



## Customer Name

**Smithers Purslow**

## Contract

**Rectory House,  
Peterston-super-Ely**

## Project features

- Re-roofing and refurbishment
- Fire damage works
- Grade II Listed 19<sup>th</sup> Century building
- Large residential property
- Working alongside other nominated contractors

## Advantages/benefits

- Full liaison with Vale of Glamorgan Council Conservation Officers to ensure full compliance with heritage and building requirements
- Careful co-ordination of works by experienced IW management and supervisory team to ensure safe working alongside nominated and specialist contractors
- Bespoke scaffold design including Monarflex sheet roof to protect property's timber
- IW able to match heritage products ensuring compliance with listed requirements
- Careful management of resident's expectations

## Contract details

Built in the 19<sup>th</sup> Century, Rectory House also known as The Old Rectory, is a Grade II Listed, residential property located in the Vale of Glamorgan (VoG) in the small Welsh village, Peterston-super-Ely.

Following a large electrical fire starting in an upstairs bathroom, Ian Williams undertook a fire damage re-roofing and refurbishment project to restore the period property to its original condition on behalf of Smithers Purslow.

### Key features included;

- Grade II Listed building required full liaison with VoG Conservation Officers to ensure full compliance with heritage and building requirements e.g. product matching and roof insulation upgrading
- We worked Smithers Purslow's nominated contractors included Chem Dry, a specialist timber drying company, requiring careful co-ordination on site
- Fully tented, top hat scaffold which would not cause further damage to the building's original features. Also included a Monarflex sheet roof as a protective covering to enable the drying of timber during autumn/winter
- The original tiles were Canadian Slate which were no longer available. We were able to match the original specification to Welsh Slate ensuring we sought full approval from VoG Conservation Officers
- New timber beams required engaging with specialist engineers to ensure correct designs and compliance with heritage requirements.
- As a private, residential property, we ensured consultation with the resident at all project stages including inviting them to all weekly site meetings. This helped to manage their expectations throughout the project