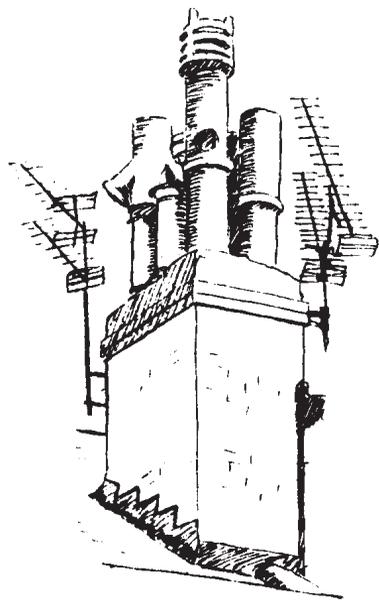


Concrete tiles have a colour and style that look incongruous on historic buildings. Rather than improving with age, as do traditional materials, concrete tiles often lose colour. In addition, concrete tiles are usually heavier than slates or clay tiles, and their use may result in structural damage to the roof and supporting walls if the roof structure is not strengthened.

When repairing the leadwork and guttering on an historic building, a similar material should be used. Bitumen and similar sealants do not usually solve problems in the long term.



Modern technology has brought about the emergence of aerials and antennas, and a change in heating systems has resulted in flues replacing traditional chimney stacks. Such features should be kept to a minimum on an historic building as they can detrimentally affect the appearance of the building.

Roofs on Historic Buildings

Conservation and planning advice

www.portsmouth.gov.uk

You can get this Portsmouth City Council information in large print, Braille, audio or in another language by calling 9284 1127.



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Introduction

Most historic buildings in the City are either Georgian or Victorian period, although a small number have even earlier origins. These buildings have characteristic features which are important to the value of the building. Roofs, and related features such as chimneys, form a major element of historic buildings.

In recent years there has been a trend, on historic buildings, towards the replacement of traditional roof coverings with modern concrete tiles. To preserve the character and appearance of historic buildings it is important to retain, wherever possible, original roof slates or clay tiles, or repair using traditional replacements. The alteration, or even removal, of chimneys is also an action which could destroy the character of an historic building.

This short leaflet outlines the legal position with respect to roof coverings and features on historic buildings and also gives some advice on appropriate and inappropriate replacement materials.

Do I Need Permission / Consent?

If the building is listed...

any change in the materials covering the roof of a listed building would normally require the prior grant of listed building consent, because such an alteration would affect its character as a building of special architectural or historic interest. If a replacement slate or tile matches the original material to be replaced, then this is defined as repair and as such listed building consent would not be required. If work is carried out to a listed building without the benefit of a prior grant of

listed building consent then an offence has been committed and the offender may be liable to prosecution by the local planning authority.

If the building is not listed...

and is a single dwelling house, no permission or consent is required to replace a roof covering, unless an Article 4(2) Direction is in operation. For non-dwelling houses, e.g. flats or commercial properties, planning permission is often required to change the roof covering material.

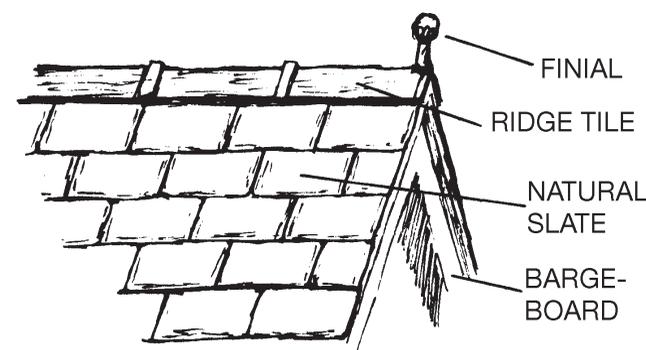
Approval under Building Regulations is required for any replacement of roofing material which is either heavier or lighter than the original, to ensure that the roof is structurally capable of supporting the new covering

To be sure of the legal position, it is always advisable to check with Planning Services before carrying out any works involving change to roofs on historic buildings. A contact address and telephone numbers are provided overleaf.

Appropriate Works

Most roofs on historic buildings in Portsmouth are covered with Welsh slates, although some are covered with clay tiles. These traditional materials have a distinct character and play an important part in the design and appearance of the building.

Traditional coverings have a colour and texture which is unique to the material, and these characteristics often improve with age. It is vitally important to retain the original material in order to preserve the essential character, appearance and integrity of historic buildings.



Slates and tiles are usually fixed on to wooden roof battens with copper or galvanised nails, and capped at the ridge of the roof with ridge tiles or lead. Finials are sometimes added to the end of a gable to produce an ornamental finish to the roofline and often the ridge tiles themselves are ornate.

Lead, copper or zinc flashings and valleys are a crucial part of the roof helping to keep water out of the roof structure. These materials have good weathering and durability qualities.

The chimney stacks are a very important feature of the roof of an historic building. Even if the fireplaces and flues are redundant, the chimney stack provides visual balance to the building.

Inappropriate Works

Although it is understandable that modern concrete tiles are more readily available and are widely believed to be less expensive than traditional materials, it must be stressed that natural slates and clay tiles are well worth investing in. The additional cost for traditional materials is not excessive and in the long term, these coverings are known to last for a considerable period of time.