

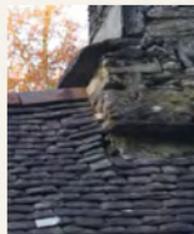


PENMAEN COTTAGE ROOF

Preliminary Appraisal

November 16 2012

Slates And Slating



The slates are random sized and from a local quarry.

They are in very good condition.

They are laid in diminishing courses peg hung from riven laths at what seems to be one third lap.

Mortar



MAIN ROOF

On the rear slope there is no evidence of mortar bedding at the slates' tails or heads on the roof or on fallen slates.

On the front slope there is some tail bedding mortar visible

Torching is not apparent.

There is a lath and plaster ceiling which follows the line of the rafters and collars.

LOWER ROOF

The wall head is packed with lime mortar up to the underside of the slates.

The room is open to the underside of the slating which is torched forming a ceiling.

Eaves



There are three courses of slates at the eaves. This seems to be a traditional feature of Welsh slating its purpose being to provide a tilt to ensure the slates lay tightly against each other up the roof slope. In other traditions the tilt is provided by using a tilting fillet or by setting up a fascia board. The method of providing a tilt is influenced by the position of the rafter foot in relation to the outer face of the wall and in this tradition may be evidence that the roof was originally constructed for a different roof covering such as thatch.

Rainwater gutters are missing but were formerly fixed to fascia boards or supported on brackets spiked into the wall. The slate overhang is small in places indicating the gutters were not contemporary with the slating. If they are to be reinstated the slate overhang will need to be adjusted.

Verges



UPPER ROOF

The verge slating is butted up to a raised outer leaf of the gable wall. This is a weak detail and prone to leaks even when metal soakers are included which is unlikely here. The detail is thought to be a legacy of thatching. It is anticipated that the inner leaf of the wall will have been constructed to follow the roof line as shown in the upper right image from Cwm Nantcol.

LOWER ROOF

The verge slating is carried over the gable wall

Abutments



At each abutment the slating is turned up to direct water away from the junction.
Chimney and wall abutments are protected with crow steps and mortar flaunches.

Dormer Windows



The dormers are gabled with un-socketed clay tile ridges and barge boards set back from the wall face.

The ridges run directly into the main slating and may be weathered with metal soakers.

The valleys appear to be single (half) cut where the slates are swept from the dormer slope underneath the main slating. The possible line of the cut is shown top right.

The underside of the verge slates are mortared but there are no under-cloaks. These may have fallen off.

On the right hand dormer there are metal soakers at the foot of the abutment slating but not along the abutment.

Roof Lights



There are two cast iron roofs lights in the rear slope. They appear to be in good condition

Ridge



The ridges are un-socketed red clay tiles.

There is no vertical deflection at the ridge line nor, as far as can be seen, any lateral displacement of the ridge or eaves bowing. These indicate the roof structure is stable.

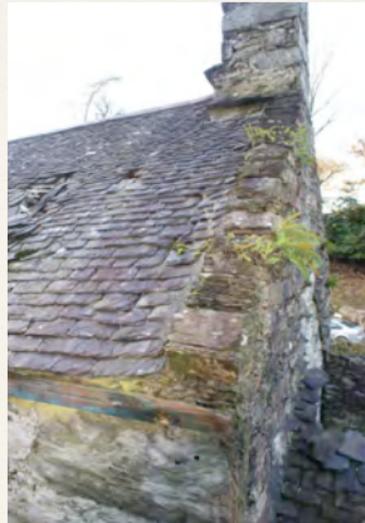
On the lower roof the front wall is unstable at the doorway,

Chimneys



The tall chimneys with clay pots and tall haunching are typical of the local style. Much of the flaggy stonework is set upright and cut to form the full width of the wall face. Crow steps are set into the masonry to weather the slate abutments.

Gables



The gables are formed with long slabs tying the roof line back to the wall.
On the upper roof the gables finish above the slating (see abutments).