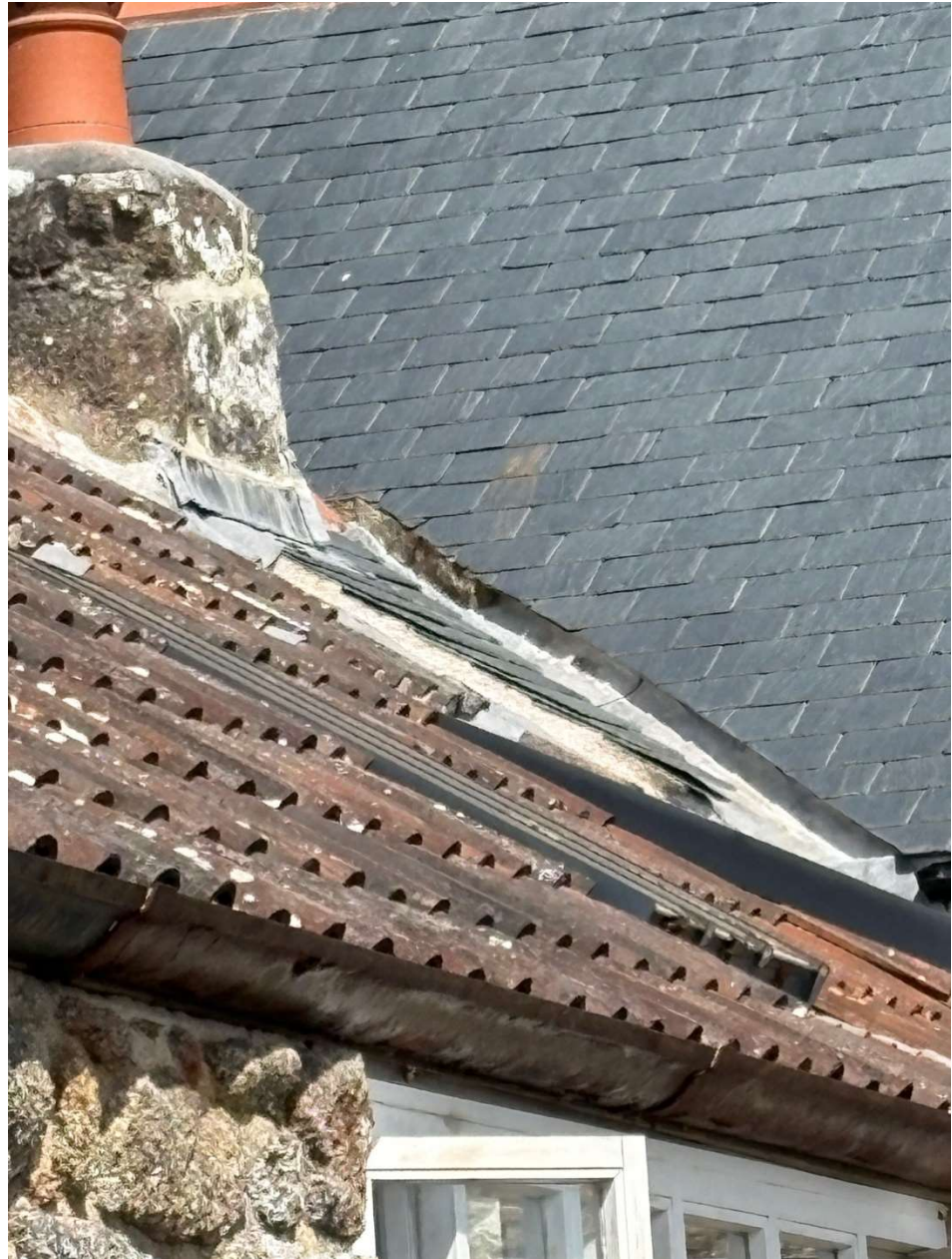


# Design and Heritage Statement

Ashvale  
Lower Town  
St Martins

Prepared by :  
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**DUCHY *of* CORNWALL**

## **The proposal is to replace 2 no. rusting cast iron rooflights to the workshop section of the property**

Ashvale is a 4 bedroom dwelling with adjoining workshop where the tenants produce gold and silver jewellery. The first floor of the workshop is provided with 2no. 1270 x 970 mm high triple panelled rooflights to provide light to work benches. These are rusting badly and cannot be opened as the frames are falling apart. This means no natural ventilation can be provided to the first floor workshop area.

The property is located in Lower Town in a cluster of dwellings and agricultural buildings. The most prominent building in the area is a large 30 bedroom hotel at the western end of the island.

Ashvale is not an imposing building. The majority of which viewed from the road is the lower studio/workshop section with its flank wall on the edge of the roadway past the dwellings gable end and the workshop. The prominent residential section of the building is set approximately one metre below the track level and therefore is difficult to view in its entirety from the roadway.

The combination of buildings on the site are grade II listed.

*The listing describes the property as a Farmhouse. Mid C19, incorporating older former dwelling. Uncoursed and roughly coursed granite rubble with C20 slate and pantile roof; brick end stacks to main mid C19 range and truncated end stack to older range. 3-unit plan to main range and 2-unit plan to older range at right angles to west two storeys. Main 3-window range has granite lintols over panelled door and horned 2/2-pane sashes. Lower former dwelling has granite lintols over C20 plank door and small window; concrete lintol over C20 window to right and C20 window under eaves. Interior: former dwelling has pegged A frame trusses.*

The proposal is to remove the later addition cast iron roof lights from the older range at first floor level and replace with marine grade stainless steel with manual corkscrew window opening winders. The rooflights will be triple glazed. The finish to the windows to be black to match the existing and the rooflights will have a three light configuration to match the existing and will be set flush in the roof plain with the surrounding pantile roof finished.

## **The Existing Issue**

The existing rooflights are rusting out due to saltwater corrosion. They can no longer be opened to provide natural ventilation to the work areas. Pieces of the window frame are detaching and falling to the ground. They require replacement with a corrosion resistant material capable of dealing with the environmental conditions of the island.

## **Impact**

### **There will be a subtle change to the external appearance of the building's roof element**

The change will be apparent due to the triple glazed glass units employed in the rooflight's manufacture and the frame section sizes may vary slightly from the ones on the present rooflights. The colour will remain black as a finish to the rooflights and a hardwood lining will be installed internally to mask the frame sections against the adjoining A frame trusses. The new rooflights will re-establish natural ventilation paths to the internal working area.