

Heritage Statement

Introduction

This statement is written in support of a Listed Building consent application for roof repairs to a detached store building at East Court.

Background

There have been two recent applications for works of repair and renovation at East Court. Refer to applications 233044, 8th February 2024 and 240202/240203, 25th March 2024 for further information.

The proposals in this application are part of the overall scheme being carried out by the applicant to repair and renovate East Court.

The nature, extent and significance of the asset

East Court is a private residence in the village of Finchampstead, which lies around 5.5km south-west of Wokingham and around 13km south-east of Reading.

The property is bounded on the south by Jubilee Road, B3348 and Church Lane to the north-east. To the west is East Court Farm and beyond that the village playing fields. East Court enjoys views of the spire of the Norman church, St James' which is around 500m to the north-west. East court is a large property within grounds of approximately 0.6 hectares.



The property is a grade II listed building. The English Heritage entry is at the following link- <https://historicengland.org.uk/listing/the-list/list-entry/1118091?section=official-list-entry>



OS maps from 1878 - source The National Library of Scotland - <https://maps.nls.uk/os/6inch->



OS maps from 1899 - source The National Library of Scotland - <https://maps.nls.uk/os/6inch->

The property comprises the main house, a separate converted stables and coach house wing, a detached office and store/garage building with attached chicken coop.

The main house is part two and part three storey with a small basement area below the main staircase.

The converted stables is single storey and the former coach house two-storey.

Store building

The store building at the north-west end of the site is a single storey red brick building with clay tile pitched and hipped roof. It is 'L' shaped on plan. Walls are solid brick with segmental arches over windows and doors. The roof structure is timber with trusses and principal rafters. There is a derelict wood store to the rear of the building, which is timber framed and clad in corrugated steel sheet. It is overgrown with ivy. Next to this is a chicken coop comprising a timber post structure with chicken wire mesh fencing forming the enclosure.

From historic ordnance survey maps the store building was built in two phases during the later 19th century.

The roof over the garage doors has sagged significantly and this in turn has led to distortion in other parts of the roof structure and ridge line – see photo sheet P01. There are significant gaps, slippage and missing tiles as a result of the deformation of the roof. The machine-made clay roof tiles have reached the end of their serviceable life and will need to be replaced.

The problem with the roof structure has been caused by rot at the base of the solid timber post between the two garage doors.

This has clearly been on-going for some time and pre-dates the applicant's ownership of East Court.

The base of the post has been replaced previously and a steel angle bolted to post and concrete slab in an attempt to stabilize the situation. However the base of the post is rotten and the concrete slab bearing is severely cracked and has broken up in the immediate vicinity of the post - see existing photos sheet P01.

An acro prop is supporting the lateral timber beam that bears onto the post. This would normally be a temporary shoring solution, but the prop is badly rusted and has clearly been in place for some considerable period of time.

The timber lintel beam over the garage doors has failed at the junction with the post and lateral beam bearing and will need to be replaced in its entirety – see existing photos sheet P01.

The Significance of the Asset

The store building is curtilage listed and its significance lies in its relationship with the grade II listed main house and converted stable block. It relates to the other buildings in terms of its scale, form and the materials from which it is constructed.

Proposed Works:

The proposed works are as follows:

- Strip existing timber battens and clay tiles.
- Remove existing black plastic gutters and downpipes.
- Dismount the existing garage doors and set aside for re-fixing once the works are completed.
- The existing roof structure is to be temporarily supported whilst the existing timber post and timber lintel over the garage doors are removed.
- New solid timber post and solid timber lintel to be installed, with the existing rafters jacked up locally to realign the roof structure.
- Roof slopes to be recovered with new timber battens and clay tiles to match existing.
- New black plastic gutters and rain pipes to be fitted in place of old.

Relevant Planning History

240202/240203 - Householder/Listed Building Consent applications for the proposed alterations to internal stairs, formation of internal screen, alterations to external joinery and terrace, changes to fenestration.

1833349/183450 - Householder/Listed Building Consent application for the proposed changes to fenestration to main dwelling house. Raising of the garage roof to create habitable accommodation, changes to fenestration and erection of covered area for storage to side of garage – Approved: March 2019

183451 - Householder application for the proposed erection of tennis court including perimeter fencing 2.75m high - Approved: February 2019

160243/160244 - Householder/Listed Building Consent application for single storey side extension and pitched clay tile roof over service wing with conservation roof lights plus changes to fenestration - Approved: April 2016

960300 - Proposed Erection of Detached Bungalow - Refused: June 1996

43374 - Conversion of existing stables to Kitchen, WC & Dining room - Approved: August 1994

Relevant planning policies referred to:

National Planning Policy Framework (NPPF)

- NPPF section 15. Conserving and enhancing the natural environment
- NPPF section 16. Conserving and enhancing the historic environment

Wokingham Borough Council Core Strategy:

- Policy TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)
- CC01 - Presumption in Favour of Sustainable Development
- CC02 - Development Limits

The Impact on the Asset

The proposed works are to repair and restore the roof structure of the store building. Where it is necessary to replace materials as part of the works, i.e. the clay tiles and structural timbers, these will be like for like replacements.

The proposed work is to ensure that the store building does not deteriorate further with the risk of dereliction. The work is essential to ensure the long-term future of the store building and to preserve the setting of the heritage asset and its particular historical character. Please refer to the heritage statements submitted with applications 240202/240203 for further information.

Design and Access Statement

Use:

Existing long established residential use.

Amount:

Not applicable, no alteration to existing.

Layout:

Not applicable, no alteration to existing.

Scale:

Not applicable, no alteration to existing.

Landscape:

Not applicable, no alteration to existing.

Protected Species:

A copy of Spires Ecology Final Bat Survey Report of October 2023 has been included for information.

Access:

Not applicable, no alteration to existing.

Flood Risk Assessment:

A flood risk assessment is not required. The environment agency website notes that the application site is within Zone 1 and has a low probability of flooding from rivers and the sea.

Structural survey:

Refer to the Heritage Statement and section on the Store Building.

Transport assessment:

Not applicable, no alteration to existing.