

THE CARADON *DESIGN* GUIDE

SECTION E

RESIDENTIAL DEVELOPMENT

ROOFS & CHIMNEYS



Supplementary Planning Guidance

July 2000

R O O F S A N D C H I M N E Y S

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ROOFS AND CHIMNEYS



The roofs and chimneys of this cottage and outbuildings at Bobetherick form a picturesque grouping.

I N T R O D U C T I O N

Caradon District Council has produced the Design Guide to help conserve and strengthen the special character of the built environment in Cornwall, especially its traditional towns and villages. This factsheet is concerned with the design and detail of roofs and chimneys. Other sections of the Design Guide will provide valuable background information.

- *Section A* Explores the concept of local distinctiveness.
- *Section B* Provides information on Design within the Planning System.
- *Section C* Looks at fitting development into the landscape.
- *Section D* Focuses on the local context.

ROOFS AND CHIMNEYS

The silvery grey slate roofs of Cornwall are one of its most distinctive and charming features, specially where bowed with age and viewed en masse from a hillside or cliff-top. Traditionally, Delabole slate was used, and its pale colouring includes subtle brownish tones which add character and warmth, absent in the dark violet-grey slates quarried elsewhere in the country.

Until the middle of this century chimneys were a domestic necessity, and their presence provides valuable accent and interest to a roofscape. Psychologically they signal 'home' and add an established air to a house. In the south west, chimneys are sometimes massive and positioned on the front facades, and the 'pots' frequently made of slate, rather than the usual terracotta.

The strong prevailing winds and consequent lack of building timber over much of the district has generated eaves and gable details which are tight against the building, and usually constructed with no or minimal exposed timber work.

DESIGN PRINCIPLES

- Aim for uncomplicated, long, low roofs. Bedrooms may partly extend into the roof space to retain low eaves.
- Eaves should run parallel to the road with any gables subservient to the main roof.
- Simple gable or hipped gable-shaped roofs are suitable, but avoid the latter on adjoining, consecutive properties - the effect is visually jarring. Hips are best used at the end of a row, or on isolated properties. Mitred hips are the preferred detail.



Scalloped terracotta ridge tiles are a feature of the district. Note also the mitred hip.



Chimneys are an important feature of a roofscape, adding interest and accent.



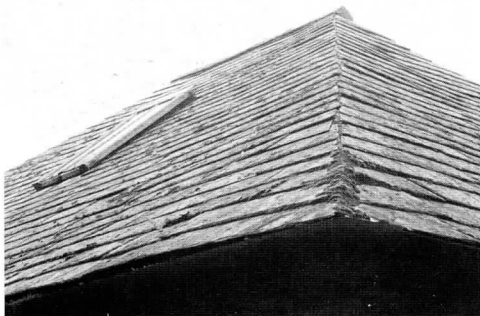
A simple stone stack with a pair of tilted slates to keep the worst of the rain out - a traditional detail.

ROOFS AND CHIMNEYS

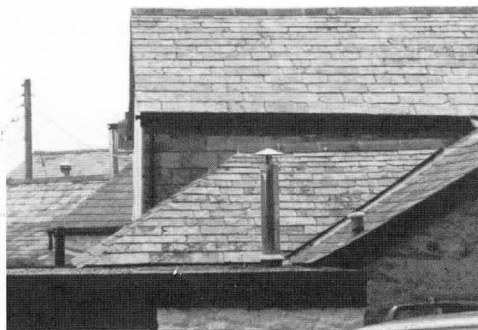
- Red clay ridge tiles are generally the traditional detail. The scalloped design is very distinctive of the District and is not common elsewhere in Cornwall. Retain or replace with a match pattern whenever possible.
- Roofs should always span the shortest plan dimension.
- Roof pitches should generally be between 35°-45°. Subtle changes of pitch between adjoining dwellings (a matter of a few degrees) can help enliven a roofscape. Lean-to roofs should be of equal or lower pitch than the main roof.
- A simple ridge line, with logical and subtle breaks along an uninterrupted length, or between adjoining properties, is more effective than a frenetic and overworked roofscape. It will not only look more appropriate, but be simpler to construct and more cost effective.

NEW ROOFS AND CHIMNEYS

- Flat roofs should generally be avoided. They may be considered in some circumstances used in conjunction with a parapet and coping or, if appropriate, on contemporary designs of the highest design quality and materials.
- Turf is a renewable resource. Grass roofs will be considered depending on design and location.
- Traditionally, chimneys are of stone, render or brick with a corbel detail at the top and finished with a slate or terracotta pot. Avoid heavily textured or wire cut brick or pre-cast concrete cappings.
- New thatch roofs are uncommon but may be suitable in village and rural locations. Water reed is not indigenous to the district, and combed wheat reed should be used in preference.



