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Method Statement: Roof Refurbishment & Conservation

IN SUPPORT OF A

Listed Building Application

AT

Penleigh Farmhouse, Penleigh, Westbury

prepared by

Atelier 17 Ltd

July 2026 - Revision 01

Method Statement: Roof Refurbishment & Conservation

Project Type: Heritage Conservation / Listed Building Maintenance

Project Location: Penleigh Farmhouse, Fairwood Road, Penleigh, Dilton Marsh BA13 4 EB

Building Type: Domestic / Grade II Listed

Date: July 2026

Scope of Works: Stripping and salvaging slates, removing existing coverings, localized structural timber repairs, installation of multi-foil insulation, re-battening, and re-slating.

This document should be read in conjunction with the following:

Drawing – A17 25 37 P3000

1. Initial Site Setup & Protection

- **Scaffolding & Weather Protection:** Erect a fully boarded, braced scaffold around the perimeter with continuous debris netting. A **temporary roof cover ("tin hat")** must be installed over the structure to prevent rainwater ingress into the historic interior while the roof is stripped.
- **Protection of Historic Fabric:** Scaffold ties must be fixed directly into mortar joints—never drilled into historic masonry or brickwork. Soft timber or foam padding must shield all contact points against the building's facade.
- **Salvage & Sorting Area:** Establish a dedicated, dry, and flat area at ground level for sorting, grading, and safely stacking the historic slates.

2. Stripping & Salvage of Existing Roof

1.Careful De-slating: Hand tools only.

Remove slates individually using a slate ripper to slice or draw out existing nails. **Do not use pry bars or hammers directly on the slate faces.** Pass slates down carefully via a mechanical hoist or by hand; never drop them into a skip.

2.Sorting and Grading: At ground level.

Clean moss and loose debris from the salvaged slates using hand brushes. Sort them by length, width, and thickness, stacking them vertically on timber pallets. Set aside any damaged, unusable slates to gauge the quantity of matching reclaimed slates needed.

3.Removal of Battens & Membranes: Exposing the structure.

Carefully pry up old timber battens using a pinch bar, avoiding leverage against historic rafters. Carefully slice and remove old bitumastic underlay or parging. Vacuum or brush the roof voids clean of dust and debris to allow for a clear timber inspection.

3. Localized Repair of Rotten Roof Timbers

Conservation Principle: *Preserve as much historic timber as possible. Only remove sections that have entirely lost their structural integrity due to active rot or wood-boring insect damage.*

- **Rot Eradication:** Cut away rotten timber back to sound wood (extending at least 300mm past the last visible sign of wet or dry rot). Treat the remaining sound timber faces with a breathable, conservation-approved fungicidal fluid.
- **Traditional Splicing:**
 - Repair damaged rafters using traditional timber scarf joints secured with timber dowels or stainless steel bolts/screws. Match the original timber species precisely (typically oak or historic softwood).
 - Execute half-lap splices on damaged wall plates using treated, grain-matched timber.
 - Avoid applying modern, completely impermeable chemical sealants over large sections of historic wood.

4. Insulation Installation (Tri-Iso 10)

- **Ventilation Gap:** Maintain a minimum **50mm continuous air gap** between the underside of the insulation/boarding and the plaster or cold roof space below to protect against interstitial condensation.
- **Fixing the Multi-Foil:**
 - Lay the Tri-Iso 10 over or between the rafters according to the approved architectural drawings.
 - Secure the insulation using stainless steel staples spaced at a maximum of 300mm intervals, ensuring a strict minimum 50mm–100mm overlap at all horizontal and vertical joints.
- **Airtight Sealing:** Seal all joints, laps, perimeter edges, and structural penetrations using manufacturer-approved split-backed aluminum foil tape to form a continuous, airtight vapor barrier.

5. Re-battening & Re-slating

- **Breathable Underlay:** If specified by the architectural plan, lay a high-performance, non-tenting breathable membrane over the insulation layer with appropriate lap overlaps.
- **Counter-battens & Battens:** Fix treated softwood counter-battens over the insulation layer along the lines of the rafters to preserve the ventilation path. Secure new tiling battens at the calculated gauge to suit the sorted slate sizes. Use copper or silicon-bronze nails (avoid galvanized nails as they degrade rapidly in contact with historic slate minerals).

- **Re-slating:**

- Lay the salvaged historic slates starting from the eaves and working up to the ridge in a diminishing gauge (largest slates at the bottom, smallest at the top).
- Mix and blend matching reclaimed slates evenly across the roof slopes rather than clustering them in obvious, patch-like blocks.
- Fix each slate securely using two copper or silicon-bronze nails.