

Our Ref: 3972/01/HS/SM

DATE: 8th September 2023

HERITAGE IMPACT ASSESSMENT TO REPLACE EXISTING DAMAGED CONCRETE ROOF TILES TO MAIN HOUSE AND CLAY PANTILES TO OUTBUILDING (CARPORT) WITH NEW CLAY PANTILES TO MATCH THE RECENTLY APPROVED EXTENSION AT THE OLD GRANARY, HIGH STREET, MISSON DN10 6ED.

This Heritage Impact assessment is produced to consider the proposed replacement of existing damaged concrete roof tiles to main house and existing damaged clay pantiles to the outbuilding (carport) with new clay pantiles to match the recently approved extension granted under ref 21/00420/HSE at the Old Granary situated on High Street, Misson, which falls within the Conservation Area of Misson as defined by Bassetlaw District Council Planning (Listed Buildings and Conservation Areas) Act 1990, Section 69 Designation of Misson Conservation Area.

The main 2 storey dwelling on the plot known as the Old Granary is a freehold detached 5 bedroomed 2 storey property with facing brick outer leaf and concrete interlocking roof tiles. Following implementation of Planning approval ref 21/00420/HSE in 2021 the dwelling now includes an attached single storey Kitchen extension to the north side fronting onto High Street that is linked to a single storey outbuilding running down the Northern boundary.

There are 2 single storey outbuildings on the plot, one facing High Street located opposite the White Horse Inn and the other against the West Boundary consisting of open sided carports, Store and Home Office. The outbuilding facing High Street consists of a boot room/ utility and activity room. This outbuilding was rebuilt in 2021 during the kitchen extension works using the same facing brick and utilising clay pantiled roof tiles. The carport outbuilding consists of facing brick outer leaf, clay pantile roof on a mono pitch roof (approx. 22.5-degree pitch) with 'oak' timber jambs posts (with bracing timbers at the top corners of each opening installed at 45 degrees) at the entrance to each car port. The remainder of the plot consists of lawned garden, gravel driveway and hard landscaped patio areas.

The outline brief of the proposals is to consider whether replacing the existing damaged concrete roof tiles to the main house and damaged clay pantiles to the carport with new clay pantiles is appropriate given its location within the Conservation area and how these impact upon the character of the same including any listed buildings in the vicinity.

The existing concrete roofing tiles on the main dwelling and carport have existed for many years and are now showing signs of fatigue in certain areas. This is resulting in cracked and slipped tiles causing water ingress and damage to roof timbers and ceilings. There is a clear need to repair, replace and patch the existing roofing material as a minimum to protect the buildings from further water ingress and damage. Whilst undertaking this exercise the applicant proposes to invest further into their property and change these tiles to natural red clay pantiles which they believe will not only safeguard their property from further deterioration but also enhance the appearance and aesthetics of their property whilst contributing positively to the Conservation Area of Misson. This would also better assimilate with the 2021 extensions to the property that used the same natural red clay pantiles.

One of the threats facing the Conservation Area over many years include a large proportion of buildings in Misson are finished with concrete roof tiles. These are at odds with traditional clay pantiles as they have a very different (often crude) profile and do not weather the same (normally they are of a brown colour, contrasting with the natural red/terracotta colours of traditional pantiles).

Such roof tiles detract from the character of the historic buildings they are on and are at odds with the historic significance of Misson as a whole.

In accordance with Misson Conservation Area Appraisal & Management Plan, September 2017. Conservation would be supportive of proposals which are aimed at reversing such negative alterations and where possible, enhancing the character and appearance of buildings and sites in the Conservation Area.

Misson contains a variety of buildings which were constructed in the 18th and early-19th century, including several cottages, farmhouses and agricultural buildings. There are all constructed using the local red brick (often with Flemish brick bond to the front and English garden wall bond to the sides and rear), some of these rendered and in many cases with **clay pantile roofs**. Timber joinery is prevalent, with panelled and plank & brace doors and sash and casement windows found throughout Misson.

Misson Conservation Area – Character appraisal

Roof materials are primarily non-interlocking clay pantiles, with natural slates used on 19th century buildings and rosemary tiles sometimes found on early-20th century buildings.

MS5 Misson Conservation Area – Management Plan

Areas for enhancement:

- The preservation and/or enhancement of the Conservation Area's significant buildings and sites, including those currently identified as being 'at risk';
- The preservation and/or enhancement of historic architectural features, including traditional timber-framed windows, timber panel/plank doors, **non-interlocking clay pantiles**, lime render, brick chimney stacks, etc;
- The reintroduction of appropriate historic/traditional architectural features in the Conservation Area's buildings and public realm, such as timber joinery, **natural clay pantiles** (or natural slates where appropriate), cast iron streetlamps, finger post signs, traditional walls/fencing/railings, etc;
- The replacement of unsympathetic and inappropriate traffic signage;
- The retention of significant trees and where necessary (due to damage or loss) their replacement with appropriate species; and
- A programme of archaeological investigation to increase our understanding of Misson's archaeological significance.

