



Heritage Statement and Statement of Significance

Construct Architecture

17 The Old Convent, East Grinstead
Reference: 2603 | May 2026



HERITAGE STATEMENT AND STATEMENT OF SIGNIFICANCE

Consultant:

Construct Architecture

Project Address:

17 The Old Convent, East Grinstead, West Sussex, RH19 3RS

Application Type:

Listed Building Consent

Proposed Works:

Repairs to Existing Roof of Grade I Listed Property

Dated:

29/05/2026

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1.0 OVERVIEW AND SUMMARY

- 1.1. The Old Convent is a grade I listed building, formerly St Margaret's Convent. Built to the designs of renowned Victorian ecclesiological architect G E Street, the building is highly significant as an example of gothic revival architecture replete with stylistic elements inspired by the gothic period and simulating the medieval arrangement of monastic buildings. Built in local materials, it is one of a number of Street's buildings that anticipated the Arts and Crafts buildings that would follow.
- 1.2. No. 17 originated as the Kitchen and associated stores. It was built as part of the original phase of the convent between 1865 and 1869. Most of the original features are still evident in the Kitchen following the residential conversion which was carried out in the 1970s. However, several alterations were made to the linked passage, housekeeper room and stores as part of the residential conversion. This included a raised pitch roof with modern roof lights and clay tiles.
- 1.3. The proposed works seek to carry out repairs to the main pitched roof over the original kitchen and the secondary pitched roof over the original housekeeper room and associated stores. This will include stripping of the original roof tiles to the North face of the main roof to carry out repairs and to upgrade water proofing details to ensure a watertight structure, with the original tiles then refitted. To the secondary pitched roof, the proposal is to strip the existing tiles, repair and upgrade water proofing and flashing and then to fit new clay tiles in keeping with the original roof tiles.
- 1.4. The works are considered essential to preserve the existing original structure and prevent any further water damage. The re-use of original tiles and introduction of new replacement tiles more in keeping are felt to have a neutral impact on the significance of the listed building and would comply with the National Planning Policy Framework paragraphs 210 and 212.

2.0 RELEVANT POLICY AND GUIDANCE

LEGISLATION

- 2.1. The primary legislation relating to listed buildings and conservation areas is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. The Old Convent is a Grade I listed building and the proposed works at No. 17 relate to the repair and conservation of existing roof coverings, including the careful stripping back of roof tiles to allow inspection and repair of the underlying roof construction, followed by the refitting of original tiles wherever practicable.
- 2.2. Section 7 of the Act confirms that works for the demolition, alteration or extension of a listed building, where they would affect its character as a building of special architectural or historic interest, require listed building consent. The proposed works are not intended to alter the form, profile or architectural composition of the listed building, but they do involve works to its roof fabric and external appearance. Listed building consent is therefore being sought for the works.
- 2.3. In determining an application for listed building consent, Section 16(2) of the Act requires the local planning authority to have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest which it possesses. In this context, “preserving” is taken to include an absence of harm. The proposed have been considered on that basis, with the principal roof slopes repaired and reinstated using retained original tiles wherever possible.
- 2.4. The works also include the replacement of tiles to a secondary roof area formed as part of the 1970s residential conversion. This later roof is not part of the original nineteenth-century composition and is presently finished with more modern tiles which do not closely match the established colour, tone or texture of the wider historic roofscape. Their replacement with new tiles selected to provide a closer visual match would better integrate this secondary roof with the listed building and is considered to represent a modest heritage benefit.
- 2.5. Where planning permission is also required, Section 66(1) of the Act requires the decision maker to have special regard to the desirability of preserving the listed building, its setting, and any features of special architectural or historic interest which it possesses. As the works are repair-led, and retain the established roof form and overall roofscape character, the proposals would preserve the significance of the listed building.

NATIONAL PLANNING POLICY FRAMEWORK

- 2.6. The National Planning Policy Framework was revised in December 2024 and amended in February 2025. Chapter 16, “Conserving and enhancing the historic environment”, is relevant to proposals affecting designated heritage assets.
- 2.7. Paragraph 202 confirms that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. The Old Convent is a Grade I listed building and is therefore a designated heritage asset of the highest significance. The roofscape, including the tiled roofs, forms part of the building’s Gothic Revival composition and contributes to its architectural and aesthetic interest.
- 2.8. Paragraph 207 requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal. For the present works, the relevant significance is principally the contribution made by the roof covering, roof form, material character and visual consistency of the wider roofscape.
- 2.9. Paragraph 208 requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal, taking account of available evidence and any necessary expertise. The relevant assessment for No. 17 is therefore whether the proposed roof works would preserve, harm, or enhance the significance of the listed building.
- 2.10. Paragraph 210 requires decision makers to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. The proposed works would assist in the continued repair and maintenance of the building, securing the weathering performance of the roof while preserving the established historic character of the principal roof slopes.
- 2.11. Paragraph 212 confirms that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. This is particularly important in this case given the Grade I status of The Old Convent. The works are proposed to minimise intervention, retain historic material where practicable, and ensure that any replacement material is visually and technically appropriate.

- 2.12. Paragraph 213 states that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification, and that harm to assets of the highest significance, including Grade I listed buildings, should be wholly exceptional where substantial. The proposals would not result in substantial harm. The principal roof slopes would be repaired and reinstated, while the replacement of the existing modern tiles to the later secondary roof would improve the relationship of that element with the wider listed building.
- 2.13. Paragraph 215 provides that where less than substantial harm would arise, that harm should be weighed against the public benefits of the proposal. In this instance, the works are considered to preserve the significance of the listed building overall. Any limited intervention arising from the removal and refitting of roof tiles would be justified by the conservation benefit of allowing necessary repair to the roof structure and maintaining the long-term integrity of the building envelope.
- 2.14. Paragraph 219 confirms that local planning authorities should look for opportunities for development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance, and that proposals which preserve those elements of setting which make a positive contribution should be treated favourably. The proposed replacement of unsuitable modern tiles on the secondary roof would better harmonise that roof with the character of the listed building and would preserve the wider roofscape.

