

HERITAGE IMPACT ASSESSMENT FOR PROPOSED WORK TO THE REAR OF RIVIERA HOUSE, THE PARADE, ST MARY'S.

Riviera House, (the property) was built in the mid 1700s and is a granite 3 storey construction, Grade 2 listed. Later additions were made to the rear of the property to include what is now a dining room at ground floor and a kitchen on the 1st floor, this being built out of block work, and faced to the side elevation with granite, (being visible from the strand).

Subsequent to that, a further ground floor only extension was added to the rear of the property, in the late 1960s, being the kitchen, and built solely out of blockwork. It is this kitchen we wish to renovate and repair. Cracks were appearing in the blockwork (photos enclosed) which were caused by a problem with the drain, which was repaired in 2015. However, the cracks in the walls had caused the incursion of water to the kitchen, including the roof timbers. On examination of these timbers they were found to be rotten in places and riddled with woodworm. Due to these problems we discussed with a builder the possible remedies, and a new roof was considered the only practical solution. The existing roof is composed of scantal slate on slats and wooden beams. The proposed new covering would be of similar slate on slats and wooden beams and to include insulation. Because of the position of the kitchen to the surrounding area, there is very little natural light in the room, so we also discussed the possibility of the inclusion of two roof lights, being conservation velux type windows.

The footprint of the building is not being changed, the walls and windows that are there now will remain in place, the wooden

DOOR TO THE OUTSIDE IS IN A STATE OF DISREPAIR, AND WE HOPE TO REPLACE THIS, LIKE FOR LIKE, TO ENHANCE THE NEW WORK.

THE ELEVATION OF THE SLATE ROOF WILL BE RAISED BY THE ADDITION OF ONE ROW OF BLOCKS ON TOP OF THE EXISTING WALL AT THE REAR, TO REDUCE THE PITCH OF THE ROOF AND ENABLE US TO PLACE WALL CUPBOARDS WITHIN THE KITCHEN ON THAT WALL. THE POSITION OF THE TOP OF THE SLATE ROOF WILL NOT ALTER. THE RAISING OF THE ELEVATION ON THE REAR WALL WILL STILL BE LOWER THAN THE ADJOINING PROPERTY BEING MOLGATES COTTAGE. THE ROOF LIGHTS WILL BE AT SUCH AN ANGLE AS TO AVOID ANY POSSIBILITY OF OVERLOOKING ANY ADJOINING PROPERTY. THE KITCHEN AREA IS NOT VISIBLE FROM ANY PUBLIC AREA, BEING TUCKED AWAY BEHIND OTHER PROPERTIES, THE ONLY PLACE THAT OVERLOOKS OUR PROPERTY ARE TWO GUEST ROOMS IN ANJERIC B+B, AND THESE WILL NOT BE VISIBLE FROM WITHIN THE KITCHEN DUE TO THE HEIGHT AND ANGLE OF THE ROOF LIGHTS.

WE WOULD ALSO LIKE TO RENDER THE BLOCK WORK WITH A SUITABLE MORTAR TO IMPROVE THE APPEARANCE AND TO MAKE WATER PROOF THE REPAIRS TO THE CRACKS IN THE BUILDING.

THE WORK INVOLVED, WE FEEL, WILL ENHANCE THE PROPERTY WITHOUT CAUSING ANY NEGATIVE IMPACT TO THE CHARACTER OF THE BUILDING.

