

MEMORANDUM

From:	Built Heritage Officer	Service:	Green Infrastructure
Application No.	252048 + 252049	Site Visit Made:	Yes
Address:	Waitrose Ltd, Rectory Road, Wokingham, RG40 1BB.		
Proposal:	252048 - Application for submission of details to comply with the following conditions of planning consent 241915 dated 29/10/2024. Condition 3 relates to details of the works and condition 4 to walling stability. 252049 - Application for submission of details to comply with the following conditions of Listed Building consent 241916 dated 28/10/2024. Condition 3 relates to CM9 walling stability and condition 4 to details of works.		
Relevant built heritage condition text.	<u>252048 & 252049: Condition 3.</u> Prior to the commencement of works hereby approved the following details shall be submitted to and approved in writing by the local planning authority and shall be implemented as so approved. a) Details and a sample of the lime mortar to be used, including confirmation of the pointing finish to be used. b) Details and sample of the bricks and mortar to be used for the construction of the buttresses and the return walling to the end of the wall H1. c) Scaled profile drawing at 1:5 or 1:10 (as appropriate) detailing the top section of the walling that is to be rebuilt. <u>252048 & 252049: Condition 4.</u> Walling stability - The works (including also ground works) hereby approved shall not commence until measures and works required to secure the safety and stability of the Wall H1 have been implemented in full accordance with a Scheme to be submitted to and approved in writing by the local planning authority. The measures and works to be included in the Scheme shall, where necessary, include measures to support the walling and protected in- situ the bricked in arched (door) opening whilst works to form the new buttresses and repairs to the walling are being undertaken. The measures and works so approved shall be maintained in accordance with the approved Scheme to ensure the safety and stability of the walling until works hereby permitted have been completed.		

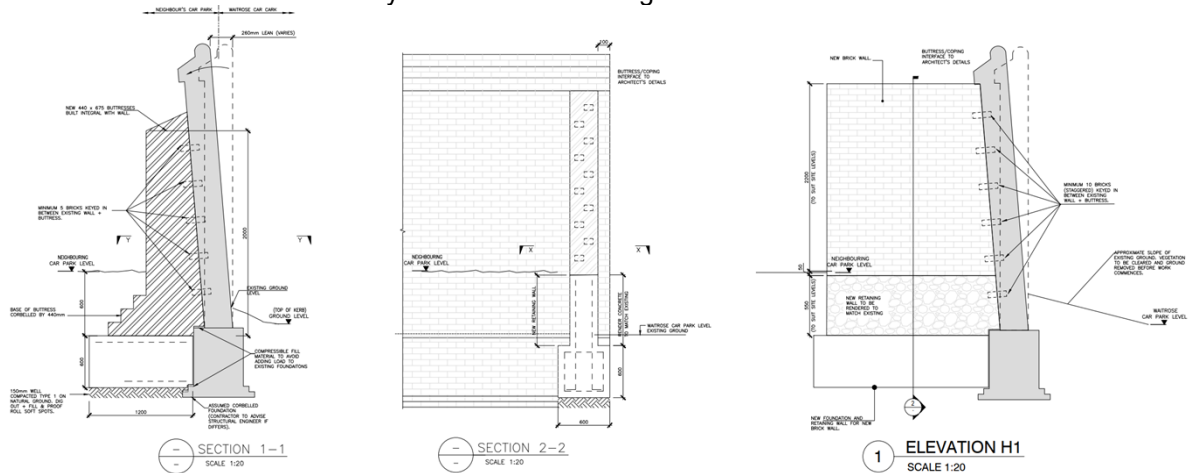
Summary Of Recommendations
Condition 3a - acceptable details provided for condition to be discharged. Condition 3b - mortar mix and re-pointing finish details provided are acceptable for condition 3b. to be discharged in-part. Whilst the bricks to be used for the new walling and to cover the buttresses are acceptable there is however concern due to the size as to whether they can be used to key-in with the existing walling. Condition 3c - acceptable details provided for condition to be discharged. Condition 4 – acceptable details provided for condition to be discharged.
Comments
Additional comments to those initially made on 15/10/25 (in response to the originally submitted material) and to the emailed comments of 20/11/25 (in response to the lime mortar mix/re-pointing finish + additional drawings) Additional Information: - Email dated 22/10/25 from case officer -confirming mortar mix & re-pointing finish. Include also revised drawing 25317-01 P8 with additional details to protect the bricked in arch during repair works. Drawing 25317-03 (Existing Elevations) previously submitted for 241915 / 241916 provided again with respect to the profile for the rebuilt top sections of the existing wall. - Email dated 28/11/25 from case officer, which included applicant information on the matter of the existing top portion of walling and suggested form to be rebuilt to. 10/12/25 Physical sample of bricks and mortar mix to be used. Whilst the details submitted to comply with condition 4 of 241915 and 241916 are considered acceptable to allow this condition to be discharged in full, there is a requirement for further details for condition 3. 3a. - the details for the lime mortar, the physical sample and stated re-pointing finish are considered acceptable for the condition to be discharged in full. 3b. - the sample of the bricks to be used for the construction of the buttresses and the return walling to the end of the wall H1 are in principle acceptable albeit it was noted they are of a different size/larger than those of the existing walling, which would mean the coursing of the brickwork of new end walling will not align with that of the existing walling's brickwork. Whilst not necessarily believed to be a reason in itself for the chosen brick to be rejected they larger size (and the leaning orientation of the historic wall) would suggest a potential issue in using these bricks to key in with the small bricks used in the historic wall. As such, would advise not fully discharging condition 3b. without first obtaining further details from the applicant that are then found to be acceptable in terms of the use of those bricks and whether using them will require modifying the existing brickwork of the historic wall beyond cutting out of brick to provide the point to key in the new bricks? 3c. With respect to the approach set out by the applicant set out in the email dated 28/11/25 for the topmost part of the historic across its length to be rebuilt to that shown in Section 3-3 of drawing no. 25317-03 P2. Here whilst having the half round coping brick

