

CHILLED CELLAR PITCHED ROOF REPAIR - METHADODOLOGY

The Rose, 30 Market Pl, Wokingham RG40 1AP

1. INTRODUCTION

1.1. The Rose Public House is a Grade II listed building. Historic England's listing for this building includes reference to the original timber framed, sash windows with glazing bars and the large fine quality timbers, visible mostly on the ground floor of the main building. Adjoining the main building is a former brick stable block and further C20 single storey extensions to the rear of this.

1.2. To the rear of the main building, and abutting the neighbouring property, is a C20 single story, part brick, part block-built building which currently houses a disused boiler room, chilled cellar and bin store. Image 1 shows the building in question encircled in red.



Image 1 – Aerial view of The Rose, Wokingham

1.3. Images 2 and 3 provide external views of the disused boiler room, chilled cellar and bin store



Image 2 – View of south-west elevation



Image 3 – View of north-east elevation

- 1.4. The tiled roof over the central section of the building, which is occupied by the chilled cellar has a significant inward bow caused by deflected and failed rafters.
- 1.5. Images 4 and 5 are taken within the roof space and show modern rafters, formed of 100 x 35mm timbers with roofing felt over. The cellar roof is finished with clay peg tiles as can be viewed in the previous images.



Image 4 – View from within loft space of cellar showing deflected and failed modern rafters.



Image 5 – View from within loft space of cellar showing deflected modern rafters.

- 1.6. Images 4 and 5 show snapped rafters due to overloading. A structural report has been completed by Alan Baxter Partnership LLP and is available with the Appendix.
- 1.7. The structural report recommends removing the roof covering, strengthening the roof structure before replacing the clay peg tile roof covering.

- 1.8. Strengthening involves installing a new steel ridge beam supported off existing modern internal block walls, plus a new timber ridge beam part supported off the existing modern internal block wall and part supported on a new timber post to transfer the load to the ground. Deflected or failed rafters will be repaired by bolting 100 x 50mm C24 timbers to the sides of existing rafters.
- 1.9. This document sets out the proposed methodology for the recommended work to the tiled section of roof above the chilled cellar.

2. METHODOLOGY

- 2.1. Strip existing peg clay tiles from chilled cellar pitched roof and carefully set aside for reinstatement on completion.
- 2.2. Strip roofing felt and tile battens.
- 2.3. Form two new padstone using single dense blocks to support new steel ridge beam. Padstones are formed within existing modern block walls.
- 2.4. Install new steel ridge beam spanning central chilled cellar section.
- 2.5. Install new 100 x 100 C24 timber post, bolted to wall and install new 250 x 50 C24 timber ridge beam spanning disused boiler room.
- 2.6. Bolt new 100 x 50 C24 timbers to the side of any failed or deflecting rafters.
- 2.7. Renew roofing felt and battens
- 2.8. Replace peg clay tiles to match existing layout. Damaged and broken peg clay tiles will be replaced with matching / reclaimed peg clay tiles.
- 2.9. Re-dress lead flashing.

3. APPENDIX – MATERIAL AND MANUFACTURE SPECIFICATIONS

See proceeding pages



IR/M1617

Laurence Pateman
McMullen & Sons Ltd
26 Old Cross
Hertford
SG14 1RD

9th October 2025

Dear Laurence,

RE: THE ROSE INN, 30 MARKET PLACE, WOKINGHAM, BERKSHIRE RG40 1AP – ROOF OVER CELLAR & PLANT ROOM

1. Thanks for meeting me on site on 2nd October 2025, I now confirm the items discussed.
2. The Rose Inn is a two-storey, Grade II listed, building which was constructed, according to the listing, in the early 15th Century being much altered in the 19th & 20th Centuries.
3. Alan Baxter Partnership LLP visited and reported on the Pub in January 2025.
4. This report is a brief addendum to our original report, and addresses the roof defects.
5. The single storey cellar/bin store/plant room is situated at the rear of the Pub fronting onto Nicholson Mews.
 - 5.1. This building is more recent than the main Pub building, probably dating from the 20th century.
 - 5.2. Generally, this building is in poor structural condition for a building of this age and type. See our January Report for further details.
 - 5.3. The tiled roof over the central section of the building, (which is occupied by the chilled cellar) has a significant inward bow. See Photo 1.
6. Access was gained to the roof structure over the central cellar. See Photo 5 to 8.
 - 6.1. The rafters had visibly deflected and at least one had partially failed.
7. It will be necessary to construct a temporary roof over cellar & plant room.
 - 7.1. The roof tiles can then be removed.

