**PROPOSED REPLACEMENT ROOF COVERING TO REAR ROOF SLOPES AT 1, SOUTH TERRACE, PENZANCE TR18 4DP**

**Heritage and Design Statement: 20/5/2021**

The property stands at the Newlyn end of South Terrace and as such stands within the Penzance Conservation Area.

It is a two storey dwelling built approx. 150 years ago in white painted stone under a grey wet-laid slate roof to the front and rear pitches of the main house and grey cement fibre slate to the rear extension roof slopes (in the last couple of years). The windows are white upvc.

The proposal is to replace the recently laid cement fibre slates, which were not laid properly, the top layer of slate is missing. No application was made for this re-roofing when it should have been, being within the Conservation Area. These rear slopes to the extension section and the rear slope of the main house are to be replaced with grey natural Brazilian slate, typical of many re-roofing in Penzance and throughout Cornwall. The slates will be 400 x 200mm nailed.

It is therefore felt that the proposed re-roofing with the natural slate will greatly enhance the host building, the immediate area as well as the wider Conservation Area within which it stands.

**Flood Risk Assessment:**

Due to the nature of the work, there will be no impact the Flood Risk Zone.

**Critical Drainage Report:**

Due to the nature of the work, the proposal will not affect the Critical Drainage Area.