The main planning issues are appearance and impact on the character of the surrounding Conservation area and whether this is appropriate for the building concerned and its location.

DESIGN AND IMPACT ON THE CHARACTER OF THE CONSERVATION AREA

Using clay pantiles in a conservation area can have both positive and negative impacts, and it's important to consider the impact of such before making a decision. Clay pantiles are traditional roofing materials that can add character and historical authenticity to buildings in conservation areas, but they also come with their own set of considerations. The following is an assessment of the impact considerations impact assessment of using clay pantiles:

Positive Impacts:

Heritage and Aesthetic Value: Clay pantiles are often associated with historic and traditional architecture. Using them can enhance the visual appeal of buildings in a conservation area, maintaining or even enhancing their historical character.

Compatibility: Clay pantiles are generally considered compatible with historic structures and materials commonly found in conservation areas, such as timber framing and stone or brick walls.

Durability: When properly maintained, clay pantiles can have a long lifespan, which can contribute to the preservation of historic structures.

Local Sourcing: Using locally sourced clay pantiles can support local industries and reduce the carbon footprint associated with transportation.

Negative Impacts:

Cost: Clay pantiles can be more expensive than modern roofing materials, which can pose a financial challenge for property owners in conservation areas.

Maintenance: While durable, clay pantiles require regular maintenance, including cleaning and occasional replacement, to ensure their longevity. Neglecting maintenance can lead to roof leaks and deterioration.

Weight: Clay pantiles can be heavy, which may necessitate structural reinforcement of the building's roof system. This can be costly and may alter the building's historic structure.

Planning and Regulation: In some conservation areas, local planning authorities may have specific guidelines and regulations regarding roofing materials and design. Ensuring compliance with these regulations can be challenging.

Limited Modern Features: Clay pantiles may not offer the same level of energy efficiency as modern roofing materials. This can result in higher energy bills and may not meet current sustainability goals.

Impact Mitigation:

To mitigate the potential negative impacts of using clay pantiles in a conservation area, we have considered the following steps:

Consultation: To work closely with Bassetlaw Council and Conservation Officer to ensure that the choice of clay pantiles aligns with conservation area guidelines and regulations.

Structural Assessment: Conduct a structural assessment of the buildings to determine if any modifications are necessary to support the weight of clay pantiles. This will require the involvement of a structural engineer and Building Regulation approval.

Maintenance Plan: Develop a long-term maintenance plan for the clay pantiles to ensure their continued durability and aesthetics.

Energy Efficiency: If energy efficiency is a concern, consider adding modern insulation or ventilation systems beneath the clay pantiles to improve the building's energy performance.

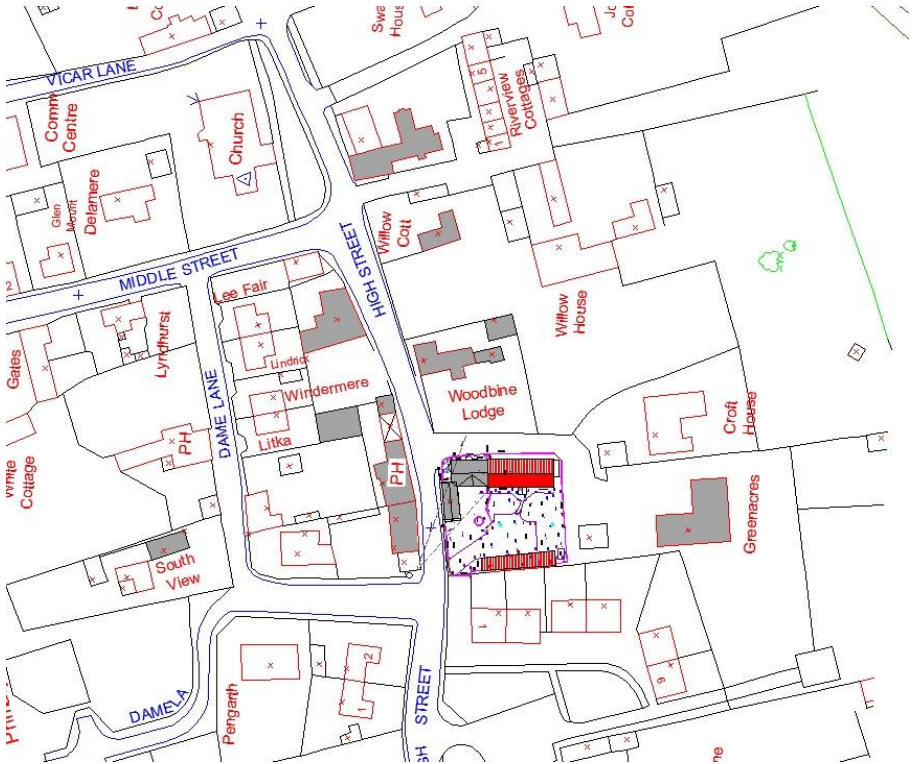
Cost Consideration: Assess the financial implications of using clay pantiles and explore potential grants, subsidies, or financial assistance available if required.

