

Heritage Statement and Design and Access Statement

April 2025

Roof Repairs

Castlemans Cottage, Bath Road, Knowl Hill, Berks. RG10 9UT

Planning Portal Reference: PP-13905061

BCS Reference: 25/0784/OTHBN

This statement 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.

1. INTRODUCTION

- 1.1. This Heritage Statement and Design and Access Statement has been prepared to support an application for Listed Building Consent to carry out repairs to the existing second storey roof of Castlemans Cottage.
- 1.2. A specialist conservation structural engineer has been appointed for these repair works and has issued a report which provides the guiding principles to ensure a conservation-minded approach is followed, see 'Section 1.4 Heritage Approach'. A copy of this report is included in the application submission, REF 1 'Structural Appraisal - 225131-MNP-XX-XX-RP-S-0001 (Rev P03)'.
- 1.3. The application has been discussed informally by the applicants and Keith Frost (Built Heritage Officer at Wokingham Borough Council) whom has been kept informed of the proposal and scope of the necessary works and this has led directly to the form and design of the proposal.
- 1.4. This document, along with the overall submission, has been prepared predominantly by the applicants and has been reviewed and revised with additional input from Sara Davidson, specialist Conservation Consultant from HCUK Group.

2. PROPOSAL

- 2.1. Listed Building Consent is sought for the repair of the second storey roof to restore it to a safe weathertight condition. The scope of the work includes:
 - 2.1.1. Re-covering the roof with the existing tiles and valleys to retain the character and historic material. Where necessary, e.g. if broken, tiles will be replaced with handmade clay peg tiles, clay valleys, clay ridges and clay bonnets respectively, to match the existing. Bat access points are proposed to be included on the flanks in the gulley as advised by the ecologist. See REF 2 'Castlemans Cottage – Roof Repairs – Proposed Bat Features'.

- 2.1.2. Installing new breathable felt to preserve the longevity of the roof structure, except on the flanks in the gully which are proposed to be covered with hessian backed bituminous felt to compliment any bat access points that may be included as advised by the ecologist. See REF 2 'Castlemans Cottage – Roof Repairs – Proposed Bat Features'.
- 2.1.3. Installing new battens since the existing battens have perished.
- 2.1.4. Removing all structurally compromised timber, caused by decay or insect infestation, including but not limited to ridge boards, rafters, valley rafters, hip rafters, truss members, wall plates, gully. See REF 1 section 2.2.
- 2.1.5. Where necessary, strengthening members by splinting/bracing with new material equivalent to existing, or as a last resort replacing sections, bolting/splicing to the remaining sections, using packers/shims to minimise disturbance, e.g. to the ceilings. See REF 1 section 2.2.
- 2.1.6. Where necessary, installing new wall plates bedded in lime mortar. See REF 1 section 2.2.4.
- 2.1.7. Where necessary, installing new timber boards to form the central gully.
- 2.1.8. Re-lining the gully with lead.
- 2.1.9. Replacing lead cap on hip with new bonnet hip tiles set with lime mortar to mimic neighbouring hip opposite.
- 2.1.10. Replacing existing concrete ridge tiles with correct clay ridge tiles, setting with lime mortar.
- 2.1.11. Correctly installing stepped lead flashing with soakers and setting with lime mortar to abutting wall (of Castlemans House), in keeping with the existing flashing detail around the chimney and to provide an improved weathertight joint.
- 2.1.12. Reinstalling stepped lead flashing with soakers around chimney.
- 2.2. Upon replacing the roof, the existing roof profile will be preserved and will, once again, blend seamlessly with the neighbouring roof of Pandora.
- 2.3. The external front and rear elevations of the two storey house will remain as existing.
- 2.4. Internally, like-for-like patch repairs and redecoration will be required to address the damage and staining to the walls and ceilings caused by water ingress. Listed building consent is not sought for these remedial works since they are minor. There will be no alterations to existing fabric or plan form.
- 2.5. The roof plan will remain as existing.
- 2.6. The existing garden, boundary lines, drive and outbuildings are all unaffected by these repairs and so will all remain as existing.
- 2.7. There will be no effect with respect to access.

