

5.16 Overall, while there would be some effect on 147 Friar Street through the loss of its 19th century former ancillary buildings, it is relevant to note that there was no in principle objection to these works as part of the pre-application discussions. It is also relevant that these works are essential in order to achieve the wider goal of reinvigorate a series of currently unused heritage assets within Reading town centre and the wider heritage benefits of the scheme.

Introduction of new built form within the courtyard

5.17 Within the courtyard, following the demolition of existing outbuildings proposals entail the provision of built form including i) an extension to the rear of the listed buildings to provide additional footprint at ground and upper floors, and ii) new courtyard structures forming an open market square to create a new, accessible public space.

Rear extension to the listed buildings

5.18 In order to provide sufficient levels of accommodation on upper floors (proposed to function as an Aparthotel) an extension to the rear of the site's listed buildings is proposed.

5.19 As previously noted, the rear of 1-13 Queen Victoria Street and 148 Friary Street is of a very basic and rudimentary design, lacking the embellishment of elsewhere on the terrace, due to their poor-quality design and modern unsightly alterations, these rear elevations are of low significance. The rear elevation to 147 Friar Street has been considerably extended and altered during the 1930s.

5.20 While the introduction of a full width extension to the listed building would be a noticeable change to the rear of the listed buildings it is considered that the rear elevation, due to its limited quality, possesses scope for such an extension in this case. It is acknowledged that extension, by virtue of its scale and the way in which it would obscure the rear elevations of the buildings, would result in some harm to the significance of the grade II listed building. However, this is primarily resulting from the loss of the rear elevation of no.15 Queen Victoria Street which is relatively intact and of some heritage significance retaining an attractive brick frontage.

- 5.21** It is important to note that the main rear elevation will be retained and exposed within the new extension, sustaining legibility of the building's historic form. Furthermore, the proposals have been designed to minimise interruption to built fabric. For example, the new corridor is set to the rear of the building, utilising existing windows to pass through party walls to keep change to a minimum.
- 5.22** In order to retain legibility and subservience with the new built form, the extension is proposed to sit below the eaves level of the existing building, retaining the historic roof form, with the two elements separated via a recessed gutter. Elements including the glazed lift core and circulation space, furthermore, have been carefully sited outside of the host building envelope to further preserve its legibility and integrity.
- 5.23** The new design to the rear of the main building offers a clear enhancement to the appearance and experience of the rear yard. Architecturally, the new extension has been heavily informed by the high quality frontage of the Queen Victoria Street terrace alongside the more intact parts of the rear elevations.. It draws on the articulation, strong vertical emphasis and relationship between floors established by the principle façade, providing a more contemporary, restrained, reference to that earlier form. This is achieved by establishing a repetitious bay rhythm reflecting the paired sash window bays on the front façade all executed with a restrained material palette of red brick and stone. The rear elevation makes use of smaller proportioned dormers, simplified eaves detailing, simplified banding and cornices, window surrounds and colonnade. This not only draws from the established pattern of the host building but balances this with the need to retain a more subservient rear yard character whilst increasing vibrancy of this area.
- 5.24** Overall, while some harm would be incurred through the provision of an extension of this scale in this location, good design would offer an aesthetic enhancement to this part of the site and help mitigate any harm.

New Market Place Built Form

- 5.25** The introduction of replacement built form of part one and part two storeys within the courtyard area and the transformation of this space to a publicly accessible market square have the opportunity to enhance the functionality of the space and the quality of built form present on the site.

- 5.26** New built form is proposed to be of a subservient form and appearance, stepping down from the main building. Architecturally, the character of the courtyard built form at ground floor continues the established character of the rear elevation with brick colonnade and well detailed shopfronts. The first floor portions have been provided with a more contemporary character making use of large areas of glazing and, in accordance with pre-application advice, a pitched roof. The design of this first floor section ensures that the new courtyard built form does not demand undue attention away from the listed buildings or affect the overall back of house character to this part of the site whilst still providing a more inviting and vibrant place to be.
- 5.27** Overall, due to the appropriate scale, carefully considered and high-quality built form, the introduction of new part one, part two storey commercial built form on this part of the site would not affect the heritage significance of the grade II listed buildings on the site.

Internal Alterations to the Listed Buildings

- 5.28** As part of the proposed development, internal alterations are proposed to the site's listed buildings necessitated by the changes of use proposed and the various extensions etc. These changes are discussed in more detail below (with reference to the **Schedule of Work**, SoW hereafter) but, prior to that assessment it is useful (with reference to the Significance and Phasing Plans) to consider the following:
- 147 Friar Street: The interiors of 147 Friar Street are, to all floors, heavily altered. Plan form is primarily open but there are some mid 20th century partitions alongside limited remnants of earlier fabric.
 - 1-3 Queen Victoria Street and 148 Friar Street: This part of the grade II listed terrace has been almost entirely stripped of partitions providing an open plan layout with a number of late 20th commercial and office partitions introduced throughout.
 - 5-15 Queen Victoria Street: This part of the terrace retains more of its general compartmentalised arrangement which is evidenced by party walls, original room proportions, staircases and plan form all of which contribute to significance.

- 5.29** This assessment of the building alongside a detailed understanding of surviving historic fabric has informed the internal alterations proposed. Wherever possible the intention has been to retain historic fabric and detailing, preserve the legibility of original plan form and focus change on already altered areas.
- 5.30** In all parts of the site, proposals for the detailed service arrangements for the rooms will be completed post approval and to be submitted to the council for approval. However, the anticipated approach is to make use of existing risers and site services within ceiling voids to minimise disruption or alterations to existing joists and walls.

147 Friar Street

- 5.31** Specific changes to this part of the building are covered in more detail within Sections **147.Ba.A-B, 147.G.A-B, 147.1.A-D, 147.2.A-D and 147.3.A-D of the SoW** (pages 6, 13, 24, 42 and 61). The below assessment does not detail every alteration to this part of the building but instead, in tandem with the SoW, provides a detailed appraisal of the impacts of the work on the significance of the listed building.
- 5.32** As identified above and as shown on the Significance Plans, the interiors of 147 Friar Street are heavily altered. The space is predominantly open plan but a number of early to mid 20th century partitions alongside limited remnants of earlier 19th century fabric.
- 5.33** The main change to this building as a whole involves the removal of the 1930s rear lift and staircase. As noted earlier in the report, these are not part of the original phase of the building's construction but it is acknowledged that these early additions are of some wholly limited value in their own right. While the loss of this 1930s fabric could be considered to result in some impact on the significance of the building, the works would be beneficial as a whole thus outweighing the harm caused. This is because a more coherent and architecturally appropriate flush rear building line (as per the building's original design) could be reinstated to the grade II listed building. At upper floors where possible existing elements of the rear elevation would be retained and new built form of a matching design introduced.

- 5.34** At basement level proposals involve the replacement of existing modern partitions with new partitions to create a more functional commercial layout. Given the modern nature of partitions and layout present here these proposals would not affect the significance of the building.
- 5.35** The building's ground floor is heavily altered with a new early to mid 20th century splayed shopfront layout added behind the 1880s shopfront. Proposals seek to remove the spayed units and provide two rectangular commercial units both with an active street frontage. No historic fabric would be lost as a result of this alteration and while there would be a change to the character of the ground floor the commercial character of the building would be retained alongside all historic elements of the shopfront including the tall columns. Effects as a result of shopfront alterations are discussed above but in general these proposals would not affect the significance of the grade II listed building.
- 5.36** At the upper floors new commercial and (limited to part of the first floor only) residential accommodation layouts are proposed within the currently mostly open plan part of the building. Wherever possible the proposals retain the historic (late 19th century and 1930s) layout and preserves a sense of the historic legibility of the building and retains what limited historic fabric survives. Of particular note is that the exposed roof trussed and timbers present within the third floor (see **Photographs 139 – 147 of the SoW**) are retained as exposed within these parts of the building. Overall, these works, alongside the reinstatement of a compartmentalised arrangement to the grade II listed building, represent an enhancement to the significance of this building.
- 5.37** In order to ensure that the new staircase serving the upper floors of the site's listed buildings can provide DDA compliant access a new dormer is proposed to the rear of 147 Friar Street. This dormer is located within a much changed part of the building affecting either modern or heavily altered fabric only. Without the introduction of the dormer window, alterations and removal of the building's third floor trusses would be required which would result in harm to the significance of the listed building.
- 5.38** Overall, while the loss of the 1930s lift and stair core would result in some impact on the significance of the grade II listed building, this wholly limited effect should be balanced against the beneficial elements of the scheme which, in respect of 147

Friar Street, are material. These beneficial works include the reinstatement of an appropriate and coherent rear elevation, the preservation of historic partitions where present, the introduction of appropriate decorative features within the main spaces and the introduction of a compartmentalised internal arrangement which is more appropriate in comparison to the existing open plan layout which represents an enhancement.

