

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	241955
Address:	Parkers Cottage, Ward's Cross, Hurst, Wokingham, RG10 0DS		
Proposal:	Application for submission of details to comply with the following condition of planning consent 232493 dated 18/03/2024. Condition 1, Timescale, Condition 2, Approved Details, Condition 3, A schedule for the types & materials, Condition 4, Additional drawings (Dormer), Condition 5, Additional drawings (Extension) Condition 6, Specifications of boundary treatments, and condition 8, Rainwater goods.		
Heritage Asset:	Parkers Cottage – Grade II listed building Listed buildings along with conservation areas are classed as designated heritage assets under the NPPF (2023) and in the Council's Local Plan policies.		
Site Visit Made:	No		

Summary Of Recommendations

Not currently acceptable - revision and further details/clarification required

Comments On Proposal

Condition 3 – Materials

- The proposed Marley Ashdowne (Ashurst) would not be acceptable. This tile is synthetically altered as to give variation in appearance through artificial aging/kiln burn, this results in a false 'speckled' affect which is not sympathetic to the host nor wider historic environment. This tile also does not age particularly well with the false variation being compounded by real age over a number of years resulting in a 'dirty' and 'messy' appearance. Suitable alternatives would include:
 - Coalport Autumn tiles from Imperial - [Coalport Autumn Roof Tiles - Imperial Bricks](#)
 - Tiles from Heritage Clay Tiles – Conservation or Clayhill range: [Layout 1 \(heritagetiles.co.uk\)](#)
 - Keymer tiles (Antique/Heritage/Reds): [base product-brochure-Feb-24_FORWEB.pdf \(keymer.co.uk\)](#)

- Tudor Tiles (Russet Brown/Med Antique): [Layout 1 \(tudorrooftiles.co.uk\)](http://tudorrooftiles.co.uk)

- The proposed K-Rend product is not acceptable. This provides an extremely flat, crisp contemporary finish and despite the marketing claims does require maintenance and does age and stain (particularly under the eaves). The approved drawings state the render shall be lime (annotation 14) being appropriate to the host in material property and appearance. Insulating lime products from LimeStuff or Cornerstone (or similar) would be acceptable. Please supply updated details to reflect this.
- The proposed Michelmersh, Freshfield Lane red multi bricks are not ideal, as with the tiles, they contain artificially aged/burnt elements which do not age particularly well. The Hampshire Stock Red Multi ATR from Michelmersh would be acceptable, but there would be a strong preference for Imperial's Oakwood blend ([Oakwood Blend - Imperial Bricks](#)) or Reclamation Weathered Red Rubber ([Reclamation Weathered Red Rubber - Imperial Bricks](#))
- No details of the mortar mix are provided. The mortar shall be a 3:1 lime NHL 3.5 with a coarse aggregate, slightly recessed of 1-3mm. The bond shall be Flemish as to match – please provide details and confirmation.
- The proposed charred larch finish/colouring for the dormers and gates is acceptable.
- The proposed RAL 7021 for the windows/doors is acceptable.

Condition 4 – Windows, doors, eaves details etc.

- The proposed windows as depicted in the schedule are acceptable in principle. However, please clarify – Note 6 states the windows are to be white painted timber, however approved drawings and window schedule states PPC aluminium in RAL 7021.
- Please provide details on trickle vents – 'normal' style are not considered sympathetic in detail, concealed type are acceptable.
- The window schedule states no works to the extant cottage windows – please confirm these will remain white painted.
- Details of eaves, window heads/bases etc. are all acceptable with the exception of the K-Rend/EWI as noted above.

Condition 5 – details of link

- Related to Condition 4, these details are acceptable

Condition 6 – details of materials of boundary treatments

- As per comments for Condition 3

Condition 8 – rainwater goods to be black metal.

- Please provide confirmation of compliance with C8 by ways of annotation and material/product specification in the materials schedule.

Conditions			
N/A			
Date:	07/08/2024	Signed:	Roderick McDonald Built Heritage Officer