

Supporting Information for Discharge of Conditions relating to Planning Application 220591

for the
Refurbishment of Wessex Hall Gate Lodge,
Whiteknights Road, Reading RG6 7BT

220591 Condition 4

External Materials - The works hereby permitted shall not commence until full details and samples of external materials have been submitted to and approved in writing by the local planning authority. The approved works shall thereafter be undertaken in accordance with the approved Description.

Roof Slate

- 1.1 The work started some months ago and the work has generally progressed well (Lime repointing, installation of the woodfibre insulation and lime plaster are all well progressed and in accordance with the submitted approvals). Roof replacement was delayed due to waiting for bat survey periods (no bats were identified during the inspections).
- 1.2 The roofer encountered a significant issue in relation to the roof slates. The intention was to re-use as many of the original slates as possible. We had thought that perhaps 80% or more would be suitable for reuse with the remainder being made up with salvaged slate. Whilst the slates were visually in reasonable condition we have found they are not sound now that they have been removed. One of the issues is that they were fixed to the sarking boards which means the holes are irregular spaced. Re-holing them for the new fixings is likely to lead to even greater losses. Many of the slates simply snap when removed and have started to delaminate/fracture.
- 1.3 We have looked at obtaining salvaged slates but it is not possible to obtain the required quantity, especially as the non-standard size of the slates mean they would all need to be cut down to size.
- 1.4 Accordingly it is proposed to completely renew the roof with a new natural slate roof.

- 1.5 The dimensions and layout of the new roof will exactly replicate the original roof covering layout (including the two ribbons of three courses of “fishscale” slates).
- 1.6 The proposed new slate has been chosen to be a reasonable match to the original slate colour. The slate has an R “Excellence” rating and it is anticipated that it should remain sound for 80+ years.
- 1.7 Further technical details are available: - <https://www.cupapizarras.com/uk/natural-slate-roofing/slates/cupa-50/>
- 1.8 A sample of the slate has been delivered to [REDACTED] Built Heritage Officer at Wokingham Borough Council. [REDACTED] has also visited site to see the works in context.



Photo 1: Photo of old slates showing they are not suitable for re-use.



Photo 2: Photo of new slate (left side) against the old slate on the right.