

## Construction Method Statement

Removal of Urea Formaldehyde Foam Insulation and Associated Roof Works

Netherby Cottage, Hazelbury Hill, Box, SN13 8LB  
Grade II Listed Building

Feb 2026



## Contents

---

Purpose of works

Significance of the affected fabric

Scope of works

Access and protection measures

Method of removal

Stone slate roof covering

Roofing battens

Health, safety and dust control

Protection of historic fabric

Making good and future insulation

Conservation principles

Conclusion

## Purpose of works

---

The purpose of the proposed works is the careful removal of deteriorated urea formaldehyde foam insulation located between roof rafters, together with limited associated roof works, to improve the long-term performance of the roof structure.

The works are designed to retain and conserve historic fabric wherever feasible, including original rafters and stone slate roof coverings, while allowing for the replacement of non-historic or sacrificial elements where necessary.

## Significance of the affected fabric

---

The roof structure comprises historic timber rafters and traditional stone slate roof coverings, both of which contribute to the special architectural and historic interest of the Grade II listed building.

- The **rafters** are historic structural elements and will be retained and protected.
- The **stone slates** are traditional materials of significance and will be salvaged and reused wherever possible.
- The **roof battens** are regarded as later, sacrificial components and do not contribute to the building's significance.

The urea-formaldehyde foam insulation is a later, non-historic addition and makes no positive contribution to the significance of the building.

## Scope of works

---

The scope of works is limited to the following:

- Manual removal of urea formaldehyde foam insulation between rafters
- Retention and protection of all historic rafters
- Careful lifting, sorting, and reuse of existing stone slates where salvageable
- Replacement of existing roofing battens
- All works undertaken with no alteration to roof pitch, form, or external appearance
- No enlargement, alteration, or reconfiguration of the roof structure is proposed.

## Access and protection measures

---

- Access will be gained from within the roof void and, where required, from above, following the careful lifting of roof coverings
- Historic lath and plaster ceilings will not be disturbed
- Stone slates will be carefully lifted by hand and set aside for reuse
- All historic timbers will be protected from damage during the works

## Method of removal

---

### *General Approach*

Removal of the insulation will be undertaken using **careful manual methods only**, appropriate to a Grade II listed building. No mechanical, abrasive, or high-impact tools will be used.

### *Removal Technique*

- Insulation will be removed in small, controlled sections
- Hand tools only will be used, including:
  - Wooden or plastic wedges
  - Small hand scrapers
  - Stiff natural-bristle brushes
- The insulation will be gently separated from the rafter faces
- Where the insulation is strongly bonded, a **thin residue may be retained** to avoid damage to historic timber
- Complete removal will not be pursued where this would risk loss of historic fabric

### *Moisture Control*

- No water or liquid softening agents will be used
- The roof structure will be kept dry throughout the works

## Stone slate roof covering

---

- Existing stone slates will be carefully lifted, sorted, and stored on site
- Slates will be assessed for condition and reused wherever salvageable
- Any replacement slates required will be:
  - Natural stone
  - Of matching type, size, thickness, and colour
  - Laid to match the existing pattern

## Roofing battens

---

- Existing roofing battens will be removed and replaced in full
- New battens will be:
  - Of appropriate timber species
  - Sized to match traditional detailing
  - Fixed using non-ferrous fixings
- Batten spacing will replicate the existing traditional arrangement

The replacement of battens is considered necessary for durability and does not result in loss of significant historic fabric.

## Health, safety and dust control

---

- Operatives will wear appropriate PPE, including:
  - Protective coveralls
  - Gloves
  - Eye protection
  - P3-rated respiratory protection
- Dust will be controlled using localised HEPA-filtered vacuum extraction
- Removed insulation will be sealed and removed from the site promptly

## Protection of historic fabric

---

- Rafters and other historic timbers will not be cut, planed, or sanded
- No chemical treatments, preservatives, or sealants will be applied
- Timber surfaces will be lightly brushed only where necessary
- If previously concealed defects or decay are discovered:
  - Works will cease in the affected area
  - The condition will be recorded photographically
  - The Local Planning Authority will be notified before further works

## Making good and future insulation

---

- No new insulation will be installed under this application unless separately approved
- Any future insulation proposals will be vapour-permeable and reversible
- Existing roof ventilation will be maintained

## Conservation principles

---

The works are guided by conservation principles appropriate to Grade II listed buildings:

- Retention and reuse of historic materials
- Replacement is limited to non-significant elements
- Minimal intervention
- Reversibility where practicable

## Conclusion

---

The proposed works provide for the careful removal of a later, non-historic insulation material while retaining historic rafters and salvaging existing stone slates wherever possible. Replacement is limited to roofing battens, which are sacrificial elements. The works will preserve the character and significance of the Grade II listed building and result in **no harm to its special interest**.