

CASTLEMANS COTTAGE ROOF REPAIRS

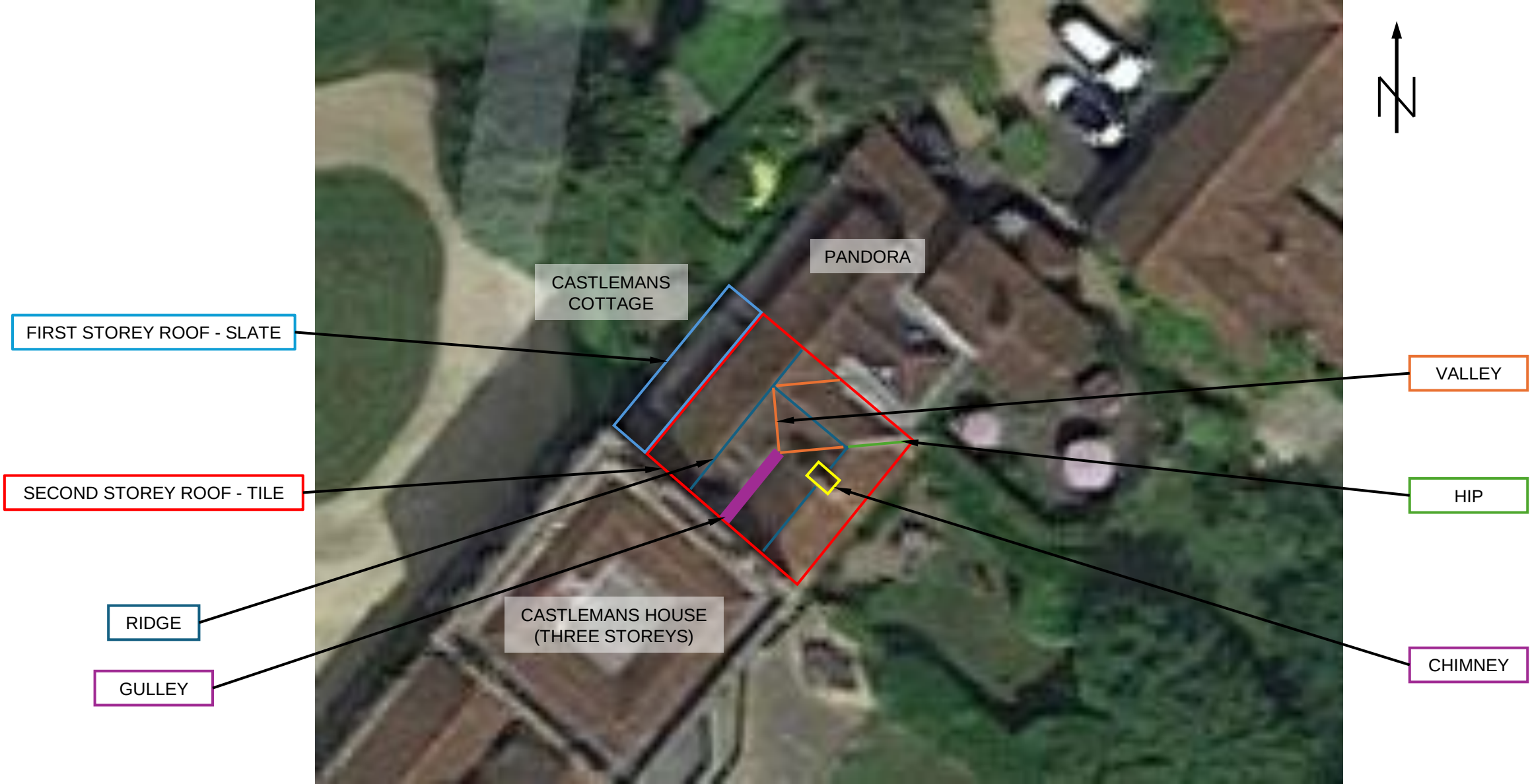
Planning Portal Reference: PP-13905061

BCS Reference: 25/0784/OTHBN

This document forms part of an application for listed building consent sought for the repairs to the existing second storey tiled roof.

It is not a standalone document; it must be read with the rest of the submission which constitutes the principal information.