PLANNING PRACTICE AND HISTORIC ENGLAND GUIDANCE

- 2.15. The Planning Practice Guidance advises that heritage decision-making should be based on an understanding of significance, and that the level of information required should be proportionate to the asset's importance and the nature of the works proposed. For repair works, the key consideration is whether the proposed methodology, materials and extent of intervention would conserve the special architectural or historic interest of the building.
- 2.16. Historic England guidance on managing change to heritage assets supports a conservation-led approach, based on understanding significance, minimising unnecessary intervention, retaining historic fabric where practicable, and ensuring that new work is appropriate in material, detailing and long-term performance. This approach is particularly relevant to roof repair works, where the retention of original material, compatibility of replacement materials and breathability of the construction are central to the conservation outcome.
- 2.17. The present proposals follow this approach. Original tiles to the principal roof slopes would be carefully stripped, set aside, inspected and refitted wherever practicable following necessary repairs. Replacement tiles would be limited to

areas where existing tiles are damaged, missing, unsuitable, or relate to the later 1970s secondary roof where a closer visual match to the wider historic roofscape is proposed.

LOCAL PLANNING POLICY

- 2.18. The Development Plan includes the Mid Sussex District Plan 2014–2031. Given the nature of the works, the most relevant local policy is DP34: Listed Buildings and Other Heritage Assets. This requires development to protect listed buildings and their settings by ensuring that a thorough understanding of significance has been demonstrated, that alterations respect historic form, scale, setting, significance and fabric, and that traditional building materials and construction techniques are normally used.
- 2.19. The proposed works accord with Policy DP34. They are informed by an understanding of the significance of The Old Convent and its roofscape, retain the existing roof form, reuse original tiles to the principal roof areas wherever practicable, and introduce more sympathetic replacement tiles only where necessary or where the existing 1970s roof covering is visually inappropriate.
- 2.20. Policy DP26: Character and Design is of limited relevance given that the works comprise repair and replacement of roof coverings rather than new development. To the extent that it applies, the proposals would respect the character and appearance of the existing building through appropriate materials and detailing.

3.0 METHODOLOGY

- 3.1. The purpose of this Statement is to assess the significance of the relevant part of the listed building affected by the proposed roof works, and to consider the capacity of that fabric to accommodate the replacement of existing roof tiles.
- 3.2. The assessment has been undertaken with reference to Historic England's *Conservation Principles, Policies and Guidance* and is proportionate to the limited nature of the works proposed. The relevant heritage values for the assessment are as follows:
 - a. **Evidential value** relates to the physical fabric of the roof and the extent to which it provides evidence of the building's historic construction, later alteration, repair and use. In this case, the assessment considers whether the existing tiles form part of the original or otherwise significant historic fabric, or whether they are later replacement material of limited evidential value.

- b. **Aesthetic value** relates to the visual contribution made by the roof covering to the character and appearance of the listed building. Particular regard is given to the colour, profile, texture, weathering and visual consistency of the tiles, and to the extent to which the proposed replacement tiles would preserve or improve the architectural appearance of the building.
 - c. **Historic value** relates to the way in which the roof contributes to an understanding of the development of The Old Convent, including its original Gothic Revival composition, later phases of alteration, and subsequent residential conversion. The assessment therefore distinguishes between roof slopes forming part of the principal historic composition and those associated with later alteration or modern intervention.
- 3.3. The assessment also considers the contribution made by setting and context where relevant. For roof works, this is principally concerned with the visibility of the affected roof slopes and the extent to which the roof covering contributes to the wider appreciation of the listed building as a coherent group of historic buildings.
- 3.4. Having identified the relevant heritage values, the impact of the proposed replacement tiles is assessed by considering whether the works would result in loss of significant fabric, visual harm to the architectural composition, or any erosion of the ability to understand the historic development of the building. Where replacement is proposed, the suitability of the new tiles is considered by reference to material compatibility, appearance, durability and the degree to which the works would preserve or enhance the significance of the listed building.
- 3.5. The methodology is therefore focused on whether the proposed roof tile replacement would conserve the significance of the listed building, avoid unnecessary loss of historic fabric, and provide an appropriate material response to the character and appearance of the affected roof slopes.

4.0 STATEMENT OF SIGNIFICANCE

- 4.1. The Old Convent is a Grade I listed former convent of exceptional architectural and historic significance, principally derived from its Gothic Revival composition, its association with G. E. Street, its collegiate arrangement of buildings and the survival of its distinctive external character, including its steeply pitched tiled roofs, stone elevations, gables, dormers and related architectural detailing.

- 4.2. For the purposes of this application, the relevant significance is primarily architectural and aesthetic, relating to the contribution made by the roofscape to the overall character, material quality and visual coherence of the listed building. The tiled roofs form an important part of the building's historic appearance and contribute to the appreciation of the former convent as a designed group.
- 4.3. The works relate to the repair and replacement of roof tiles where necessary, including the use of better-matching tiles to a secondary roof area associated with later twentieth-century alteration. The assessment therefore focuses on the extent to which the proposed works would preserve historic fabric, maintain the established appearance of the roofscape and avoid harm to the architectural and historic significance of the listed building.

