

Trevean  
Higher Town  
St.Martin's  
TR25 0QL  
22<sup>nd</sup> May '20

Dear Members of the Planning Committee,

### Planning Application to raise Roof line at Trevean

We purchased Trevean in October 2019, and started work in earnest on the Cottage in March. We knew that there were a lot of problems with water ingress around the chimneys, but visually the roof appeared to be in serviceable condition.

The first-floor ceilings had been timber clad and there was no access to the roof void. On dismantling the ceilings we have found rampant woodworm, seriously fractured and incomplete ridge beam, and a shockingly sub-standard rooflight installation.

This rooflight spans both purlins, and the arm of the central A-frame. No loadbearing timbers have been fitted and Adam Blackwell, on inspection, has declared the roof unsafe. We have no option but to replace the entire timber structure, and then to re-slate.

The only doorway giving access to the first floor at the top of the stairs is just 5'4" high and 2' wide; this is incredibly restrictive for access and safe egress in the event of a fire.

Adam has suggested that as the roof is to be rebuilt, a modest raise of 35cm at the eaves, would allow for full height internal access, and a fully insulated and compliant roof. Given that the adjoining section of the Cottage will still be 40cm higher, even after the raise, we feel the historic disparity will be sufficiently maintained. Despite the additional cost, this seems eminently sensible, and would be a vast improvement.

The existing Blue-Black, man-made slates will be replaced by a natural slate, subject to Approval, and all plastic rainwater goods replaced with cast versions of traditional design.

In addition we are asking to add 2 new windows to bring more light and amenity to the first floor areas. All the uPVC, Georgian

double-glazed units are to be replaced with painted timber sash windows, and the new windows will match.

We have canvassed our neighbours and explained our proposal and we have had no objections. There is no sight line from any of the neighbouring properties that will be affected by the 35cm raise, and all have viewed the current upgrade as an improvement on the local amenity and street scene.

If there is anything further that we can supply you with to assist in a decision we will be most willing to provide it.

With Kind Regards

Yours sincerely

Mrs Maureen Bayetto (Owner). Mr Mark Travers (Partner).