

PLANNING REF : 251049
PROPERTY ADDRESS : Old Gaunt House
: Church Street, Wargrave, Reading, Berkshire
: RG10 8EP
SUBMITTED BY : Mr And Mrs Patrick and Deirdre Fennessy
DATE SUBMITTED : 28/05/2025

COMMENTS:

Whatever the final plans are, the work envisaged will require us to allow access via our driveway to the builders, associated tradesmen, their equipment and materials. We are happy to allow access but we anticipate considerable disturbance both to Mrs James and ourselves.

We presume that Mrs James will move to relatives, who live close by. We will have no alternative accommodation but, importantly, we will have to remain on site for practical purposes to allow access and for the security and safety of Old Gaunt House. For security, it is our normal practice to lock our driveway gates at night but this will not be possible during these works.

We expect that scaffolding will be needed on our driveway to allow access for the removal and replacement of the render. The concerns that arise are:

Access for our vehicles, which are currently garaged in a barn on our property:

There is a possibility that the scaffolding will not allow our cars to safely negotiate the driveway and on-street parking would be ardy, with implications for our car insurances.

Potential damage to the fabric of Old Gaunt House:

The driveway is laid to brick. These bricks are no longer available from any manufacturer. Protection for the driveway will be essential for the scaffolding work and other activities.

The east gable end of Old Gaunt House:

The upper half is tile-hung and the lower half is lime-rendered and lime-washed. We would not want any damage to the lime render to be patch-repaired unless an invisible repair is achieved. There are five windows, the upper three are steel casement windows and the lower two are wooden, Georgian sash windows. All of these windows are glazed in, either, original or conservation glass. Any broken window glass would have to be replaced with conservation glass.

All of the above are vulnerable to impact damage from the general works. In particular, the scaffolding at all stages of its use and from the removal of the render on the west side of River Cottage. We cannot find any reference as to whether the render on the chimneystacks is to be removed. If so, has consideration been given to the stability of the underlying brickwork? Failure of these structures on the west roofline of River Cottage could have considerable consequences for Old Gaunt House.

Bearing in mind these points, it would be sensible to put in appropriate protection not only to the brick driveway but also to the east face of Old Gaunt House.

Insurance:

We are unclear about whose insurance would cover any damage to our

property during the building works and whose third party insurance would cover severe or fatal injury to workers while on our property. We would like this clarified.