ROOF PLAN – EXISTING & PROPOSED



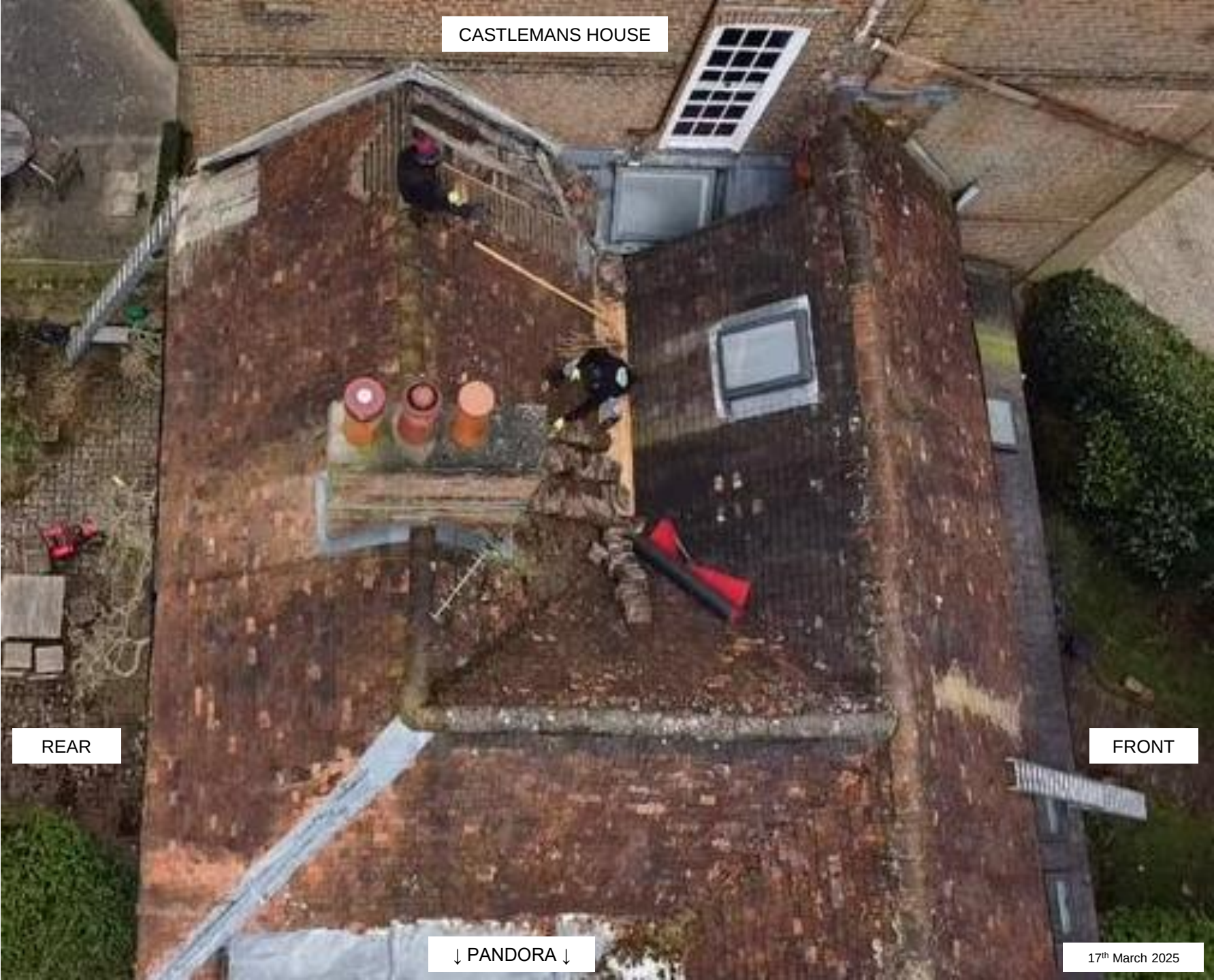
FRONT ELEVATION –
EXISTING & PROPOSED



REAR ELEVATION –
EXISTING & PROPOSED



ROOF PLAN VIEW



CASTLEMANS HOUSE

REAR

FRONT

↓ PANDORA ↓

17th March 2025

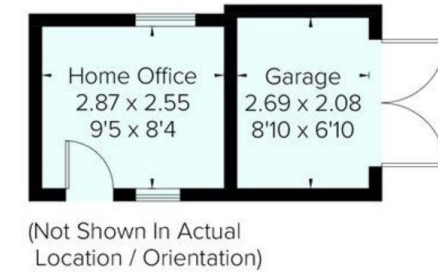
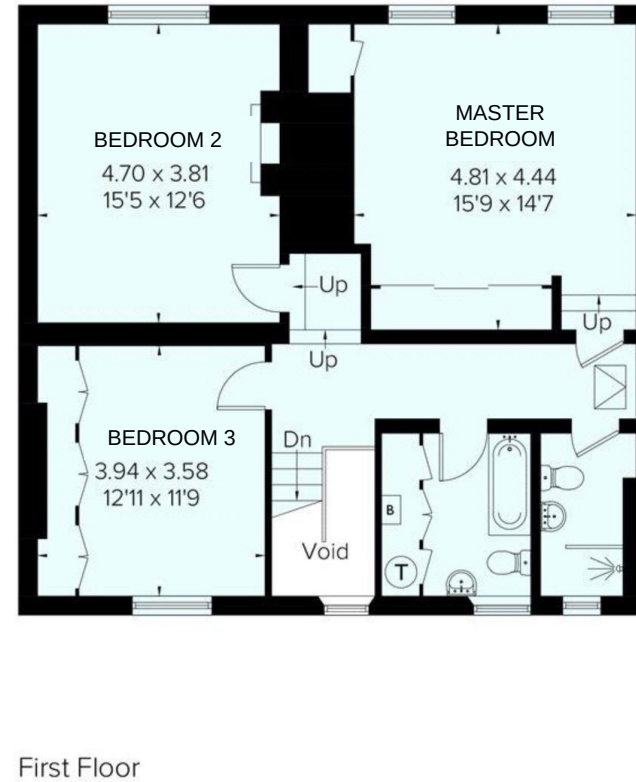
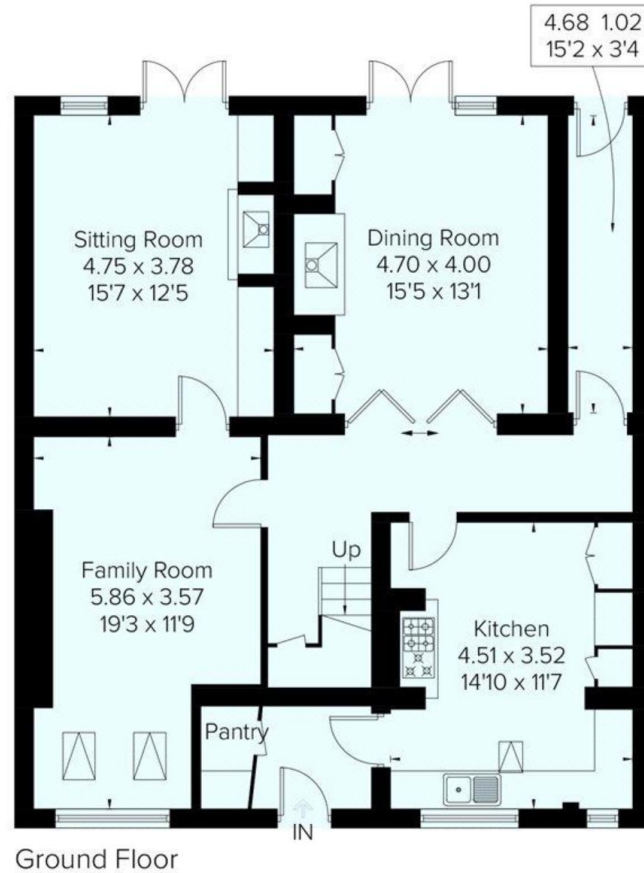
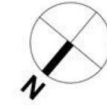
VIEW FROM FRONT LOOKING REARWARDS



17th March 2025

FLOOR PLAN – EXISTING & PROPOSED

Approximate Area = 184.6 sq m / 1987 sq ft (Excluding Void)
Outbuilding = 13.4 sq m / 144 sq ft
Total = 198 sq m / 2131 sq ft



TIMELINE

17 March 2025	Contractors arrived to begin isolated repairs. As roof covering was stripped it became apparent that the condition was worse than expected. Recommended that weight should be removed immediately from structure to ensure safety and protect deteriorated load-bearing beam in Master Bedroom. Recommended whole roof would need to be addressed, requiring scaffolding and temporary 'tin-hat' roof. Work stopped and scaffolding was arranged.
20 March 2025	Erection of scaffolding with temporary tin-hat roof commenced.
22 March 2025	Scaffolding complete.
24 March 2025	Work resumed to remove remaining roof covering (Tiles, Battens and Felt). Roof Structure fully exposed. Condition of Roof Structure fully visible. Work stopped. Figures 7.1 and 7.2 show the current state.
26 March 2025	Due to significant change in scope (from <25% of the roof to 100%), Building Control was now required.
27 March 2025	Building Notice Application submitted to BCS. Question raised as to whether LBC was necessary.
28 March 2025	Contacted Keith Frost, Built Heritage Officer at Wokingham Borough Council for clarification.
31 March 2025	Keith confirmed that LBC was required, especially with respect to the works to repair the roof structure and the intended repair of a load-bearing beam. Contacted Conservation Consultant at HCUK Group for advice.
04 April 2025	Contacted Stuart Ellis, specialist Conservation Structural Engineer at MNP to assess the condition of the load-bearing beam and to specify and detail the repair.
08 April 2025	Stuart Ellis visited site and conducted assessment. Condition of load-bearing beam found to be satisfactory, therefore scope revised to exclude this. Judged that majority of repairs could be achieved through minimal targeted surgical intervention following a heritage/conservation approach.
16 April 2025	PRA for Bats conducted on site.
22 April 2025	Initial recommendations made from Bat PRA.

