RIBA
Chartered Practice

SIMON MACK ARCHITECTURE
1 Broadgates, 47 Market Place, Henley on Thames, RG9 2AD
www.simonmackarchitecture.com
t +44 (0)14 9152 6525

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

9th of January 2026

Ref: Planning Conditions

Dear Wokingham Borough Council Planning Department,

Project: River Cottage, Church Street, Wargrave, Wokingham, RG10 8EP

Further to the planning permission granted under reference 251049 and Listed Building 251050. Please see details for approval for the relevant conditions.

Planning Condition 3.

> *''Further details required*
> *Prior to the commencement of works hereby approved works, the following details shall be submitted to and approved in writing by the local planning authority and shall be implemented as so-approved prior.*
> *a) A Schedule of works that sets out and identifies the works to be undertaken to repair the roof structure, including the ceiling joists of the first floor. Details shall identify all those elements to be repaired and/or replaced and set out the methodology for the repair works.*
> *b) A methodology statement/details that sets out how the new walling of the rear two-storey extension is be constructed along the boundary with Old Gaunt House. Details to also show how the rainwater downpipe would be routed to the ground.''*

The proposed schedule of works and details are as follows:

<u>In response to point 'a' of this condition:</u>

The proposed works to the roof structure are to address the load-bearing capacity of the existing timbers. The loft has been previously boarded for storage with additional joists sitting on top of the original ceiling joists, which has placed additional load on the existing ceiling joists. These newer joists are of modern dimensions and therefore substantially thicker and heavier than the existing ones.

To mitigate the additional weight from the new boards and joists, it is assumed that previous owners "Heath Robinson" approach, was to reinforce the joists with metal straps connecting them to the existing rafters. We

believe this has been detrimental to the existing structure / timbers.

The loft appears worn, indicating it has been used to store a significant amount of items, which may have been an additional contributing factor to the bowing of the rafters.

A visual assessment has been carried out and, although the rafters show signs of increased moisture and mould, they are in an acceptable condition, particularly as many of the rafters have previously been replaced. The proposal is not to use this roof void for storage and therefore to remove the boarding and metal straps, allowing the roof to return to its original condition.