5.0 HISTORIC OVERVIEW

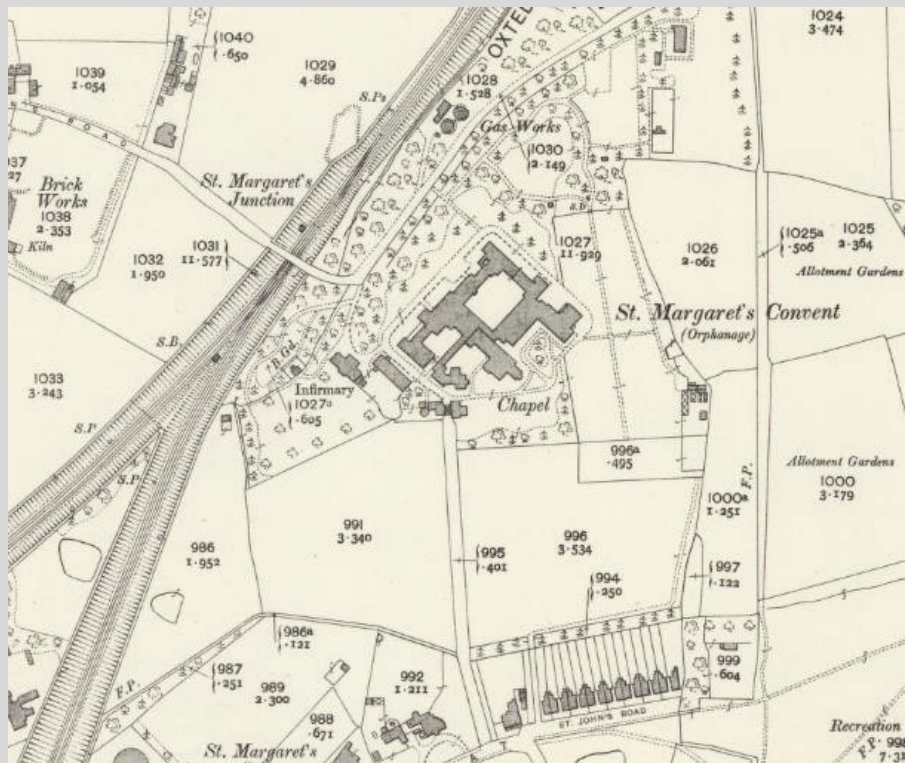
- 5.1. The Old Convent, formerly St Margaret's Convent, is a Grade I listed building located within East Grinstead. It was designed by the renowned Gothic Revival architect George Edmund Street and constructed from 1865 onwards. The building is of high architectural and historic significance, both as an example of Victorian ecclesiological architecture and as a complex which anticipates aspects of the Arts and Crafts tradition through its use of local materials, expressive roof forms, asymmetrical massing and carefully composed Gothic detailing.
- 5.2. The early history of East Grinstead is not directly relevant to the present application. The historic mapping sequence reproduced below is included to show the development of the convent complex during the late nineteenth and early twentieth centuries, together with the gradual suburbanisation of the surrounding area. These images also assist in understanding the original intended character of the wider site, including the importance of its varied tiled roofscape as part of Street's architectural composition.



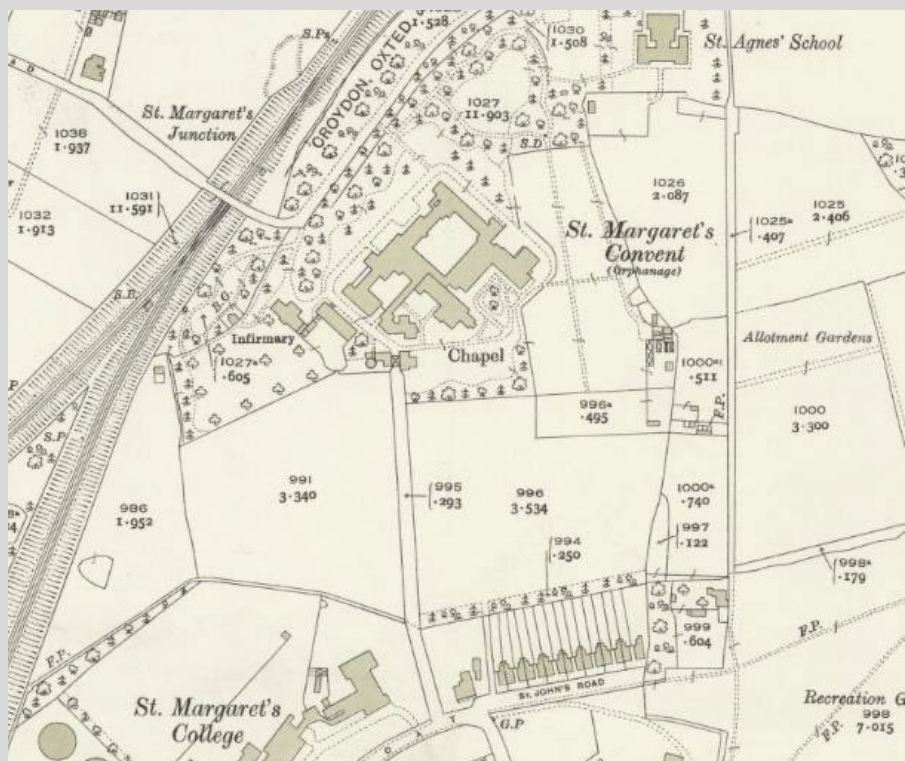
OS Map 1 - Surrey Sheet XLII, Surveyed: 1870, Published: 1872



