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**THE WHITE HARTE INN,
SOUTH STREET,
CUCKFIELD,
WEST SUSSEX,
RH17 5LB.**

**PROPOSED CONSERVATION ROOFLIGHTS TO ATTIC
ROOMS.**



**HISTORIC BUILDING SURVEY
(Updated February 2025).**

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1. THE PROPERTY.

1.1. The property known as Ye White Harte Inne is a public house constructed in circa 17th century with later additions. The public house was extended in 1881 with two storey accommodation under a pitched gabled roof onto the west elevation. There are later small additions to the rear of the building in circa 1950.

1.2. The property is registered as a Listed Building, as follows:

Entry name: Ye White Harte Inne.

Listing Date: 11th December 1987.

Listed Building Grade: II.

List Entry Number: 1025496.

Source: Historic England.

English Heritage Legacy ID: 302996.

1.3. The public house is located within the Cuckfield Conservation Area.

1.4. The building generally aligns in a North to South direction and for the purposes of identification, the Western side is the front of the building.

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2. BUILDING CONSTRUCTION.

2.1. The building is a three-storey structure. The original part of the building constructed circa 17th Century is constructed of a timber frame under a timber dual pitched roof covered with tiles. The extension to the western elevation in 1881 is constructed of brick supporting walls under a dual pitched gabled roof.

2.2. External walls to the original construction and later western extension are of solid 225mm (9 inch) brickwork in a “Flemish” bond. The brickwork to the ground floor elevations is part pebble dash rendered to the northern and part of the western elevations. Ground floor brickwork is painted to the western, southern and eastern elevations.

2.3. First floor elevations are covered with vertical tile hanging on timber battens.

2.4. The later additions constructed circa 1950’s to the rear of the building are constructed of cavity brick walls under flat roofs covered with bitumen and mineral felt.

2.5. The roof spans from front to back and is dual pitched with timber frame covered with clay tiles. The roof covering is complete subject to a small number of slipped tiles. From both external and internal views and information provided by the applicant, it appears that the tiled roof covering was re-laid over new underfelt approximately thirty years ago.

2.6. There are five chimney stacks servicing open fireplaces in the building.

2.7. All joinery to windows, doors, door frames and fascias are constructed of timber, except for metal “Crittall” windows to later additions in the 1950’s.

3. STRUCTURAL SURVEY OF AFFECTED ROOF FRAME

3.1. PLEASE NOTE: This survey refers only to the second-floor bedroom and storage area of the original part of the building. This survey refers to the affected area of roof to be altered with the proposed installation of three conservation rooflights.

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3.2. The original roof is constructed of hardwood timber rafters, purlins and beams in a traditional A frame. The rafters are hand cut hardwood timber of differing sizes of approximately 100 mm by 50 mm (4 inches x 2 inches). The timber rafters are fixed with pegs and nails at the ridge – see **photograph below**.



3.3. The timber rafters are spaced at approximately 500 mm (20 inches). It is assumed they are fixed to wall plates, albeit these are not visible. The timber rafters are shown in the **photograph below**. This is the proposed position of the conservation **Rooflight no. 2** as shown on drawing **8151-4-B**.



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3.4. Timber purlins are connected to the rafters as structural support for the rafters. The purlin along the eastern roof elevation is shown in the **photograph below**. This photograph also shows the position of conservation **Rooflight no. 1** in the position of the existing shortened rafter.



3.5. The position of the proposed Rooflight no.1 is where original rafters have been damaged and cut. Bracing has been provided with a diagonal piece of timber that appears to have been installed later, probably when the roof was re-covered with roofing felt and reclaimed tiles.

3.6. The roof was recovered by the previous brewery owners of the public house. The roof covering has been replaced with re-laid reclaimed clay tiles over new secondary roofing felt under timber battens. It is estimated that this work was undertaken approximately thirty years ago, as evidenced by the type of roofing felt used.

