

MEMORANDUM

From:	Built Heritage Officer	Service:	Green Infrastructure
Application No.	252050	Site Visit Made:	No
Address:	Waitrose Ltd, Rectory Road, Wokingham, RG40 1BB.		
Proposal:	Application for submission of details to comply with the following conditions of Listed Building consent 241565 dated 05/11/2024. Condition 4 relates to details of materials and condition 5 to an on-site sample of mortar and the method of pointing.		
Relevant built heritage condition text.	4. Prior to the commencement of works to repair/rebuild the upper 6-8 courses of brickwork of the walling, details, and a sample of the lime mortar to be used, including confirmation of the pointing finish to be used are to be submitted to and approved in writing by the local planning authority. Works to rebuild the top section of walling shall then be undertaken in accordance with the mortar details as approved. 5. Prior to the commencement of any works for the re-pointing of the brickwork, a discreet sample area showing the proposed mortar composition and colour and method of pointing shall be prepared on- site and submitted to and approved in writing by the local planning authority. The works shall thereafter be undertaken in accordance with the details so approved.		

Summary Of Recommendations

For the conditions to be acceptable the following matters need to be addressed and found satisfactory.

- amend the lime mortar mix to darken it down to match that of the repointed mortar to the left half of the sample area.
- Confirmation of the mortar mix to be used.
- Confirmation the mortar mix to be used is for both condition 4 and 5.
- The mortar/pointing finish to be more knocked/brushed back than that of the sample area, so to reduce the prominence of the new mortar.

Comments

This is for the discharge of conditions attached to the listed building consent given under 241565 for the H2 length of walling beside the beer garden of the Broad Street Tavern.

Whilst I have not seen for myself the sample area of repointing for this length of

walling, from the submitted photograph it appears the sample area is not unlike that with respect to applications 252048/253049 on wall H1 and which H2 is a continuum of that walling and which I have seen on site.

The sample test area for H2, like that 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 of 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 overtly prominent against the bricks.

There is the expectation for the mortar mix and pointing finish across both H1 and H2 sections of walling to be the same in order for there to be a consistency across the whole length of this historic walling.

Also like with the submission for discharge of conditions for walling H1, given the stated mortar mix appears to be subject to the results of mortar analysis. Also it is not thought to be made clear in H2 – Planning Condition document as to whether the stated mortar mix is for both conditions or just for condition 4.

Date:	15/10/25	Signed:	Keith Frost Built Heritage Officer
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Sample area to H1 walling