Smugglers Cottage Heritage and Planning/Access Statement.

Existing building.

Smugglers Cottage is a Grade 11 listed building located within the Steyning Conservation Area.

The Inspectors advice dated 21st December 2001, the Listing dated 10th January 2002 and the books Sussex in the Past and Timber Framed Buildings of Steyning, describe the cottage; its links to smuggling and the numerous alterations/extensions which have taken place throughout the ages.

To briefly summarise these; part of the cottage dates back to the 16th century, although it is possible some elements are a reworking of an earlier mediaeval building. During the 17th, 18th, 19th and 20th centuries the cottage has been substantially modified and extended. As such the plan is difficult to read and the resulting materials/elements are very varied and indicate adaption to meet the changing circumstances of the occupants over the years.

The area which is the subject of this application is the pitched roof of the cottage and the associated dormers.

The cottage was originally thatched; however in around 1927 the thatch was replaced with machine made clay tiles and the roof to the dormer windows finished in roofing felt.

The pitched roof to the later small extension to the front of the cottage also has machine made clay tiles.

The last alteration to the cottage was the extension of the kitchen in 2018/2019, this has a lead roof.

Whist the condition of the lead roof is good and the felt to the dormers appears sound, the tiles to the pitched roof areas are in poor condition.

Many of the existing tiles have split or spalled.; in some cases breaking and coming out completely.

A number of attempts have been made to replace damaged tiles. However often access and the replacement work has resulted in the damage or loss adjoining fragile tiles; which then also have to be replaced.

The attached drawings and photographs show the existing roof and condition of the tiled areas.

Parts of tiles have fallen into the garden and onto the road creating a danger to both the occupants and members of the public.

The Proposal.

As replacement of individual tiles has not worked and the problem is ongoing; getting worse as time continues; it is proposed to replace all the roof tiles, together with the associated lead flashings/ soakers etc and the felt flat roofs to the dormers.

Whilst the pitched roof has a felt underlay, replacement of the tiles will avoid future leaks/water damage; both protecting the fabric of the cottage and improving it's appearance.

The replacement tiles proposed are:

Wienerberger

Alban Sussex Blend [Sandtoft]

These clay tiles are the same size and similar appearance as the existing tiles.

All flashings/soakers etc will be replaced in lead to match existing.

The flat roofs to the dormers will be replaced in:

Code 6 lead sheet, all in accordance with the Lead Sheet Association Manual recommendations.

Any associated timber found to be in poor condition will be replaced and decorated to match

existing.

Any associated gutters/down pipes found to be faulty or in poor condition will be replaced in cast aluminium:

Alumasc Heritage cast aluminium. Colour Black. Or similar approved.

Summary.

Smugglers Cottage is a significant listed building, contributing to its setting and the conservation area.

The replacement of the failing roof tiles and, as necessary, the associated flashings/soakers, rainwater goods etc will address the ongoing visual and physical problems of the pitched roof:

- avoiding future roof leaks
- conserving and protecting the fabric
- maintaining and enhancing the appearance of the cottage and it's surroundings.
- Addressing the danger to the occupants and members of the public

There are no changes to any other part of the existing building and therefore no changes to access to or within the listed building.