



PLANNING HERITAGE

Conservation Planning Consultancy

Approach to Roof Repairs

Application reference: PL/2026/01847

Site address: The Angel Inn, Westbury

Description of proposed works: Localised repairs of roof

Introduction: The property is listed at Grade II listed property.

The list description states: A complex building of various dates from the C16. The exterior to South now uniform and apparently late C18 or early C19. 2 storeys rendered (said to be timber box framed beneath rendering). Treble Roman roof, hipped to right, crested ridge, slightly lower on left hand bay. 1 ridge and 2 other chimneys. Windows spaced 1-2-wide space-2; late glazed sashes in moulded wooden frames. Doorway between 1st 2 windows on left hand side: stone block surround with stone brackets to unmoulded pediment, glazed door. Small doorway to right below 2nd window from right (original position of cross passage). 'L' plan extension to North-East later stable extension to North-West. The width of the house increased leaving previous rafters within later roof. Timber framing clearly visible on former outside wall of original rear extension. The front roof appears to have 2 boxed in curved crucks on north side. It also has numbered trusses with "A" pieces to ridge and wind braces (the Western bay has 2 layers of wind braces). The great chimney to right of centre opens West on ground floor and East on 1st floor, where it is given a fine original fireplace with a worked overmantel.

Generally, roof works should be of a comprehensive nature and any necessary associated repairs (to the roof structure, chimneys, leadwork or rainwater goods, for example) should be undertaken at the same time. The works are to be carried out following a risk assessment and suitable measures considered against The Construction (Design and Management) Regulations 2015 and The Building Safety Act 2022 has been completed.

Consideration should be given to the provision of a temporary roof to avoid damage to the building during the undertaking of the works. Generally, new lead flashings should be provided at all abutments and chimneys and leadwork generally, should be checked and renewed or repaired as necessary (n.b. cement fillets alone are not acceptable, but mortar fillets are, where they are the local tradition). Where additional ventilation is provided, this must be by an agreed method, which minimises impact on the character of the roofing.

The roof coverings consist of clay pantiles on the north/rear slopes, triple roll clay tiles on the front/south slope and double Roman clay tiles on sections of the rear range. There are extensive areas where tiles have sustained damaged or have slipped and are missing. This has caused isolated areas where the roof coverings are in a poor state of repair and not watertight. Localised repairs can be implemented to those areas without the need to strip large areas of the roof coverings.

A schedule of repairs is required in order to support the listed building application (PL/2026/01847).

Works:

Stripping:

It is proposed to strip off the defective areas of tiles to expose the battens and roofing felt, and make good/re-roof with the good salvaged clay tiles and make up the deficiencies with best quality second hand tiles to match, on new treated softwood battens and Steico Universal roofing membranes/insulation.

The roof timbers to these areas will be fully inspected, repaired and treated as necessary, to ensure the roof framing is completely sound. Where principle timbers are found to be in poor condition, these will be doubled up with new softwood treated timber.

Roof timber/structure:

Roof timbers are to be cleaned down but not defrased, to avoid unnecessary loss of original material, and all loose debris removed from the roof spaces. The timbers should then be inspected for active fungal decay and beetle attack.

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Original timbers should be retained if at all possible. Only those timbers which are so badly affected or damaged as to prejudice the structural soundness of the roof should be replaced, as the intention is not to regularise the appearance of the building, but to repair and preserve as much of the original timber as is practicable.

Replacement timber should be dried to a moisture content of between 15 and 20% and be of matching size and species to that being replaced. Softwoods should be pressure-impregnated with preservative before being brought onto site and any cut-ends or bored holes should be liberally treated with insecticide/fungicide before being built in. Preservative treatment of existing timbers should be confined to areas affected by active woodworm or fungal decay.

Only when a genuine need for timber treatment has been established should remedial work be carried out, with reference to legislation including the Control of Substances Hazardous to Health Regulations, the Health & Safety at Work Act and the Control of Pesticides Regulations.

Schedule of Roof Repairs

The scope of works is based solely upon an external assessment of the condition of the roof coverings and as such, no inspection of the internal roof structure has as yet been made to assess the extent of timber repair. Such an inspection will be undertaken when the relevant consents are issued and the relevant areas of roof have been exposed.