MAP SHOWING LOCATIONS OF WATER INGRESS

KEY



INDICATES REGION WHERE SIGNS OF
WATER INGRESS ARE VISIBLE ON
INTERNAL DECOR

See slide:
MASTER BEDROOM
ABUTTING WALL TO CASTLEMANS HOUSE

See slide:
MASTER BEDROOM
CHIMNEY BREAST

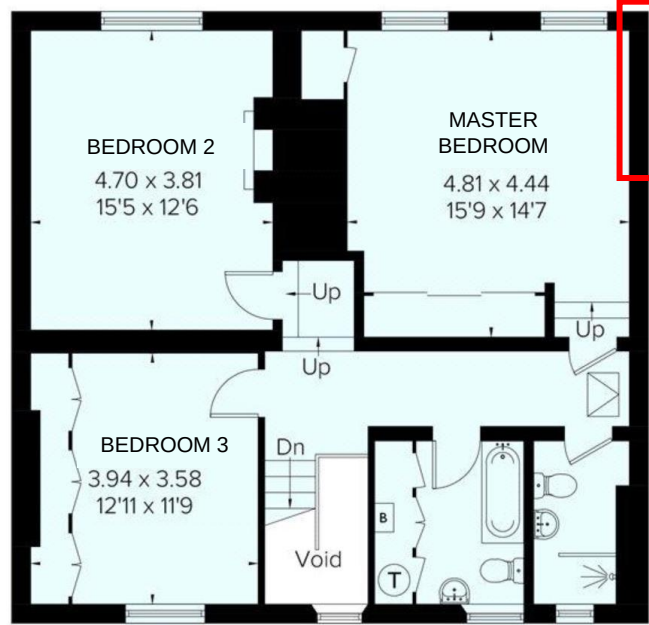
See slide:
BEDROOM 2



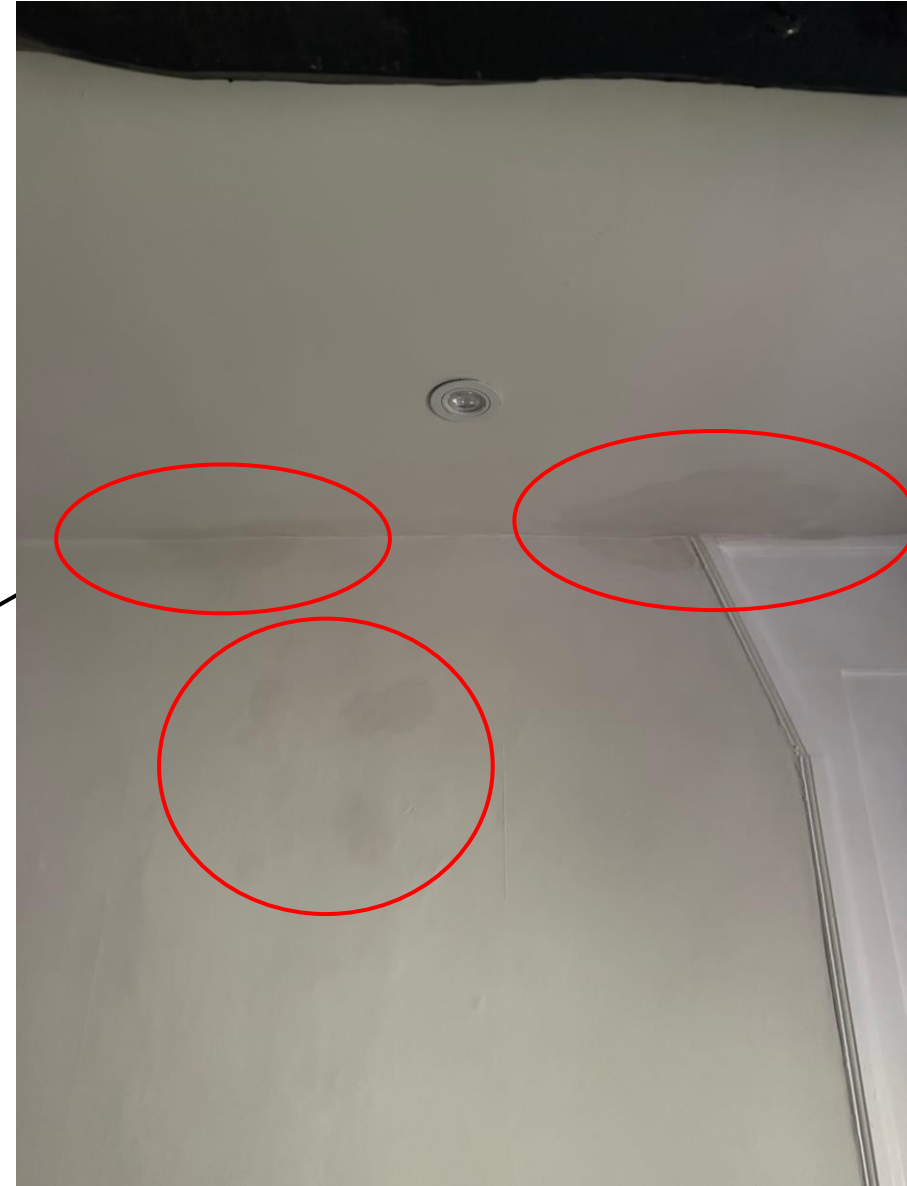
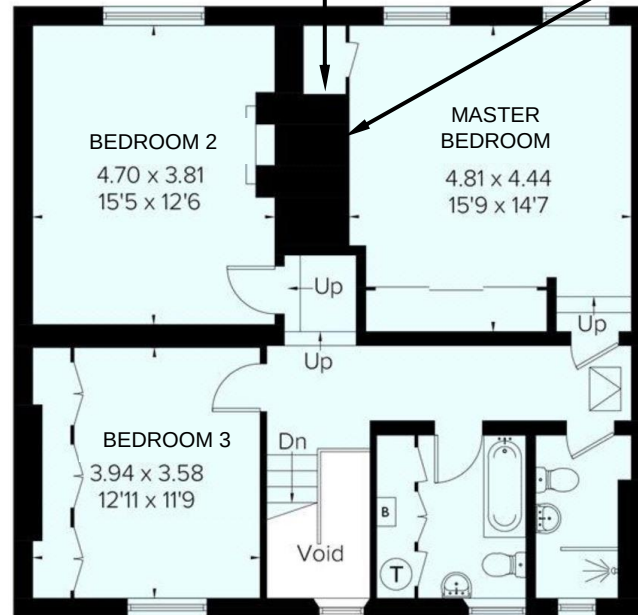
HALL SKYLIGHT

