

MEMORANDUM

From:	Built Heritage Officer	Service:	Green Infrastructure
Application No.	252048 + 252049	Site Visit Made:	No
Address:	Waitrose Ltd, Rectory Road, Wokingham, RG40 1BB.		
Proposal:	252048 - Application for submission of details to comply with the following conditions of planning consent 241915 dated 29/10/2024. Condition 3 relates to details of the works and condition 4 to walling stability. 252049 - Application for submission of details to comply with the following conditions of Listed Building consent 241916 dated 28/10/2024. Condition 3 relates to CM9 walling stability and condition 4 to details of works.		
Relevant built heritage condition text.	<u>252048 & 252049: Condition 3.</u> Prior to the commencement of works hereby approved the following details shall be submitted to and approved in writing by the local planning authority and shall be implemented as so approved. a) Details and a sample of the lime mortar to be used, including confirmation of the pointing finish to be used. b) Details and sample of the bricks and mortar to be used for the construction of the buttresses and the return walling to the end of the wall H1. c) Scaled profile drawing at 1:5 or 1:10 (as appropriate) detailing the top section of the walling that is to be rebuilt. <u>252048 & 252049: Condition 4.</u> Walling stability - The works (including also ground works) hereby approved shall not commence until measures and works required to secure the safety and stability of the Wall H1 have been implemented in full accordance with a Scheme to be submitted to and approved in writing by the local planning authority. The measures and works to be included in the Scheme shall, where necessary, include measures to support the walling and protected in- situ the bricked in arched (door) opening whilst works to form the new buttresses and repairs to the walling are being undertaken. The measures and works so approved shall be maintained in accordance with the approved Scheme to ensure the safety and stability of the walling until works hereby permitted have been completed.		

Summary Of Recommendations

Condition 3 - further details necessary are required that would need to be found acceptable before recommendation can be given to discharge of this condition.

3a - Darker shade of mortar mix expected, with the pointing knocked back rather than being roughly flush with the brick face.

3b – in principle the proposed brick and mortar mix appear acceptable however no samples provided to verify this.

3c – Scaled profile/construction drawing detailing for the rebuilt top section/coping to the wall. – clarification required confirming what the top coping profile/form will be rebuilt to as presently not clear from existing elevation drawing.

Condition 4, the submitted details are acceptable such for the condition to be discharged in full.

Comments

Whilst the details submitted to comply with condition 4 of 241915 and 241916 are considered acceptable to allow this condition to be discharged in full, there is a requirement for further details for condition 3.

For condition 3 to be acceptable the following are considered necessary for part:

3a. Need confirmation as to the lime mortar to be used as firstly it is noted that the H1 Planning Conditions document whilst giving a mix is not clear and appears to state this mix is subject to mortar analysis results.

The sample on site for wall H1 (see attached image below) appears to show half done in a darker mortar mix, which is considered both to more closely resemble the existing pointing mortar and stands out far less than the lighter mortar pointing. The darker of the two mixes is considered visually more appropriate one here. Whilst in terms of the pointing finish, it is believed there is the need to have the mortar knocked back further in the jointing to the new mortar less visually prominent. It is acknowledged that with the weathering of the brick edges along with the raking out the old mortar has resulted in the outside edge of the joints visibly increased in their width, which with over excess mortar replacements leads the new areas of re-pointing overly prominent against the bricks.

3b – Whilst the brick and mortar for cladding buttresses and for return walling have been stated there is no samples provided. It is noted the mortar mix for these elements differs from that of the H1 mortar mix.

3c – Scaled profile/construction drawing detailing of the form the rebuilt top section/coping for the wall is to be. Although drawing 25317-03 P2: Carpark Brick Wall H1 Existing Elevations has been submitted, which under revision P2, has been amended to include in A -Enlarged Key Plan of four different coping profile sections from different points along the existing wall. It is not clear given one of the drawings is for the elevation wall elevations and one of the four profiles is an outline only as the brickwork in that location is missing what the actual intention is here. Also would be helpful for the applicant to confirm where additional bricks for the walling are to be used that they are a good match to the existing.

Date:	15/10/25	Signed:	Keith Frost Built Heritage Officer
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