IAN RICHARDS BSc CEng MStructE, SIMON RAYNER BSc CEng MStructE, Adrian Long BEng (Hons)

ASSOCIATES: David Davies IEng AMStructE, Graham Spittle, James Folley, Mahmoud Abohaya Bsc Msc CEng MStructE,
Michael Wolfe MEng CEng MStructE

CONSULTANT: Michael Lewis

ALAN BAXTER PARTNERSHIP THE CLOCK BUILDING PYMPES COURT BUSBRIDGE ROAD LOOSE MAIDSTONE KENT ME15 0HZ

TELEPHONE: 01622 744263 FAX: 01622 749270

POOLE OFFICE: WESTONS POINT HOUSE WESTONS POINT BOATYARD TURKS LANE POOLE DORSET BH14 8EW

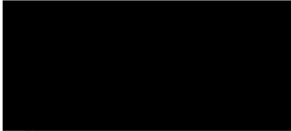
TELEPHONE: 01202 748712

EMAIL: mail@abpengineers.co.uk Website: www.abpengineers.co.uk

VAT REGISTRATION NO. 373 6951 20 LLP No. OC319497

8. The roof can then be strengthened by inserting new ridge beams. See Sketch M1617/Sk2.
 - 8.1. We have provided a splice detail (see calculations page 4) for the steel ridge beam over the cellar to aid installation.
 - 8.2. We have supported the timber ridge beam over the plant room on a timber post bolted to the Party Wall in line with our discussions.
9. Once the strengthening works have been completed the tilers can be replaced and the temporary roof removed.

Yours sincerely,



**IAN RICHARDS
FOR ALAN BAXTER PARTNERSHIP LLP**

ALAN BAXTER PARTNERSHIP LLP CONSULTING STRUCTURAL ENGINEERS

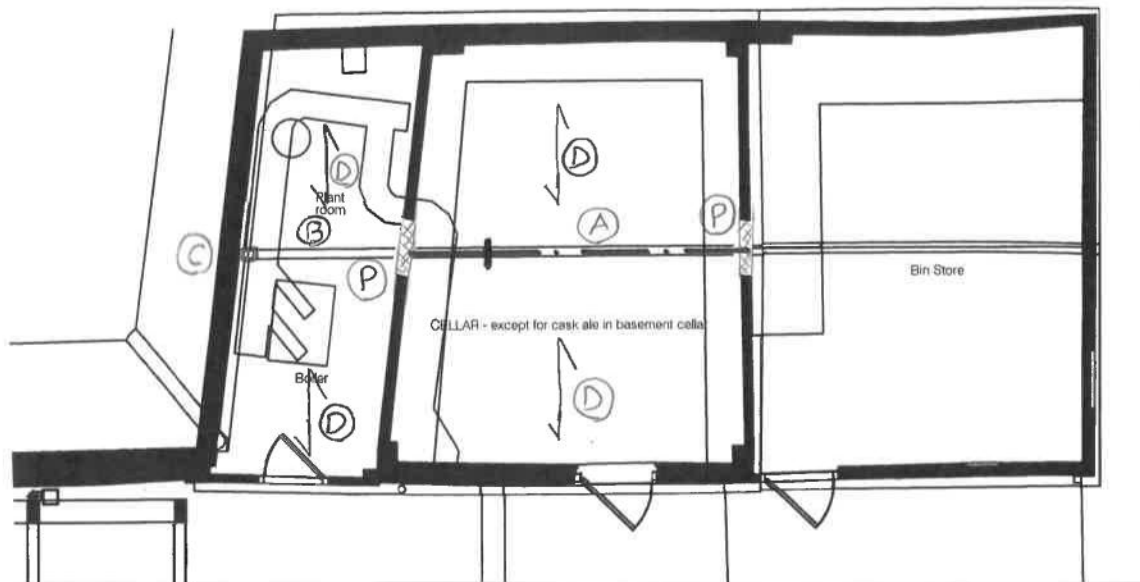
THE CLOCK BUILDING, PYMPES COURT
BUSBRIDGE ROAD, LOOSE
MAIDSTONE, KENT, ME15 0HZ

TELEPHONE: 01622 744263
FAX: 01622 749270
EMAIL: mail@abpengineers.co.uk

ABP

PROJECT: THE ROSE INN	MADE BY: IR	CHECKED:	PAGE No: SK 2	REV.
	DATE: OCT '25		JOB No: M1617	

TEMPORARY WORKS
TO CONTRACTORS
DESIGN & DETAIL



- (P) SINGLE DENSE BLOCK AS PADSTONE
- (A) 178x102 UB RIDGE BEAM (SEE p2 OF CALCS FOR SPLICE DETAIL IF REQD)
- (B) 250x50 C24 TIMBER RIDGE BEAM
- (C) 100x100 C24 TIMBER POST BOLTED TO WALL WITH MIZ RESIN ANCHORS @ 450%
- (D) BOLT NEW 100x50 C24 RAFTERS TO THE SIDE OF ANY FAILED/WARPED EXISTING RAFTERS (MID BOLTS @ 450%)