See slide:
STAIRWELL CEILING

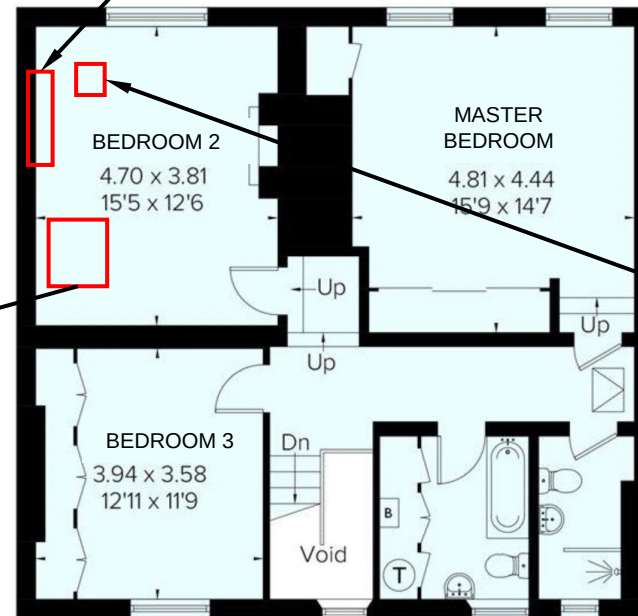
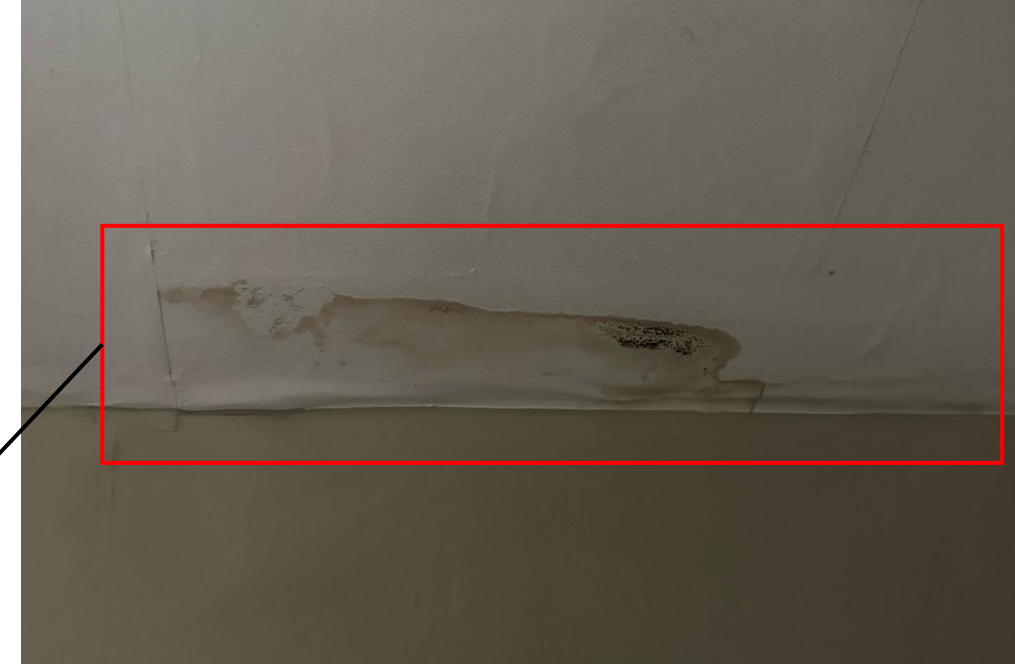
MASTER BEDROOM ABUTTING WALL TO CASTLEMANS HOUSE



MASTER BEDROOM CHIMNEY BREAST



BEDROOM 2



STAIRWELL CEILING



DEFECT MAP

1. MASTER BEDROOM

STAINING ON WALL
CAUSED BY IMPROPER FLASHING/JOINT DETAIL TO
ABUTTING WALL
PROPOSED STEPPED LEAD FLASHING WITH
SOAKERS (TO MATCH EXISTING DETAIL ON
CHIMNEY)

FIGURES 1.1 – 1.5 / PAGES 16 - 20

2. MASTER BEDROOM

CEILING TIMBERS DAMP, CHIMNEY BRICKWORK IN
LOFT SPACE DAMP/DISINTEGRATING
CAUSE LIKELY IMPROPER FLASHING DETAIL, HOLE
IN FELT, BROKEN TILES
PROPOSED STEPPED LEAD FLASHING WITH
SOAKERS AND BREATHABLE FELT
FIGURE 2.1 / PAGE 21

