

Heritage Statement: 7 Manor Close Shincliffe Roof Replacement

Existing Heritage Asset

7 Manor Close is a Grade 2 listed property (List Entry Number 1159458) located on the main street of Shincliffe Village. The application refers to a replacement of three roofs; the main front roof, extension roof and small stairwell roof (at rear) are to be replaced. The front part of the property (with the main roof) and stairwell (with stairwell roof) date from about 1750 and the extension (with the extension roof) dates from the 19th century.

7 Manor Close forms the main block of the old Manor House, which is now divided into three properties, 7 – 9 Manor Close (Image 1). All three properties have the same roof covering facing the main street, these being concrete Redland 51 tiles. It is believed this covering dates from the 1950's when it was installed by the Dean and Chapter, who owned all three properties at that time. Photographs of the house from June 1926 (Images 2 & 3) appear to show a roof similar in appearance to the existing. Internally, roof trusses, purlins and rafters are most likely original, while the lathes are modern (eg Image 4).

Shincliffe is a conservation area, without Article 4 Direction. The village history is that it remained agricultural during the 19th century and the Manor House was one of the four farms present at that time. As such, it is an important and prominent property in the village, significantly contributing to the rural character of the main street (Image 1).

Assessment of Impact

The underfelt of the roof coverings requiring replacement has deteriorated to the point that it is brittle and has broken in a number of places, leaving some large holes with tiles exposed on the internal side (eg Image 4). This has already caused tiles to be blown off and fall to ground level in strong winds, a situation which will only worsen with time. In any case, at about 60 - 70 years old, the concrete tiles themselves are at the end of their serviceable life.

When the roof failed, we were unsure about what replacement roof covering would be appropriate, so contacted a Design and Conservation Officer for advice. The replacement tiles selected (Sandtoft modula double roman clay) have been chosen with the help of the officer because they are appropriate to the age of the property, with clay tiles in common use in the area at the time the property dates from. The double roman design is similar to the existing, matches nearby roofs (Images 1, 5 and attachment 7 Manor Close Roof Replacement Images 8May22.pdf) and as far as can be discerned those on the property in the 1920's (Images 2 – 3). It should not be necessary to alter any of the original parts of the roof structure, such as the roof trusses, purlins and rafters.

Image 1: View Westwards Down Main Street, Former Manor House Properties on Right



Images 2 and 3: Manor House in June 1926



Image 4: Main Roof Internal View



Image 5: View South from Manor Close Green, Showing Neighbouring Roof to Extension on Right

