

MEMORANDUM

From:	Built Heritage Officer	Service:	Green Infrastructure
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Application No.	251764 + 251765	Site Visit Made:	Yes
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Address:	36 & 38 Rose Street, Wokingham, RG40 1XU.
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Proposal:	251764: Application for submission of details to comply with the following condition of listed building consent 242930 dated 02.07.2025. Part discharge condition 3 relates to damp repair details. 251765: Application for submission of details to comply with the following condition of planning consent 242929 dated 02.07.2025. Part discharge condition 3 relates to damp repair details.
Relevant built heritage condition text.	3. Prior to the commencement of the relevant works hereby approved the following details shall be submitted to and approved in writing by the local planning authority and shall be implemented as approved prior to occupation of the properties as hereby approved: a] Details identifying location with no.38 Rose Street where repair to the walling, flooring, and ceiling where repair is required due to water ingress/damp has occurred. Details are to also set out the schedule/means for repair to these areas. Works shall then be undertaken in accordance with the details as approved. b] Details setting out the means by which the historic beam timbers are to be prepared for redecoration. c] Details setting out the alterations to be made to the fireplaces of each property.

Summary Of Recommendations

Subject to confirmation that the holes to be made to allow for the injection of damp protection chemicals are solely to be made in the mortar jointing of the brickwork and the wholes plugged using an appropriate lime mortar mix. On that basis Built Heritage would then be able to recommend approval.

Comments

Application for partial discharge of condition 3 of the planning permission 242929 and listed building consent 242930, with respect to the local of damp within no38 Rose Street and the measures to address the issue of damp in the walling. It is

understood from a meeting held on site with Darren Hewitt on 22nd July that the issue of damp in the walling extends to no.36 Rose Street as well, where the same damp protection measures are intended. Had the damp issue been raised at the time of the applications the condition would have no doubt been worded to include details be provided for both properties.

Reportedly the intention is to form a chemical damp course by drilling 12mm diameter holes, with a spacing of between 80mm to 100mm, into the horizontal mortar bedding between the courses of brick of the walling up to a height of 1.2 metres from the base of the wall. Such an approach would be from a heritage stance acceptable as the actual bricks would not be drilled into. Although it is recognised that the battens upon which the plaster boarding would be attached undoubtedly be the brickwork of walling by means of fixings likely causing a small amount of damage to the bricks.

From heritage stance I do take issue with the intention to plug the holes made into the pointing of the brickwork with cement mortar rather than a lime one, given that the existing pointing is almost certain a traditional lime mortar. The use of a hard cement mortar to plug the holes would seem to be inappropriate and could result in unforeseen future consequences in terms of the mortar jointing. As such it is believed the holes made be plugged with a lime based mortar mix.

Date:	04/08/25	Signed:	Keith Frost Built Heritage Officer
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