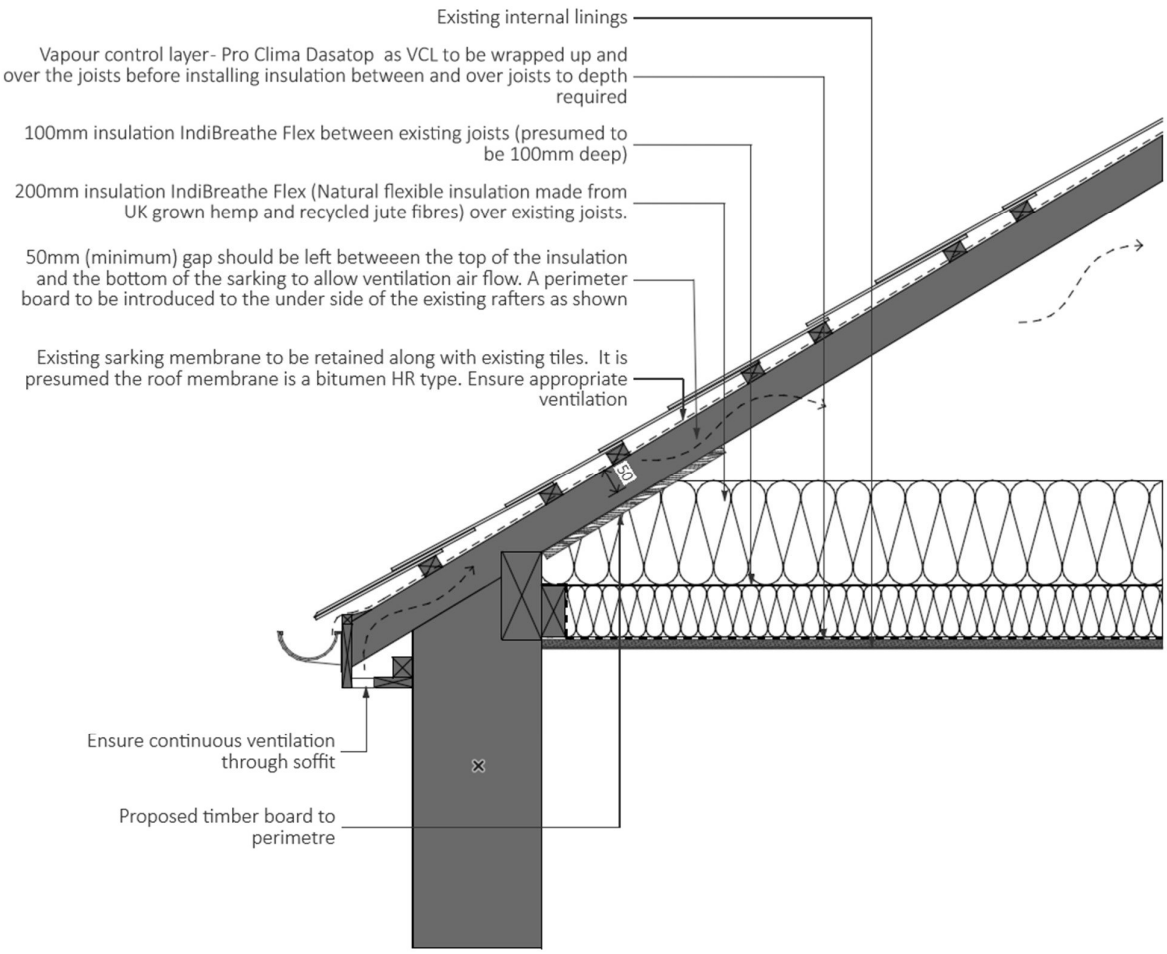
It is obvious when in the roof void that there is a lack of ventilation and a build up of damp. Many of the timber show signs of damp mould on the face of the timbers.

The Society for the Protection of Ancient Buildings (SPAB) highlight the importance of getting ventilation right and for this type of roof relying on a natural ventilation is the preferred solution. Their guidance is not to clean the mould until the rafters have dried out.

To address the moisture content of the cold roof space and preserve the integrity of the existing timber, cross-ventilation will be introduced via discreet soffit-vents to mitigate the lack of ventilation in roof space and allow the existing timber to naturally dry out. –

As part of the remedial works, we have noticed that the existing insulation is not as breathable as we would advise and it has the tendency to add to moisture retention around the original ceiling timbers, and as part of our works we are proposing to replace the insulation with a more breathable natural insulation.

As we are proposing to increase the level of insulation and add ventilation to the perimeter the advice given from Ecological Building Systems is to add a board to the perimeter of the existing roof to maintain ventilation and to stop insulation pressing against the roof sarking membrane, see detail below:



In addition, the existing mineral wool insulation, which has deteriorated and is now in poor condition, will be replaced with natural flexible insulation made from industrial hemp and jute fibres. While the original intention was to install a vapour control layer beneath the new insulation, guidance from SPAB and Ecological Building Systems advises that, due to the existing lath and plaster ceilings, the formation of air pockets would be unavoidable and could cause more harm than benefit to the ceiling structure. The proposal is therefore to install the flexible insulation without a VCL and instead improve ventilation to allow moisture to dissipate. This will be achieved by reducing moisture vapour reaching the roof void through the sealing of penetrations, gaps and cracks within the ceiling.

