

Heritage Statement

Introduction

This statement is written in support of a Listed Building consent application for roof repairs to a detached store building at East Court.

Background

There have been two recent applications for works of repair and renovation at East Court. Refer to applications 233044, 8th February 2024 and 240202/240203, 25th March 2024 for further information.

The proposals in this application are part of the overall scheme being carried out by the applicant to repair and renovate East Court.

The nature, extent and significance of the asset

East Court is a private residence in the village of Finchampstead, which lies around 5.5km south-west of Wokingham and around 13km south-east of Reading.

The property is bounded on the south by Jubilee Road, B3348 and Church Lane to the north-east. To the west is East Court Farm and beyond that the village playing fields. East Court enjoys views of the spire of the Norman church, St James' which is around 500m to the north-west. East court is a large property within grounds of approximately 0.6 hectares.



The property is a grade II listed building. The English Heritage entry is at the following link- <https://historicengland.org.uk/listing/the-list/list-entry/1118091?section=official-list-entry>



OS maps from 1878 - source The National Library of Scotland - <https://maps.nls.uk/os/6inch->



OS maps from 1899 - source The National Library of Scotland - <https://maps.nls.uk/os/6inch->

The property comprises the main house, a separate converted stables and coach house wing, a detached office and store/garage building with attached chicken coop.

The main house is part two and part three storey with a small basement area below the main staircase.

The converted stables is single storey and the former coach house two-storey.

Store building

The store building at the north-west end of the site is a single storey red brick building with clay tile pitched and hipped roof. It is 'L' shaped on plan. Walls are solid brick with segmental arches over windows and doors. The roof structure is timber with trusses and principal rafters.

The Significance of the Asset

The store building is curtilage listed and its significance lies in its relationship with the grade II listed main house and converted stable block. It relates to the other buildings in terms of its scale, form and the materials from which it is constructed.

The Proposed Works

The works involve replacement of the existing roof structure in accordance with the Structural Engineer's drawing SA-275-SK-002.

Relevant Planning History

242350 - Application for Listed Building consent for the proposed structural repairs and re-roofing.

250893 - Application for submission of details to comply with the following condition of planning consent 242350 dated 17/12/2024. Condition 3. Materials and Finishes Details.

250895 - Application for submission of details to comply with the following condition of planning consent 242350 dated 17/12/2024. Condition 4. Recognition Licence and Mitigation Strategy.

250650 - Application for Listed Building consent for the proposed demolition of chicken coop and chain-link enclosure forming chicken run plus replacement of powder coated aluminium store/outbuilding doors with painted timber doors.

Relevant planning policies referred to:

National Planning Policy Framework (NPPF)

- NPPF section 15. Conserving and enhancing the natural environment
- NPPF section 16. Conserving and enhancing the historic environment

Wokingham Borough Council Core Strategy:

- Policy TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)
- CC01 - Presumption in Favour of Sustainable Development
- CC02 - Development Limits

The Impact on the Asset and Justification for the Works

Following removal of the roof coverings as part of previously approved works (Ref: **242350**), the underlying timber roof structure was found to be in significantly poorer condition than anticipated. Key areas—including the wall plate, rafter ends, ridge, and hip rafters—exhibit advanced decay, and widespread woodworm activity has affected the majority of timbers. These issues present concerns regarding both structural integrity and the feasibility of remedial repair.

It is also noted that permission has already been granted under the same approval for the replacement of structural posts and beams in response to visible roof sagging and associated distortion, particularly above the garage doors. These distortions further highlight the compromised condition of the roof and the ongoing structural challenges.

In response, the project's structural engineer has developed a proposal for full replacement of the roof structure, using a combination of steel and timber elements to replicate the original form and character as closely as practicable.

The proposed intervention is considered necessary to secure the future of the building and preserve its role within the historic setting of East Court. A provisional site meeting with the Historic Buildings Officer and structural engineer is being arranged, which will provide an opportunity to discuss the proposed works and agree the appropriate way forward.

Design and Access Statement

Use:

Existing long established residential use.

Amount:

Not applicable, no alteration to existing.

Layout:

Not applicable, no alteration to existing.

Scale:

Not applicable, no alteration to existing.

Landscape:

Not applicable, no alteration to existing.

Protected Species:

A bat license has been granted by Natural England's Earned Recognition scheme, which covers the whole site, reference: **Bat ER Site Registration: ERSR-4013 - East Court**

Access:

Not applicable, no alteration to existing.

Flood Risk Assessment:

A flood risk assessment is not required. The environment agency website notes that the application site is within Zone 1 and has a low probability of flooding from rivers and the sea.

Structural survey:

Refer to the Heritage Statement and section on the Store Building.

Transport assessment:

Not applicable, no alteration to existing.