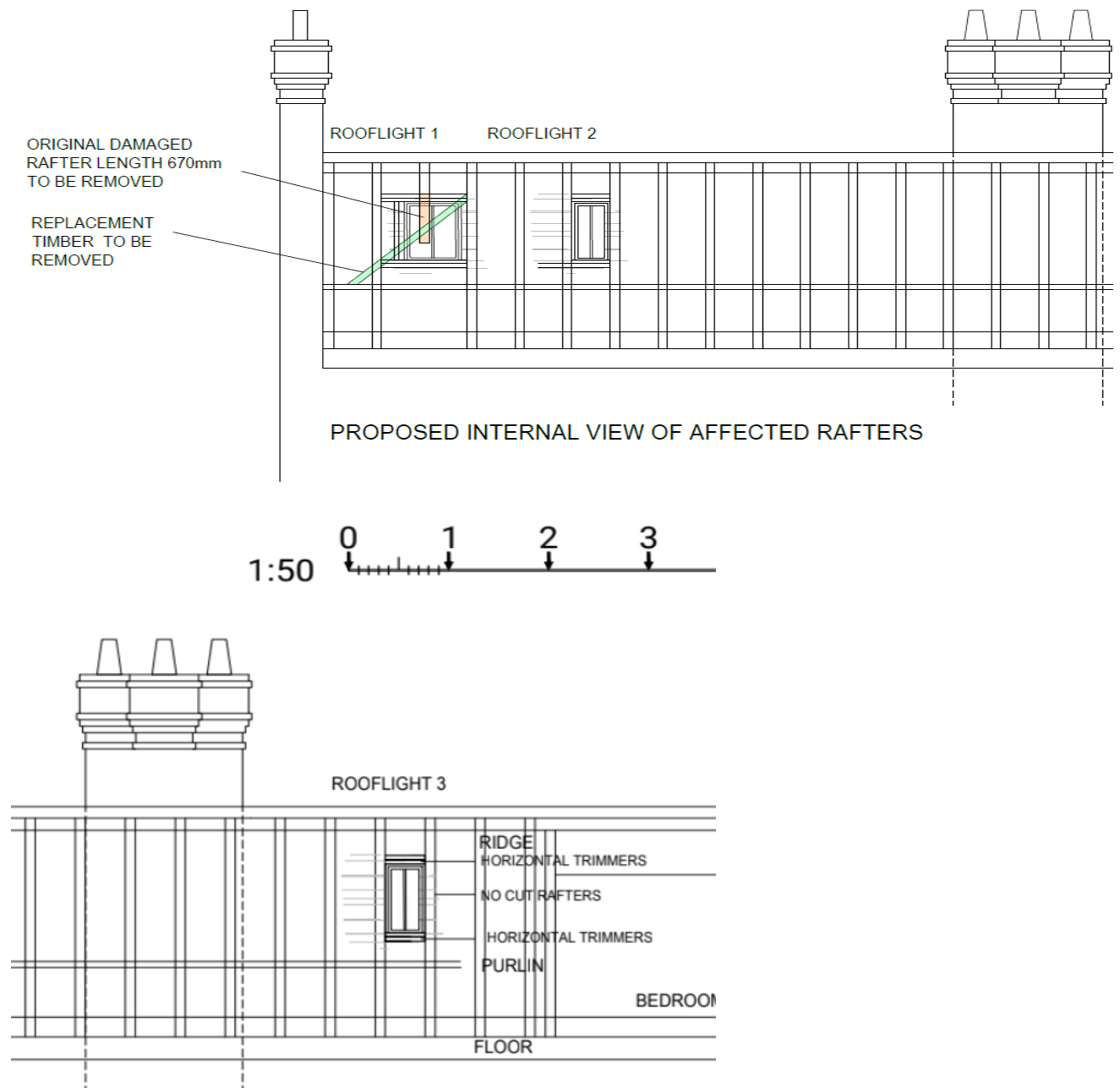
4. PROPOSED CONSERVATION ROOFLIGHTS.

4.1. The installation of the conservation rooflights involve the removal of the relevant clay tiles and secondary roofing felt. Between the retained rafter's new timber will be installed below and above each conservation rooflight, as shown the drawings below.

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4.2. The proposal is for the inclusion of three conservation rooflights, as shown externally on **drawing no. 8151-1-B** and internally on **drawing no. 8151-4-B**.

4.3. Conservation rooflights 1, 2 and 3 are shown in the drawings below. The position of Rooflight no. 1 has been chosen because it is to be located where an existing original rafter is damaged and has been cut. The non original timber bracing would be removed. Rooflights no's. 2 and 3 are to be installed between existing original rafters which will not be altered.



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4.4. The type of conservation rooflight is shown in the photograph below.



Example Design of Conservation Rooflight.

Source: The Rooflight Company.

5. STRUCTURAL ASSESSEMENT.

5.1. For the installation of the three proposed conservation rooflights the following materials would be removed:

- Approximately **0.67 mm length** of original vertical hardwood timber rafter.
- Approximately **1.3 square metres** of modern standard roofing felt and reclaimed clay tiles and replaced with new glazing.

5.2. The installation of the conservation rooflights will not affect nor compromise the structural stability of the original roof frame.

5.3. The proposed conservation rooflights are manufactured to a design that is accepted as suitable and appropriate for Listed Buildings.

5.4. The purpose of the conservation rooflights is to provide additional natural light to within the building.

5.5. No other alterations to the structure of the building, nor associated works are proposed. The attic rooms will continue to be used for storage associated with the use of the public house and the residential flat within.

David Hall, MRICS
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