This schedule gives an indicative approach to the repairs and (should it deemed necessary) to the timber roof structure.

General Approach

The roof shows clear evidence of localised damage and failure, and the works should be of a comprehensive nature that ensure all/any necessary associated repairs (to the roof structure, chimneys, leadwork or rainwater goods, for example) are undertaken at the same time.

Generally, new lead flashings should be provided at all abutments and chimneys and leadwork should be checked and renewed or repaired as necessary (cement fillets are not acceptable, but lime mortar fillets are).

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. Where rafters require repair/replacement, doubling up is an acceptable approach to ensure the retention of the historic timber. Traditional timber repairs are preferred, and any proposed mechanical repair method to structural timbers should be approved prior to work being implemented, as should the overall structural proposals. Large sections of timber required for replacement should not be formed by laminating smaller sections.

Existing roof coverings

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 tiles as necessary to match the existing. Repair existing roof timbers as necessary in materials and construction details to match the existing, doubling up where applicable to retain the historic member. Where necessary, existing timbers should be inspected and treated by a specialist against insect and fungal attack.

Replacement of roof tiles

Where necessary, defective roof coverings should be replaced to match the existing, typically consisting of tiles and associated ridge, verge, eaves, hip, valley, abutments and ventilation systems etc fitted in accordance with the tile manufacturer's details, suitable for the minimum recommended roof pitches and exposure. Existing ridge

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and hip tiles should be retained and re-set where possible or should be replaced to match the existing. Any deficiencies made up with new salvaged tiles to match in type, texture, colour and thickness

Roof tiles to be fixed in accordance with manufacturer's details to 25 x 50mm treated timber battens (battens to be at least 1.2m long, nailed to each rafter and fixed over at least three rafters and spaced in accordance with tile manufacturer's details), rafters to be overlaid with un-tearable underlay's using either a non breathable/high water vapour resistance underlay to BS EN 13707: 2004 (requires ventilation on opposing sides as detailed in guidance) or a British Board of Agreement (BBA or other third party accredited) vapour permeable breathable/low water resistance type underlay, both types to be fixed, ventilated, lapped and fitted with eaves carriers in accordance with manufacturer's details.

Underfelt and roof space ventilation

All works in accordance with the manufacturers recommendation with regard to laying down Steico Universal. The provision of adequate roof space ventilation to combat condensation needs to be considered.

Battens and fixings

Where required, new battens to be 50mm x 25mm preservative treated softwood battens, fixed with 63mm stainless steel nails, set out to suit the slate lengths.

Tiles to be nailed using copper or aluminium nails.

Leadwork

All leadwork to valley gutters, parapet walls, chimneys and the like, shall be fully inspected to ensure it is in good order.

All flashings, soakers, cappings, valley and gutter linings and other weatherings should be in lead, to the weights and details laid in accordance with the recommendations contained in "The Lead Sheet Manual", published by the Lead Sheet Association. All flat roof coverings (eg the fire escape door hatch), including flashings into rooflights or internal wells should also be in lead.

Defective sections of lead work will be replaced with lead of a similar code, all in accordance with recommendations given by the Lead Sheet association. Remove all lead flashings and lead in good condition stored on site for re-used. New leadwork is to conform to the latest relevant British Standards, using Code 4 for soakers and Code 5 (minimum) for flashings, valleys and gutters. Depending on the size and design of the gutters thicker lead may be advisable.

Appropriate provision should be made for ventilation below the lead, particularly where thermal conditions are likely to change, eg where insulation or a new heating system has been installed.

Rainwater Goods

New or replacement rainwater goods should be in cast metal, to the original/historic pattern. Where gutters and rainwater goods have been replaced with UPVC or similar non-traditional materials, these should be changed for metal rainwater goods to match the historic appearance./profiles.

Rainwater Disposal

Check 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. Where sections are broken, damaged or missing, or in non-original materials such as uPVC, replace to match original profile, detail and original material.

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

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All metal rainwater goods to be prepared, primed and painted in accordance with manufacturer's written instructions. Paint shall be applied 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 to match.

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