IndiBreathe® FLEX

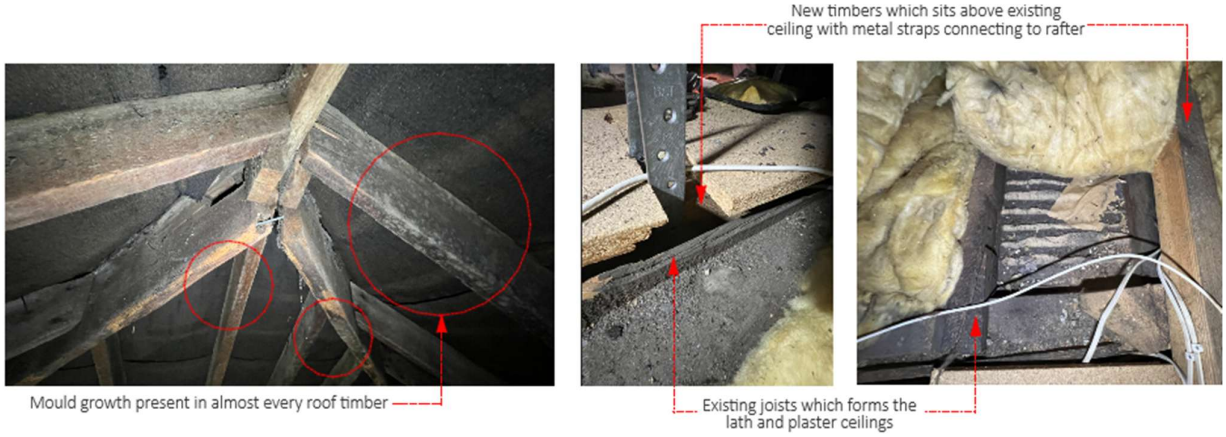
For a breathable thermal envelope, vapour open flexible insulation batts made with UK industrial hemp & recycled jute.

- Exceptional vapour transport and moisture management – keeping buildings dry and preserving building fabric.
- Circular by design, with recycled content and can be reprocessed at the end of life.
- Reduce embodied & operational carbon emissions.
- Light and soft to touch for installers.
- Durable and with rigidity to resist slumping.
- Warm in winter, cool in summer – indoor temperatures and humidity stay comfortably even.

Technical data

Thermal Conductivity λ (W/m.K)	0.039, 20-100mm 0.042, 120-140mm
Density ρ	35 kg/m³
Specific Heat Capacity c	1857 J/(kgK)
Vapour Diffusion Resistance μ	0.48
Reaction to Fire (BS EN 13501-1)	E
Sound Reduction	Min 41dB (50mm+)
Sound Absorption	Class C (40mm) – Class A (100mm)
Carbon (net negative) incl. biogenic	-0.63 kgCO2eq/kg
Carbon (net negative) insulation only	-0.51 kgCO2eq/kg

