

Heritage Impact Statement

Planning Application Ref 21/0873/HH

27 Church Place, Machynlleth, Powys, SY20 8AG

1. The roof of 27 Church Place was originally constructed approximately 200 years ago with Welsh slate. It had been grouted at a later date to stop it leaking, but eventually the grouting had failed as shown by the stains on the interior walls and ceiling of the first floor of the property.
2. Had the roof been left in this state, with water leaking through the grouting, it would have resulted in the whole fabric of 27 Church Place gradually deteriorating.
3. Therefore, 27 Church Place was completely re-roofed in 2004, as follows:
 - a) The roof was replaced with Welsh slate;
 - b) The coursing was 200mm;
 - c) Copper nails were used;
 - d) Treated roof battens were used;
 - e) Breathable felt was used.
4. I consider that the roof is now in the same visual condition that it was when it was originally built approximately 200 years ago. Therefore, the complete re-roofing in 2004 has secured the fabric of the building for another 50-100 years without altering the visual aspect of the property in any way and has therefore helped to preserve the property in its listed condition.