3. BEDROOM 2

CEILING STAINED AND DISINTEGRATING
CAUSED BY BROKEN TILES, LOOSE RIDGE TILES,
FAILED FELT
PROPOSE BONNET TILES TO BE INSTALLED ON HIP
MIMICKING NEIGHBOUR'S HIP OPPOSITE
FIGURE 3.1 / PAGE 22

4. BEDROOM 2

STAINING ON CEILING
CAUSED BY DISLODGED/BROKEN TILES AND
DEGRADED LEAD HIP CAP WITH CRACKS AND NAIL
HOLES
PROPOSE RIDGE TILES TO BE INSTALLED ON HIP
FIGURE 4.1 – 4.3 / PAGES 23 - 25



DEFECT MAP

5. HALL SKYLIGHT

STAINING ON SKYLIGHT FRAME
CAUSED BY DEGRADED AND DAMAGED LEAD
FLASHING SURROUNDING SKYLIGHT
PROPOSE RENEW FLASHING
FIGURE 5.1 / PAGE 26

6. GULLEY

TIMBER BOARDS UNDER LEAD ROTTEN
CAUSED BY FELT UNDERLAPPING LEAD
PROPOSE TO OVERLAP FELT ONTO LEAD AND
REPLACE ROTTEN BOARDS WHERE NECESSARY
FIGURE 6.1 / PAGE 27

7. OVERALL ROOF STRUCTURE

RIDGE BOARDS, RAFTERS, TRUSSES AND WALL
PLATES IN VARYING STATES OF DECAY
TIMBER AFFECTED BY INSECT DAMAGE, DRY ROT,
DAMP ROT AND BLACK MOULD
CAUSED BY LOOSE RIDGE TILES (100%
AFFECTED), IMPROPER FLASHING DETAILS,
DEGRADED/DAMAGED LEAD, DISLODGED/BROKEN
TILES, HOLES IN FELT
PROPOSE REINSTATING STRUCTURE BY
STRENGTHENING EXISTING AND REPLACING
MEMBERS AS NECESSARY, RE-COVERING WITH
BREATHABLE FELT, NEW BATTENS AND
REINSTALLING THE EXISTING TILES, PROPER
INSTALLATION OF CLAY RIDGE AND BONNET TILES
WITH LIME MORTAR, PROPER STEPPED FLASHING
DETAIL WITH SOAKERS AND LIME MORTAR
FIGURES 7.1 – 7.13 / PAGES 28 - 40

8. STAIRWELL CEILING

STAINING ON CEILING
CAUSED BY COLLAPSED VALLEY AND HOLE IN
FELT
PROPOSE REINSTATING STRUCTURE, FELT AND
VALLEY TILES





CASTLEMANS HOUSE

FIGURE 1.1
IMPROPER FLASHING DETAIL
VIEW LOOKING REARWARDS, MASTER BEDROOM
PRIOR TO WORKS STARTING

28th February 2025



CASTLEMANS HOUSE

FIGURE 1.2
IMPROPER FLASHING DETAIL
VIEW LOOKING TOWARDS CASTLEMANS HOUSE, MASTER BEDROOM
PRIOR TO WORKS STARTING



CASTLEMANS HOUSE

FIGURE 1.3
OMISSION OF SOAKERS
PRIOR TO WORKS STARTING

28th February 2025

28th February 2025



FIGURE 1.4
WATER MARKS ON BRICKWORK WITHIN ROOF SPACE BELOW FLASHING
ABUTTING WALL OF CASTLEMANS HOUSE, MASTER BEDROOM
PRIOR TO WORKS STARTING



