

Planning Department
Wokingham Borough Council
Shute End
Wokingham, Berkshire
RG40 1BN

2203/L/03

18th November 2024

Dear Planning Team,

East Court Jubilee Road Finchampstead Wokingham RG40 3SD

Further to the granting of listed building consent:

Application Number: 233044

Applicant Name: Mrs Beatrice Neville

Site Address: East Court, Jubilee Road, Wokingham, RG40 3SD

Proposal: Application for Listed Building consent for the proposed maintenance, re-roofing works and structural investigation.

Date of Decision: 8 February 2024

we write to confirm points in relation to condition 4:

Proposed roofing materials: Clay tiles to replace existing to be Keymer tiles, reference handmade clay plain tiles - <https://www.keymer.co.uk/products/traditional/>.

Tile mix: Elizabethan and Antique mix (60/40)

Treatment of existing roof timbers in-situ: Water-based organic preservative treatment to existing roof timbers

Manufacturer: Safe Guard Europe

Reference: Soluguard WoodWorm and Rot - <https://www.safeguardeurope.com/products/soluguard/soluguard-woodworm-and-rot-treatment>

Application: Brush or low-pressure spray in accordance with manufacturer's recommendations.

The treatment is listed as one that is safe for use in or near bat roosts -

<https://www.gov.uk/government/publications/bat-roosts-insecticides-and-timber-treatments/timber-treatment-products-suitable-for-use-in-or-near-bat-roosts>

Treatment of gables: There is no work proposed to the existing brick gables.

Vertical hung tile gables are to be re-tiled to match existing.

Method: remove existing tiles, battens and felt. Apply lime paring coat 6-8mm thick over existing solid brick walls and screw 60mm thick wood fibre insulation board over with 50 x 50 counter battens, type 1F felt, 38 x 50mm counter battens, 25 x 38mm tiling battens and vertical clay tiles as per proposed roofing materials noted above.

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Cappings – there is a small low parapet wall with half round coping bricks. As part of general maintenance and repair, where damaged/spalled bricks are found, these will be replaced using second-hand/reclaimed bricks to match existing with NHL 3.5 mortar pointing.

Insulation: Existing mineral wool and glass fibre insulation at ceiling level is to be removed and replaced with Sheepwool insulation - <https://thermafleece.com/product/thermafleece-cosywool-roll> between and over existing ceiling rafters.

Existing mineral wool batts between sloping rafters are to be removed and replaced with wood fibre insulation filling the depth of the existing sloping rafters (commonly 100mm deep) with a 35mm layer of wood fibre insulation sarking board laid over the top of the rafters. Wood fibre insulation between rafters and studs - <https://www.soprema.co.uk/en/product/insulation/pavatex/woodfibre/pavatherm> . Wood fibre sarking board over the existing roof rafters - <https://www.soprema.co.uk/en/product/insulation/pavatex/woodfibre/isolair-multi> or Steicoflex between rafters and studs and Steico universal sarking board over rafters - <https://www.steico.com/en/solutions/renovation/roof-renovation>

Both sheep wool and wood fibre insulation materials have been chosen as they are vapour permeable, reducing the risk of moisture being trapped and causing damage to historic fabric.

The decision to use wood fibre sarking boards over the rafters was taken for a number of reasons:

- To improve the thermal performance of the property;
- The boards are tongue and grooved and are tightly butted, which will reduce unwanted air infiltration into existing roof spaces;
- Thermal bridging is reduced as the boards form a continuous layer over the existing roof structure;
- Insulating on top of the rafters reduces the risk of condensation forming on the existing roof timbers and the decay that can result;
- The boards help with thermal buffering, by protecting the existing rafters thus reducing summer solar heat gains internally;
- No alternations are required to internal finishes, as insulation will be fitted from outside in once the existing roof coverings have been removed.

The addition of the wood fibre sarking boards over the existing rafters will mean that the roof is raised by the thickness of the boards and counter-battens by approximately 50-80mm. Existing fascias and barge boards will need to be increased in height to accommodate the increase in roof thickness. Where feasible existing boards will be adapted, but where this is not possible they will be replaced in painted softwood timber profiles to match the existing boards.

At chimney abutments, etc, lead flashings will be inserted into the course of brick work above the existing to suit the revised roof height.

Treatment of eaves, verges and ridge; Refer to drawings A50- A54, showing existing and proposed eaves, verge and ridge details.

Leadwork details (in accordance with LDA good practice); leadwork to be in accordance with the Lead Sheet Training Academy (LSTA), previously the Lead Sheet Association best practice.

The means of ventilating the roof: As far as is practicable ventilation is to be provided to meet the requirements of BS 5250:2021 Management of moisture in buildings, Code of practice. This will improve the ventilation of the roof spaces in general, thus reducing the risk of condensation and of moisture being trapped and causing damage to historic fabric.

Generally this would comprise continuous over fascia and ridge vents as noted below:

Manufacturer: Nicholson STS Ltd

Eaves ventilation: Reference: Airtrak F25 – Fascia ventilator 25mm – refer to drawing A51

Ridge ventilation: Reference: Airtrak RTV – Ridge tile ventilator – refer to drawing A54

In addition the following vents associated with providing ventilation at junctions of lead roof and lead gutters are proposed:

Lead roof ventilation: Reference: Airtrak LV15 – Lead roof ventilator

Layboard ventilators: Reference Airtrak layboard ventilator

Details of rainwater goods: New rainwater goods to be aluminium half round gutters.

Manufacturer: Guttercrest Ltd

Reference: Half round gutters - <https://www.guttercrest.co.uk/guttering/half-round-gutters/>

Reference: Traditional round aluminium downpipe - <https://www.guttercrest.co.uk/downpipes/traditional-round-cast-downpipes/>

Details of flues, vents or other pipework piercing the roof (and decorative finish): There are no proposals for new flues, vents or other pipework through the roof. Existing heating flues and soil vent pipes are located surface mounted to external walls, with terminals that do not encroach on roof coverings.

Please do get back to me if you require any clarification.

Yours sincerely,



Ben Tanner
Andy Paterson Architects