

Beltane [April] Cottage.

29 Church Street, Steyning, West Sussex.

Design and heritage statement.

Beltane Cottage , listed under the former name of April Cottage, 29 Church Street, Steyning, is a Grade 11 listed building within the Steyning conservation area.

The original cottage has a rear extension constructed in the 1950's, which contains a kitchen, a cloakroom/wc and a bathroom, served by a side corridor, plus a utility room accessed from the exterior.

The rear extension is not visible from Church Street and is accessed only through the cottage.

The windows serving these facilities are steel framed and single glazed. The frames are not thermally broken and as such are thermally inadequate.

Several are rusting and in a poor state of repair; however the existing timber sub frames appear sound.

The proposal is to replace the steel [probably Crittall] windows within the existing timber sub frames with new Royale Stepped Aluminium Heritage frames to match the original profiles.

Slim line double glazing would be installed.

The frames would match the existing windows in appearance with the exception of the window to the cloakroom/wc [window W3] which is currently an inward tilting window. This would be replaced with an outward opening casement to match the other adjoining windows.

As with the existing windows, with the exception of the toilet/cloakroom , all the windows would be in clear glazing. The toilet/cloakroom window [W3], would have obscured glass.

All glazing would be in slim line double glazed units

No other alterations are proposed and it is considered that the improvements will enhance the thermal efficiency of the cottage, whilst maintaining the appearance as listed.