Design and Access Statement & Heritage Statement

The Old Cottage
1 Mill Road
Lancing
BN15 0PT

17/09/2014
Stuart Radley Associates

ADUR & WORTHING PLANNING SERVICES	
PLAN	AWDM/1319/14
DATE VALID	19 SEP 2014

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1.0 Introduction

1.1 The property is a Grade II listed thatched cottage dating back to C17 or earlier.

1.2 The building is a timber-framed structure with plaster infilling and diagonal braces at first floor with the north half of the first floor over-sailing the ground floor.

2.0 Design & Access Statement

Statement to be read in conjunction with the following drawings & schedule of photographs:

M124PC/LBC/02/01 – Location Plan.
M124PC/LBC/02/02 – Block Plan.
M124PC/LBC/02/03 – Roof Plan as existing (retrospective).
M124PC/LBC/02/04 – Sections A-A & B-B as existing (retrospective).
Schedule of photographs 1- 24.

2.1 Proposal

In 2010 the old thatch to the roof was removed and the roof re-thatched with water reed thatch to match the original.

During the stripping off of the old thatch it became apparent that some of the existing timber rafters were in poor condition having suffered from centuries of beetle attack and historic water penetration. In addition the centre section of the south-east wing had dropped due to historic movement. The pitch of the old rafters had fallen well below the accepted minimum pitch of 45 degrees for thatch.

The dip in the ridge line had been disguised during previous re-thatches. In 1946 a full re-thatch was carried out and in 1976 a half coat was added resulting in a thick layer, almost a metre thick of reed over the distorted & sunken timbers.

In order to relieve the loading on the old rafters it was decided to straighten the dropped ridge line by inserting a new ridge board on the line of the highest old rafter. No original or existing timbers were removed. New 100x50mm 'over rafters' were bolted alongside the existing at the bottom end from the wall plate leading up to the new ridge board. This provided a new comparatively lightweight support structure for future thatch while protecting the historic timbers.

2.2 Use

The property is a residential cottage.

2.3 **Amount**

The sizes of the cottage and the roof have not changed. The works have involved the stripping off of the entire old thatch and the insertion of some new timber rafters to the roof space of the south east wing of the cottage with a new layer of water reed thatch on new 22x50 timber battens.

2.4 **Layout**

The existing internal layout of the cottage has not been affected by the roof works.

2.5 **Scale**

The works to the roof and the new thatch have resulted in the straightening out the sunken ridge line without any significant increase in the scale of the roof.

2.6 **Landscaping**

Not applicable.

2.7 **Access**

The access to the property has remained unchanged.

2.8 **Appearance**

The new water reed thatch, to match the original, will ensure an essential watertight roof. The existing roof timbers have been left in place and further preserved by the addition of new support rafters which have released the loading on the already sunken and distorted rafters.

The appearance and integrity of this beautifully preserved Grade II listed cottage have not been compromised by the roof works and re-thatch carried out in 2010.

3.0 Heritage Statement

3.1 Scheduled Ancient Monument

Not applicable.

3.2 Area of Archaeological Interest

Not applicable

3.3 Listed Building

The property is a Grade II listed cottage.

3.4 Conservation Area

The site is not situated in a conservation area.

3.5 Historic Parks & Gardens

Not applicable.