Mitred slate hips give a 'crispness' to a roof.



A roofscape at St. Cleer. Note the graduating courses of slates. Larger at the eaves and smaller at the ridge.



Variation of a theme. Serrated terracotta ridge tiles.

ROOFS AND CHIMNEYS

Real or reconstituted mid/pale grey slate roof covering is preferable. Cement fibre 'slates' and slate coloured plain concrete tiles may be acceptable. Avoid interlocking concrete tiles, especially those which due to their thickness, have a strong horizontal visual emphasis.

EXISTING ROOFS AND CHIMNEYS

Retain the original roof structure and covering wherever possible during restoration or repair work. Conserve the character and irregularities of an old roof. Do not attempt to make it look new!

Retain and repair unusual features such as lead roll hips, decorative ridge tiles, ornamental finials and ironwork.

Retain the original roof pitches and breaks in ridge line.

Mitred hips are a traditional feature on some roofs and hip tiles should not be added.

Retain existing chimneys, even if not in use, and new chimneys and repairs should match the traditional details.

Salvage and relay existing slates to the original pattern whenever possible. Graduated roofs with large slates at the eaves diminishing towards the ridge should be replaced to match.

Listed Buildings and Designated Areas

Work to Listed Buildings should match the original details and materials, and specialist advice sought prior to any major repair or refurbishment.

New roof coverings should be of real slate, of pale/mid grey colour and preferably from a local quarry. Reconstituted slate may be acceptable on some non-visible roof slopes, or new buildings but it is not acceptable on Listed Buildings. Concrete interlocking tiles of any type should be avoided.

Rethatching should match the original pattern. Use a specialist thatcher.

EAVES AND VERGE DETAILS

Clip eaves and verges tight against the building.

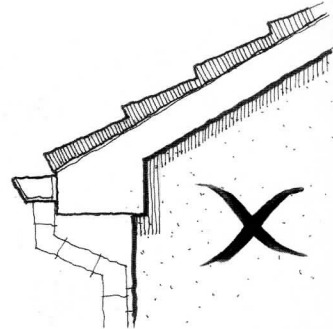
Aim for simple, uninterrupted eave lines with shallow or no timber fascias stained black, or painted out to match the rainwater goods.

Retain slate hung verges wherever possible and consider using this locally distinct and successful detail for new housing.

ROOFS AND CHIMNEYS

Listed Buildings and Designated Areas

- Retain, repair or replicate existing historic eaves details. Many formal buildings have elaborate panelled soffits, crafted brackets and applied mouldings which should be retained and accurately restored. Plain clipped eaves, without fascias, are often found on simple cottages.
- Avoid the standard modern box eaves with deep projecting fascia, flat soffit and projecting barge boards. These details are expensive to construct and need regular ongoing maintenance.



Avoid, or reduce the size of barge boards and stop ends if possible.

RAINWATER GOODS

- Existing cast iron guttering and down-pipes should be retained and repaired wherever possible.
- Unless causing inconvenience, avoid guttering very small areas of pitched roof - it creates a crisper, lighter appearance.
- Avoid square section or white plastic rainwater goods. Black half round or ogee section are generally less obtrusive and appropriate.
- Cast aluminium or seamless extruded aluminium powder coated gutters provide a robust and aesthetically pleasing guttering system, on new and historic buildings.



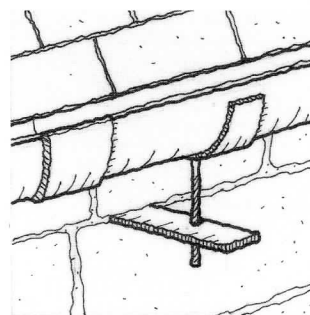
Half round gutter



Ogee gutter

Listed Buildings and Designated Areas

- Avoid plastic gutters on all Listed Buildings, and on main facades visible from the public domain in Designated Areas.
- New cast iron or cast aluminium is recommended for replacements especially on Listed Buildings and street frontages in Conservation Areas. Glass fibre versions to match original profiles may be suitable in some cases.
- Where no fascia board exists on older buildings consider using rise and fall, or rafter end gutter support brackets. These details would also be suitable for new houses and extensions.
- Cast aluminium or seamless extruded aluminium gutters can be a suitable replacement for ogee section cast iron.
- Guttering was traditionally painted black, which helps to emphasise the eaves line, and is visually unobtrusive.



Rise and fall gutter brackets are a traditional detail.