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# Heritage Statement

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Recovering of roof to plant room and porch  
At Chaplaincy, St Marys, Isles of Scilly

# 1. Brief Description

- 1.1 Chaplaincy is located on Church Road, St Mary's, Isles of Scilly.
- 1.2 The property is a two storey detached house, constructed from rubble stone with a stuccoed render finish. Hipped scantle slate roof over.
- 1.5 Internally the plan is double depth with two front reception rooms flanking a central hall with open stringer staircase with scrolled newel. There are 4. No bedrooms on the first floor.
- 1.6 The house is believed to have been constructed circa. 1830.
- 1.7 The property was Grade II listed in 1992, List entry Number: 1141213

*Rectory. Circa 1830. Rendered granite rubble; hipped slate roof; rendered end stacks. Double-depth plan with central stairhall. 2 storeys; 4-window range. Simple pilaster surrounds at angles and between 3rd and 4th bays. Pilastered porch with 6-fielded-panelled door and diamond pattern glazing bars to overlight. 6/6-pane sashes. 10/10-pane sashes to rear stairwell. Interior: open-well stair set in internal apse with mahogany handrail and stick balusters; large landing with ceiling rose; hall has 2 segmental arches on anthemion brackets; reeded fireplace with paterae in one ground-floor room and Greek-style cornice to one first-floor room.*

## 2. Reason for proposal

- 2.1.1. The plant room is a small lean-to extension on the north east corner of the building - leading off the principal hallway. This part of the extension is constructed in solid block or brick with a rendered finish. It forms part of the thermal envelope of the building. The boiler and hot water cylinder for the property are located in this room. The roof is asbestos profile sheeting secured on sawn purlins, with no insulation. As such the roof is difficult to safely maintain and suffers from high heat losses and condensation.



Photograph 1 – Plant room External



Photograph 2 – Plant room Internal

- 2.1.2. The flat roof over the front porch currently has an asphalt covering which appears to have been laid over metal sheeting. This is in poor order and life expired.



Photograph 3 – Porch front elevation



Photograph 4 – Porch roof

### 3. Proposal

- 3.1.1. The proposal is to strip the existing roof covering and structure over the plant room and replace with a new natural slate roof.

New principal rafters will be installed to accept breathable roofing felt and slating battens over.

It is proposed to use Riverstone 1<sup>st</sup> Slate 200 x 400mm fixed with copper nails. This slate closely matches indigenous slate and is widely accepted for use on listed buildings.

- 3.1.2. The porch roof will be recovered in Code 5 Lead sheet to comply with Lead Sheet Association.

### 4. Impact

- 4.1.1. The proposal will have a positive impact on replacing unsightly corrugated sheeting with a natural slate which is sympathetic to the property.

- 4.1.2. Replacing the roof covering to the porch in lead will restore what was probably the original roof covering material.

- 4.1.3. There will be no loss of historic fabric.