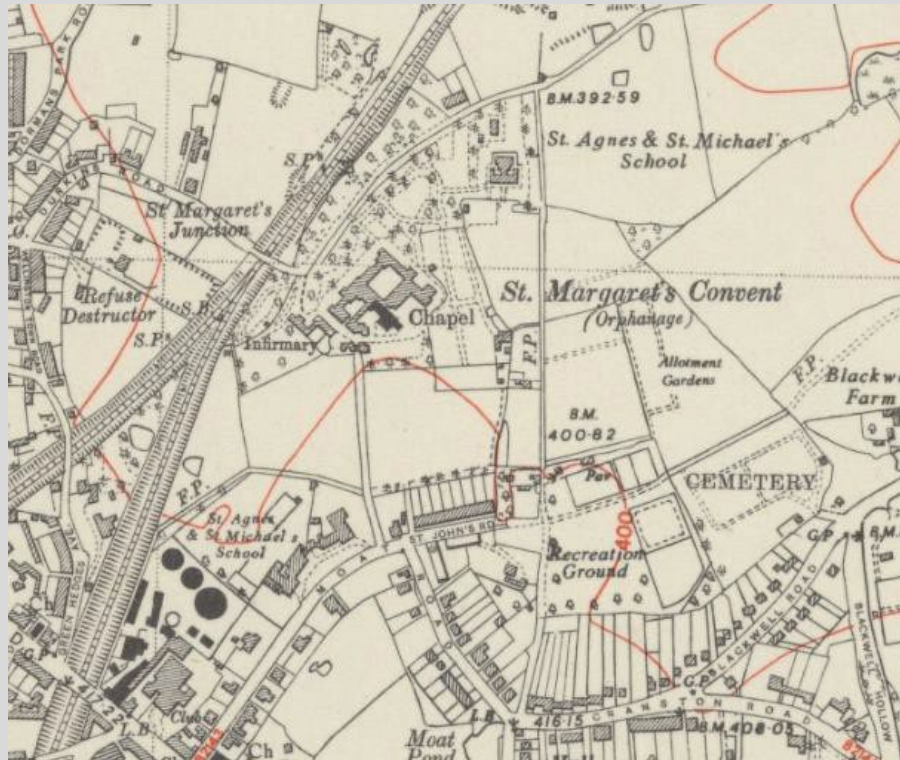
OS Map 2 - Sussex V.5, revised: 1896/7, Published: 1899



OS Map 3 - Sussex V.5, revised: 1908, Published: 1910



OS Map 4 - Sussex V.5, revised: 1939, Published: 1931



OS Map 5 - Sussex V.N.W., revised: 1938, Published: 1950

6.0 SIGNIFICANCE ASSESSMENT

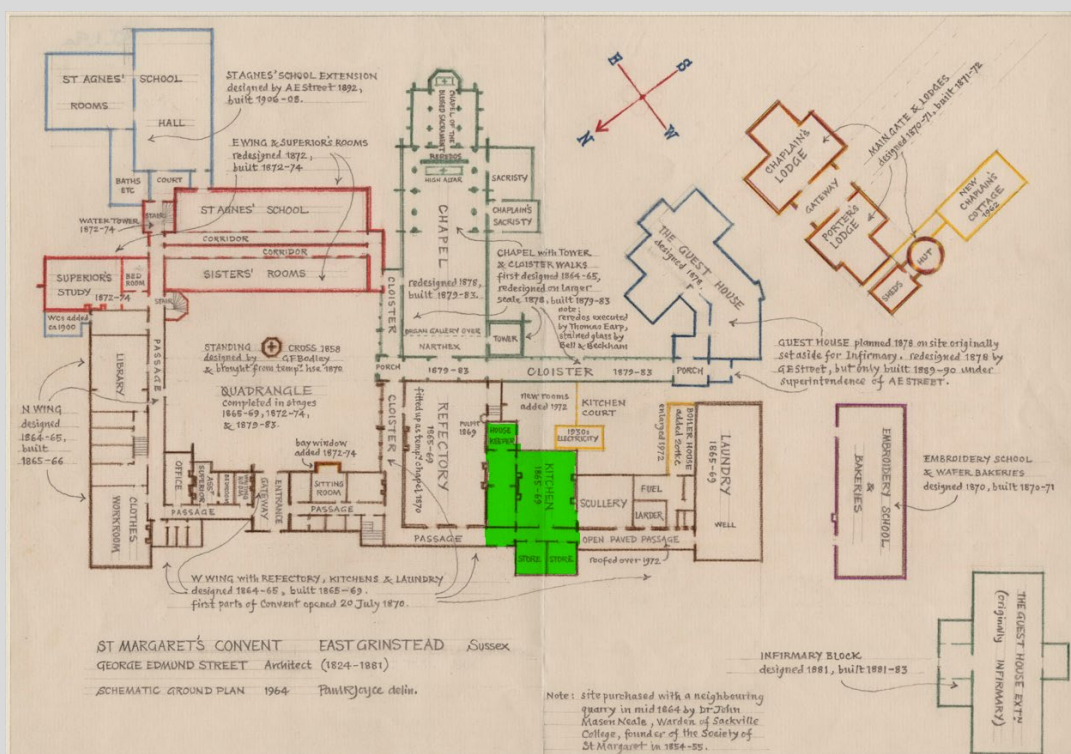
SAINT MARGARET'S CONVENT, LIST ENTRY NUMBER: 1248986; GRADE I

- 6.1. The Old Convent, formerly St Margaret's Convent, is a Grade I listed building of exceptional architectural and historic interest. The convent was designed by George Edmund Street and was commenced in 1865 as a major Anglican religious house arranged around a quadrangular plan form. Its significance is derived principally from its architectural quality, its association with Street, its Gothic Revival character, and the extent to which the complex survives as a coherent group of buildings, later adapted to residential use.
- 6.2. The listed building description identifies the building as a range of buildings substantially by G. E. Street, with later alterations, characterised by ashlar stone construction, Gothic detailing, mullioned windows, asymmetrical gabled and dormered elevations, and red tiled roofs. The roofscape is therefore an important component of the architectural composition of the listed building. The steeply pitched clay tiled roofs, varied gables, dormers and chimneys contribute strongly to the picturesque and intentionally varied character of the convent group.

