

JUSTIFICATION / HERITAGE STATEMENT

relating to

APPLICATION FOR LISTED BUILDING CONSENT

for

REMOVAL AND REPLACEMENT OF ROOF COVERINGS

at

**TEFFONT HOUSE HOTEL, HOLT LANE, TEFFONT EVIAS,
SALISBURY, WILTSHIRE SP3 5RJ**

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1.0 Site Analysis

1.1 The property is located in the south Wiltshire rural village of Teffont Evias in the Nadder Valley, about 9 miles east of Salisbury. It is Listed Grade II and within a designated Conservation Area that covers most of Teffont Evias and extends northwards into Teffont Magna. The locality also lies within the Cranbourne Chase Area of Outstanding Natural Beauty.

The property is understood to date from 1623 and has been subject to numerous alterations over time. The building comprises a three-storey main block directly adjoining Holt Lane. Ancillary buildings of varied height lie to the rear. The roof areas are largely of slate and the walls of stone.

2.0 Design Justification

2.1 The proposal is to remove the existing slates that are present to the Hotel, Stable Block and Top Barn, and replace them with Glendyne Canadian Roof Slates.

The reason for the proposal being that the existing slates appear to be no longer fit for use. As seen in Appendix 1 many of the existing slates have become extremely weathered and/or broken to the extent that they are no longer preventing rainwater ingress to the roof of each building. While every effort will be made to reuse salvaged slates where possible, it appears that many of the existing slates have already been lifted and re-nailed making them unsuitable for re-use due to risk of further water ingress.

The works will simply consist of removing the existing slates, laying an underfelt and replacing them with the new slates, isolated roof structure repairs are proposed in a like for like manner. This proposal will ensure each property contains a weather-tight roof.

3.0 Design Statement

3.1 Due to the appearance of the new slates being similar to the existing, there is to be minimal change in the appearance of the property therefore not affecting the character of the buildings or surrounding area.

4.0 Access

4.1 There are no adverse implications to access in relation to these works.

5.0 Conclusion

5.1 It is believed that the proposal provides the benefit of a dry property for our client while having no negative impact on the Area of Outstanding Natural Beauty.

6.0 Appendix

6.1 Condition of existing slates



Image 1



Image 2



Image 3

6.2 Approval of proposed slates from a Conservation Officer

RE: Teffont House Hotel



Minting, Andrew <Andrew.Minting@wiltshire.gov.uk>

To ✓ Dolman

Cc ○ Alex Durden; ○ Steve Lambert

 You replied to this message on 07/10/2025 15:54.



07/10/2025

Thanks Will, I can only apologise for my confusion/memory about visiting today. The photos are clear enough, I think the Glendyne is far preferable to the SSQ, it's much less textured and is closer in colour tone to the existing. We have previously approved Glendyne a number of times in similar situations. No issues with the paint colour.

Kind regards

Andrew

Andrew Minting MSc(Oxon) DipBldgCons(RICS) IHBC
Conservation Officer
Planning
Wiltshire Council
Bourne Hill
Salisbury
SP1 3UZ

6.3: Glendyne Canadian Slate – Declaration of Performance

Declaration of Performance IBIS 2578-r1 June 2018

1. Unique identification code of the product type:

Natural Roofing Slate

2. Type, Batch or serial number or any other element allowing identification of the construction product as required pursuant to Article 11(4) of the CPR:

Cembrit Glendyne Natural Roofing Slate

3. Intended use or uses of the construction product, in accordance with the applicable harmonised technical specification, as foreseen by the manufacturer:

Slate & stone products for discontinuous roofing & cladding

4. Name, registered trade name or registered trade mark and contact address of the manufacturer as required under article 11(5):

**Cembrit Ltd
2 Veridion Way,
Erith
DA18 4AL,
UK
Registered No. GB 1968377**

5. Where applicable, name and contact of the authorised representative whose mandate covers the task specified in Article 12(2):

Not Applicable

6. System of assessment and verification of constancy of performance of the construction product as set out in CPR Annex V:

System 4

7. In case of the declaration of performance concerning a construction product covered by a harmonised standard:

BS EN 12326-1

8. In case of the declaration of performance concerning a construction product for which a European Technical Assessment has been issued

