

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	251490
Address:	East Court, Jubilee Road, Finchampstead, RG40 3SD.		
Proposal:	Application for Listed Building consent for the proposed removal of the roof structure of an existing detached outbuilding and replacement with a new roof structure.		
Heritage Asset:	East Court – grade II listed building. Detached Store Building (subject of application) – curtilage listed structure. Listed Buildings are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies.		
Site Visit Made:	Yes -30/06/25		

Summary Of Recommendations

No objection, as externally the curtilage listed outbuilding would appear little changed and as such would not change its value in terms of its visual and historic relationship to the listed buildings of the site.

Comments On Proposal

Whilst the need to replace the timbers from the roof structure is somewhat regrettable in the loss of original historic fabric of this outbuilding however the distortion of the front wall plate, areas of wood rot and clear evidence of extensive and said to be on going, beetle larvae damage to seemingly all the roof timbers would seem to be for the purposes here in dealing with a structure that is itself is not listed but is held to be of curtilage listed value.

And whilst ideally from a heritage stance a true replica timber roof structure would wish to be sought and would definitely expect to be the case required had the outbuilding itself been a listed building. The applicant instead intends to use a steel to provide ridge beam support to the new timber trusses, with the timber rafter joists being stepped onto the steel beam and keeping the overall roof height the same as existing. Additionally the intention is for the front wall plate to be a steel rather than in timber but is however to be given a timber eaves facing. Additionally new along new support posts are proposed.

The use of steels and additional posts are acknowledged to provide a long term solution to the issues of distortion in the main ridge beam and that of the front wall

plate.

The new roof is to have the red Tudor Roof Tile, which have recently been approved for other works at East Court.

The replacement of the roof structure is also providing an opportunity to modify the south-eastern part of the roof that presently sets directly onto the adjoining brick garden walling that has overtime lead to water damage to the roof timbers and the brickwork.

As such from a heritage stance there is not an objection to the proposed replacement roof and small alteration to part of the roof and garden wall to address existing poor existing rainwater run off from the roof onto the wall, as outwardly the outbuilding would appear little changed, as would its contribution makes to East Court overall.

Conditions			
N/A			
Date:	07/08/25	Signed:	Keith Frost Built Heritage Officer