The existing brickwork eaves/ verge detail and rainwater gutters on rise and fall brackets will remain on the main dwelling. Traditional mortared verges and ridge tiles will be used. The carport will maintain the 'Oak' fascia on the open car port side facing West supporting the rainwater gutter and rise and fall brackets. The East Elevation of the carport facing bungalows off High Street will remain unchanged. The mono pitch roof of the carport is hidden from view from this direction.

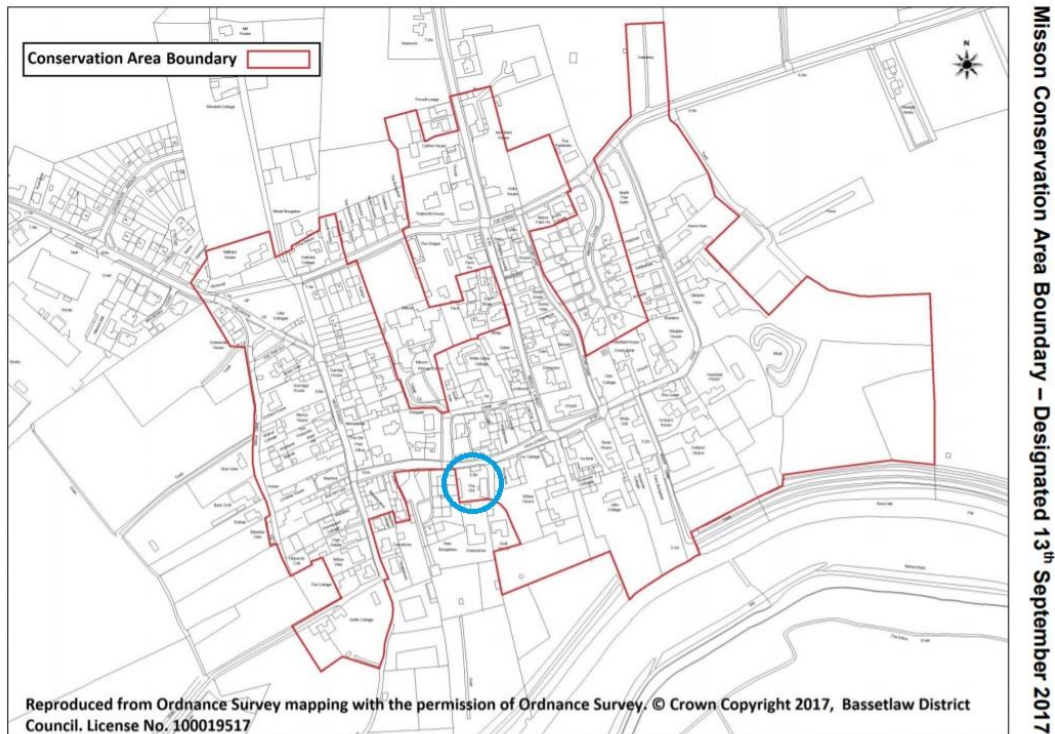
The nearest listed structures are Woodbine Lodge (railings and gate piers), Willow House and St John Church. The setting of these nearby listed structures are not affected by the proposals.



Clay pantiles are prominently used on other single and 2 storey buildings within the Conservation area. Neighbouring and nearby buildings to the application site are shown 'grey shaded' in the block plan extract below.



LOCATION WITHIN THE CONSERVATION AREA



BASSETLAW DISTRICT COUNCIL
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990, SECTION 69
DESIGNATION OF MISSION CONSERVATION AREA
NOTICE IS GIVEN under the provisions of the 1990 Act that Bassetlaw District Council has determined that the areas described in the Schedule to this Notice are of special architectural or historic interest, and that it is desirable to preserve or enhance their character or appearance. It has accordingly designated the Misson Conservation Area, so as to include these areas.

