M E M O R A N D U M

From:	Built Heritage Officer	**Service:**	Green Infrastructure

Application No.	260935 + 261049	**Site Visit Made:**	Yes - previously

Address:	The Woodclyffe Hall, 56-58 High Street, Wargrave, RG10 8BY.
Proposal:	**260935:** Application for submission of details to comply with the following condition of planning consent 231877 dated 27/10/2023. Condition 4 Clay tiles and Samples. **261049:** Application for submission of details to comply with the following condition of Listed Building consent 231877 dated 27/10/2023. Condition 3 relates to submission of a Method Statement for roof re- tiling**.**
Relevant built heritage condition text.	3. Method statement – The works hereby approved shall not commence until a method statement for roof re-tiling and a timetable for the works has been submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the details so-approved. 4. Prior to the commencement of the works hereby approved, details of the clay tiles and samples shall be submitted to and approved in writing by the local planning authority.

Summary Of Recommendations
Condition 4 (plain clay roof tile) be discharged in full. Condition 3 further clarification/details are considered to be required, which if found acceptable would mean the condition could be then discharged. Works to re-tile the roof do not include the removal of the metal mesh snow/tile guards that were installed without the benefit of listed building consent and as such are an unauthorised alteration.
Comments
<u>Roofing Tile</u> The proposal for re-roofing Woodcllyffe to be undertaken usiing the homogenous Sussex Red coloured handmade plain roof tile from the Tudor Roof Tile Company for the whole roof covering is considered acceptable clay roof tile. As such on that basis condition 4 can be discharged in full.

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Methodology For Replacement of Roof Covering

With respect to condition 3, it is noted the wording on the decision notice differs from that of advised condition wording in the Built Heritage consultation response to the LBC application 231877, with tthere is no recolation of a change in the wording being consulted about:

Method Statement

The works hereby approved shall not commence until a method statement for the works to replace the clay tiles to the roof of Woodclyffe Hall roof and a timetable for the works has been submitted to and approved in writing by the local planning authority.

- *The method statement shall the works being proposed*
- *Details of the membrane to be used,*
- *Details for any intended roof air vents etc.*

The works shall be implemented in accordance with the details so-approved.

The changes in the wording for the condition were not something Built Heritge have any recall of being asked about, as from heritage perspective the requested details were of relevance and likewise from the Council's Ecology Officer perspective the type of roofing membrane to be ued and any intended roof air vents had been considered imprtant to know.

The Ecology Officerit is noted in their consultation comments to the LBC application had stated a expectation for a Type 1F bitumin felt to be used in order prevent risk of harm to bats. With the Officer going on to say of an expectation to be consulted if the use of the bitumin felt is not confirmed as part of the LBC works or 'if the proposal changes and the type of tile to be used or the ventilation is modified..'

Presently it appears the Ecology Officer has not been consulted on these discharge of condition applications.

The presented method statement is somewhat weighted towards the intended procedure and in some areas lack clarity and iappears somewhat non-specific with repect to materials to be used. The relevant points from the method state are stated below in italic:

The roof stripping will commence by removal of the tiles and associated roofing felt and timber batten leaving in place the original sarking board

The method statement refers to the original sarking boarding being kept in place. Would ask that is confirnmed as being the case, as under the consented works it was not clear and from a heritage perspective the consented works for replacement of the roof-covering does not extend to include the sarking boars being replaced.

The existing un-reusable tiles will be stripped back, and all waste materials placed in the skips provided + All tiles, especially variegated and granular faced tiles, should be mixed from different pallet loads whilst the roof is being loaded to enhance the appearance when laid.

It was understood at the time of the LBC application for the re-roofing works that the intention is for all the exiting clay roof tiles to be replaced, as this would keep

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the uniformity of the roof. The method statement appears to imply the intention to retain and re-use tiles where possible and mix them in with the new tiles. This viually is considered to be far from being desirable as to do so should result in a mottled appearing roof rather than of a uniform appearance. As such clarification is need to confirm the whole sale replacement of the existing roof tiles with new ones.

Lay 150mm fibre cement undercloak board to verge with 50mm overhang and point using roofing mortar

Firstly it is not clear just what is intended here and as to the appropiatenes of using a fibre cement undercloak board for the verges as this does not appear to be a traditional material in keping with a building of this age.

Roof Detailing Verges:mortar bedding

Clarification is required here as a traditional lime mortar would be expected to be used.

Tile Installation – Tudor Sussex Plain Clay Tiles -Install eaves course with tilting fillet

Further information to clarify what is actually meant by the instatation of the roof tiles with eaves course with tilting fillet?

<u>Unauthorised Metal Mesh Snow/Tile Guards</u>

the submitted methodology statement, there are element given the listed building status of Woodclyffe Hall that are not bleieved to adequatey and clearly detail elements and materials of the proposed works. Furthermore there is also the matter of the metal tiles guards that have been installed without the benefit of listed building consent and for which no application has been since made to retain them. It is understood these guard were added due to safety concerns with the existing old clay tile roof covering, which is to be retirly replaced with new clay roof tiles. And as such there is the expection with the replacement of the existing failing old clay roof tiles for new roof tiles there would no longer be safety need for the metal tile guard. As such, as part of the re-roofing works there is the expecation to see these metal tile guardes removed from the eaves and gable end of the hall's roof.

Date:	09/06/26	**Signed:**	Keith Frost Built Heritage Officer

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Sussex Red

Tudor Roof Tiles

Handmade Clay Roof Tiles

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Metal Mesh Snow Guard system attached to building.

May 2023 (Google Street View) – Metal mesh guard to eaves and gable end of roof.

Extract from comments dated 20/09/23 to LBC application 231877 highlighting the then recently unauthorised installation of metal mesh snow/tile guards.

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