CRC MAINTENANCE LTD.
12 Bude Avenue,
Manchester, M29 7PA
[redacted]

27th February 2026

Moda
Princess Street,
Manchester,
M15 4HA

Project: Barracks House

Dear Victor,

We are pleased to provide the following method statement as requested:

METHOD STATEMENT - Re-Roofing Works

1. Scope of Works

The works comprise the careful strip and re-roofing of the existing pitched slate roof coverings at Barracks House, Princess Street, Manchester.

The project will be undertaken with full consideration of the building's listed status, preserving as much original material and architectural integrity as possible.

Works include:

- Full perimeter scaffold access
- Controlled strip of existing slate roof coverings
- Salvage and reuse of original slates
- Removal and replacement of roofing felt and battens
- Inspection of exposed roof timbers
- Installation of breathable membrane
- Installation of new treated timber battens (50mm x 25mm)
- Reinstatement of slate coverings
- Renewal of lead hip coverings
- Replacement of existing Velux roof windows (like-for-like)

2. Heritage & Conservation Approach

As Barracks House is a Grade II listed building, all works will be carried out under a conservation-led approach:

- Maximum retention and reuse of original slate materials
- Minimal intervention to original timber structure
- Like-for-like replacement of rooflights
- Traditional detailing maintained throughout
- Leadwork formed using traditional methods

All works will be carried out sensitively to preserve the architectural character and historic fabric of the building.

3. Access & Site Setup

Full perimeter scaffolding will be erected by a CISRS-qualified contractor.

Scaffold will include:

- Double handrails and toe boards
- Debris netting where required
- Designated loading bays
- Ladder access towers
- Protective sheeting as required to protect residents and pedestrians

All access will comply with Work at Height Regulations 2005.

4. Roof Strip – Controlled Removal

Works will be undertaken in controlled sections to prevent overexposure of the structure.

Procedure:

- Clear roof area of redundant materials and debris.
- Carefully remove existing slates by hand.
- Set aside all reusable slates for cleaning, grading and stacking.
- Remove existing felt and battens.
- Dispose of waste felt and battens into designated skips.
- Maintain a clean and organised working area at all times.

All waste materials will be removed regularly to prevent accumulation and ensure site tidiness.

5. Timber Inspection

Upon removal of roof coverings:

- All exposed rafters, ridge boards and structural timbers will be visually inspected.
- Any defective or decayed timbers will be reported immediately.

No structural timber replacement will be undertaken without prior approval where required.

6. Installation of New Roof Build-Up

Breathable Membrane

A high-performance breathable roofing membrane will be installed:

- Laid horizontally with correct laps
- Fixed using felt tacks
- Installed in accordance with manufacturer guidelines
- Ensuring appropriate drape between rafters
- This will provide improved ventilation while maintaining moisture protection.
- Timber Battens
- New treated roofing battens (50mm x 25mm) will be installed:
- Graded and compliant with BS 5534
- Fixed using 75mm galvanised nails (3.35mm gauge)
- Spacing set to suit existing slate gauge
- Ensuring straight lines and correct alignment
- All fixings will be corrosion resistant.

7. Reinstatement of Slate Covering

Original slates will be:

- Cleaned and sorted
- Graded by size and condition
- Reused wherever suitable

An estimated 30% shortfall due to breakage will be supplemented with carefully matched replacement slates to ensure consistency in:

- Size
- Colour
- Thickness
- Weathering characteristics

Slates will be fixed in accordance with traditional methods and BS 5534 standards.

8. Lead Hip Installation

Lead hips will be reinstated using:

- Code 5 lead (28-inch width)
- Traditional mop-stick roll formation
- Lead straps for secure fixing
- All leading edges and front ends will be bossed and welded to provide:
- Clean professional finish
- Weather-tight detailing
- Long-term durability

Leadwork will comply with Lead Sheet Association guidelines.

9. Velux Roof Window Replacement (Like-for-Like)

Existing Velux roof windows will be replaced on a like-for-like basis to maintain the building's visual integrity.

Installation Method:

- Carefully remove existing roof windows without damaging surrounding slate.
- Inspect and prepare structural openings.
- Install new Velux units to identical dimensions and positioning.
- Install manufacturer-approved flashing kits suited to slate roofing.
- Ensure correct integration with breathable membrane using proprietary collars.
- Re-slate carefully around the window to maintain traditional appearance.
- Ensure airtight and watertight sealing internally and externally.
- All windows will match existing size, configuration and external appearance to preserve the character of the building.

10. Waste Management

All waste materials will be segregated where possible.

Skips will be positioned within scaffold footprint.

Site will be kept clean daily.

No materials will be allowed to fall freely from height.

11. Quality Control

- All works will be supervised by experienced roofing professionals.
- Installation will comply with BS 5534 and manufacturer guidance.
- Leadwork will follow Lead Sheet Association standards.
- Regular inspections will be carried out during works.
- Final inspection upon completion.

12. Health & Safety

All works will comply with:

- Work at Height Regulations 2005
- CDM Regulations 2015
- Manual Handling Regulations
- PPE requirements
- RAMS documentation will be issued separately.

13. Completion & Sign-Off

Upon completion:

- Final quality inspection
- Removal of scaffold
- Site left clean and tidy
- Handover documentation provided.

Should you require any further information or wish to proceed, please do not hesitate to contact us.

Yours faithfully,

Mike Clegg