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# Design and Heritage Statement

Rocky Hill Cottage  
Rocky Hill Lane  
St Mary's  
Isles of Scilly  
TR21 0NE

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DUCHY *of* CORNWALL

# Introduction

Like many solid stone built older properties, the domestically occupied property has suffered continual issues with dampness particularly through the roof coverings. This has been monitored over a number of years now and isolated reactive repairs have been carried out.

Parts of the roof have a modern nonbreathable membrane, whilst other parts use a traditional technique of lime torching and some include both.

Water is penetrating the slate roof covering, concentrating where it is unable to penetrate the non-breathable membrane but subsequently overwhelming the lime torching and entering the structure of the building.

The ecological surveys have found that bats are not present so timing of the works will not be critical.

## Materials and techniques

It is proposed to replace the wet laid slate with a dry laid slate so that a protective membrane can be effectively introduced.

The sole reliance on the existing wet laid scantle slate roof covering as currently in place, although a noble conservation technique is not conducive to the harsh environment and humid conditions observed for the locality. The proposal is therefore to use somewhat larger slates laid to a 100mm gauge but with a modern breather membrane.

Timber repairs will be inevitable.

The proposal is to replace the slate roof covering of the dwelling.

Rocky Hill Cottage is a 2 bedroom Chalet bungalow dwelling found in a cluster of dwellings at Rocky Hill. The property is constructed of coursed granite with a Cornish scantling wet bedded roof finish of slate with angular clay ridge tiles, mortared hips, lead valleys and lead finish to bay window roof and built up felt to the porch.



Rocky Hill Cottage is not an imposing building as most will view it from Rocky Hill Lane that runs past it to access Rocky Hill Farm.

The property is well screened from adjoining areas.

The proposal is to remove the defective existing slate roof covering, carry out repairs as found necessary and provide a new natural slate roof covering using natural SSQ Riverstone slates of size 400 x 250 with the addition of a continuous breathable roofing membrane.

The angular clay ridge tiles will be removed with care and will be rebbed on the new slate coverings. Valleys will be relined with lead and the mortar hip finishes will not be reinstated but the hips will be finished with a mop stick roll and lead capping.

The existing leaded bay window roof and the built up felt roof to the porch will be replaced in grey coloured fibreglass.

## **The Existing Issues**

The current roof finishes are allowing the fabric of the building to deteriorate.

Whilst temporary repairs have been carried out, issues continue.

## **Impact**

There will be a subtle change to the external appearance of the roof however the building will be better protected from the elements.

By changing from the problematic wet lay scantle slate to a dry lay slate there will be a subtle change in the appearance as viewed externally with some of the lime torching visible sandwiched between the slates. The use of small 250 x 400 mm slates with a 100 mm lap will achieve a similar gauge. The lime torching would have been introduced originally to prevent drafts and lifting of slates as well as a means of fixing the slates. This technique was before modern membranes existed. Buildings evolve with the technology available at the time. It is hoped by introducing modern roofing membranes and ventilation along with keeping small slates to a tight gauge the building will be preserved for decades to come sympathetic to the hamlet of buildings in the area.