1-3 Queen Victoria Street

- 5.39** Specific changes to this part of the building are covered in more detail within Sections **1.Ba.A, 3.Ba.A, 1.G.A, 3.G.A, 148.1.A, 1.1.A, 3.1.A-B, 148.2.A, 1.2.A, 3.2.A-B, 148.3.A, 1.3.A, 3.3.A-B of the SoW** (pages 6, 13, 24-25, 42-43 and 61-62). The below assessment does not detail every alteration to this part of the building but instead, in tandem with the SoW, provides a detailed appraisal of the impacts of the work on the significance of this part of the listed terrace.
- 5.40** As noted above, this part of the grade II listed terrace has been almost entirely stripped of partitions providing an open plan layout with a number of late 20th partitions introduced to the commercial basement and ground floors and the upper floors which have most recently been in office use. Party walls have been removed and only one staircase (within no.3) survives. This staircase has been replaced at lower floors but retains some early 20th century fabric to the upper floor (see **Photograph 172 of the SoW**).
- 5.41** Due to the level of alteration and presence on modern fabric in this part of the terrace the internal spaces are of no heritage value. Proposals to these spaces involve the removal of existing modern partitions and provision of new commercial and residential layouts. While the removal of the staircase would result in the loss of some historic fabric, given the changes to this part of the building and the staircase itself any effect on the building's plan form, legibility and significance would be wholly limited.
- 5.42** Overall, given the modern nature of the current layouts and lack of historic fabric present within these spaces, the internal alterations proposed to 1-3 Queen Victoria Street works would not affect the heritage significance of the listed building in any way.

5-15 Queen Victoria Street

5.43 Specific changes to this part of the building are covered in more detail within Sections **5-15.Ba.A, 5-15.G.A, 15.G.B, 5-15.1.A-B, 5-15.2.A-B and 5-15.3.A-B of the SoW** (pages 6, 14-15, 25-27, 43-45 and 62-63). The below assessment does not detail every alteration to this part of the building but instead, in tandem with the SoW, provides a detailed appraisal of the impacts of the work on the significance of this part of the listed terrace.

5.44 Within the basement and ground floor commercial parts of 5-15 Queen Victoria Street change has historically occurred which has eroded the historic legibility of these spaces. Such changes include the loss of party walls, loss of internal partitions and replacement of various staircases. Across the ground and basement levels of this building proposals involve:

- The removal of modern shop fittings and partitions;
- Retention of existing staircases serving the basement from nos. 5, 6 and 9. The basement staircase to no.5 in particular appears to be part of the building's original construction (see **Photographs 16 and 38 of the SoW**); and
- Retention of existing party walls and where present, historic spine walls.

5.45 As a whole, these proposals seek to preserve key elements of the plan form and character of the building within these much altered floors ensuring that the once separate character of the 6 retail units is respected.

5.46 As noted above, the upper floors of 5-15 Queen Victoria Street retains more of its general compartmentalised arrangement which is evidenced by party walls, spine walls original room proportions, staircases and plan form all of which contribute to significance. In order to preserve a sense of historic legibility within this part of the terrace these elements of the building are to be retained and incorporated within the residential accommodation wherever possible.

5.47 While the intention has been to retain historic fabric wherever possible, there are a number of areas where historic fabric needs to be removed in order to facilitate a functional layouts. Changes are detailed in full on the SoW and key changes discussed below:

- **Staircases:** As identified at pre-application stage a number of staircases are proposed to be removed as they do not facilitate a practical layout within the building. Original staircases are present within no.5 and no.9 (**Photographs 77 and 86 of the SoW**) and proposals seek to retain the no.5 staircase as a functional element of vertical circulation. However, the staircase at no.9 is proposed to be removed as it cannot be readily incorporated into the residential layout without removal of a number of apartments. The loss of this original and broadly intact staircase will result in a degree of harm (less than substantial) to the significance of the grade II listed building. Other staircases within nos.7 and 13 (**Photograph 67 of the SoW**) are either modern or heavily altered to the point they are of no heritage value. While the removal of these elements of vertical circulation will have some effect on the building's plan form and legibility this effect would be wholly limited.
- **Party walls:** Throughout 5-15 Queen Victoria Street proposals seek to retain existing party walls between the formerly separate 6 units, thus preserving historic fabric and plan form and legibility. There are some existing breaches present within the party walls at various upper levels and proposals seek to rebuild structure in these areas reinstating the building's lost element of plan form and circulation. These works are wholly beneficial to the significance of the grade II listed building.
- **Spine walls:** Where present within 5-15 Queen Victoria Street existing historic spine walls (the wall dividing the front and rear rooms on upper levels) is retained in situ. While some new door openings are proposed within the spine walls the minor loss of associated historic fabric would not be sufficient to result in harm to the significance of the building and the retention of the majority of these key elements of plan form preserve a sense of historic legibility within the spaces.
- **Chimney breasts:** All chimney breasts within nos.5-15 are retained and kept free of obstructing build form. Retention of spine walls and reinstatement of party walls will enable the chimney breasts (though no fire surrounds are present) to once again be the focal point of rooms within this part of the listed terrace.
- **Rear elevation of the terrace:** In order to link this part of the listed terrace to the new rear extension new openings in the original rear elevation of the

building are proposed. As previously discussed the building's rear elevation is heavily altered but proposals seek to retain as much of this part of the building as possible utilising window openings as new door points and retaining this part of the building as a corridor running the length of the new extension. Within 5 Queen Victoria Street the historic window serving the stair core is retained as exposed within the corridor. Overall, these works have ensured a limited loss of historic fabric and preservation of the character of the rear of the building.

5.48 As identified in the above, the internal alterations to 5-15 Queen Victoria Street will result in some harm to the significance of the grade II listed building primarily as a result of changes to the building's plan form and the loss of an original staircase. However, these works are essential to facilitate the viable re-use of the building and wider site and wherever possible the harm incurred has been minimised by careful design. Additionally, the internal proposals to this part of the listed terrace also include a number of heritage benefits which can weigh against the harm incurred. These beneficial works include partial restoration of lost elements of plan form and the reinstatement of appropriate period detailing (for example fire surrounds, cornices and skirting boards etc.) where those elements are missing.

Summary and policy compliance

5.49 The proposed development can be summarised as the comprehensive redevelopment of the site to provide a high quality commercial and visitor accommodation use that will reinvigorate a series of currently underused heritage assets (and halt decay to these assets) within Reading town centre. Specific works required to achieve this are discussed above in detail but can be summarised as:

- External alterations to halt deterioration;
- Works to provide appropriate consistent shopfronts and signage;
- Replacement of the rear outbuildings with an extension to the terrace and new built form in the courtyard forming an open market square to create a new, accessible public space; and

- Internal alterations to the buildings to facilitate commercial ground floor upper floors to convert the spaces into an Aparthotel.

5.50 As detailed above, it is acknowledged that the proposals result in some identified harm to the significance of the two listed buildings (147 Friar Street and the Queen Victoria Street terrace). This harm primarily stems from the loss of the outbuildings, provision of a rear extension and a small number of internal alterations which result in loss of plan form and historic fabric. Taking into account the significance of the buildings and design mitigation discussed above, this harm would be commensurate with a medium level of less than substantial harm (**Appendix 1**).

5.51 In accordance with paragraph 196 of the NPPF should be weighed against the public benefits of the scheme. Public benefits associated with the scheme and the wider balance needed for paragraph 196 are considered within the Planning Statement. However, there are also considerable heritage benefits that would, in accordance with paragraph 020 of the PPG, weigh into the wider planning balance as follows:

- Preventing further deteriorating to the listed buildings, specifically 1-15 Queen Victoria Street and 148 Friar Street, which are currently in a deteriorating condition with the highly significant frontage at risk of collapse;
- Reviving the currently underused and predominantly vacant heritage assets by providing the listed buildings with an active viable use that will see for their future conservation and maintenance;
- Reinstatement of appropriate and in-keeping shopfronts throughout the site, thus enhancing the significance and authenticity of the listed buildings;
- Removal of poor-quality additions to the rear of the buildings, many of which are currently abutted directly against the rear elevation of the listed buildings;
- Retention and restoration of key elements of heritage significance, for example the important facades, original staircases and elements of historically legible plan form; and
- Opportunities to reinstate appropriate detailing (fire surrounds, cornices and skirting boards etc.) in those areas of the listed building (primarily 5-15 Queen Victoria Street) which, internally, retain a higher degree of survival and plan form.