6.3. The full listing reads as follows:

"Range of buildings substantially the work of G E Street, commenced in 1865, but with some later alterations, especially by A E Street. Main assembly forms a quadrangle with cloister and chapel to the north side. Mainly 2 storeys, ashlar stone in Gothic style, mullioned windows, asymmetrical gabled and dormered elevations, red tiled roof. Cloister in distinctive Early English style, recently glazed in. Chapel 1879-1885. Street considered this to be one of his finest works, and the proportions are indeed good. In plan aisleless nave, chancel and eastern Lady Chapel. High nave with long slender windows, 1-light windows in chancel, and a long even tiled roof. Slim and high tower with saddleback roof. Interior somewhat severe, but dignified. Remarkable for massive, detached, black Irish marble columns in chancel. Original reredos. Lady Chapel (retro chapel) vaulted in three by three bays in Early English style. Small vaulted eastern apse with plain glazed lancets. The Guest House south east of the tower has a timber framed upper part. This is by A E Street 1889, but to his father's original plans."

6.4. No. 17 forms part of the southern/service range of the convent complex, historically associated with the kitchen and service functions of the institution. This part of the convent is of significance as part of the early phase of Street's planned complex and as part of the functional arrangement of the convent, where the refectory, kitchens, laundry and associated spaces formed the working/service element of the religious house.



Plan 1 – Phased floor plan by Paul Joyce showing No 17 in green: Source: Kathryn Ferry's 2020 publication *The Old Convent East Grinstead* (Figure 52)

- 6.5. Within No. 17, a distinction must be made between the original kitchen range roof and the later secondary pitched roof. The original kitchen pitched roof forms part of the historic roofscape of the early convent buildings and has a higher level of significance. Its north-facing roof slope contributes to the evidential, historic and aesthetic value of the listed building, both as surviving fabric and as part of the wider composition of steep red clay tiled roofs across the convent.
- 6.6. The secondary pitched roof is of a different order of significance. Historic images and photographs indicate that this element was either absent or materially lower in its earlier form, and that the existing raised/projecting roof form is a later alteration, most likely associated with the 1970s conversion of the convent to residential use. The current secondary roof projects above the original parapet line and is not evident in the comparable historic front elevation view. It is therefore not considered to form part of Street's original roof composition.



Image 1 – Photo of Convent showing No 17 in green. A straight parapet profile can be seen within the orange circle



Image 2 - Current photo of the front of No 17 shown in green. The 1970's introduction of the raised secondary roof is highlighted orange

- 6.7. The secondary roof also has a visibly different tile covering from the more coherent historic red clay tiled roofscape around it. In current views, including the drone/aerial view of No. 17, this roof reads as a distinct and less sympathetic intervention. Its present tile covering makes a limited contribution to the significance of the listed building and, to a modest degree, detracts from the visual unity of the roofscape.

