

## DESIGN, ACCESS & HERITAGE STATEMENT

In support of an application for Listed Building Consent for the recovering of an existing flat roof at  
**HERITAGE COURT, CASTLE HILL, READING, RG1 7RP**

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### **Background**

The site is located at Heritage Court, 144A-152 (evens) Castle Hill Reading, RG1 7RP.

The flat roof to be renewed is located over Flat 23 and is part of a modern three storey rear extension. The roof has been covered with a modern bituminous felt which has failed.

It is intended that the works will be undertaken in conjunction with other localised repairs to the external building fabric using sympathetic materials.

The Applicant seeks consent to replace the existing roof covering with single ply membrane (lead grey colour) and carry out associated works to include the provision of additional insulation to improve the energy efficiency of the building fabric. The scope of works is detailed below.

No alterations are to be made to the external elevations of the property.



View of Property to Rear

### **The Property**

The site is in Reading town centre and within easy walking distance of local amenities and facilities.

The site comprises a five-storey building which accommodates 23 self-contained flats, and associated grounds.

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The property on site is a Grade II listed building (list entry number 1154770) and comprises an early 19<sup>th</sup> century terraced building traditionally constructed with brick walls and a slate covered pitched roofs.



Aerial View of Property

### Planning Implications

The site is not located within any of the following areas;

- a designated flood zone
- an Area of Outstanding Natural Beauty
- a World Heritage site
- a national park
- a local or national nature reserve
- a park or garden of specific historic interest
- a Site of Special Scientific Interest
- the green belt
- an ancient woodland

The property is a Grade II listed building. However, no alterations to the external elevations are proposed.

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### **Design & Heritage Statement**

The proposal comprises limited to works to replace an existing defective modern bituminous felt roof covering. The appearance of the building will be unaffected by the works.

As no significant alterations are to be made to the property the style and character of the building, street scene and general visual amenity will not therefore be adversely affected by the proposal. The proposal will also have no adverse impact on the amenity of neighbouring properties.

The proposal is therefore considered to be acceptable in terms of its design context.

### **Access Statement**

Access to the property for disabled persons and emergency vehicles will remain as presently exists. No alteration of either pedestrian or vehicular accesses is proposed. The proposal will not therefore adversely affect access to the property and is considered to be acceptable.

### **Biodiversity Statement**

There are no trees within the site or the vicinity of it which are likely to be affected by the proposal.

As there are no significant alterations to the property and its footprint will remain unaltered, the proposal will not adversely affect the biodiversity or ecology of the surrounding area.

No significant ground works are proposed within this proposal and there is not expected therefore to be any risk of exposure to ground contamination.

### **Summary**

The Applicant considers that the proposal is not contentious in nature and will have no impact on the existing building.

The Applicant therefore respectfully requests that planning permission for the proposal be granted.

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**Oakleaf Building Surveyors Limited**

19 September 2021

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### **Proposed Schedule of Works to Flat Roof over Flat 23**

1. Carefully remove existing flat roof covering including all felt upstands, flashings, firrings, decking, any insulation etc and prepare surfaces to receive new covering.
2. Carefully remove existing rainwater goods and set aside for re- use once roof has been re-covered. Allow for temporary downpipes to discharge the main pitched roof run-off away from the work area as necessary.
3. Over existing flat roof joists, lay 50mm wide tapered firrings to give minimum 1:60 fall (gradient of 17mm per metre run).
4. Over new firrings, lay 18mm WBP exterior grade plywood decking.
5. Insulate flat roof with 120mm Kingspan TR27 PIR foam insulation boards laid on top of and mechanically fixed to the plywood decking in accordance with manufacturer's specifications. The actual thickness of insulation to be used is to be agreed on site with the Contract Administrator to suit the height of the adjacent window cills on the main rear elevation above the flat roof.
6. Bond ICB Secutop or equivalent single ply membrane waterproofing system (lead grey colour) to insulation in accordance with manufacturer's specifications, fixing metal edge trims to all edges. Membrane to be dressed up upstands and over parapet coping. ICB Secutop membrane as BBA Agreement Certificate 16/5353. Flat roof covering to be subject to 10-year insurance-backed warranty to cover both materials and labour.
7. Install code 4 lead flashing at main wall abutment and beneath window frames as required. Flashing to be tucked and wedged into existing mortar joints minimum 20mm and pointed in lime mortar.
8. Allow for repointing defective mortar to main elevation above the flat roof in lime mortar. Rake out existing joints to a depth of 20mm.
9. All new mortar to be pre-mixed hydraulic lime mortar (1:2.25 lime:sand mix by volume).
10. Reinstate downpipes from main roof to discharge to flat roof via proprietary shoes located at roof level. Ensure downpipes are securely fixed to walling.
11. Allow for raising existing weir outlet and hopper to suit new roof level. Weir outlet to be lined in code 5 lead. Extend flat roof downpipe to suit raised hopper position. Allow for concrete lintel over weir outlet as required.
12. Allow for all temporary sheeting, etc to maintain the weathertightness and security of the flat roof area once exposed.