

Heritage statement for Perrotts TA117HA Western extension roof repairs

Perrotts was constructed around 1830, but I have so far found very little other information about the building. I have requested documentation from the local historical society in Lydford and I am hoping that helps us understand the historical significance further. I have read through the nppf documents regarding historical structures and understand the potential impact of our renovation and we have subsequently been as careful with our plans as possible to minimise any detriment.

The official listing entry on the historic England website includes;

Early C19. Coursed and squared lias, slate roof, end brick stacks. Symmetrical frontage; 2 storeys, 3 bays, renewed 12-pane sash windows. Central door opening, elaborate 9-panelled door, transomlight; Roman Doric stone portico with flat entablature and blocking course, the frieze with triglyphs and guttae, a patera to each metope, the whole supported on 2 plain columns. Single storey outshut to left in conforming style. Interior with mid/late C19 fireplace to left ground floor room.

The proposed works to the property will have no affect on the aforementioned architecture, and the majority of internal character/features have been stripped, most likely in refurbishing the property in the 1960s, and potentially when the extensions were built, earlier than that at the beginning of the 20th century. Our aim is to create a family home with enough amenities to run a busy household but retain and reinstate as much historical significance and charm as possible.

The western extension is a later addition to main house, built circa 1900-1950 completely stripped out and 'renovated' 1960s/70s. We have carried out emergency repair works to the extension roof, removing an elder tree growing out of the roof.

Historic movement of the building along with surrounding trees and poor maintenance has caused gaping holes, water was flooding in through ceiling and had rotted the rafters, further compromising the structural integrity of the extension. With the guidance of our pre application conservation officer, and a listed building specialist surveyor and architect we are carrying out this work and reinstating all the original tiles including ones found in the outbuildings to replace all damaged and broken tiles, by using slim Actis insulation we are able to keep the depth/profile of the ceilings the same, but able to keep this part of the building efficiently warmer.

We have had to remove all dry rot and existing rotten roof timbers to prevent further spread moving forward, but as a last resort - we had planned on keeping all existing timber but as we made any movement it crumbled into a powder, having been attacked for decades by damp and dry rot.