3. MATERIALS

3.1. The following table summarises the existing and proposed materials that will be used to complete the repairs.

Type	Existing	Proposed
TILES	Mix of clay and concrete tiles, including valleys and ridges.	Existing tiles will be reinstalled. Where necessary, e.g. if broken, tiles will be replaced with matching handmade clay peg tiles, clay valleys, clay ridges and clay bonnets respectively. Potential inclusion of Bat access points on inner flanks of gulley as advised by ecologist.
BATTENS	Mix of 25mm x 38mm treated and 18mm x 18mm unsure whether treated or not.	25mm x 38mm treated battens.
FELT	Mix of breathable and bitumen based felt.	Breathable felt (Tyvek or Permavent) to front and rear flanks. Bituminous felt to inner flanks of gulley to compliment bat access points (bitumen felt type 1F, hessian backed).
MORTAR	All of the mortar was cement.	Lime mortar for ridges, bonnets, stepped lead flashing (to abutting wall of Castlemans House) and wall plates.
LEAD	Lead flashing, standard unknown.	Code 5 lead flashing.
WALL PLATE	*6"x2" section of oak and perhaps of softwood	*6"x2" section, C24 structural grade, kiln dried, treated
RAFTERS	Mix of Quarter-sawn or rectangular-sawn timbers 4"x2" section (circular saw, hand sawn or band sawn) of oak and perhaps of softwood	4"x2" section, C24 structural grade, kiln dried, treated
RIDGE BOARD	*Mix of 4"x1" and 4"x2" sections of oak and perhaps of softwood	*6"x2" section, C16/C24 structural grade, kiln dried, treated
TRUSS	*4"x4" section of oak	*4"x4" section of C24 structural grade

*Dimensions are approximate. As members are assessed, the section size will be measured and preserved or replicated as necessary as the repairs are completed, i.e. existing and proposed section sizes will be like-for-like.

4. IDENTIFYING THE HERITAGE ASSET

4.1. Castlemans Cottage is Grade II listed by association with the abutting Castlemans House which dates from Mid C18. Castlemans Cottage is referred to in the listing as “early C19 2 storey wing to left of former stables now divided into 2 cottages”.

4.2. Listing NGR: SU8156378498

4.3. The description of the listing states:

List Entry Number: 1154670

WARGRAVE BATH ROAD SU 87 NW (south side) Hare Hatch 3/18 Castlemans 26.1.67 II Country house, now sub-divided into 3 flats. Mid C18 altered C19 and C20. Brick, plinth with moulded capping, moulded brick strings at floor levels, painted cornice string over second floor windows. Parapet, to old tile roof with flanking chimneys. 3 storeys and cellars. Entrance front: main part of 5 bays. Sash windows with glazing bars. 6-panelled central door with arched radiating and enriched wrought iron and cast lead fanlight, in Tuscan porch of piers, wall pilasters and entablature. Early C20 one storey wing to right hand, and early C19 2 storey wing to left of former stables now divided into 2 cottages. V.C.H. Vol.III p.192 B.O.E. (Berkshire) p.258.

Source: historicengland.org.uk

4.4. The property was listed on 26th January 1967.

4.5. Internally Castlemans Cottage is fairly simple with four rooms to the ground floor consisting of two sitting rooms, a dining room and a kitchen and at first floor level there are three bedrooms, one bathroom and one shower room. The building's interior is free from ornamentation and therefore in keeping with its origins as a modest cottage of the early 19th century.

4.6. As identified, Castlemans Cottage forms part of the larger Grade II listed building, Castlemans (UID: 1154670, first designated in January 1967). Castlemans appears to have started life as a mid 18th century country house (now known as Castlemans House) which has various extensions, including the one to the north, which comprises Castlemans Cottage. Castlemans Cottage has its origins in the early 19th century with later additions and appears to have been constructed as an ancillary later addition (perhaps staff accommodation) to the country house.

