

DANNY WHITEHEAD ROOFING LTD
LEALANDS
HORSESHOE ROAD
SPALDING
PE11 3JA

11/07/2022

Manor Farm, Polebrook

Report on the condition of the existing collyweston roof covering.

The inspection was carried out, and this report prepared by Mr Danny Whitehead of Danny Whitehead Roofing Ltd, Collyweston Roofing and Slating Specialists.

The roof was inspected on the afternoon of July 8th 2022. The weather conditions at the time were hot and sunny.

Access was gained internally to the roof space via the first floor staircase. A visual inspection was carried out from ground level from all four elevations of the two storey structure. No access was attempted onto the roof slopes externally.

General observations

Internally

The roof structure itself appears to be in its original condition. There is no sarking felt present and therefore the underside of the roof covering is visible. The existing battens are generally in sound condition. These are fixed to a roof structure that comprises main trusses, two rows of purlins and unregularised rafters. There is a significant amount of beetle infestation and decay present in these timbers.

The collyweston roof slating has many areas of daylight penetrating through the covering and there were several areas where water ingress was evident.

Externally

The roof covering generally appears intact but there are numerous areas that are showing signs of slate slippage. This is generally as a result of nail fatigue and deterioration of the mortar bedding and pointing. There are also areas of the roof covering which show signs of sagging in the roof structure beneath.

Recommendations

In my opinion the existing roof covering is at a stage where it is beyond economic repair by the normally employed method of re-pointing and repair. It is therefore my recommendation that the existing roof slates and battens be stripped from the roof. The roof be covered with a breathable roofing felt and new treated softwood battens. The existing collyweston slates then be re-dressed and refixed, bedded and pointed over the new felt and battens. New lead soakers and mortar fillets be formed at abutments to parapets and chimneys.

This approach would also allow working access for inspection, timber treatment, repair and replacement/upgrading works to the existing roof structure.

Signed

Danny Whitehead for Danny Whitehead Roofing Ltd.