



METHOD STATEMENT

BY

SUNDERLAND PEACOCK AND ASSOCIATES

Job No. 7448-MS Rev 1.00_August 2026

1.0 Method statement

SCAFFOLDING:

Appropriate scaffolding is to be erected externally by a licensed and competent scaffolding contractor to facilitate safe access and undertaking of the works. Extreme care must be taken when the scaffolding is erected, altered, adjusted, and dismantled in order to safeguard existing historic fabric from damage caused by scaffolding poles and boards. The contractor is to ensure that there is no conflict between site operations and access to and from the listed building. All scaffolding is to be designed and erected so as to be free standing and under no circumstances should the scaffolding be fixed back to the fabric of the listed building. under no circumstances will putlog scaffolding or any other mechanically fixed scaffolding be considered acceptable. All scaffolding poles and boards must finish a minimum of 50mm away from all historic fabric and be fitted with plastic end caps to reduce the risk of damage to the historic fabric of the listed building. All scaffolding to be seated on timber pads.

CHIMNEY REPAIRS:

The lead soakers and aprons of all four chimneys are to be inspected for integrity and watertightness and replaced where required using new code 4 lead finished with patination oil.

RE-ROOFING WORKS:

Stripping - Prior to any stripping of the existing roof coverings, the number of natural slate and stone slate courses on each roof slope are to be carefully recorded as well as the length of each slate and stone slate course (from peg hole to tail) and any other notable roof details. Carefully strip to ground level all ridges tiles, slates, stone slates, concrete tiles and copings. All sound materials are to be set aside for re-use, including any slates and stone slates which are to be redressed down in size for re-use. All slates and stone slates which are defective or delaminated are to be rejected unless they can be redressed. The concrete tiles should be disposed of in a safe and correct manner as these will not be re-used.

Roof Timbers - Following the stripping of the roof coverings, all existing roof timbers are to be assessed for decay. Any decayed modern timbers are to be replaced like for like whilst any decayed historic timbers are to be retained and a splice repair undertaken to all decayed timbers to remove all areas of decay. Any new roof timbers required are to be to the design and specification of a Structural Engineer and should be like for like replacements.

New timbers are to be free of, splits, waness, shakes, knots and other defects. All replacement timbers are to be pre-treated by pressure or vacuum impregnation and the cut ends, bolt holes etc. are to be brush treated on site with Tanalith E preservative.

Underlay - A new type 1F felt roofing underlay is to be installed to all roof slopes to be re-roofed and is to be fixed over rafters using large headed clout nails. Underlay to be accordance with BS 5534, the code of practice for slating and tiling and the requirements of the building regulations, namely C4 of the Building Regulations for the resistance to water penetration. Underlays to be allowed to sag slightly between rafters by a maximum of 25mm at the mid-point between each rafter. Underlay to comply with BS 747 with a minimum vertical lap of 150mm and a horizontal lap of at least one rafter space.

Battens and Fixings - 50mm x 25mm vacuum-impregnated, preservative treated, softwood timber slating battens to be fixed through underlay and into rafters using 63mm stainless steel nails, at spacings to suit the slate and stone slate lengths. Butt ends of battens are to meet over rafters only. Slates are to be nailed to timber battens using 50mm-63mm large headed copper nails, 8 gauge, 3mm minimum diameter, length to suit slate thicknesses. Nails to be driven into the centre of the battens. Stone slates to be fixed with non corroding metal pegs such as stainless steel pegs, however if they are going to be in contact with lime mortar copper pegs should be used. The length and thickness of these should suit the stone slates that are being worked with. If this is not the way the stone slates were fixed when the roof was stripped a conversation with the relevant member of the planning authority should be had to determine whether this is acceptable.

Slating - All sound, salvaged slates and stone slates are to be cleaned of all debris, sorted by length and thickness and arranged in stacks equivalent to each course length, stacked vertically on their heads i.e. peg holes downwards. The affected roof slopes are to be re-roofed using all sound slates and stone slates previously removed, with deficiencies made up with new sound slates and stone slates to match in size, thickness, colour and finish and will need to be to the satisfaction of the Local Planning Authority. Re-slating is to be undertaken using the same number of slate courses and course length as existing prior to stripping, as far as is reasonably practicable to do so. For the primary roof slopes which are having a change of material to slate, a close match to that of existing should be found and will need to be to the satisfaction of the Local Planning Authority.

The trimming and re-dressing of slates and stone slates is to be undertaken by hand to ensure a cropped, not sawn, finish. Each course of slates is to have a minimum head and side lap of 100mm to ensure that the roof will be water-proof and sufficient to prevent water ingress by wind driven rain.

For natural and stone slates a double course of slates is to be laid at the eaves with a minimum overhang of 75mm, with the under-eaves course being fixed or bedded into lime mortar on the wall head and set to induce sufficient tilt in the bottom few courses that only the tails of the slate rest on the course below. Slates are to lie evenly without rocking and be graded in thickness from one side of the roof slope to the other, avoiding sudden changes in thickness and gaps between courses. Slates should be laid in diminishing courses with the largest and heaviest at eaves level.

Ridges, Abutments, Verges and Copings - Abutments to parapet walls, chimneys and wall abutments are to be checked for integrity and watertightness and replaced where required with code 4 lead finished with patination oil. Ridge tiles and copings are to be laid and pointed using NHL 5 lime mortar.

Box Gutter - Lead lined box gutter timbers to be checked and replaced and treated as required. Existing lead lining to be replaced with new code 6 lead lining finished with patination oil.

RAINWATER GOODS:

Existing metal rainwater pipes, hoppers, gutters, and fixings which are to be retained are to be carefully removed for offsite overhaul.

The existing rainwater pipes, hoppers and fixings are to be cleaned down to remove all corrosion and millscale by chipping, scraping and wire brushing.

Components are to be finished in two even coats of Hammerite Ultima with matt black finish. Any non-ferrous components should firstly be primed using two even coats of Hammerite Special Metal Primer prior to finishing using two even coats of Hammerite Ultima.

EXISTING ROOFLIGHTS:

Existing rooflight and glass slips to be removed then battened, felted and slated over. The existing rooflight and slips should be disposed of in a safe and correct manner.