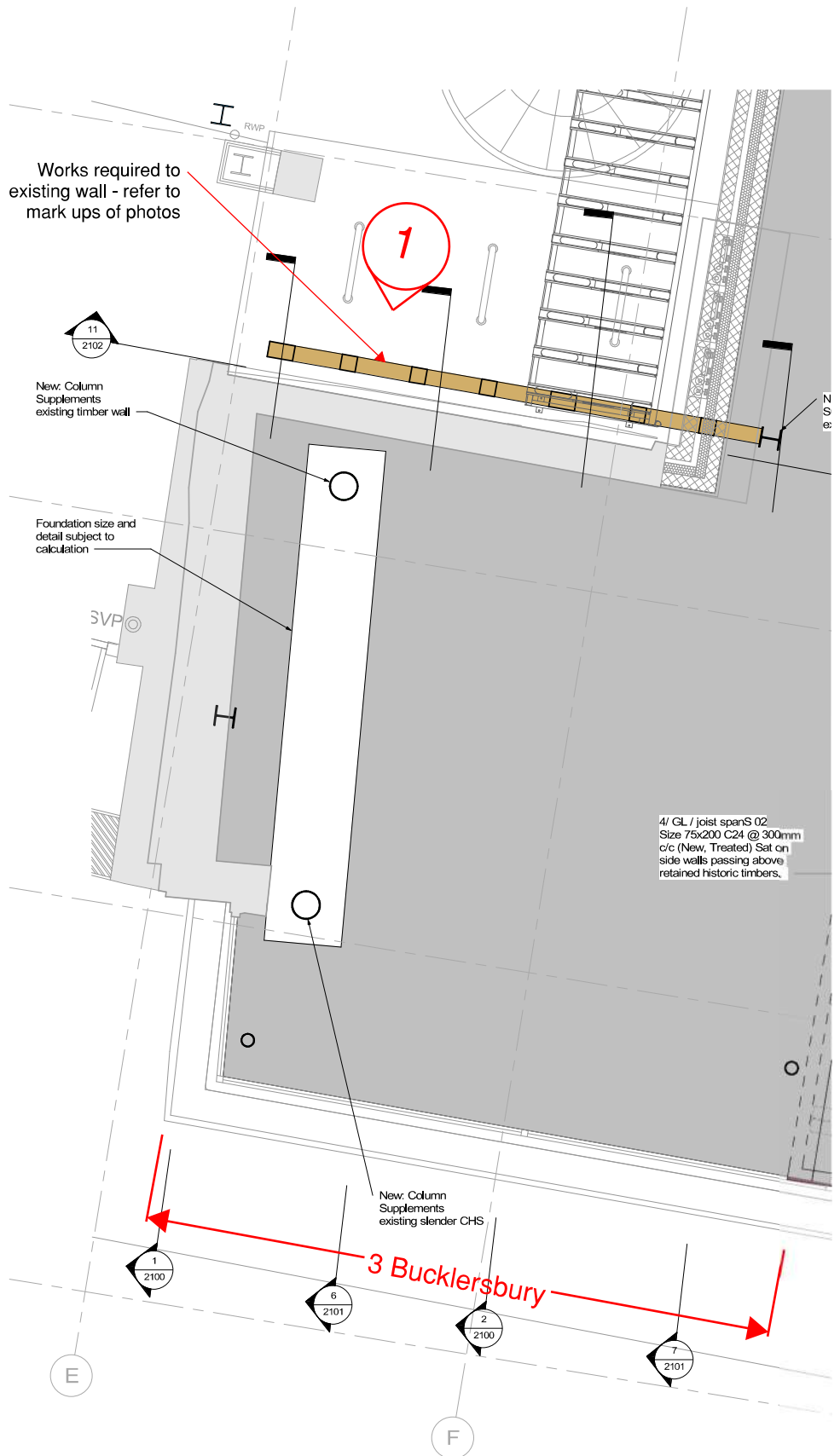
Date: 26/01/2026

Author: JL

Scale: N.T.S



Appendix D – Rear Wall Proposed Works



Stud 1

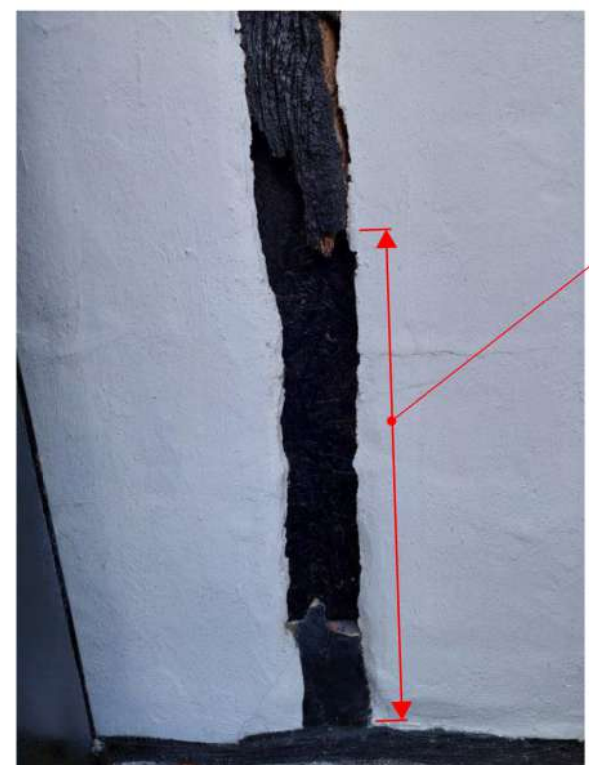
Stud 2



Elevation 1

Check all bearings of studs into sole plate and condition of existing sole plate. Replace any rotten sections with new timber, to match existing, providing slip tenons, if needed, to fix into sole plate. Replace any rotten sections of sole plate using scarf or screwed and glued half lap joints, with the lap three times the section depth

Note:
All structural member sizes & locations are subject to review and may change following detailed calculation



Stud 1 - Missing section of timber post to be replaced with new section, half lapped into existing (lap 2.5 x section depth and screwed and glued with resin)



Stud 2 - Bottom of post may have been replaced with mortar infill. Further investigation required. Allow to provide new section of timber post, fixed as other missing section of stud

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225194

Rear Wall Remedial Repairs

225194 - MNP - XX - 00 - SK - S - 4005

Sheet 1 of 1

Rev: P02

Date: 26/01/2026

Author: JL

Scale: N.T.S



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