

Heritage Statement 2021

Pixie Nook, Warleggan PL31 2HB

Schedule of Works

Re-roofing of the single storey extension to the rear of the building replacing the current leaking roof with new slate to prolong integrity of the building using the method and materials stated below:-

Erect scaffolding to perimeter of roof for safe working platform and have skip delivered for loading debris materials in drive

Strip house roof of old slates felt and battens and top up insulation in loft to 300mm depth

Spay roof timbers with water based dual purpose wood treatment system from RGB.

Supply and fix eaves protection and system to fall in to existing gutters.

Supply and fix new tanalised fascia and black gutter ogge type gutter deepflow to new fascia board

Supply and fix British standard battens on breather membrane vp 400 high tensile breather membrane felt and tanalised British standard battens to set gauge of slates.

Fix slate windspurs to gable ends to lap on to stone wall render with 2 number copper nails per slate

Make up shortfall on ridge tiles for breakages and rebed old ridges with lime mortar limebond mix.

Carefully remove chimney and rebuild with new lead tray to match in detail as it looks now.

Supply and fix new cast iron conservation fixed rooflight to fit over existing opening.

What Heritage Asset will be affected

The property affected is the Listed Building – Pixie Nook only

Pixie Nook, is listed with the two attached cottages. Facing the front of the buildings Pixie Nook is house attached to right and Forge Cottage with attached former forge is to the left - GV II

Row of 3 houses, with attached forge. Probably C18, with additions and alterations of mid C19 and some C20 alterations. Slatestone and granite rubble. Slate roofs with ridge tiles and gable ends; gable end stacks with rubble shafts and shaped tops, axial stack to central house, with cornice and shaped top.

Plan: **Pixie Nook** is to left, of 1-room plan, with entrance directly into the room, which is heated by the axial stack to the left of the room.

Exterior: **Pixie Nook** is of 2 storeys, with 2-light 2-pane casement at ground and first floor; half-glazed door with pitched hood to right. The left end is partly slate-hung, with a single storey outshut to the rear.

Attached Buildings, part of the listing but unaffected:-

not affected by works, no part of the works links to or is attached to the other properties

Forge Cottage is attached to right, and is probably slightly later; this is a larger 1-room plan house, heated by gable end stack to right. Attached to the front right of Forge Cottage is a range of single storey outbuildings, which connect the house to the

forge, which is to the front right. The forge is a small single storey building, with hipped roof to left and gable end to right, with stack with rubble shaft at each end.

The central house is of 2 storeys, ground floor has 2-light 3-pane casement with granite lintel and plain door in wooden gabled porch; first floor has 2-light 2-pane casement. Forge Cottage has a slightly higher roof level; 2 storeys and 2 windows, 2-light casements at first floor, at ground floor a half-glazed door and a 2-light casement set inside a C20 glazed lean-to. Attached to front right is a single storey addition with 2-light casement to inner side and gable end stack with brick shaft to front gable end. At the gable end there is a single storey lean-to; this is in the angle between the outhouse and the forge. The forge is a small single storey building, built into the bank at the right side. At the front there is a stable door and a 2-light casement, under one timber lintel. The rear of Forge Cottage has a C20 addition.

What is known about the asset

Using Historic England (List entry 1140466 – 05/11/1987), LPA and previous assessments it is confirmed that

Pixie Nook is a Grade II Listed Building comprising of stone and is partly hung with natural; slate. It is an end terraced two storey building in the village of Warleggan with is located in an AONB and an AGSV. To the North of the site is the adjoining property known as Forge Cottage, to the East is the Highway, to the South is the highway and to the West is a substantial detached property known as Chykest.

The planning history of the site includes:-

01/01578/LBC – LBC for the construction of a boundary - Permitted

01/01182/FUL – retention of existing 2.3m wooden board fence and construction of boundary fence – Permitted

08/00717/LBC – Listed building consent for the construction of extension to side elevation of dwelling – permitted

08/00719/FUL – Construction to side elevation of dwelling – permitted with conditions that the windows should be of timber construction and the roof should be of natural slate

Importance of the Heritage Asset

The asset is set in an AONB and attached to a historic forge. The significance is the age and nature of the building in relation to and keeping with its surrounding properties. The anthropological and heritage value of the forge and the water pump/trough to the front of the building offer clear examples of historical use and way of life and therefore the properties are listed ensuring the hamlet remains visually in line with its setting and historic nature and retains the features of a small village hub.

How does this proposal conserve the significance of the Heritage Asset

The access and landscaping of the site are to remain as existing.

The visual aspect of the property will remain as existing

Heritage building methods and materials will be used.

Half of this roof section that is to be replaced is original and half was instated in 2008 when the southern extension was added, the extension was built in materials matching the existing and has enhanced rather impacted the asset in a negative way.

The proposed works to replace the roof will preserve the integrity of the building and ensure the asset is protected.

Affect on Streetscene and AONB

It is considered that the proposed re-roofing will not have a negative impact on the streetscene and the AONB as the materials used would be replacing like for like and traditional methods used, thereby retaining the same visual as is currently exhibited. It should also be noted that the property is raised above the highway and further screened by a boundary hedge, offering only a hidden aspect from the highway.

Impact of Neighbouring properties

As the roof does not form the sight line from any other properties it is considered that there would be no impact on neighbours