

5 River Road
Littlehampton
West Sussex
BN17 5BN

February 2018

HERITAGE STATEMENT
TO ACCOMPANY LISTED BUILDING APPLICATION FOR REPAIR OF ROOF
TO OUTBUILDING AND REPLACEMENT OF FELT ROOF WITH PITCHED
SLATE ROOF ON OUTHOUSE

Description

This residential dwelling was built in the mid 19th century. It is a three storey, semi detached property of the Georgian architectural period with a traditional stucco façade to the front and side elevations, flint and brickwork to the rear elevation and wooden sash windows. It forms part of a small group of buildings of similar age, style and build.

The property is set within a Conservation Area within Arun District Council in West Sussex.

Assessment of significance

This house forms part of a pair of identical houses, although currently the house to which it is attached is sub-divided into flats. It is next door to a small group of dwelling houses of similar age and style. This style of architecture is important in terms of local heritage and the preservation of historic buildings in the area.

Design concept

Part of the proposed works involves the repair of the existing slate roof on an outbuilding. There will be no changes to the external appearance of this building, save that the flint walls will be repaired to the extent necessary to support the new roof. Any repairs will be done using traditional materials and construction methods.

The other part of the proposed works involves replacing a flat felt roof on what used to be an outhouse. This outhouse connects the outbuilding to the main house. It appears as though a flat, felt roof has been added to this outhouse at some point in the last 30 years or so. It is of a poor construction and is not in keeping with the character of the rest of the property, or the roof construction of the neighbouring properties. It is proposed that this be replaced with a timber frame, pitched roof which matches the roof on the outbuilding, so that the roof line of the two buildings will be continuous. The design of the new section of roof will match the existing slate roof.

The timber frame of the entire roof structure will be attached to the walls of the outbuildings and to the walls of the main house using steel masonry hangers. The join between the main house and the roof of the outbuildings will be sealed with lead flashing.

Materials

The new roof will be constructed from a timber frame, and tiled with slate tiles. The tiles of the existing slate roof will be re-used, and efforts will be made to source matching tiles for the new section of roof. The flashing will be lead.

The walls will be repaired with lime mortar, brick and flint, to match the existing construction. It is not envisaged that any additional means of support will be required.

It is not proposed that any other changes will be made to the existing structure (including the doors).

Justification for the works

The proposed repair of the roof of the outbuilding is necessary to prevent its collapse and to prevent further damage to the flint walls of the building.

The proposed replacement of the roof of the outhouse is deemed necessary to restore the original character and appearance of the property. The proposed works will enhance the historic character of the property and, therefore, the local area.