6. Conclusions

- 6.1** This Heritage Statement has been prepared in accordance with paragraph 189 of the NPPF and is submitted alongside an application for planning permission and listed building consent for a heritage led redevelopment of 147 Friar Street and 148 Friar Street & 1-15 Queen Victoria Street, Reading. This report provides a proportionate assessment of the significance of the application site and this is followed by an assessment of the effect of the proposals on that significance.
- 6.2** The Queen Victoria Street terrace (including 148 Friar Street and 1-15 Queen Victoria Street) is a building of considerable architectural quality, primarily deriving from the quality and form of its front elevation which includes brickwork, terracotta, decorative gables, granite pilasters and original windows. While its significance has been affected by virtue of poor quality shopfronts but the building remains a good example of an early 20th century commercial premises and this bestows a degree of historic (illustrative and associative) interest.
- 6.3** The significance of 147 Friar Street primarily relates to the architectural quality of the 1880s front elevation, particularly the double height colonnade shopfront and the 3no. segmental headed dormer windows that feature moulded coping between and modillion cornices. As with the Queen Victoria Street terrace, the building is a good example of a late 19th century commercial premises
- 6.4** To the rear of the building are a variety of extensions and additions historically associated with 147 Friar Street. Elements of built form which are 19th century in date are of some limited value while more recent built form possesses either neutral or negative role in the heritage values of the listed building.
- 6.5** The proposed scheme of works is based on an understanding of the significance, character, historic development and surviving historic fabric of the grade II listed buildings on the site. The proposals have been designed to provide a new viable use for the site and its listed building that will be sensitive to the significance of the identified assets and also revive the currently underused heritage assets
- 6.6** The redevelopment as proposed will result in both positive and negative impacts on the significance of the grade II listed buildings. Negative effects primarily relate to

the scale of demolition and new built form proposed in the form of rear extensions, however, wherever possible, such effects have been mitigated, if not avoided, by sympathetic design that respects the assets' significance. Beneficial elements of the scheme are outlined in the preceding section and represent considerable enhancements to the listed buildings in terms of their scope and nature. They can be summarised as:

- Preventing further deteriorating to the listed buildings, specifically 1-15 Queen Victoria Street and 148 Friar Street, which are currently in a deteriorating condition with the highly significant frontage at risk of collapse;
- Reviving the currently underused and predominantly vacant heritage assets by providing the listed buildings with an active viable use that will see for their future conservation and maintenance;
- Reinstatement of appropriate and in-keeping shopfronts throughout the site, thus enhancing the significance and authenticity of the listed buildings;
- Removal of poor-quality additions to the rear of the buildings, many of which are currently abutted directly against the rear elevation of the listed buildings, to be replaced with a new extension and public market that provides a contemporary reference to the established historic architectural pattern, creating a more inviting and accessible space
- Retention and restoration of key elements of heritage significance, for example the important facades, original staircases and elements of historically legible plan form; and
- Opportunities to reinstate appropriate detailing (fire surrounds, cornices and skirting boards etc.) in those areas of the listed building (primarily 5-15 Queen Victoria Street) which, internally, retain a higher degree of survival and plan form.

6.7

Overall, any harm to the significance of the listed buildings would be less than substantial in NPPF terms (a medium level of less than substantial in accordance with **Appendix 1**). Application of paragraph 196 of the NPPF requires the harm to be balanced against the benefits (both public and heritage) secured by the development. Conservation is the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. In this case the most significant aspects of the buildings, their external

form and appearance and the vast majority of their historic fabric and surviving plan form, will be retained and where possible enhanced.

6.8

The Planning Statement (Town Planning Bureau, 2021) presents an assessment of the planning balance, weighing the identified harm against the public and heritage benefits secured by the scheme. It concludes that, for the purposes of paragraph 196 of the NPPF, the considerable benefits of the scheme outweigh the identified harm. This results in a scheme which is found to be compliant with local and national planning policy (as outlined in Section 2) and, being informed by the significance of the assets, results in considerable heritage benefits. As such, there would be preservation for the purpose of the decision maker's duty under sections 16 and 66 of the Act.

Appendix 1

Scale of Harm (HCUK, 2019)

The table below has been worked up by HCUK Group (2019) based on current policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It draws on various recent appeal decisions and reflects the increasing importance being put on the contribution of setting to significance and the need to create a greater level of clarity within the finding of less than substantial harm (see the NPPF, paragraph 194-196). This has been proving more and more necessary and the table below goes some way to reflect the most recent updates (2019) to the guidance set out within the NPPG¹³

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

Heritage Collective, 2019

It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain aspects or elements could accommodate change without affecting the government's objectives, which include 'intelligently managed change' and which seeks to

¹³ See NPPG 2019. Section: 'How can the possibility of harm to a heritage asset be assessed?'. Paragraph 3, under this heading notes that '*within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.*'

ensure decisions are based on the nature, extent and level of significance of those heritage assets affected.

Change is only considered to be harmful where it erodes or negatively affects a heritage asset's significance. Understanding the significance of any heritage asset (along with any contribution made by its setting) is, therefore, fundamental to understanding the ability for the asset to accept change.

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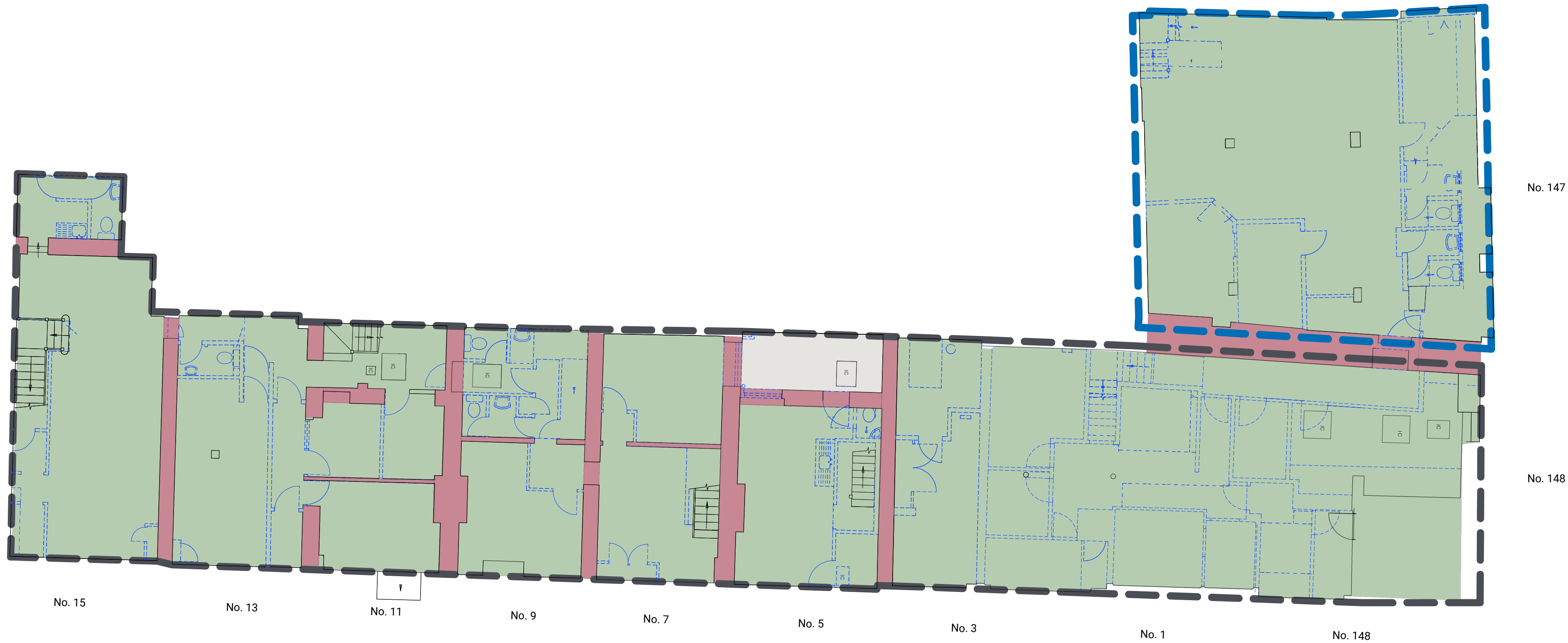
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Appendix 4

Significance Plans.