FIGURE 1.5
EXISTING STEPPED FLASHING ON CHIMNEY
PRIOR TO WORKS STARTING



CASTLEMANS
HOUSE

PANDORA

FIGURE 2.1
HOLES VISIBLE IN FELT
DURING STRIP OF ROOF COVERING

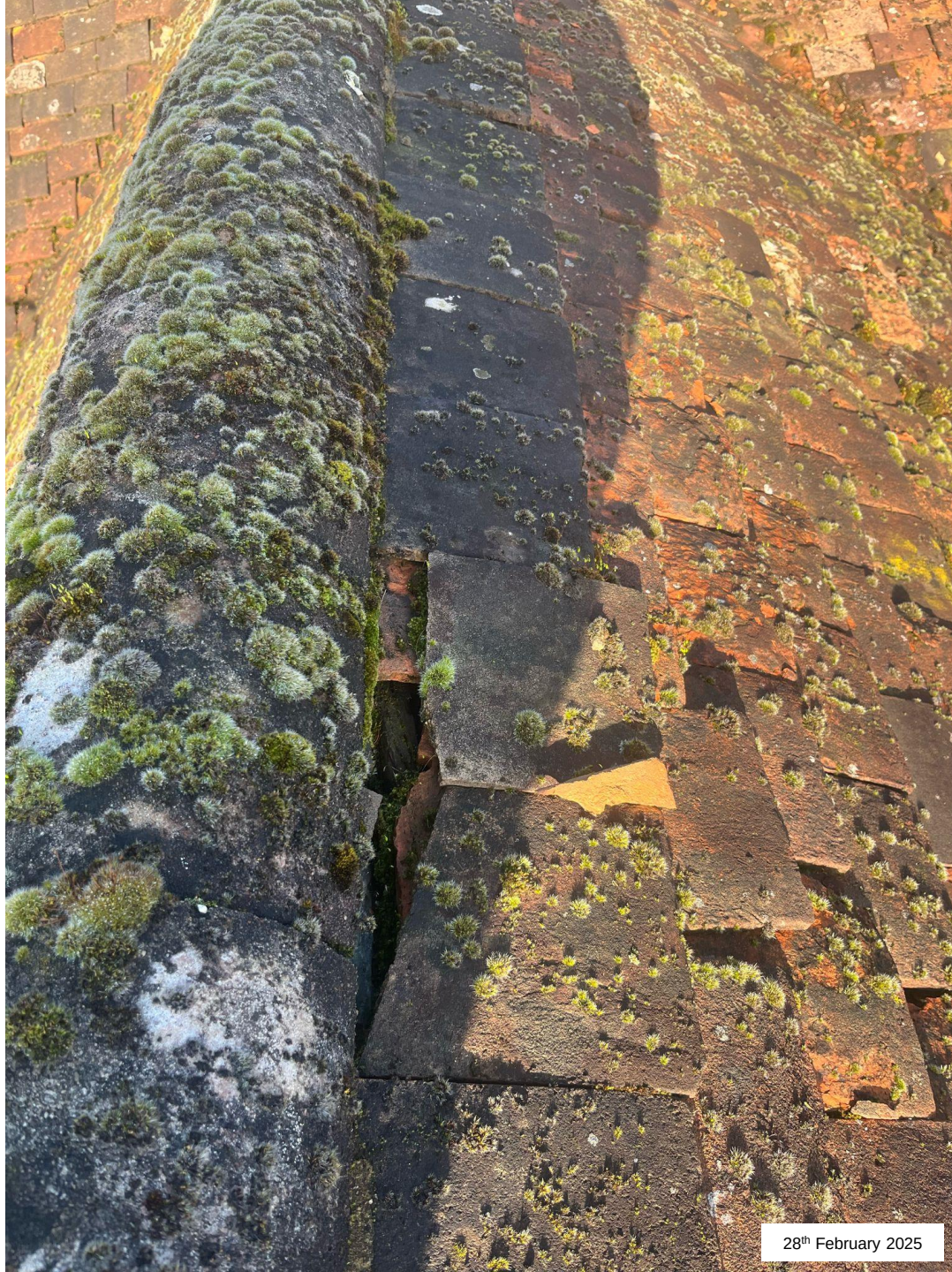


FIGURE 3.1
BROKEN TILES
BEDROOM 2
PRIOR TO WORKS STARTING

28th February 2025

PANDORA

FIGURE 4.1
DEGRADED LEAD HIP CAP, CRACKS AND NAIL HOLES
VIEW LOOKING REARWARDS, BEDROOM 2
PRIOR TO WORKS STARTING



FIGURE 4.2
DEGRADED LEAD HIP CAP
VIEW LOOKING REARWARDS, BEDROOM 2
PRIOR TO WORKS STARTING



FIGURE 4.3
DISLODGED TILES
VIEW LOOKING REARWARDS, BEDROOM 2
PRIOR TO WORKS STARTING

FIGURE 5.1
DEGRADED AND DAMAGED LEAD FLASHING
WINDOW TO CASTLEMANS HOUSE
PRIOR TO WORKS STARTING



28th February 2025



FIGURE 6.1
FELT UNDERLAPPING LEAD IN GULLEY
DURING STRIP OF ROOF COVERING

FIGURE 7.1
VIEW FROM FRONT LOOKING REARWARDS
CURRENT STATE

PANDORA

CASTLEMANS
HOUSE

24th March 2025



FIGURE 7.2
VIEW FROM REAR LOOKING FORWARDS
CURRENT STATE



CASTLEMANS
HOUSE

PANDORA

24th March 2025



CASTLEMANS
HOUSE

FIGURE 7.3
TYPICAL CONDITION OF RIDGE BOARD AND RAFTERS
VIEW LOOKING REARWARDS
CURRENT STATE

24th March 2025



CHIMNEY

FIGURE 7.4
TYPICAL CONDITION OF RAFTERS, DECAYED AND OUT OF POSITION
