

Method Statement – Roof Repairs and Timber Replacement

Applicant: Ella Burgess

Site Address: 57 Downham Road, Chatburn, BB7 4AU

General Principles

All works will follow a repair-first, minimum-intervention approach using traditional materials and methods appropriate to a listed building. Existing historic fabric will be retained wherever possible, preserving the special architectural and historic interest of the asset.

Roof Coverings

Existing natural slates will be carefully lifted by hand and reused wherever possible. Any slates beyond repair will be replaced on a strictly like-for-like basis in material, size, colour, and thickness.

Ridge Beam and Roof Spars

Temporary propping will be installed prior to timber removal. The failed ridge beam will be replaced with a new timber matching the existing in species and dimensions. Defective spars will be replaced only where necessary, in strict accordance with the recommendations of the appointed structural engineer. All sound historic timbers will be retained.

Protected Species – Bats

A bat survey has confirmed negligible potential. Materials will be removed by hand. If bats are discovered, works will cease immediately and advice sought from a licensed ecologist.

Protected Species – Nesting Birds

Works will avoid the nesting season where possible or be preceded by ecological checks and monitoring.

Making Good

All slates will be reinstated and the roof made fully weather-tight with no visible change to appearance.

This method statement is submitted in support of an application for Listed Building Consent (and associated planning permission if required).