

46a High Street, Steyning — proposed roof repairs

The application concerns the repair and re-covering of the roof of a listed, two-storey dwelling. The building's significance includes its historic fabric, roof form and contribution to the character of Steyning High Street. The roof structure and any surviving historic materials are therefore of particular interest.

The existing roof covering will be carefully stripped and the roof structure inspected. Any necessary timber repairs will be localised and carried out using compatible materials and traditional repair methods. The roof will be re-covered in existing tiles salvaged for reuse, supplemented by matching clay plain tiles, retaining the existing roof form, ridge and eaves details.

The tiles will be laid on new 25 x 38mm treated timber battens to suit the existing gauge, over a vapour permeable undertile membrane.

The sloping skielings currently have little or no insulation. The proposal assumes 3" rafters and allows for 50 mm vapour-open wood-fibre insulation to be laid between the rafters, with a 25mm ventilated air gap below the undertile membrane. Insulation will be fitted without cutting or concealing timbers or changing the external roof profile.

The work is intended to secure the building's weather resistance while retaining its historic form and as much existing fabric as practicable. Any concealed historic features or unexpected defects exposed during the work will be recorded and the repair approach agreed with the conservation officer before affected work proceeds.