Notes:

- Four categories of relative significance have been identified as follows:

Neutral/negative

Low

Medium

High
- Within each colour coded area there may be individual features or areas of a different value. For example, a high significance area may contain low significance or negative elements. The significance plans are intended as a broad brush assessment to indicate values overall as a tool for ongoing discussion.
- This classification is subject to change and requires detailed assessment.
- Items to be demolished shown dashed & in blue.

Exiting Building Dates Key:

- 1880s

1895
Buildings in these areas appear to have origins in the 1890s, however fabric present on site today is modern and has been heavily altered

1900 - 1903

1930s

+1960s

The Building Dates and Heritage Significance plans have been produced in consultation with Heritage Collective.

P0 25.01.21 Planning issue

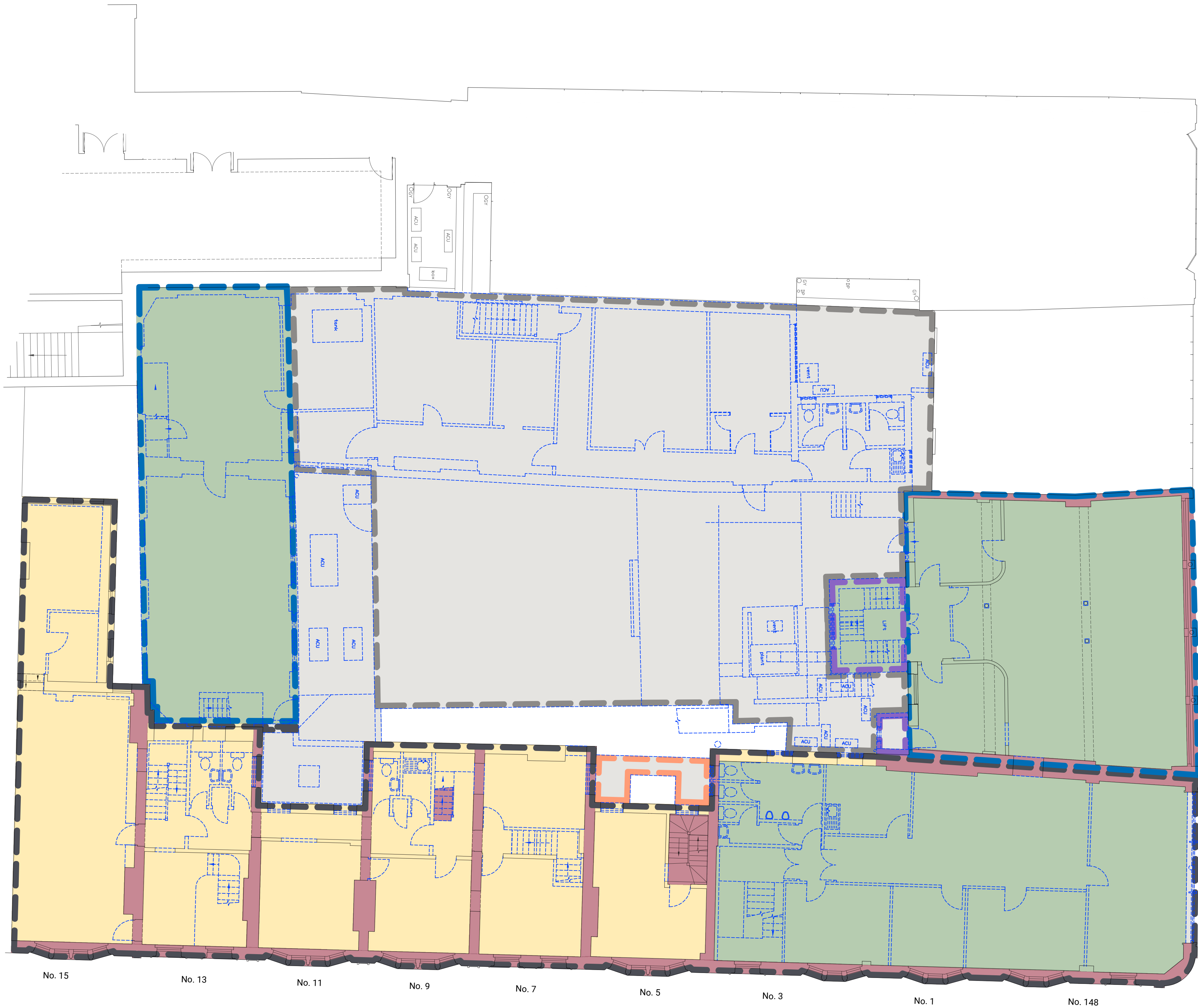
REV.	DATE	ISSUE

QUEEN VICTORIA ST
1- 15 Queen Victoria St
Reading RG1 1SY

Existing & Proposed
Building Dates, Heritage significance
and proposed demolition
Basement Plan

STATUS		SIZE
Planning		A1
PROJECT NO.	DRAWING NO.	REV.
20357	79	P0





Notes:

- Four categories of relative significance have been identified as follows:

Neutral/negative

Low

Medium

High
- Within each colour coded area there may be individual features or areas of a different value. For example, a high significance area may contain low significance or negative elements. The significance plans are intended as a broad brush assessment to indicate values overall as a tool for ongoing discussion.
- This classification is subject to change and requires detailed assessment.
- Items to be demolished shown dashed & in blue.

Exiting Building Dates Key:

- 1880s
- 1895
Buildings in these areas appear to have origins in the 1890s, however fabric present on site today is modern and has been heavily altered
- 1900 - 1903
- 1930s
- +1960s

The Building Dates and Heritage Significance plans have been produced in consultation with Heritage Collective.

P0 25.01.21 Planning issue

REV	DATE	ISSUE

QUEEN VICTORIA ST
1- 15 Queen Victoria St
Reading RG1 1SY

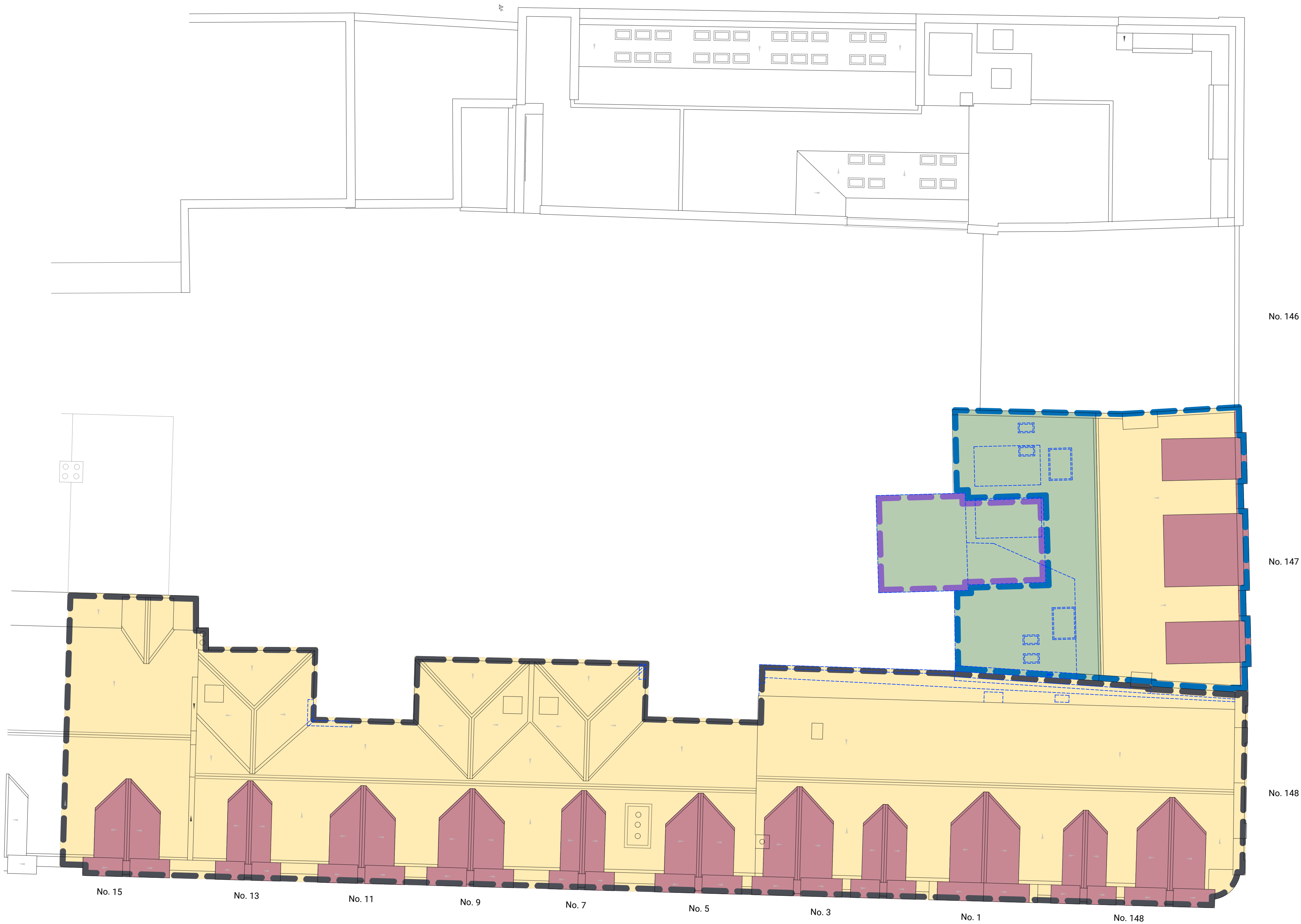
Existing & Proposed
Building Dates, Heritage significance
and proposed demolition
First Floor Plan

