

**Heritage Statement (Listed Building Consent) St Marys Cottage, St Marys Road,  
Shoreham By Sea BN43 5ZA**

The building is a listed heritage asset whose significance derives from its historic fabric, traditional materials, and architectural character. The existing concrete roof tiles and uPVC rainwater goods are later, non-original additions that detract from the building's historic appearance and do not contribute positively to its significance.

The proposed replacement of the concrete roof tiles with traditional clay tiles will better reflect the original roofing materials historically used on buildings of this type and age, thereby enhancing the roofscape and overall character of the building. Similarly, replacing the uPVC gutters and downpipes with aluminium cast-iron replica fittings will reinstate a more appropriate historic appearance, improving visual authenticity while maintaining modern performance standards.

These works are considered to be sympathetic to the special architectural and historic interest of the listed building. They will result in a modest enhancement to its significance, with no harm to historic fabric, and are therefore fully in accordance with the principles of good conservation practice and national and local heritage policy.