Method Statement

Works to Roofs

This statement is submitted to accompany an application for Discharge of Planning Condition 5 of Planning Permission SMD/2019/0105 for the Conversion of Offices/Workshops to a Large House in Multiple Occupation at 1, Chorley Mill, West Street, Leek.

To be read in conjunction with Outline Schedule of Works submitted with the discharge application prepared by M2H Architectural Design.

Roof repair (Building Element I)

Before works commence and during opening up, records of the existing condition of the areas of work / dilapidation are to be kept in conjunction with the condition survey as the detailing generally should be reinstated to the existing form, particularly at eaves, ridges and verges.

Overhaul existing roof as necessary, replace defective slates/tiles etc as necessary to match the existing. Repair existing roof timbers as necessary in materials and construction details to match the existing. Where necessary, existing timbers should be inspected and treated by a specialist against insect and fungal attack.

Replacement of pitched roof coverings (Building Element II)

Record full details of the roof covering and supporting structure before it is disturbed. Record to include a comprehensive set of photographs, and noting the following information:

- Number of courses from eaves to ridge, on each pitch.
- Size of the largest slate (at eaves course) measured from nail/peg hole to the tail.
- Eaves detail- type of undercloak, depth of oversail, sprocketting details.
- Valley details, laying pattern, valley boards, lead work
- Hip, ridge,verge dormer and abutment details
- Bedding and fixing type
- Leadwork and rainwater goods

Carefully lift and stack existing Welsh slate laid in diminishing courses. to match the existing, typically consisting of tiles and associated ridge, verge, eaves, hip, valley, abutment and ventilation systems etc fitted in accordance with the tile manufacturer's details, suitable for the minimum recommended roof pitches and exposure. Existing ridge and hip tiles should be retained and re-set where possible or should be replaced to match the existing.

Repair existing roof timbers as necessary in materials and construction details to match the existing. Where necessary, existing timbers should be inspected and treated by a specialist against insect and fungal attack.

Re-slating should be carried out re-using sound existing slates from the roof and/or new slates to match the existing and should be of an origin appropriate to the region. The tiles should be fixed with copper nails to battens that have been fixed with stainless steel nails. Wherever possible do not use reused and new tile slates on the same pitch. Verges, ridge and hip tiles, etc should be pointed neatly in an appropriately specified mortar designed to suit exposure.

Leadwork

All flashings, soakers, cappings, valley and gutter linings and other weatherings should be in lead, to the weights and details recommended by the Lead Sheet Association as described in the latest Lead Sheet Manuals. All flat roof coverings, including flashings into rooflights or internal wells should also be in lead.

Contractor to carefully remove disturbed lead covering by hand in stages. All lead work to be formed from Code 5 lead sheet and fully supported on treated valley boards, etc, and to have a minimum 150mm lap joint, dressed 200mm under tiles, etc, and not to be fixed in lengths exceeding 1.5m and to be fixed in accordance with the roof cladding manufacturer's and the Lead Sheet Association recommendations.

Scaffolding

Scaffolding should aim to minimise any added load onto a historic structure or fixings into historic fabric. When bracing scaffolding, avoid the use of damaging masonry anchors. Consider the use of 'free-standing scaffold or self -supporting scaffold with kentledge, and make use of window openings, window jamb cramps, raking support or fixing into mortar joints that are sufficiently wide to prevent damage to adjacent stone arisses. If anchors are required, they must not be fixed close to edges of carved decorative features.
A strategy for the insertion and removal of fixings should be devised before scaffolding is erected. Expanded ferrous anchor sockets left in masonry will cause staining and cracking as they rust and must be removed at the end of the work. As necessary – Contractor to use rubber sleeved anchors which can be more easily withdrawn on completion of the works.

Structural Timber Repairs

On exposure and only if required - Repairs to structural timber should be made by splicing or bolting in sound replacement timber of similar scantling and species wherever possible, retaining all existing timber of historic value.
Traditional timber repairs are preferred, and any proposed mechanical repair method to structural timbers should be approved, as should the overall structural proposals. Large sections of timber required for replacement should not be formed by laminating smaller sections. Generally, in situ resin repairs to structural timbers are not acceptable.

Rainwater Goods

Generally, any new or replacement rainwater goods required should be in cast iron, to the original pattern. Cast aluminium gutters may be acceptable in cases where the original section is no longer obtainable in cast iron. Appropriate new overshoots and weirs detailed to discharge water clear of hoppers and catch-pits should these become blocked.
Gutters and rainwater goods originally of a different material should be replaced with cast iron alternatives. Installation of UPVC or similar non-traditional gutters and downpipes is not acceptable.

Rainwater Disposal

Check that the existing rainwater goods are adequate to control and discharge water safely away from the building. Where sound, ensure they are clear and flowing freely, and that there is maintenance access at ground level and at key junction points above.

Ground drainage to be checked, recorded and made fully operational to ensure water is being conducted properly away from the building.

All cast-iron pipework to be prepared, primed and painted in accordance with manufacturer's written instructions using a high-performance paint specification. Paint new cast iron goods before site assembly and make good joints, chips and fixings immediately after fixing. Particular attention should be given to preparation and paintwork at sharp arrises to fresh castings. The final colour may be selected using evidence gained in the cleaning process or to match the background fabric.