

Heritage Statement

TYTHE COTTAGE, SCAYNES HILL ROAD, WALSTEAD

This statement is submitted in support of the Listed Building Consent application seeking to remove and replace existing tiles to the South-West and North-East roof elevations. Where existing tiles are serviceable, they will be re-used.

EXISTING BUILDING Tythe Cottage is a detached C.18th Grade II listed dwelling with alterations and additions carried out in the late 1960s. English Heritage (ref. 1180964) listed the building on 11 May 1983 and describe it as two storeys; 3 window; ground floor red brick; above faced with weatherboarding; tiled roof; and casement windows. The dwelling shares a private access to the north of Scaynes Hill Road and sits within a generous plot with a well-defined hedging boundary dividing it from open fields to the north and east. The original cottage is an C.18th or possibly earlier timber-framed property with a tiled roof.

Weatherboarding and a brick frontage was added in the late C.18th. A rear two storey flat roof extension was added in approximately 1968 with a ground floor lean-to adjacent to the kitchen. This was replaced with a modest two-storey extension: listed building consent and full planning application DM/18/0349 and approval DM/18/0344.

Our proposal is to repair the south-west and northeast elevation sections of roof (photo of area included in application). These sections of the roof are in a poor state of repair and there is evidence of water ingress in the loft space with some tiles broken, slipped and delaminating. We would therefore like to remove the current clay peg tiles, felt underlay and battens, retaining serviceable tiles so that these can be reused. We would replace any unserviceable tiles with reclaimed clay peg tiles to match the existing.

The importance of protecting and enhancing the original period property is understood and it is considered that this proposal will preserve the dwelling from further ingress of water. We believe our proposal will protect the historical asset and architectural character of the property.