

**COUNTRYSIDE CONSULTANTS**  
**Townhead, Alston, Cumbria, CA9 3SL**

Job no: 23/09  
Client: Cockfield Church PCC  
Project: Roof repairs following lead theft  
Date: 21<sup>st</sup> June 2023  
Present: Adam Rhodes, Contracts Manager, Wensley Roofing Ltd.  
Ian Wells, Conservation Architect, Countryside Consultants.

**SITE VISIT:** revised notes dated 3<sup>rd</sup> July 2021

### **1.0 Purpose**

The purpose of the meeting to inspect the completed works with the roofing contracts manager and agree and final snagging.

The roof was rigorously tested on Sunday 18<sup>th</sup> when there was rain for several hours. Fine slate dust was washed off the recently installed slates and has collected in the valleys.

### **2.0 The Rainwater Valley Repairs**

#### **Valley Trays**

Works in single ply membrane are complete and just need all building debris removed and a good wash down.

#### **Sumps, Chutes and Hoppers**

Where lead has been kept it has been painted in grey membrane material to disguise it.

#### **Abutment Flashings**

Many of the lead flashings stay in place, these are small elements of lead that are not worth stealing. Where they have been lost, they have been replaced in aluminium.

#### **Chimney Flashings**

The narrow valley next to the chimney and the associated lead flashings have been left in place. The debris needs to be removed.

#### **Cleaning**

There is a certain amount of builders' debris and old detritus from before the theft. Adam assures me that this will all be carefully removed before the scaffold is struck.

### **3.0 Slating Repairs**

#### **Nave: North Pitch**

##### **Welsh slate circa 2007**

The exposed battens and breathing sarking felt are in good condition and just needed cleaning down prior to reslating.

##### **North Aisle: South Pitch**

##### **Welsh Slate circa 1900**

The exposed battens are in acceptable condition and can be reused. The sarking boards are also in surprisingly good condition. Minimal patch repairs needed. The saw dust from these repairs found it way into the church. this will be cleaned up by the church wardens.

##### **Chancel North Pitch**

##### **Westmorland Green Slate, date unknown**

Minimal damage and all in acceptable condition. The ridge pointing is poor, and light can be seen through it. The small patch repairs have been done with new blue Westmoreland because new green would have been double the cost.

IW requested a quote for patch repointing the ridge this will be done when the cleaning is done.

**Vestry South Pitch**

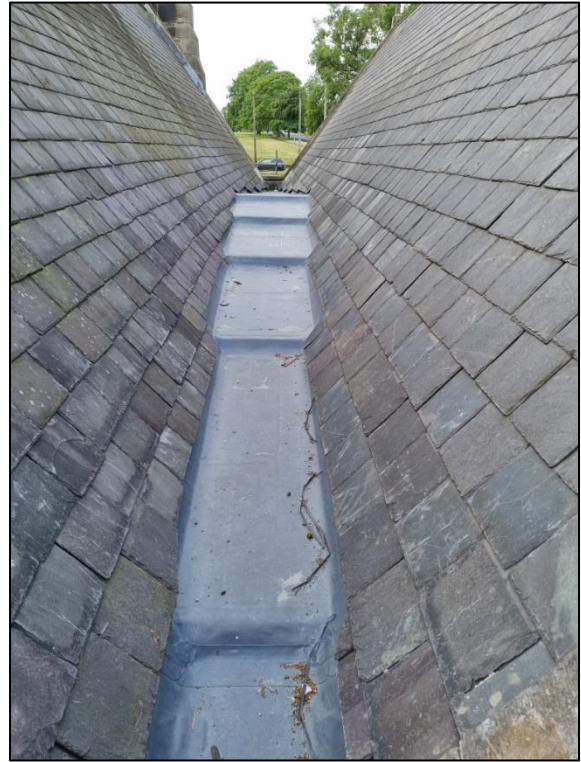
**Welsh Slate size 20 x 12 inches.**

This pitch has been re-laid on new breathing sarking and battens. In second hand Welsh slate. It looks particularly good work.

