**PROPOSED REPLACEMENT ROOF COVERING TO REAR ROOF SLOPE AT LEY’S COTTAGE, ST. BURYAN TR19 6DS – Revised scheme to PA22/05232**

**Heritage Design Statement: Revised: 14-12-2023**

Ley’s Cottage is the middle of three houses opposite Lisbon Terrace just off the centre of the village, as such it lies within the St. Buryan Conservation Area. It is a Grade II listed building, listed on 15th Dec 1988. This is a revised application to that previously refused under PA22/05232 on 22nd December 2022.

It is not prominent in the streetscape, as suggested by the HEP in the previous application, but being in the middle of a small terrace.

*Historic England listing:*

*ST BURYAN ST BURYAN SW 42 NW 5/147 Glass Studio, Leys Cottage and - adjoining house GV II Pair of houses and adjoining carpenter's shop. Circa early C19. Granite ashlar to fronts of houses, otherwise painted granite rubble with granite dressings. Grouted scantle slate to rear of houses, asbestos slate to the front, corrugated asbestos over the workshop. Brick chimneys over the gable ends and over the cross party wall. Cast-iron ogee-section gutters. Plan: Similar but not identical pair of double-depth plan houses and a carpenter's shop of the same depth adjoining at the left-hand end. Each house has probably 2 rooms at the front flanking a central entrance hall leading to stair hall between 2 rear service rooms. Plan possibly remodelled in the C20. Exterior: 2 storeys. Pair of symmetrical 2 window front houses with central doorways and irregular front to carpenter's shop on the left. Houses have C20 doors and 4-pane sashes. Carpenters shop has blind rubble walls to irregular projection on the left and glazed and weather-boarded front on the right. Most of the windows have old vertical glazing bars with random panes. Rear has all its original openings and old doors and sash windows. House adjoining workshop has 3 original 12-pane hornless sashes and tall stair window with patterned glazing. Other stair window is circa late C19 or early C20 with margin panes. Workshop has old and original doors and windows. Interior not inspected.*

The items that relate to Ley’s Cottage in the listing are the granite ashlar front wall (garden side), the grouted scantle slate to the rear (roadside) roof slope and asbestos slate on the front slope (garden side).

The proposal is to replace the rear (roadside) roof slope slate with Cornish natural slate. The front asbestos slate is in good condition, being only approx. 40 years old.

The ‘Workshop’ referred to in the listing was converted to a dwelling in 1999/2000 under approval W1/98/H/0120. The slate approved on that, and laid, are 250 x 500 mm grey natural Spanish slate, evenly coursed.

The existing rear roof slope to Ley’s Cottage is cement washed natural slate and due to the increased weight, some of the roof timbers are failing and cracking in this cement wash is letting in water thus affecting the batten laths and rafter timbers.

The proposal is to replace this rear slope with 150 x 300mm grey ‘Cornish’ natural slate, evenly coursed as the ‘Workshop’ next door and many other listed buildings in the immediate vicinity. The slate will be nailed with copper nails and not clipped. The existing dark grey angular ridge tiles are to be carefully lifted and re-used. Any breakages to be replaced with a like second-hand ridge tile. Most of the rafters and batten laths are to be replaced with like sized timbers due to water damage and general rot. A roofing felt will also be included.

It was proposed to use ‘Riverstone’ Phyllite slate that was accepted on a roof of a listed building opposite at no 4. Lisbon Terrace in 2020 under ref: PA20/01823. The Historic Environment Planning consultation on that application concluded that *“…a Phyllite slate which is the geological properties of Delabole slate and Trevillet slate is also found in Riverstone Slate. This has the advantage of weathering to the distinctive silvery grey…”.*

The Riverstone brochure (from Spanish Slate Quarries) says that this slate has been accepted by Heritage England and Heritage Scotland as it has an identical finish and colour. There are many recent approvals for Spanish slate on listed buildings that are more prominent than Leys Cottage, notably the conversion of the old Cliff Hotel at the bottom of Penrose Terrace opposite Penzance Railway Station, that slate was approved very recently on condition for ‘Cupa’ (Spanish) slate. In fact a lot of the listed buildings in Penrose Terrace have had Spanish slate approved over the last 10-15 years, as well as many other listed buildings throughout the district. All these were approved by the HEP. Like all those other approvals the use of the Riverstone Phyllite is an accepted norm and does not detract from the character of the listed building and therefore preserves and enhances the St Buryan Conservation Area. The HEP says that each case is looked at on its own merit, the only merit is that all the examples given are all listed buildings, so what is good for one listed building should be good for another, in this case a smaller, listed building. Sadly, the use of Riverstone has not gained the support of the HEP in this case who approved those example approvals, so Cornish slate will be used at a far greater expense to the applicants for which there are no grants available.

It is therefore felt that the proposal meets all relevant policies and will only go towards preserving the property for many years to come. It will also enhance and have no detrimental effect to the host building, the immediate neighbourhood (which has several listed buildings), or the wider St. Buryan Conservation Area within which it stands.