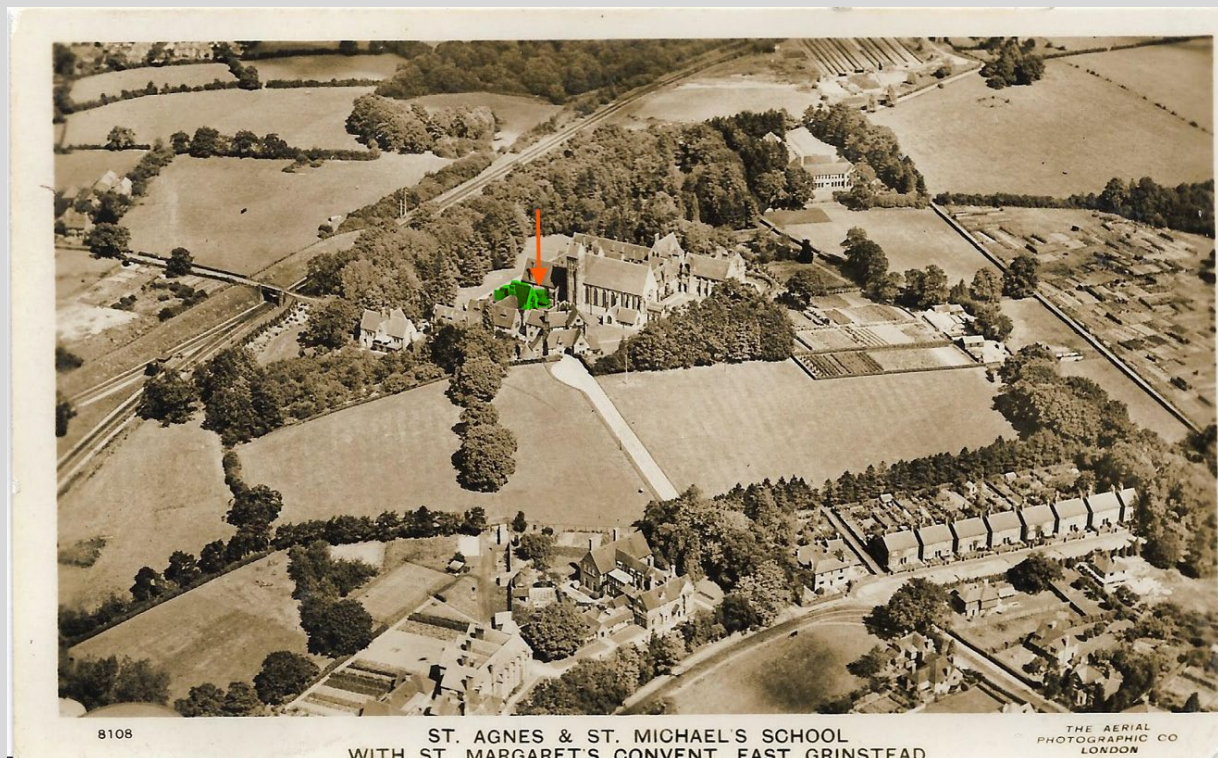


Image 3 - Pre-1970s aerial view showing the lower historic secondary roof form to No.17 marked in green with the arrow locating the original single storey secondary roof



Image 4 - Current aerial/drone view showing the visibly different tile covering to the later secondary roof within the wider roofscape. No 17 is bounded in green with the secondary roof bounded orange.

- 6.8. The significance of the affected fabric can therefore be summarised as follows:
- a. The north face of the original kitchen pitched roof is significant historic fabric and should be repaired on a conservative basis, retaining sound existing tiles where practicable and using compatible replacement tiles only where necessary.
 - b. The south and north faces of the secondary pitched roof are of lower significance, being associated with a later alteration rather than the original G. E. Street roofscape. Their present tile covering is not of intrinsic historic interest and is visually discordant with the surrounding historic roof slopes.
- 6.9. The relevant significance of the proposed works is therefore tightly focused. The works to the original kitchen roof relate to repair and conservation of significant historic fabric. The works to the secondary pitched roof relate to the replacement of a later and less sympathetic tile covering on a later altered roof form. Provided the replacement tiles are carefully selected to better match the colour, texture, scale and weathering characteristics of the surrounding historic clay tiled roofs, the works have the potential to preserve and modestly enhance the appearance of the Grade I listed building.
- 6.10. The proposals do not alter the plan form, massing, roof pitch or wider architectural composition of the convent. They are limited to repair and re-covering works and have been informed by the relative significance of the affected roof slopes. The approach is therefore proportionate to the significance of the listed building and directed towards sustaining the architectural and aesthetic value of the roofscape.

7.0 PROPOSED WORKS

- 7.1. This application seeks listed building consent for roof repair and re-covering works to No. 17 The Old Convent. The works are limited to the roofscape of the property and comprise repairs to the north-facing slope of the original kitchen pitched roof, together with the full replacement of the roof tiles to both slopes of the later secondary pitched roof. No change is proposed to the form, pitch, height, massing or profile of either roof.
- 7.2. The works to the original kitchen roof are required to address existing water ingress, evidenced internally by damp patches, with a particular concentration around the original chimney breast. The defects appear to relate principally to failing flashings, earlier poor-quality repairs, localised defective underlay or membrane, and small areas of poorly matched replacement tiles, some of which are now broken. The roof has been inspected by both a general builder and a

professional roofer, who have confirmed the need for repair works to prevent further water ingress and deterioration.



Image 5 - Internal view of North Kitchen roof with areas of water damage marked in green



Image 6 - Close up image of water damage to internal face of North Kitchen roof – East Side

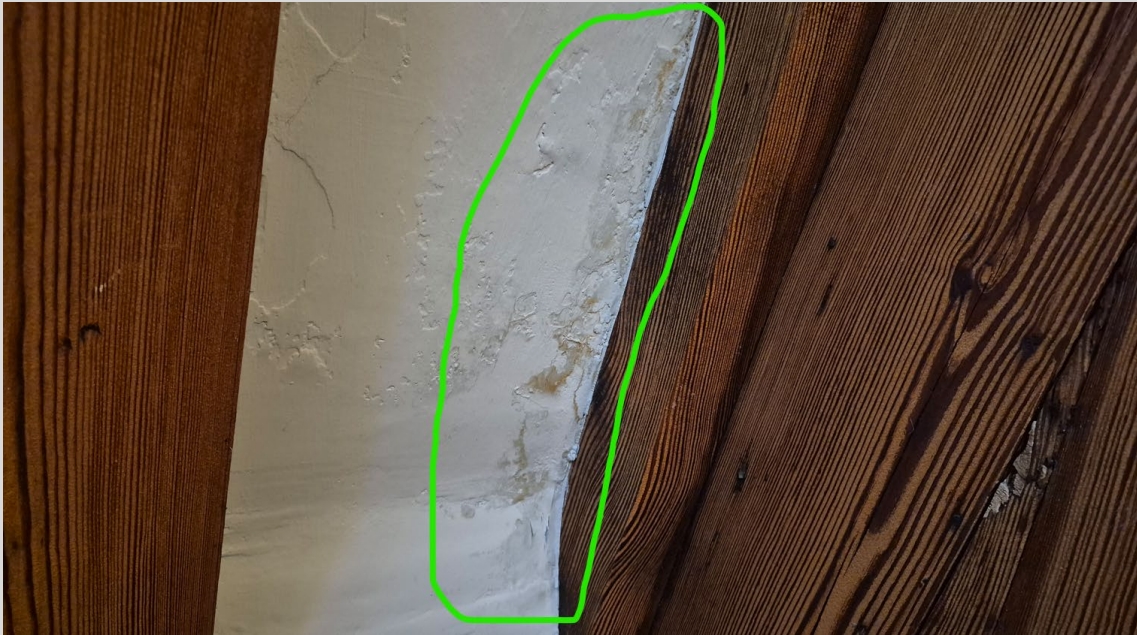


Image 7 - Close up image of water damage to internal face of North Kitchen roof - West side