STATUS	SIZE
Planning	A1

PROJECT NO.	DRAWING NO.	REV.
20357	81	P0

4. Items to be demolished shown dashed & in blue.

+1960s



Notes:

- Four categories of relative significance have been identified as follows:

Neutral/negative

Low

Medium

High
- Within each colour coded area there may be individual features or areas of a different value. For example, a high significance area may contain low significance or negative elements. The significance plans are intended as a broad brush assessment to indicate values overall as a tool for ongoing discussion.
- This classification is subject to change and requires detailed assessment.
- Items to be demolished shown dashed & in blue.

Exiting Building Dates Key:

- 1880s

1895

1900 - 1903

1930s

+1960s
- Buildings in these areas appear to have origins in the 1890s, however fabric present on site today is modern and has been heavily altered

The Building Dates and Heritage Significance plans have been produced in consultation with Heritage Collective.

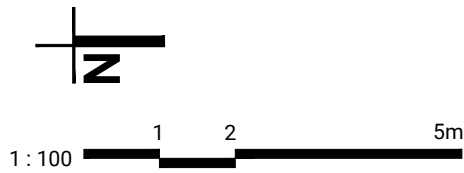
P0	25.01.21	Planning issue
P1	04.02.21	Planning issue

REV	DATE	ISSUE
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QUEEN VICTORIA ST
1- 15 Queen Victoria St
Reading RG1 1SY

Existing & Proposed
Building Dates, Heritage significance
and proposed demolition
Roof Plan

STATUS		SIZE
Planning		A1
PROJECT NO.	DRAWING NO.	REV.
20357	84	P1





Notes:

- Four categories of relative significance have been identified as follows:
 - Neutral/negative
 - Low
 - Medium
 - High
- Within each colour coded area there may be individual features or areas of a different value. For example, a high significance area may contain low significance or negative elements. The significance plans are intended as a broad brush assessment to indicate values overall as a tool for ongoing discussion.
- This classification is subject to change and requires detailed assessment.
- Items to be demolished shown dashed & in blue.

Exiting Building Dates Key:

- 1880s
- 1895
Buildings in these areas appear to have origins in the 1890s, however fabric present on site today is modern and has been heavily altered
- 1900 - 1903
- 1930s
- +1960s

The Building Dates and Heritage Significance plans have been produced in consultation with Heritage Collective.

P0 25.01.21 Planning issue

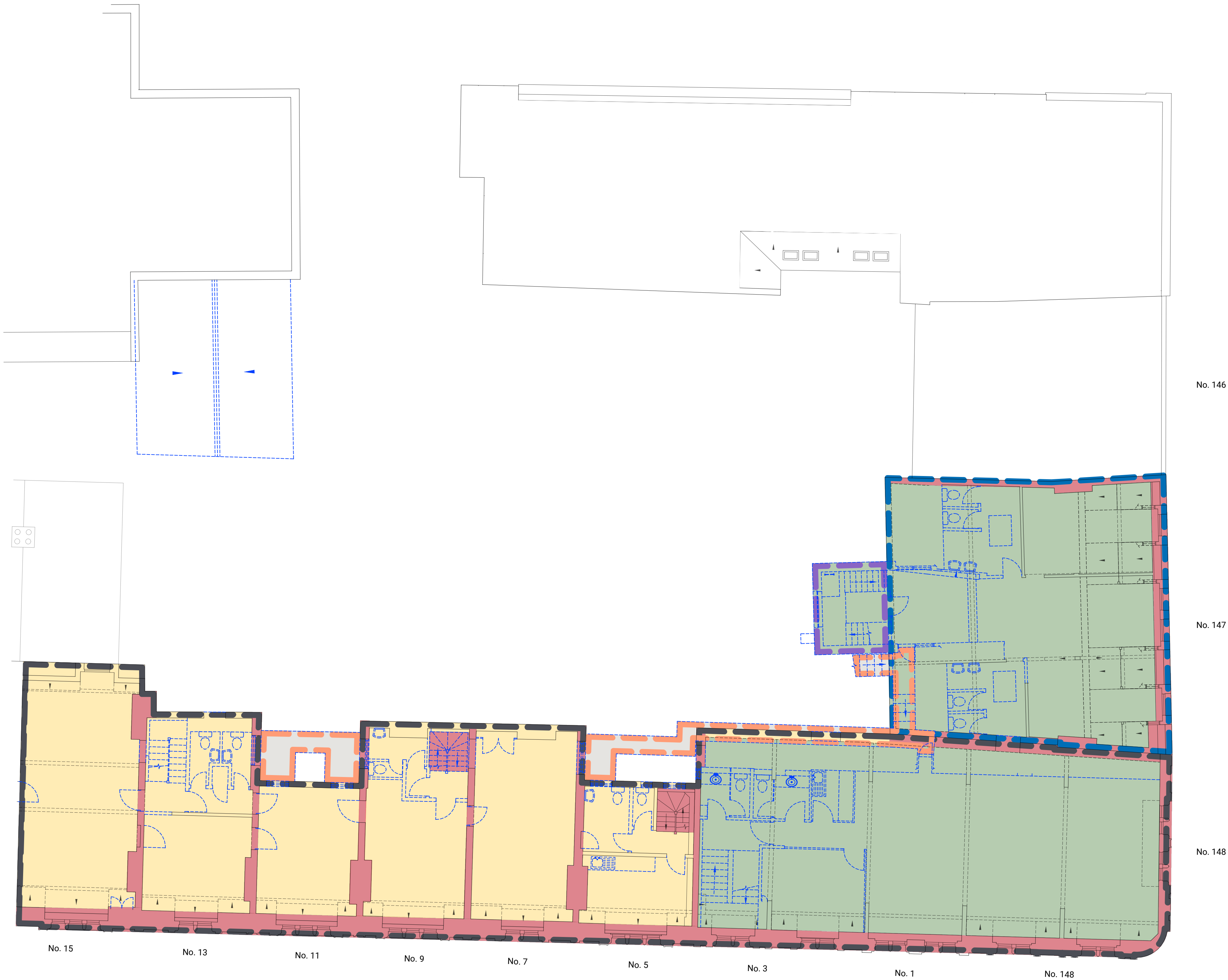
REV.	DATE	ISSUE
P0	25.01.21	Planning issue

QUEEN VICTORIA ST
1- 15 Queen Victoria St
Reading RG1 1SY

Existing & Proposed
Building Dates, Heritage significance
and proposed demolition
Second Floor Plan

STATUS	SIZE
Planning	A1

PROJECT NO.	DRAWING NO.	REV.
20357	82	P0



Notes:

- Four categories of relative significance have been identified as follows:
 - Neutral/negative
 - Low
 - Medium
 - High
- Within each colour coded area there may be individual features or areas of a different value. For example, a high significance area may contain low significance or negative elements. The significance plans are intended as a broad brush assessment to indicate values overall as a tool for ongoing discussion.
- This classification is subject to change and requires detailed assessment.
- Items to be demolished shown dashed & in blue.

