

From: Carl Morris - Construct Architecture <carl@constructarchitecture.co.uk>
Sent: 21 July 2026 09:42:20 UTC+01:00
To: "Emily Wade" <Emily.Wade@midsussex.gov.uk>
Subject: RE: 17 The Old Convent, East Grinstead DM/26/1348

Good morning Emily,

I hope you are well.

Thank you for your email and for the opportunity to clarify the proposed roof tile specification.

I can confirm that the existing tiles on the secondary roof above the former housekeeper's room and store are machine-made clay plain tiles. From their consistent dimensions, regular profile and physical characteristics, and comparison with the manufacturer's information, they are believed to be Redland Rosemary Clay Classic tiles. The relevant product information is attached.

The significance of the particular roof area is important in considering the replacement material. The secondary roof in question is associated with the alterations undertaken during the 1970s residential conversion, when the earlier lower roof was raised to provide additional first-floor accommodation. Its present form and machine-made tile covering are therefore later additions and do not form part of G. E. Street's original roof design or the original handmade tile covering.

The proposed repair strategy deliberately distinguishes between the original and later roof fabric. On the original kitchen roof, sound existing tiles will be carefully stripped, retained and re-fixed, with compatible handmade clay tiles used only where necessary to make up any shortfall. By contrast, the secondary roof currently has a later machine-made covering of limited intrinsic heritage significance. No historic handmade tiles would therefore be removed or replaced by machine-made tiles as part of the works to this roof.

A direct replacement with new Rosemary Clay Classic tiles was considered. However, comparison of samples against the historic roof tiles in situ demonstrated that the proposed Phalempin Weathered clay plain tile provides a materially closer visual relationship in terms of colour, texture, scale and tonal variation.

The conservation objective is therefore not simply to replicate the existing discordant covering, but to replace it with a more sympathetic clay plain tile that improves the visual coherence of the wider roofscape. At the same time, retaining a machine-made clay tile on this later roof avoids implying that the raised 1970s roof and its covering are original historic fabric.

The Phalempin is a high-quality traditional clay plain tile intended for period refurbishment work. Tiles would be mixed during laying to provide an appropriate distribution of natural tonal variation and to avoid an overly uniform appearance.

On this basis, we consider that the proposed approach is proportionate to the significance of the respective roof areas: historic tiles and handmade replacements are reserved for the original roof, while the carefully selected machine-made clay tile is used only on the later secondary roof. This would preserve the original fabric while providing a clear visual enhancement over the existing covering.

We trust that the submitted data sheet and clarification provide sufficient detail for the proposed tile specification, colour blend and laying approach to be approved as part of the current application, without the need for a separate condition and subsequent discharge application. Should the Council nevertheless consider further control necessary, we would be content for a sample panel to be submitted for written approval prior to the tiles being laid. The manufacturer's data sheets, and comparison photographs can be added to the application file.

I trust this clarifies the basis for the proposed specification and addresses your concerns.

Best regards,

Carl Morris

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From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: Monday, July 20, 2026 11:56 AM
To: Carl Morris - Construct Architecture <carl@constructarchitecture.co.uk>
Subject: 17 The Old Convent, East Grinstead DM/26/1348

Dear Mr Morris

I am writing in connection with the above application for listed building consent, for which I am the Case Officer. Having reviewed the proposal, I have a query which I hope you can help me with. I note that the Heritage Statement describes the tiles to the secondary roof above the former housekeeper's room and store as 'more modern'. Can you please confirm if these existing tiles are machine made? I note that machine made tiles are proposed as a replacement, which would not normally be considered acceptable in the context of a listed building of this nature and period.

I look forward to hearing from you,

Kind regards,

Emily Wade

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Submit your planning application online.
<http://www.planningportal.gov.uk>

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