would perhaps be more ideal in visual and run off terms. That said the Section 3-3 would be overall acceptable for the condition to be discharged.

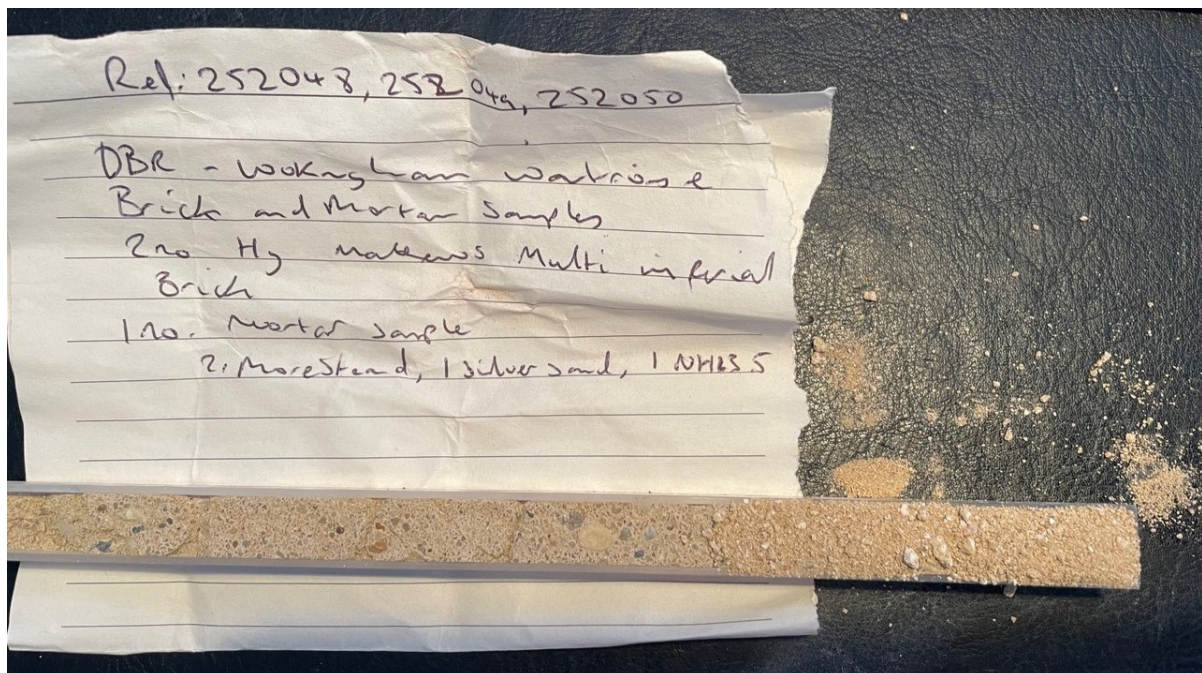
4. The additional information provided appears to be adequate for the purpose of being able condition to be discharged on the basis of those details.

Date:	30/01/26	Signed:	Keith Frost Built Heritage Officer
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Extract below from the approved drawing 25317-01 P6 from 241915 & 241916, which shows new end wall and buttresses brickwork keyed into the H1 walling



Sample bricks & mortar viewed against the existing H2 walling (11th December 2025), which were still damp from recent rain.





Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but does not require to be sent via secure methods.



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