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SK23 6DT

Re: Listed Building Consent at Laneside Cottage, Charley Lane SK23 6DY

Subject: Relaying stone slates and replacing decayed timbers and repointing chimneys.

Hi Gareth,

I enclose the roof assessment and the method statement for you as requested.

Regards

Andrew

Roof Assessment at Laneside Cottage

Roof consists of stone ridge, sat on stone slates on softwood and oak rafters on oak purlins.

Defects:

Not original ridge board

Ridge beam has been replaced with ridge board. This is inadequate, as a result sagging of the ridge.

Rafters are not all original. Some have been replaced with 3x3" softwood, these are satisfactory in their structure. Six of the short oak rafters are decayed and have no structure strength.

Purlins are all satisfactory. Woodworm damage to the right lower purlin looking from front, but is still structurally sound.

Battens are small in section and are in a poor state. Steel nails are corroded and leaving the rafters.

Slate pegs are missing and decayed.

Stone slates are sheling and splitting. Some of the heads are missing. A small amount will need replacing.

Ridges are sagging, but are in a saveable state.

Flaunching around the chimneys is sand/cement of which are flush with oversails, allowing water ingress.

Roof verges are not overhanging gables and are not allowing a water tight joint.

Chimney stacks looking from the front:

Right stack is ok. Left stack is twisting and some crumbling stonework.

Top of walls have loose stones allowing rodents access to roof space.
Hole in left gable inside, stone needs replacing.

There is a lack of roof insulation.

Roof hatch, poorly fitting allowing moisture to gain access to loft space.

Lack of torching to inside of roof space, allowing snow to blow in.

**METHOD STATEMENT
(FOR ROOF RELAY AT LANESIDE COTTAGE)**

Flags and wall coping to protected with ply.

Top soil to be removed to put scaffold skids on a firm base. Soil bagged and saved for reinstatement.

Independent birdcage scaffold front and back elevation.

Independent scaffolding to gable ends. All negative ties to external walls to be of type to cushion and protect stonework.

Remove stone slates and keep in order making note of replacement needed.

Slates to be stored on birdcage scaffold on matting to protect ends of slates.

Ridge tiles to be stored on scaffold also in order, as to maintain the original identity of roof appearance.

Inferior ridge board to be supported with:

Option 1 - Support sag of ridge board with two small trusses sat on upper purlins.

Option 2 - Support sag of ridge board with RSI to run below and packed tight to prevent further sag.

Replace the six decayed rafters to top section with oak rough sawn and oak pegged to purlins.

Repeg rafters where necessary.

Some purlins are spliced and may need repegging with oak pegs.

Make good tops of walls, using lime mortar to prevent rodent access.

Relay roof slates in order as removed.

~~On damaged roof shingles, install new~~ tanalised softwood batons using aluminium slate pegs.

Reinstate torching to underside of slates

Roof slates to overhang gables by 75mm to create weathering.

Lead soakers only to slates adjacent to chimney.

Traditional flaunching to seal chimney to roof sloped underneath, oversail of chimney stack. Ridge

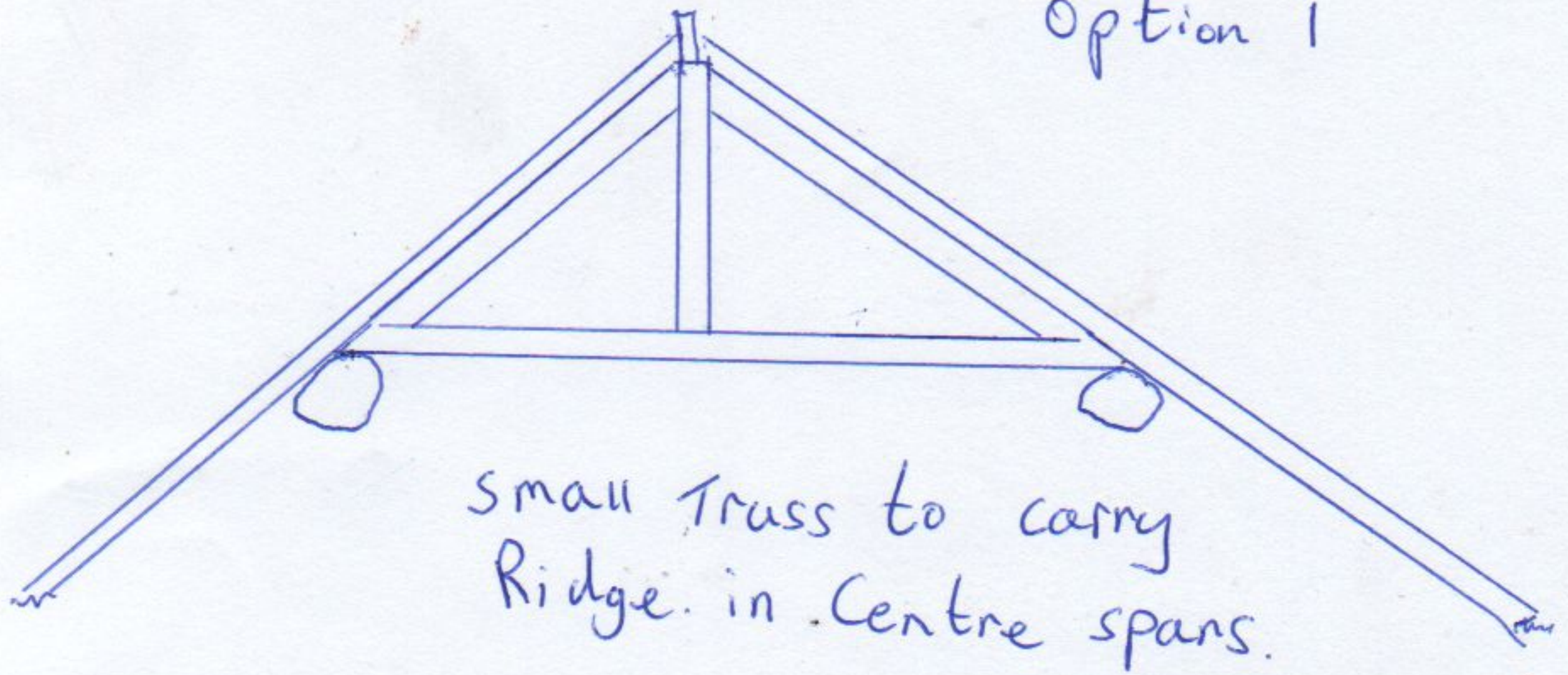
tiles to be relayed in order and bedded on lime mortar slightly recessed joints and brushed finished.

Chimney stacks to be repointed using lime mortar and slightly recessed joints and brushed finished.

(Will be using 5-1 mix of sharp sand and lime NHL 3.5)

Replacement slates have been sourced, and we have a good match for thickness and grade.

Option 1



Option 2.

