

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

2203/L/04

27th January 2025

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

Further to the WBC Ecology response received on 19th January 2025, I note the following:

Sheep wool - risk of entanglement:

We note that the existing eaves are closed, affording no access via the eaves to the internal roof spaces. The proposed works would not change this situation.

Access:

Roof tiles are to be replaced like for like.

The proposed clay tiles are handmade, cambered and with natural undulations due to the way that they are produced. The tiles are formed in hand moulds and the firing process also leads to some variation in the final tile size. The manufacturing process combined with the way that the tiles are laid and coursed, matching like for like the existing tiles will ensure that there are plentiful gaps, cavities and crevasses enabling bats to continue roosting under the tiles.

Access tiles:

Existing access points in the clay tile roof are to be maintained using Keymer bat access tiles as the attached photos.

Access to the proposed slate roof section will be using lead bat access slate, such as -

<https://www.leadworx.com/news/bat-roof-access-tiles/>

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Please refer to the attached Proposed Roof Plan, D15 rev B for locations. Only the red locations will require the roofing felt to be cut to allow access into void for brown long-eared bats. access tile location. The others are all cavity-dwelling species, and so will roost between the tiles and batons.

Temperature and humidity:

It is anticipated that temperature and humidity levels will be more stable following the reroofing works, which will provide optimal conditions for the bats generally.

Data loggers will be deployed in those roof voids supporting maternity roosts to monitor temperature and humidity levels now and going forward. Following completion of the reroofing works, should these levels deviate from optimal ranges, mitigation measures will be taken to remedy the situation. This will be noted in the Earned Recognition site registration form.

Detail drawings:

Detail drawings A50-54 have been agreed with the Project Ecologist.

"I note that the new tiles on the verges shown in Dwg 2203 A 52, are to be nailed on which is not a like-for-like replacement as proposed." For clarification all the existing tiles are nail fixed and the same method of fixing the tiles is proposed for the re-roofing work.

Lighting:

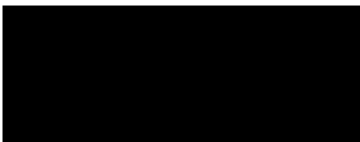
There are no proposals for new lighting or for alterations to the existing lighting.

Scaffolding:

Although not raised specifically in the report we note that the scaffold and temporary roof will be designed in consultation with the Bat licenced ecologist to ensure flight lines are maintained throughout work.

I trust that these have picked up and addressed the questions/queries raised in the WBC Ecology response and look forward to receiving a sign-off of the conditions in due course.

Yours sincerely,



Ben Tanner
Andy Paterson Architects