Exiting Building Dates Key:

- 1880s
- 1895
Buildings in these areas appear to have origins in the 1890s, however fabric present on site today is modern and has been heavily altered
- 1900 - 1903
- 1930s
- +1960s

The Building Dates and Heritage Significance plans have been produced in consultation with Heritage Collective.

P0 25.01.21 Planning issue

REV	DATE	ISSUE

QUEEN VICTORIA ST
1- 15 Queen Victoria St
Reading RG1 1SY

Existing & Proposed
Building Dates, Heritage significance
and proposed demolition
Third Floor Plan

STATUS	SIZE
Planning	A1

PROJECT NO.	DRAWING NO.	REV.
20357	83	P0

Appendix 5

Schedule of Works.

listed.

Part 1 of 2

frost.

Schedule of Works
1-15 Queen Victoria Street & 147-148 Friar Street

Contents

- 1.0 Introduction
 - 1.1 Scope of the report
 - 1.2 General Assumptions
 - 1.3 Exclusions
- 2.0 Basement
 - 2.1 Plans - Basement
 - 2.2 Schedule of Works - Basement
 - 2.3 Photographic Record - Basement
- 3.0 Ground Floor
 - 3.1 Plans - Ground Floor
 - 3.2 Schedule of Works - Ground Floor
 - 3.3 Photographic Record - Ground Floor
- 4.0 First Floor
 - 4.1 Plans - First Floor
 - 4.2 Schedule of Works - First Floor
 - 4.3 Photographic Record - First Floor
- 5.0 Second Floor
 - 5.1 Plans - Second Floor
 - 5.2 Schedule of Works - Second Floor
 - 5.3 Photographic Record - Second Floor
- 6.0 Third Floor
 - 6.1 Plans - Third Floor
 - 6.2 Schedule of Works - Third Floor
 - 6.3 Photographic Record - Third Floor
- 7.0 Outbuildings
 - 7.1 Plans - Outbuildings
 - 7.2 Photographic Record - Outbuildings

1.0 Introduction

1.1 - SCOPE OF THE REPORT

This report has been produced to accompany the application for the renovation and extension to 1-15 Queen Victoria Street and 147-148 Friar Street in Reading. The report will schedule the works to the listed buildings and to provide outline information of the methodology to be employed. It informs the planning and listed building consent application to the local planning authority. It should be read alongside the proposed drawings in this document and the Photographic Schedule that is appended.

1.2 - GENERAL ASSUMPTIONS

The following items are considered relevant to all areas of the building and can be considered to be the general approach throughout.

Protection

The works described will be undertaken while the building is not in use. The building is to be kept secure and any scaffolding must ensure that access is limited to authorised personnel only. The proposals require limited openings to be made in the existing external fabric to install services. Protection is to be put in place to avoid ingress of water or inclement weather during those works.

Historic features, such as cornices, are to be protected from harm during the works by using temporary sheeting around the feature. Protection is to be provided to stairs and door reveals to limit damage from knocks.

Any materials that are to be removed and reinstated are to be recorded and stored on site in a dry well ventilated location. Appropriated protection is to be installed on floors and walls after works have been carried out to avoid damage.

Fire Safety

Working fire alarm to be in operation throughout the building at all times. Contractor to notify Contract Administrator and Employer if the fire alarm needs to be disconnected for any reason. Contractor to put in place alternative system in this scenario.

No hot works can be carried out on site.

No smoking is permitted on site.

No flammable materials are to be used in the protection, and all sheeting and wrapping must be fire rated.

New Partitions

All new partitions will be constructed to be scribed around existing skirtings and cornices with no fixings or cutting of the existing feature. Any new cornices and skirtings will be matched to the existing and pieced together to ensure the integrity of the existing feature.

Replacement Skirtings and Architraves

Where possible, all existing skirtings and architraves will be retained and protected throughout the works. Where skirtings or architraves are beyond repair or need to be patched in, a template will be taken from the area adjacent (within the same room) and replacement pieces made to fit. Where inappropriate and/or modern details are present these will be replaced with appropriate features to suit the character, age and status of the building.

Existing Windows

All existing windows on the front elevations (1st to 3rd floors) will be repaired where possible. Only windows completely beyond repair will be replaced. All rotten timber will be cut out and repaired with new timber infill. All broken window panes will be replaced and new putty/beading as required. All sash running gear will be overhauled to ensure smooth operation.

Secondary Glazing

All existing retained windows (1st to 3rd floors) with single glazing will receive secondary glazing internally to improve the energy performance of the building and improve noise transmission from the street. Existing windows are to be measured on site by secondary glazing manufacturer. Specification of the secondary glazing to acoustic consultants details.

Fixings into existing fabric will be limited to only what is necessary for structural security. Existing damaged window sills are to be repaired in matching timber. Missing timber sills are to be replaced with new hardwood painted sills to match details.

New Shopfronts

A new shopfront design has been proposed as part of the works. This schedule assumes all existing shopfronts will be replaced with the proposed design.

New Services

Where feasible, all new services will be concealed from view in new secondary ceiling voids. The voids will be formed to ensure the retention and integrity of any existing features that might be apparent in that area.

Local Services to Kitchens/Bathrooms

All new pipework to bathrooms and kitchens will be concealed where possible. New bathrooms will be design with a vanity behind the sink and WC which will conceal supply and waste pipework. These will then enter vertical risers. See Design and Access Statement for further details.

New Ventilation to Aparthotel Rooms

All new aparthotel rooms will be served with new ventilation and cooling at high level. A new bulkhead will be formed with vents to conceal all ductwork and protect existing features. See Design and Access Statement for further details.

1.3 - EXCLUSIONS

The report will not cover proposed works relating to final finishes (tiling, wallpaper, flooring etc.), individual services to final appliances (water/waste to sinks etc.) and small power. These details will be agreed with officers via detailed design and submission secured by condition prior to works commencing.

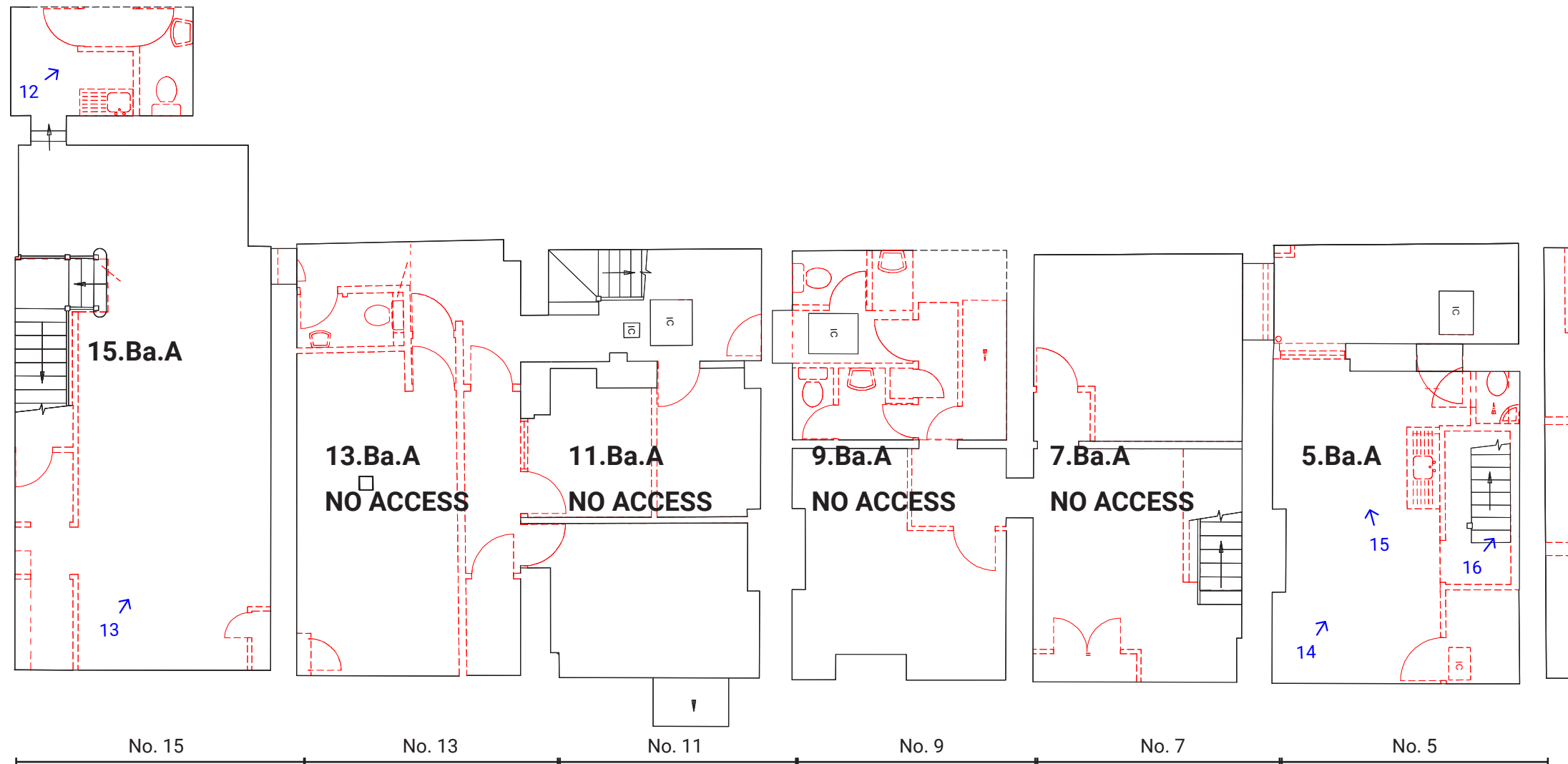
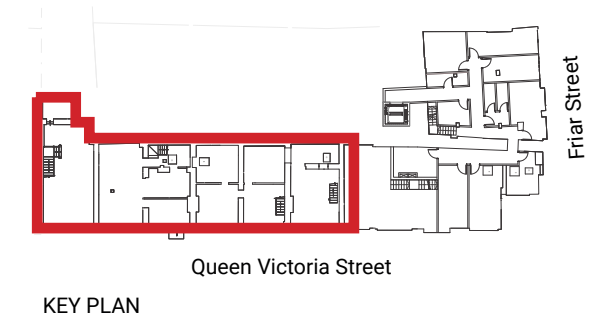
The report has been produced based on the building fabric that can be viewed in its current state.