Image 8 - Close up image of water damage to main roof timber of North Kitchen roof

- 7.3. The proposed works to the original kitchen roof will be confined to the north-facing slope, together with associated local works to the ridge tiles where required to facilitate the repair. The existing clay tiles will be carefully removed by hand, sorted and retained for re-use wherever sound. Only defective tiles, or previous poor-quality modern replacements, will be replaced. Where new tiles are required to make up any shortfall, they will be selected to provide a close visual match to the existing roof covering and will be positioned at the lowest

level of the roof where they will not be readily visible from ground level or from the principal communal views within the convent grounds.



Image 9 – External view of North Kitchen roof with poor quality patch repair of tiles



Image 10 – External view of North Kitchen roof with poor soaker and flashing repair evident

- 7.4. The works may also include localised repair or replacement of flashings, underlay or membrane where this is necessary to address the current water ingress. Any replacement leadwork will be in appropriately specified code lead to suit its location. Ridge tiles are to be retained, and no alteration is proposed to the roof structure, hips, valleys, verges, eaves or abutment details. No insulation is proposed and no rooflights, vents, solar panels, aerials or other new external roof features are proposed.
- 7.5. The later secondary pitched roof is understood to form part of the 1970s residential conversion works, when a new roof was introduced at a higher level to facilitate additional first-floor accommodation. The roof is therefore of lower heritage significance than the original kitchen roof and is not considered to form part of G. E. Street's original roof composition. The existing tiles to this secondary roof are machine-made clay tiles, but are in poor condition, with many tiles delaminating, some slipping, and associated flashings beginning to fail. Their

colour and appearance are also poorly matched to the wider historic clay-tiled roofscape of The Old Convent.



Image 11 - Secondary roof slope with evidence of slipped, delaminating and missing tiles



Image 12 - Secondary roof slope showing failing flashing around rooflights

- 7.6. It is proposed to replace the tiles to both slopes of the secondary roof in full, including associated flashings and flashings around the existing rooflights. The replacement tiles are expected to be machine-made clay plain tiles, selected from available samples to achieve the best practical match with the character and tone of the surrounding historic roofscape. The proposed tiles will be red/brown clay plain tiles with a sand-faced finish, minimal camber and restrained tonal variation, so that the altered roof form sits more comfortably within the wider roofscape of the Grade I listed building. Samples can be provided for approval by condition.
- 7.7. The secondary roof is not readily visible in important views across the wider convent or its grounds, being primarily experienced from the private courtyard associated with No. 17. The replacement of the existing mismatched and deteriorating tile covering with a more sympathetic clay tile will therefore address an evident maintenance issue while also offering a modest visual improvement to this later, lower-significance element of the building.
- 7.8. Access for the works will be taken from the courtyard of No. 17, using a small tower scaffold and an existing shared flat roof. No scaffold fixings into historic stonework are proposed. Protective measures will be used where necessary to safeguard historic fabric, adjacent roof slopes, windows, parapets and other vulnerable elements during the course of the works. Existing rainwater goods are to be left untouched, save for any necessary temporary protection during the works.
- 7.9. The works have therefore been developed as a limited and conservation-led scheme of roof repair and re-covering. They will secure the weather-tightness of significant original fabric on the kitchen roof, while replacing a failing and visually discordant covering to the later secondary roof with a more appropriate clay tile finish. The proposed works will preserve the existing roof forms and architectural character of No. 17, while assisting in the long-term maintenance of this part of the Grade I listed building.

PROPOSED MATERIALS

- 7.10. The following clay tile products are proposed for use following careful selection and site matching – samples can be provided to secure permission as part of granting of consent and to avoid the need for pre-commencement conditions.
- 7.11. The proposed handmade clay tile for use on the North face of the original Kitchen roof is Woburn Dark Lavenham range with hand selected dark tiles from the available stock.



Image 13 - Woburn Dark Lavenham handmade clay tiles

- 7.12. The proposed machine-made clay tile for use on the secondary roof is Edilians Phalempin range in a weathered finish.



Image 14 - Edilians Phalempin Weathered machine made tile

8.0 HERITAGE IMPACT

- 8.1. In considering the appropriateness of the works proposed, this application has been guided by the relevant national and local heritage policy and by the established understanding of the significance of The Old Convent as a Grade I listed former religious complex designed by G. E. Street. The proposals have been developed with a clear distinction between the more significant original roof fabric of the former kitchen/service range and the later secondary roof alteration associated with the 1970s residential conversion.
- 8.2. The proposed works are limited in scope and relate to the repair of the north face of the original kitchen pitched roof, together with the re-covering of both slopes of the secondary pitched roof. Associated works will include the careful removal and reinstatement of ridge tiles where necessary to facilitate the works, repairs or replacement of failing flashings, including around existing rooflights and the original chimney breast, and the repair or replacement of felt, membrane and associated roof components where required to resolve ongoing water ingress.
- 8.3. The north face of the original kitchen roof forms part of the early service range of the convent and contributes to the architectural and historic significance of the listed building. Its significance derives from its role within the early functional plan of the convent, its relationship with the refectory, kitchen and service ranges, and its contribution to the wider clay-tiled roofscape which is an important component of Street's composition. The proposed works to this roof slope are repair-led and conservation-focused. Existing tiles will be retained and re-used wherever they remain sound, and replacement will be limited to defective, broken or poor-quality modern units. The works will not alter the pitch, profile, plan form or architectural composition of the roof.
- 8.4. The identified defects include failing flashings, poor previous repairs, broken or unsuitable modern replacement tiles, and areas of internal damp which indicate active water ingress, particularly in the area of the original chimney breast. The repair of these defects is necessary to prevent ongoing deterioration of the building fabric. Subject to careful workmanship and the use of compatible materials, these works will preserve the significance of the original kitchen roof by maintaining its weathering function, retaining historic material where practicable, and preventing further moisture-related damage to the listed building.
- 8.5. Some new tiles may be required on the north face of the original kitchen roof where defective tiles cannot be re-used or replaced with suitable salvaged material. These will be used only where necessary and, where possible, located