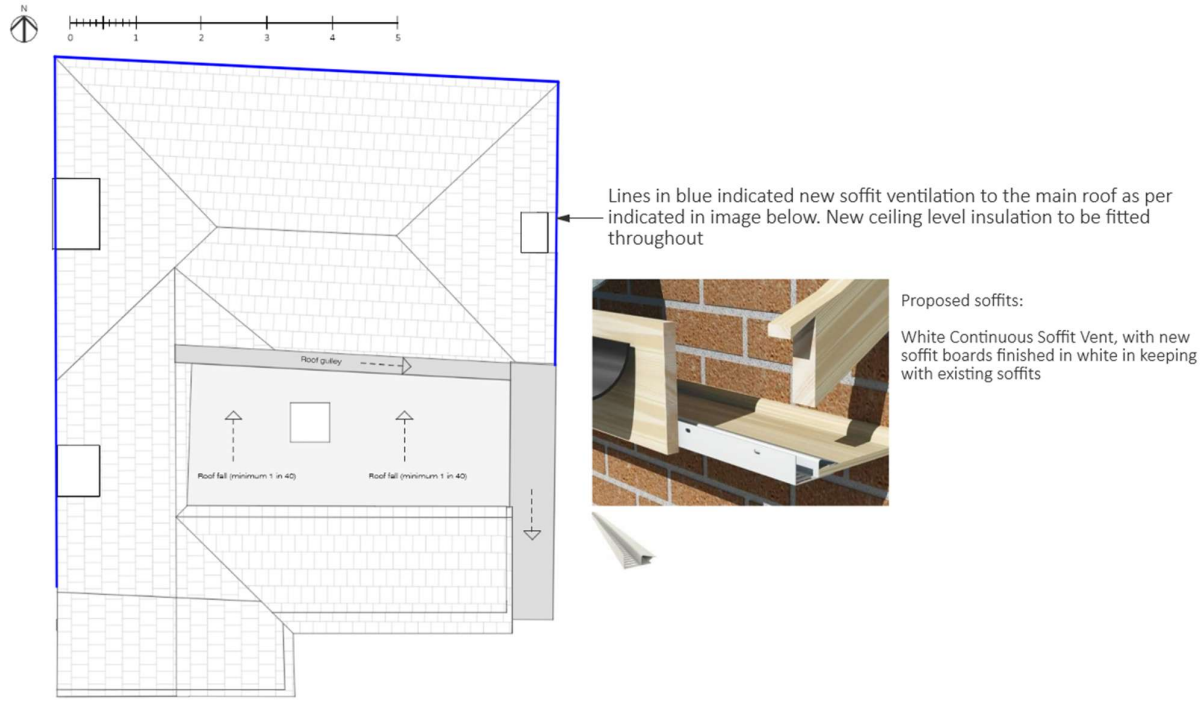
Further ventilation will be provided by perimeter ventilation where the new flat roof meets the pitched roof, allowing for cross ventilation.



The choice of insulation has also been informed by SPAB guidance on regulating humidity through the use of moisture-buffering materials. These materials can absorb and release excess humidity, helping to regulate condensation and reduce the risk of mould formation within the roof structure, making them particularly suitable for problematic roofs.

The proposed soffit vent is discreet and flush-fitting, providing continuous roof-void ventilation in accordance

with BS 5250 and Approved Documents C and F. This addresses the established condensation and timber decay within the insulated roof. The vents will be colour-matched to the existing white soffit boards, ensuring no harm to the building's character and aligning with conservation guidance that favours low-visibility, traditional-appearance solutions.

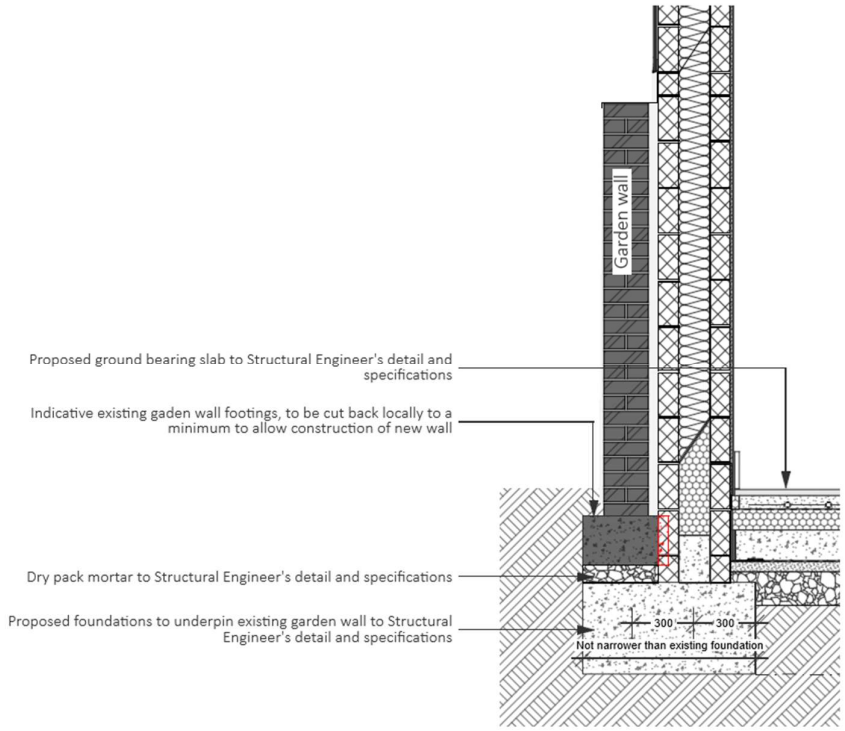


In response to point 'b' of this condition:

The proposed new wall to the double-storey rear extension will be of cavity wall construction, set off the existing garden wall, with appropriate lead flashing over the head of the garden wall with a 150mm upstand to the new wall reducing any damp on the new and existing structures.

The substructure will comprise of concrete strip foundations and a ground-bearing concrete slab. These works will require underpinning to the existing garden wall, with dry-pack mortar used where necessary. Over a distance of approximately 1.6m.

Investigations have been undertaken by suitably qualified surveyors to establish the existing garden wall foundation conditions and levels. It is anticipated that the existing wall footings will be locally cut to facilitate construction of the proposed double-storey wall (marked on red in the detail below).



The planning application indicated an additional down pipe to the rear junction with the boundary wall to Old Gaunt House. There is an existing gutter to this elevation which is discharged via a RWP at the front of the house, it is proposed not to add another RWP at the rear corner along the garden wall.

Planning Condition 5.

> *Natural roof slate:*
> *The roof of the hereby approved rear extension shall be clad in natural slate, a sample of which shall have first been submitted to and approved in writing by the local planning authority.*

The proposed roof slate is a natural stone in grey colour as follows:

Proposed

Existing (a mixture of dark grey and blue tones which are presumed to be a later addition)

The proposed natural slate has been selected for its close visual match to the existing slates and its suitability for heritage projects, providing a distinctly natural appearance to the roof. The slate is classified as W1 (≤ 0.6%), T1 and S1, having been tested in accordance with, and complying with, the relevant sections of EN 12326-1:2014.

- *Thermal cycling T 1*
- *Exposure S02 S1*
- *Water Absorption W1*
- *Meets the requirements of NHBC Standards*

Planning Condition 7.

> *Windows:*
> *Notwithstanding the details submitted, no works shall take place to install the hereby permitted new window(s)/external door(s)/roof- light(s), until such time as full joinery details have been submitted to and approved in writing by the local planning authority. Details are to include.*
> *• 1:10 or 1:20 scaled drawings of the new window(s)/exterior door (s)/roof-lights, along with vertical and horizontal cross-section*
> *• Profile drawings at 1:1 or 1:2 scale*
> *of the glazing bar and frame moulding details.*
> *• Material for new windows frames to be stated.*
> *• Details as to means of securing the glazing i.e., (linseed oil) putty or with beading.*
> *• External finishes to be stated. Installation of the new window(s) is to then be undertaken in accordance with the details as approved.*

Please see attached the following drawings and details:

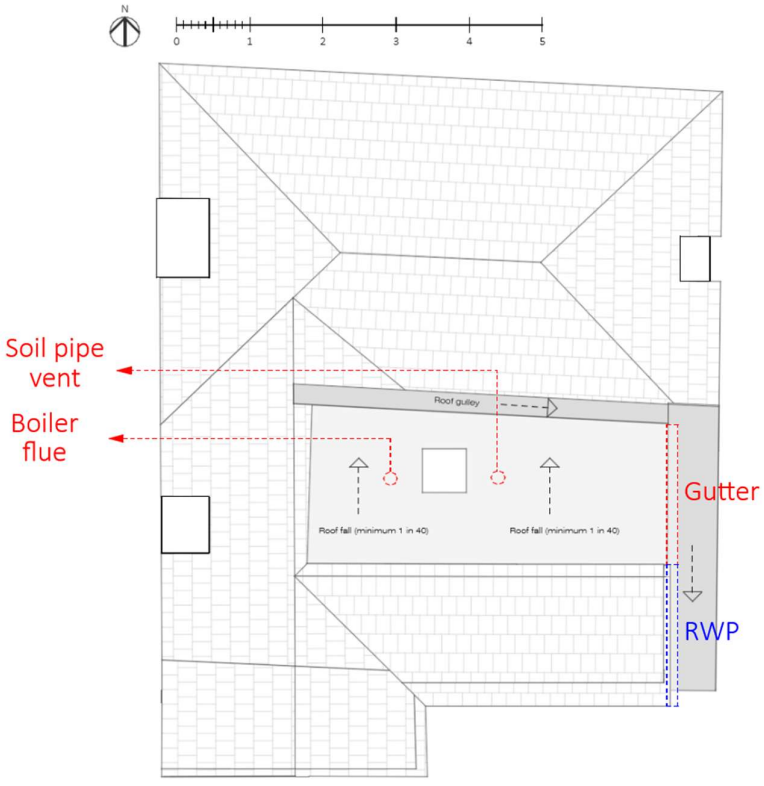
- *PC 01 Window Details*
- *PC 02 Rooflight Details*

Planning Condition 8:

> *EXTRACTION VENTS, GAS FLUES, EXTERNAL PIPEWORK, or DUCTING.*
> *Notwithstanding the details submitted there are to be no gas flue, extraction vent, pipework, soil pipe, services ducting, and/ or utility boxes on the external elevations other than those shown on the plans as approved unless otherwise agreed in writing by the local planning authority prior to works being undertaken.*

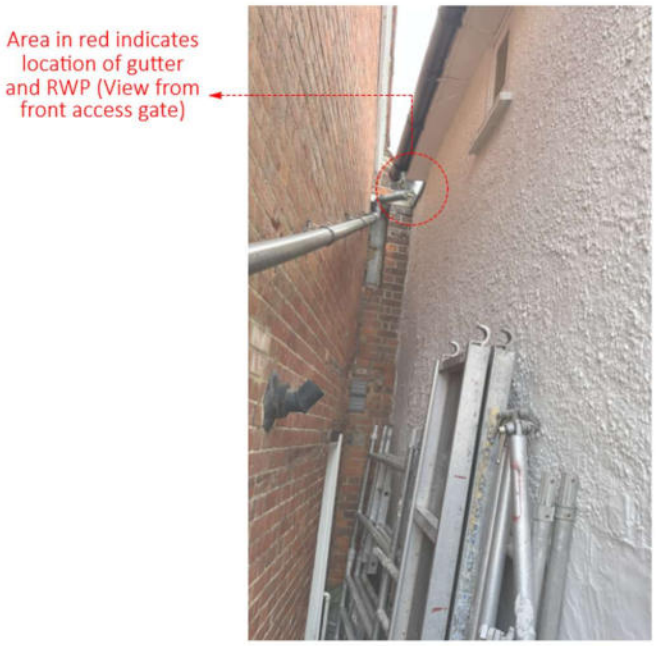
For clarity we understand that this condition is regarding to any ducts and flue coming out of the elevations, but we would to clarify the following in regard to this condition:

To the proposed flat roof, there will be a soil vent pipe to serve the new bathroom drainage, along with a boiler flue to facilitate the installation of a new boiler at first-floor level. Both are shown below indicatively. Due to the flat roof's position between the existing and proposed pitched roofs, and at a lower level, they will not be visible from any elevations, but for clarity, these are indicated in the roof plan below:



In addition to the above, a gutter is proposed to the flat roof, with a rainwater pipe connecting from the

gutter (shown in red and blue above) into the downpipe shown on the approved elevations. Owing to its position adjacent to the partially terraced buildings and next to the pitched roof, this will not be visible from the street view (front elevation) or side elevations.



We trust this meets with your approval.

Yours sincerely,

[redacted]

Simon Mack RIBA (Director)

for and on behalf of Simon Mack Architecture Ltd