Not Applicable

9. The Accompanying Commercial Document Part 1

Cembrit Glendyne Natural Roofing Slate					
EN 12326-1:2014					
Number of this commercial document	IBIS 2578-r1		Date of issue	14.06.2018	
Commercial document issued by; Cembrit Ltd., 2 Veridion Way, Erith DA18 4AL, UK					
Location of the mine or quarry: 2, rue des Cèdres, Saint-Marc-du-Lac-Long, Québec (Canada) G0L 1T0					
This document records the conformity of the product described below and is incomplete without the explanation of the meaning of the test results and the requirements of EN 12326-1:2014. The tests referred to and the criteria are contained in EN 12326-1:2014 & EN12326-2:2011					
Date of sampling 11.04.2018			Date of testing 18.04.2018		
Product description and commercial name	Cembrit Glendyne Natural Roofing Slate				Conformity
Relation between bedding and cleavage	Beds Parallel to Cleavage				
1 Dimensional tolerances:					
Format	Rectangular				
Deviation from declared length	±1mm				Complies
Deviation from declared width	±1mm				Complies
Deviation from squareness	<1%				Complies
Deviation from straightness of edges	<1 %				Complies
Slate type for deviation from flatness	Very flat	Flat	Non-flat	Special	
Deviation from flatness		X			
2 Thickness: 4.7 mm					
Nominal thickness and variation of individual thickness against nominal thickness	4-5 mm ±35%				
3 Strength:					
Characteristic MoR	Transverse	47 MPa	Longitudinal	69 MPa	
Mean MOR	Transverse	60 Mpa	Longitudinal	76 MPa	
4 Water absorption	0.3 % Code W1(≤0,6)				Complies
5 Freeze thaw:	Mean modulus of rupture values, transverse and longitudinal, before and after the freeze/thaw test (if W1(>0,6)), or not required				NR
6 Thermal cycle test:	Code T1				Complies
7 Carbonate content	0.3 %				Complies

CENBRIT

8 Sulfur dioxide exposure tests:	≤ 20% apparent calcium carbonate:	Code S1	Complies
	> 20% apparent calcium carbonate:	Depth of softening mm	NR
9 Non-carbonate carbon content		0.5 %	Complies
10 External fire performance		Deemed to satisfy	Complies
11 Reaction to fire		Deemed to satisfy class A1	Complies
12 Release of dangerous substances		None in conditions of use as roofing or external cladding	NR

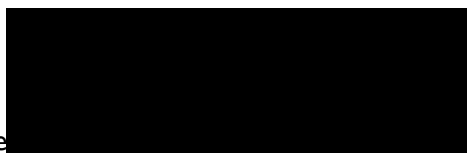
10. The performance of the product identified in points 1 & 2 is in conformity with the declared point 9.

The declaration of performance is issued under the sole responsibility of the manufacturer identified in point 4 .

Signed for and on behalf of the manufacturer: **Cembrit Ltd., 2 Veridion Way, Erith DA18 4AL, UK**

Date: 14th June 2018

(signature



Philip Wilden. Technical Manager

The Accompanying Commercial Document Part 2

Date of sampling and testing	If more than one date is applicable to sampling or testing they should be indicated against the individual test results					
Product description	Slate for roofing and external cladding or carbonate slate for roofing and external cladding					
	Slate type and origin					
1 Dimensional tolerances.						
Length and width			Maximum deviation ± 5 mm			
Deviation from squareness			Maximum deviation ± 1 % of the length			
Deviation from straightness of edges			Slate length ≤ 500 mm Permitted deviation ≤ 5 mm.			
			Slate length > 500 mm Permitted deviation ≤ 1 % of the length			
Flatness: The limits of deviation from flatness are defined for four types of slate. The bevelled edges shall be applied to the convex face. Slates with deviation from flatness in excess of the limit may be used for special applications.			Slate type	Maximum deviation from flatness as a % of the slate length.		
			Very flat	$< 0,9$		
			Flat	$< 1,0$		
			Normal	$< 1,5$		
			Non-flat	$< 2,0$		
2 Thickness: The basic nominal thickness is determined as a function of the bending strength using the equations given in 3 below, local climate conditions and traditional construction techniques. The basic nominal thickness is increased in relation to the slate's performance in the appropriate sulfur dioxide test (if required) as shown in 7 & 8 below.						
3 Strength: Longitudinal and transverse bending strength and modulus of rupture: There is no limit for bending strength or modulus. However the basic nominal thickness is determined as a function of the bend strength using the equations given below, local climate conditions and traditional construction techniques.						
$e_l = X \cdot \sqrt{\frac{l}{R_{cl}}}$ and $e_t = X \cdot \sqrt{\frac{b}{R_{ct}}}$ Where e_{cl} is the longitudinal thickness, in millimetres (mm); e_{ct} is the transverse thickness, in millimetres (mm); l is the length of the slate, in millimetres (mm); b is the width of the slate, in millimetres (mm); R_l is the characteristic longitudinal modulus of rupture in mega Pascals (MPa); R_t is the characteristic transverse modulus of rupture in mega Pascals (MPa) X is a constant determined as a function of climate and the traditional construction techniques in root Newton millimetres ($N^{1/2} \cdot mm^{1/2}$). It may be different for each equation and is selected for the country of use according to the table below						
National X factors	Country	Transverse	Longitudinal	Country	Transverse	Longitudinal
	Belgium	1,0	1,0	Czech Republic	1,2	1,2
	Ireland	0,9	1,1	Italy	1,2	1,2
	France	1,0	1,0	Spain	1,0	1,0
	Germany	1,2	1,2	UK	0,9	1,1
Those Member States which have not declared a national value should select a value or a pair of values in relation to their countries climate and traditional construction techniques. It should not be less than the minimum value or pair of values given above.						
e_l and e_t are determined by using the length l and the width b of the slates. The maximum value determined is the basic individual thickness of the slate, e_{bi} . The basic individual thickness is increased in relation to the slates performance in the appropriate sulfur dioxide test as shown in 7 and 8 below.						