VIEW LOOKING REARWARDS
CURRENT STATE



BEDROOM 2



BEDROOM 3

24th March 2025

FIGURE 7.5
TYPICAL CONDITION OF RIDGE BOARD AND RAFTERS
VIEW LOOKING REARWARDS
CURRENT STATE

CASTLEMANS HOUSE

MASTER
BEDROOM →

→ GULLEY

FIGURE 7.6
TYPICAL CONDITION OF RIDGE BOARD, RAFTERS AND TRUSS
VIEW LOOKING FORWARDS
CURRENT STATE

24th March 2025



FIGURE 7.7
TYPICAL INSECT DAMAGE AND DRY ROT
CURRENT STATE



FIGURE 7.8
RAFTERS DECAYED
CURRENT STATE

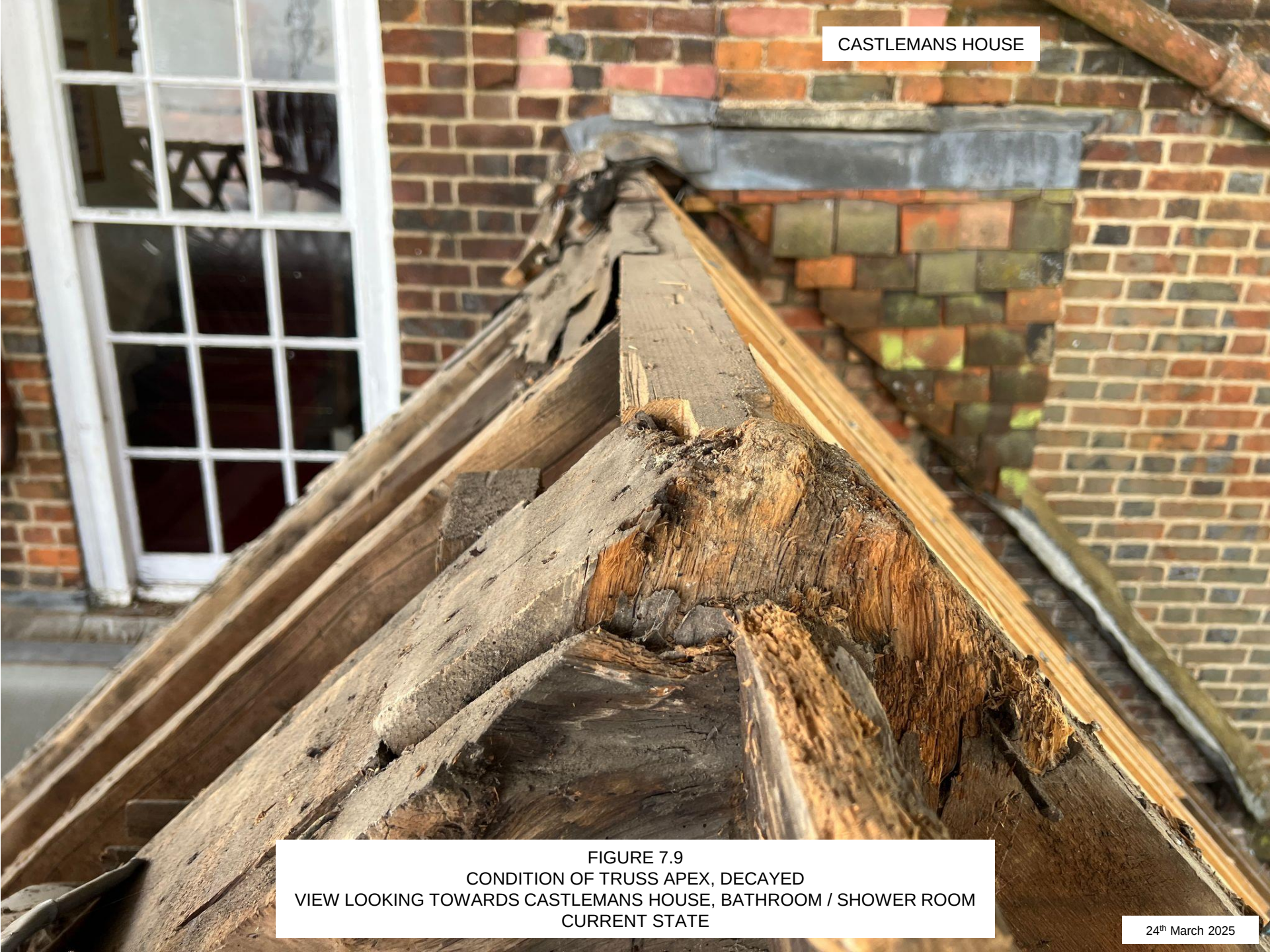


FIGURE 7.9
CONDITION OF TRUSS APEX, DECAYED
VIEW LOOKING TOWARDS CASTLEMANS HOUSE, BATHROOM / SHOWER ROOM
CURRENT STATE



STAIRWELL

BEDROOM 3

FIGURE 7.10
CONDITION OF TRUSS APEX, DECAYED
VIEW LOOING FORWARD, BEDROOM 3 / STAIRWELL
CURRENT STATE

24th March 2025

CASTLEMANS HOUSE



FIGURE 7.11
TYPICAL CONDITION OF WALL PLATE, DISINTEGRATING
VIEW LOOKING TOWARDS CASTLEMANS HOUSE, ALONG FRONT ELEVATION
CURRENT STATE



FIGURE 7.12
TYPICAL CONDITION OF WALL PLATE, DISINTEGRATING
VIEW LOOKING REARWARDS, FRONT ELEVATION, BATHROOM
CURRENT STATE



FIGURE 7.13
TYPICAL CONDITION OF WALL PLATE, DISINTEGRATING, CUBOIDAL CRACKING
CURRENT STATE
(IMAGES TAKEN FROM VIDEO)