4.7. As a whole, Castlemans is a highly significant example of a modest mid 18th century Berkshire country house of clear architectural interest both internally and externally, not only due to its formal Classical 18th century components but also its various later additions all of which are high quality (whether of a formal or more vernacular style) and which provide evidence as to the changing domestic requirements of an estate of this scale over time. Castlemans is also a building of clear illustrative historic interest insofar as it provides evidence as to domestic, social and economic practices of the 18th century, alongside evidence as to the wider development of Knowl Hill in this period helping, by virtue of its high status, to demonstrate the prosperity of the settlement as a coaching stop on the road between Bath and London. As a multiphase structure the building also lays claim to a degree of archaeological interest.

4.8. While now separate in terms of ownership, Castlemans Cottage remains clearly appreciable as a later addition to Castlemans House and is of architectural and historic interest in its own right. Externally this pertains to the building's vernacular and modest form and appearance as an early 19th century addition to the earlier Classical country house while internally this stems from the surviving elements of historic fabric (including various chimney breasts, joinery, exposed beams and the original early 19th century staircase) and evidence of the historic compartmentalised plan form and layout. While internally the building is broadly free from ornamentation (specifically when

compared to available photographs of Castlemans House's interiors), this is entirely in keeping with its origins as a modest ancillary addition to the more formal country house.

- 4.9. Within the site boundary there is a Victorian glass house situated in the rear garden and a basic brick store with coal sheds to the front which form part of the land, and have done since before 1st July 1948. On this basis, it would appear as though these structures would be considered part of the listed building by virtue of Section 1(5)(b) of the Planning (Listed Building and Conservation Area) Act 1990, often referred to as 'curtilage listed'.

5. ASSESSMENT OF IMPACT AND MITIGATION

- 5.1. The proposed works are essential to reinstate structural integrity to the building's roof structure given the heavily deteriorated nature of parts of the roof. While some deteriorated historic fabric is beyond salvage and would need to be removed, the repair ethos seeks to retain as much as much historic fabric and legibility of the historic roof structure as possible, while still reinstating strength, stability and watertightness to the roof. The works are limited to the second story tiled roof. The front and rear elevations will remain undisturbed.
- 5.2. The appearance of the repairs is traditional to respect the nature of the listed building. They follow the existing form and materials to maintain the character of the cottage, as well as the character of those attached and surrounding it.
- 5.3. The repairs to the ceilings would be minimal, like for like local patch repairs and therefore should not require listed building consent.
- 5.4. The proposed works will include enhanced mitigation features recommended by the ecologist to satisfy requirements of Natural England to support and encourage bats. Mitigations implemented on the property will be sympathetic to the historic fabric and appearance of the house and additional enhancements will maximise presence of mature trees within the grounds.
- 5.5. Overall the works would preserve the significance of the grade II listed building and ensure its longevity and conservation for future generations.

6. CONCLUSIONS

- 6.1. In summary, the proposed works to the grade II listed building are considered to be proportionate and compliant with relevant policies contained within Section 16 of the NPPF and relevant local planning policy and guidance, namely policies CP3 and TB24. There would be preservation for the purpose of the decision maker's duty under Section 16 of the Planning (Listed Building and Conservation Area) Act 1990.
- 6.2. It is considered that the proposed roof repairs are sensibly designed, respecting the setting and existing character and appearance of the listed building.
- 6.3. The proposed principals for repair of the roof are sympathetic to preserving the historic material and maintaining the original historic features of the property and should be commended.
- 6.4. The proposals are considered to return the cottage to a safe and weathertight condition, thus protecting the longevity of the dwelling; positively contributing to the character and appearance of the Grade II listed building and have been discussed with the Council's Built Heritage Officer, and we hope as a result, they should be approved.

Ashley Bryant and Katherine May Carson

The Applicants

With support from Sara Davidson, Conservation Consultant, HCUK Group

7. REFERENCES

REF 1. 'Structural Appraisal - 225131-MNP-XX-XX-RP-S-0001 (Rev P03)' – Stuart Ellis, April 2025

REF 2. 'Castlemans Cottage – Roof Repairs – Proposed Bat Features'