**4.0 Photographs**



*Looking West, Nave on left and North Aisle on right.*



*Looking West, Nave on left and North Aisle on right.*



*Shute at the chancel arch.*



*Package straps left in the gutter to be removed.*



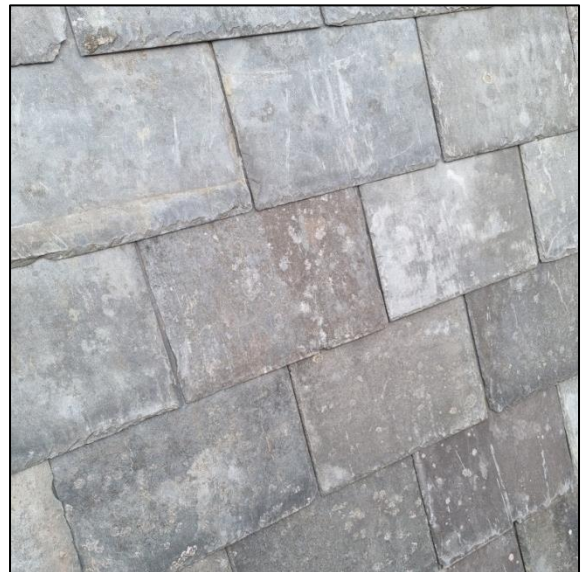
*Original lead flashings around the chimney, and in the adjacent section of gutter have been kept.*



*Looking east at north pitch of the vestry roof. Imported Welsh Slate has replaced the Westmoreland which was in poor condition.*



*North pitch of chancel.  
Patch repair in new blue Westmoreland.*



*Detail of second-hand Welsh slate used for the South pitch of the Vestry.*

## **5.0 Completion**

The works are now considered complete, and Adam will raise his invoice. Please copy it to both IW and FS.

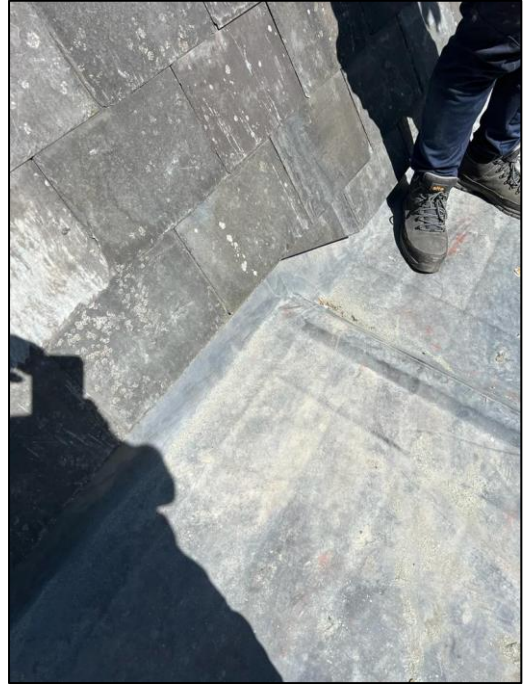
**AR  
IW**

## 6.0 Snagging Works

On the 30<sup>th</sup> June Adam of Wensley Roofing sent through the following photographs which confirmed that the cleaning and fettling works, that I had requested on the visit of the 21<sup>st</sup> June have been completed.



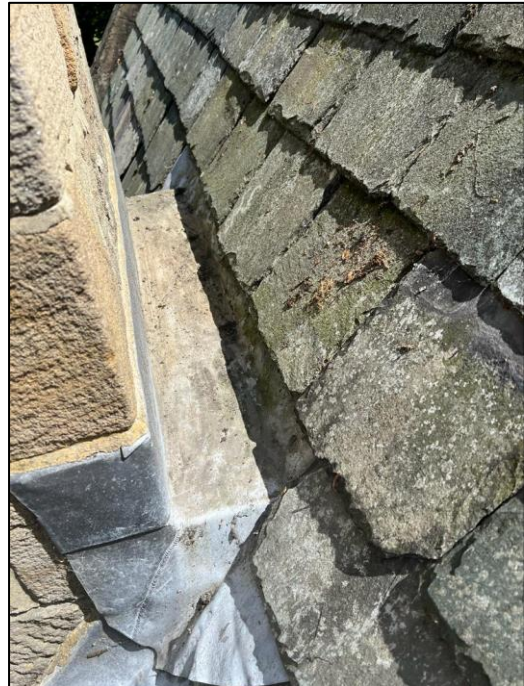
*Central gutter cleaned of debris*



*Detail of gutter*



*Ridge over chancel pointed*



*Flashing behind chimney cleaned*