at the lower and less visually prominent areas of the roof slope. This approach will minimise visual change and ensure that the retained historic and weathered roof covering continues to define the character of the original roof slope. The works are therefore considered to have a neutral to beneficial impact on this part of the listed building.

- 8.6. The secondary pitched roof is of a different character. Historic drawings and photographs demonstrate that this roof form, in its present raised and projecting configuration, is not part of the original G. E. Street roof composition. Historic views show the secondary roof either at a lower level or absent from the parapeted front elevation, whereas current photographs show the roof projecting above the parapet line. This indicates that the existing raised secondary roof is a later alteration, understood to be associated with the 1970s conversion of the convent to residential use.
- 8.7. The secondary roof therefore makes a lower contribution to the significance of the listed building than the original kitchen roof. Its present roof covering is also visually distinct from the surrounding historic roofscape, with modern tiles that do not match the established colour, texture and character of the wider clay-tiled roofs of The Old Convent. In its current form, this element slightly detracts from the visual coherence of the wider roofscape, particularly in elevated and oblique views where the mismatch of materials is apparent.
- 8.8. The replacement of the tiles to both slopes of the secondary roof would affect later and lower-significance fabric rather than original G. E. Street roof fabric. The works would not alter the roof's pitch, height, volume or form. The heritage impact therefore arises primarily from the change in roof covering rather than from any change to the building's architectural composition. The use of better-matched clay tiles would improve the visual relationship between the secondary roof and the surrounding historic roofscape, reducing the prominence of the 1970s intervention and enhancing the overall appearance of this part of the listed building.
- 8.9. The proposal should not be understood as an attempt to falsify the history of the building or to present the secondary roof as original. The altered form of the roof would remain legible through its position and projection above the parapet. However, its current conflicting material finish would be replaced with a more sympathetic covering that sits more comfortably within the established palette of the convent. This is an appropriate conservation response to a later alteration which currently has a minor adverse visual effect on the roofscape.
- 8.10. The works will not affect the principal architectural elevations, the surviving plan form of the convent, the chapel, cloisters, refectory, or other elements of highest significance. Views of the wider convent roofscape will be preserved, and in

relation to the secondary roof they will be modestly enhanced through improved material compatibility. The proposals will also assist in securing the continued residential use of No. 17 without requiring more intrusive intervention into significant historic fabric.

- 8.11. The method of repair will be controlled through appropriate methods and specifications. Tiles should be carefully stripped, set aside and re-used where sound. Any replacement tiles should be selected to match the surrounding historic roofscape in material, colour, profile, texture and weathering character as closely as practicable. Flashings should be repaired or replaced in a traditional and visually discreet manner, with particular care taken around the existing rooflights, ridge and chimney abutments. Any new membrane or underlay should be compatible with the performance requirements of the historic roof and should not introduce avoidable risks to the breathability or long-term condition of the fabric.
- 8.12. Overall, the works to the original kitchen roof are necessary conservation repairs which will preserve the special architectural and historic interest of the listed building. The works to the secondary roof affect a later and lower-significance alteration and would improve the appearance of that element by replacing visually poor modern tiles with a more sympathetic roof covering. The proposals would not result in substantial harm, nor are they considered to result in less than substantial harm to the significance of the Grade I listed building. On balance, the works would preserve and, in respect of the secondary roof covering, modestly enhance the significance and appearance of The Old Convent.

9.0 CONCLUSION

- 9.1. This Heritage Statement has assessed the significance of The Old Convent as a Grade I listed building, with particular regard to No. 17 and the roof areas affected by the proposed works. The proposals have been developed with a clear understanding of the building's special architectural and historic interest, and the relative significance of the fabric affected.
- 9.2. The repair works to the north face of the original kitchen roof are necessary to address existing water ingress, failing flashings, defective underlay or membrane, poor previous repairs and damaged tiles. The works are conservation-led and will secure the weather-tightness and long-term preservation of the building.
- 9.3. The secondary pitched roof is a later altered element, most likely associated with the 1970s residential conversion. Its present tile covering is visually mismatched with the surrounding historic roofscape. The replacement of these tiles with

more sympathetic clay tiles would improve the appearance of this later roof element and better integrate it with the wider Grade I listed complex.

- 9.4. The proposals would not result in the loss of significant historic fabric or original roof form. Any limited intervention is justified by the need to repair and protect the building, while the replacement of the modern tiles to the secondary roof would provide a modest heritage enhancement.
- 9.5. Overall, the works would preserve the special architectural and historic interest of The Old Convent and accord with the relevant statutory, national and local heritage policy requirements. Listed Building Consent should therefore be granted.



Heritage Statement and Statement of Significance

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