The report covers all areas accessible at the time of the survey being carried out. Any areas that were inaccessible have been identified in the report. Due to the current national lockdown and restrictions relating to the COVID-19 pandemic, many businesses and retailers are closed. It has therefore not been possible to arrange safe access to these areas. This report makes clear which areas have not been accessed and has made assumptions based on the information available at the time.

2.1 Plans - Basement



Basement Plan
Scale 1:100 @ A3



Basement Plan
Scale 1:100 @ A3

2.2 Schedule of Works - Basement

147.Ba.A Assumed Works *	Floor	Remove existing floor coverings.
	Walls	Remove existing partitions.
		Construct new partitions to form new rooms.
	Ceiling	New infill to existing stair removed.
	Features	Architrave and skirtings retained and repaired where applicable.
		Remove existing stair.
	Services	Existing surface mounted services stripped out.
147.Ba.B Assumed Works *	Floor	Remove existing floor coverings.
	Walls	Remove existing partitions.
		Construct new partitions to form new rooms.
	Ceiling	New opening for stair to ground floor.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
1.Ba.A	Floor	Remove existing floor coverings.
	Walls	Remove existing partitions.
		Construct new partitions to form new rooms.
	Ceiling	No works.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
		New main plant for the building including electrical switch room, water booster set and sprinkler tank.
3.Ba.A	Floor	Remove existing floor coverings.
	Walls	Remove existing partitions.
		Construct new partitions to form new rooms.
	Ceiling	New opening for stair to ground floor.
		New infill to demolished stair.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
		New main plant for the building including electrical switch room, water booster set and sprinkler tank.
5.Ba.A	Floor	Remove existing floor coverings.
	Walls	Remove existing partitions.
		Existing window in rear wall altered to form door opening.
		Existing lightwell tanked and new floor over.
	Ceiling	No Works.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
7.Ba.A Assumed Works *	Floor	Remove existing floor coverings.
	Walls	Remove existing partitions.
	Ceiling	No works.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.

9.Ba.A Assumed Works *	Floor	Remove existing floor coverings.
	Walls	Remove existing partitions.
	Ceiling	No works.
	Features	Architrave and skirtings retained and repaired where applicable.
		Existing WC and sanitaryware removed.
	Services	Existing surface mounted services stripped out.
11.Ba.A Assumed Works *	Floor	Remove existing floor coverings.
	Walls	Remove existing partitions.
		Existing window in rear wall altered to form door opening.
		Existing lightwell tanked and new floor over.
	Ceiling	No works.
	Features	Architrave and skirtings retained and repaired where applicable.
13.Ba.A Assumed Works *	Services	Existing surface mounted services stripped out.
	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Remove existing partitions.
	Ceiling	No works.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
15.Ba.A	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Remove existing partitions.
	Ceiling	No works.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.

* Due to the current national lockdown and restrictions relating to the COVID-19 pandemic, many businesses and retailers are closed. It has therefore not been possible to arrange safe access to these areas.

2.3 Photographic Record - Basement

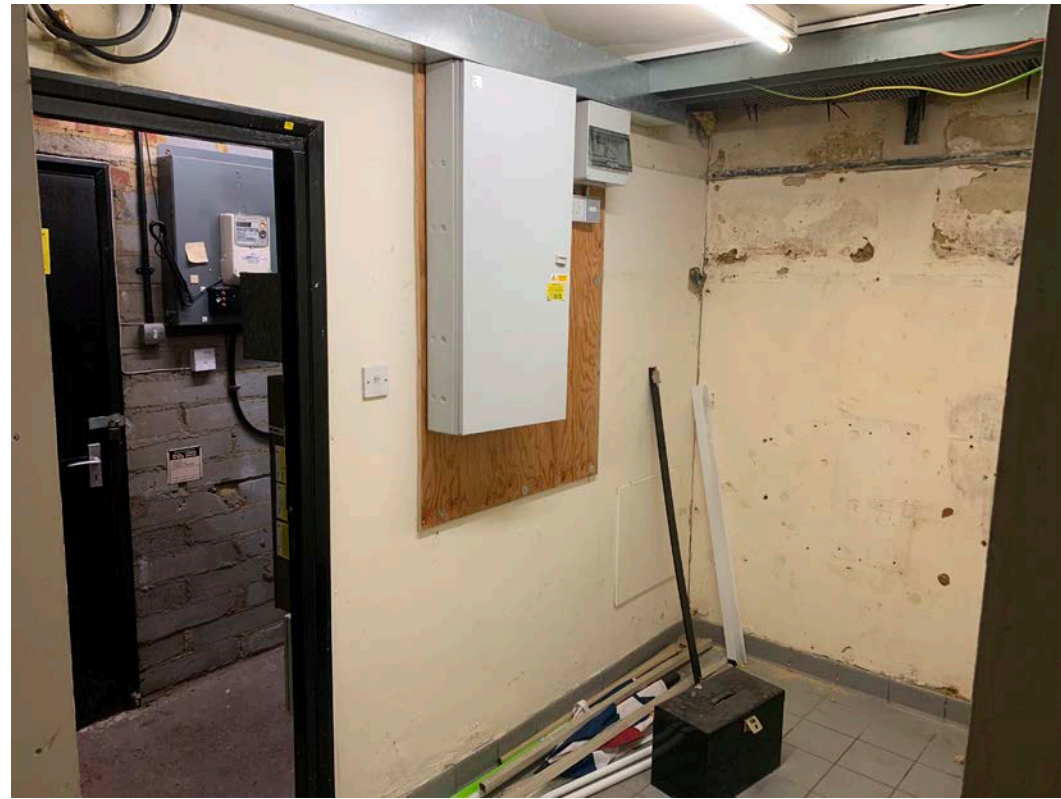


Photo 1



Photo 2



Photo 3



Photo 4

frost.



