

Basic Method Statement covering work to Listed Building

January 2026

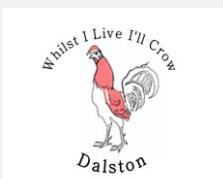
DALSTON PARISH COUNCIL

**COMPLETE RE- ROOFING OF MAIN
BUILDING**

AT

FORGE GREEN, RIVERSIDE, DALSTON

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METHOD STATEMENT COVERING WORK TO LISTED BUILDING

The work involves carefully stripping the existing slates from the whole of the main building, replacing any defective timber and re-roofing using a mix of existing and replacement slates to match existing, making good and treating timberwork and to include new lead flashings, soakers and valleys all as set out in Section 6 below.

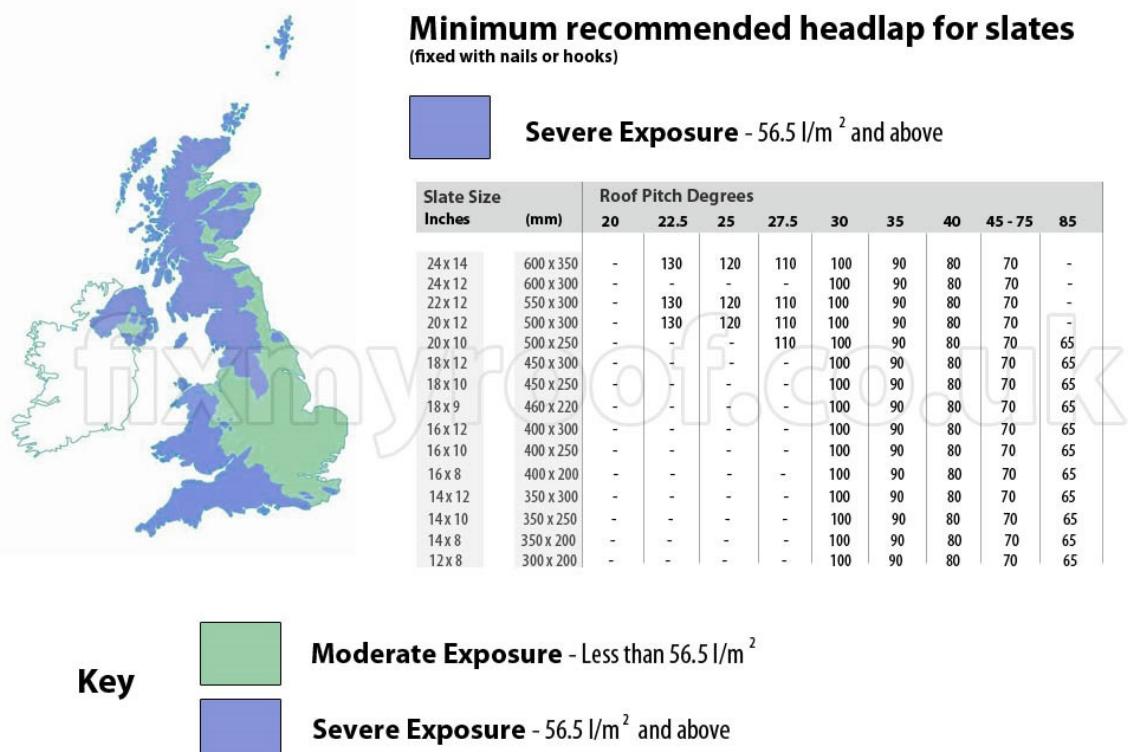
The presence of Bats within the roof space has been confirmed and it is envisaged that the work will have to be carried out in either March or April or late September or October 2026.

Carefully remove the existing slates and stack on site for inspection and re-use where acceptable. Any replacement slates are to be of the same size, material, colour and thickness

Remove battens including any felt underlay and remove from site

The existing timberwork is to be inspected and any decayed spars or purlins are to be repaired where possible or replaced where beyond repair using good quality timber to match existing.

Repairs to structural timber should be made by splicing-in sound replacement timber of similar scantling and species wherever possible, retaining all existing timber of historic value. If purlins or rafters are identified for removal the Conservation Officer would wish to have further discussion on this, to confirm that other methods e.g. scarfing in, mechanical strengthening, sistering, or some similar approach was not more appropriate.



Remove any insulation from the roof space and remove from site prior to cleaning out and removal of all debris from the roof void.

All timberwork including spars, purlins, trusses and ceiling joists are to be cleaned down and treated with 2 coats of a suitable and approved timber preservative

Timber-treatment products suitable for use in or near bat roosts

Natural England is aware of the following products that are approved for use under the Control of Pesticides Regulations (COPR) or the EU Biocides Regulation 528/2012 (EU BPR).

Other products are available. The Health and Safety Executive (HSE) website has searchable pesticides databases, but not all of the pesticides on the HSE databases are safe to use near bat roosts – an example of suitable preservative below: -

Marketing Co	Product	User	Ingredients	HSE No	EU BPR No
Sovereign Chemicals LTD	Sovaq Dual Purpose Timber Treatment	Professional MC	Propiconazole IPBC Permethrin	10126	UK 2019

Install Proctor Roofshield air and vapour permeable pitched roof underlay green side uppermost in the traditional manner, parallel to the eaves and in accordance with manufacturers instructions and BS 5534.

Leadwork is to be Code 5 - 2.24mm rolled lead sheet to British Standard EN 12588: 2006

A good quality Patination Oil is to be applied to the surface of all exposed lead immediately on completion of the work.

Prior to work beginning the Ecologist would make a site visit and install the bat boxes in adjacent trees.

When work starts, the Contractor will need to allow one Ecologist to be in attendance while the slates are removed to ensure any bats still in the roof space are moved correctly bat box.

It would only be necessary to be present when the slates are removed from the area where the bats were identified above No 2 Forge Green.

Work must be stopped if more than 5 bats are found still in any one roost location.

Adequate ventilation will be provided to all roof spaces to comply with current Building Regulation requirements by the use of Proctor Roofshield air and vapour permeable pitched roof underlay in accordance with manufacturers instructions.

Slate Laths are to be 25 X 50mm pressure treated timber fixed with copper or stainless steel nails.

Good quality slates to match existing are to be laid to the correct lap and pitch and fixed in accordance with the current British Standards Codes of Practice.

Provide new fibreglass insulation to achieve a finished thickness of 300mm throughout all roof spaces.

Ridge tiles are to be re-bedded and pointed using a non-cementitious lime mortar. The mortar is to be NHL3 at a ratio of 1:3 with a well-graded sharp sand with particle sizes ranging from dust to 1/3rd of joint size.

Any pointing works to the chimney stacks and flashings are to a non-cementitious lime mortar NHL3 at a ratio of 1:3 with a well-graded sharp sand with particle sizes ranging from dust to 1/3rd of joint size.

All holes capable of allowing access to bats are to be blocked with suitable material and finished using a NHL3 lime mortar at a ratio of 1:3 with a well-graded sharp sand with particle sizes ranging from dust to 1/3rd of joint size.
lime mortar.

On completion, check and make good any damage to the roof structure and rainwater guttering, remove all surplus materials leaving site in a clean and tidy condition and make good any damage to the site caused by work operations and leave site in a clean and tidy condition.