The principal effects of these areas being included within a Conservation Area are as follows:

1. The Council is under a duty to prepare proposals to ensure the preservation or enhancement of the area.
2. Consent must be obtained from the Council for the demolition of all unlisted (other than excepted) buildings in the area.
3. Special publicity must be given to planning applications for development in the area.
4. In carrying out any functions under the planning Acts (and, in particular, in determining applications for planning permission and listed building consent), the Council and the Secretary of State are required to take into account the desirability of preserving or enhancing the character or appearance of the area.
5. Six weeks' notice must be given to the Council before works are carried out to any tree in the area.

SCHEDULE

TOP ST: Millfield Hs & land to south, Holmlea Cott, The Return, Fircroft Hs, Redworth Hs, Land west of The Paddocks, Misson Cemetery, Priory Cott, Manor Fm Hs, Lorien Hs, Hedgehog Bn, Bldgs at Top Fm, Land & bldgs at Home Fm, The Chapel, 6, 7, 8 & 9, Rycroft (10), Roblyn. STATION RD: Cantletree Cott, Holly Hs, Fircroft, Land & bldgs to rear of Carlton Hs, Northfield Hs & land & bldgs to north & south. BAWTRY RD: Wyncroft. GIBDYKE: Apple Tree Garth, Hollytree Cott, The Cott, Oddfellows Cott, Sunnysdale, Ardesier, The Homestead, Shelaine, Gibdyke Hs, Holmfield Hs, Rafters & adj bldgs, Gibdyke Fm incl land & bldgs to south & south east & east & Gibdyke Moated Site, Home Vw, Land and bldgs east of Gibdyke & north of Home Vw & south of Top St. CHURCH ST: Church Fm, Greenbank, The Lodge, White Cott, Riverside Cott, Swan House & land to south, Riverside Cott & land to south, Idle Cott, Church Hs, Ivy Dene, Barnholding Fm & land to south. HIGH ST: 1-6 River View, Ivy Cott, Woodbine Ldg, Willow Hs & land & bldgs to south & west & north, The Old Granary, Grant Hs, Bedford Hs, Old Post Office, August Hs, The Foldyard, 1 High St, Tree Top Corner, 2 High St, The Cottage, White Horse PH, Ivy Cott. MIDDLE ST: Chapel Hs, Lyndhurst, Whitegates & Whitegates Cottage, White Cottage, Top Farm Hs, Wrayton Hs, The Laurels, Meadowlea, Minneapolis, Shady Glade, Sunny View, 2-8 (even), Glen Mount, Delamere, Church of St John the Baptist and churchyard. VICAR LN: Lytham Hs, The Nook, Misson Community Centre, Lilac Cott. DAME LN: Ilee Fair, Lindrick, Windermere, Litka, Dame Ln Fm, South Vw, Angel Inn PH & land & bldgs to north & east, 1-4 New Cottages, Medafort, The Chalet Bungalow. RIVER LN: Ferry Bnglw & land to south & west, Orchard Hs, Holland Hs & walls & land to south, Land & walls to east of River Ln and north of River Idle. WEST ST: Bull Hill Fm & land & bldgs to west & south, Mayford, Cooksons Cott & land to west, Rose Cott, West Hill, The Pickwicks, Morton Hs, Dunridge Hs, 1-5 West St, 1 & 2 Darnley Hs, Oakham, Sunflowers, Michaelmas Hs & bldgs to east. SLAYNES LN: Pine Tree Cott, Delfin Cott & land, The Cott, Farm Vw, Willow Vw, High Gables, Homeguard Cott, Wardens Cott, Meadowdene, 1 & 2 The Cott. BACK LN: Orchard Hs, Walnut Cott, Westland, Marrek, Loveday Hs, Hibberd's Cott, Meadow View, Millstone. THE GREEN: 1-3 Lilac Cott, 1 & 2, Greenside Cott, Village Green. THE PINFOLD: Land at The Pinfold, 1-3 Green Vw.

David Armiger (Director of Regeneration and Neighbourhoods, Bassetlaw District Council)

Date of designation: 13th September 2017

EXISTING PHOTOS









EXISTING



PROPOSED



In conclusion, using natural red clay pantiles in this location will have a positive impact on the heritage preservation and aesthetics of the building and conservation area but also comes with challenges related to cost, maintenance, and regulatory compliance. These challenges however can be mitigated. Consultation with relevant authorities, and careful planning considerations are crucial steps to ensure the proposals are 'fit for purpose' and allows an informed decision to be made that respects the historical character of the conservation area while addressing those potential challenges. This heritage impact assessment addresses those considerations and supports the use of Clay pantiles in this instance.

Shane Marsh M.C.I.A.T