Photo 5

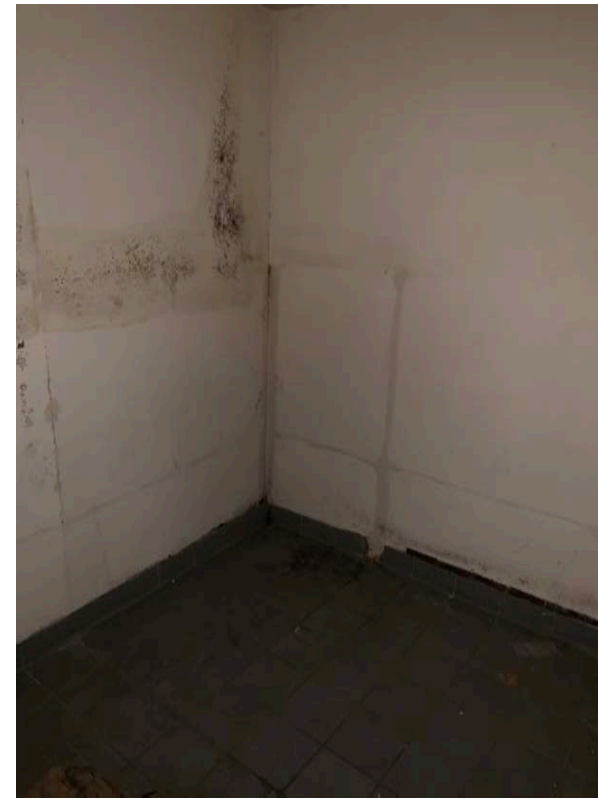


Photo 6

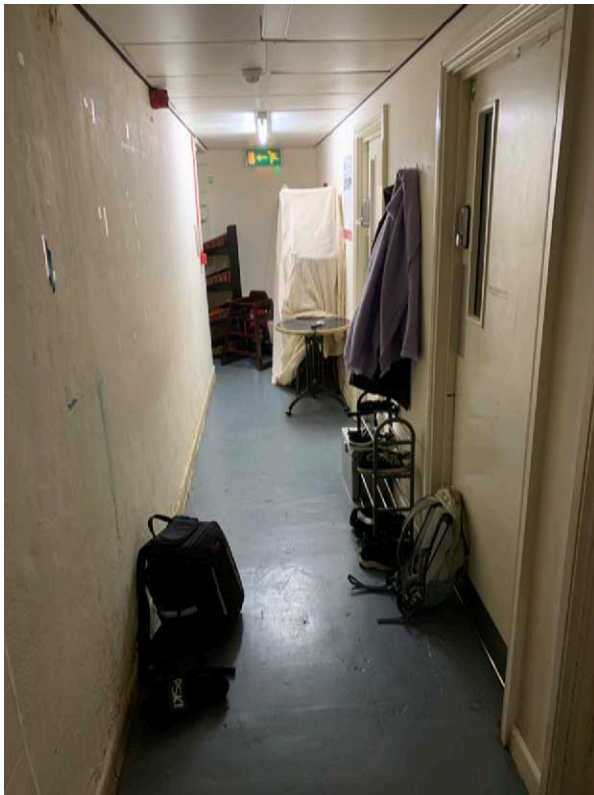


Photo 7

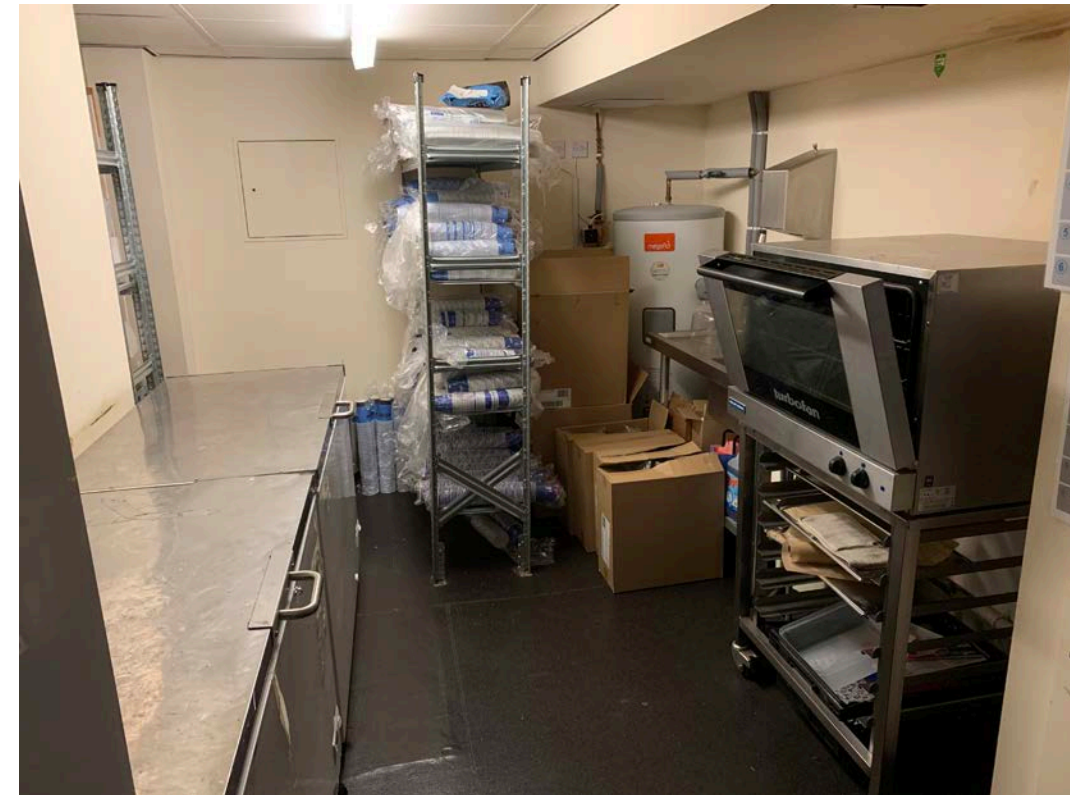


Photo 8

frost.



Photo 9

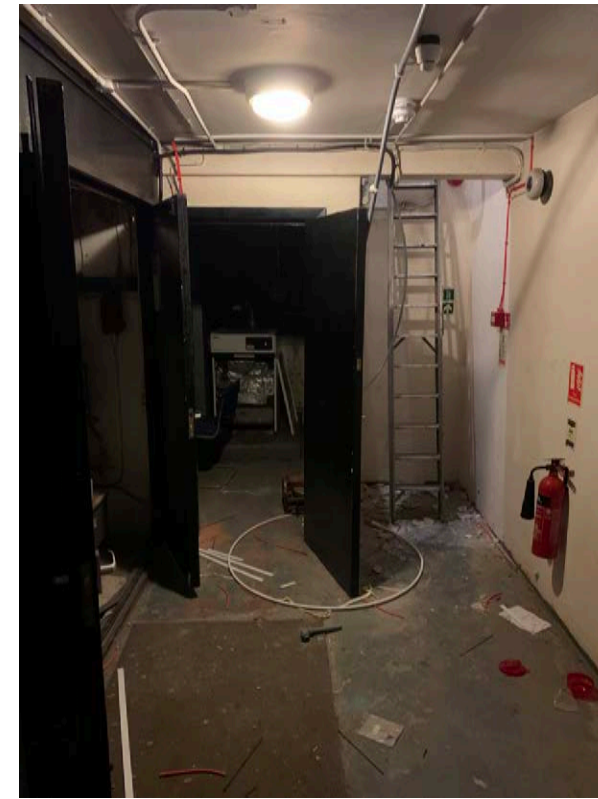


Photo 10



Photo 11

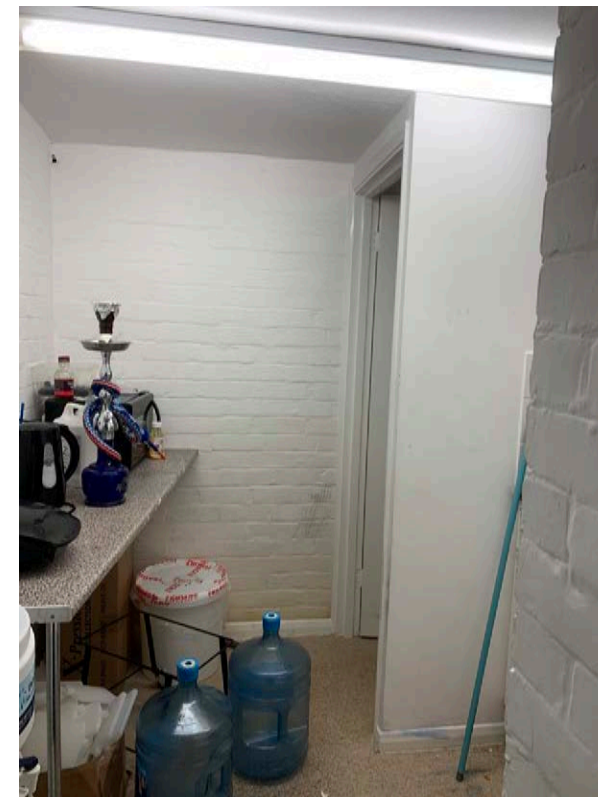


Photo 12



Photo 13



Photo 14



Photo 15

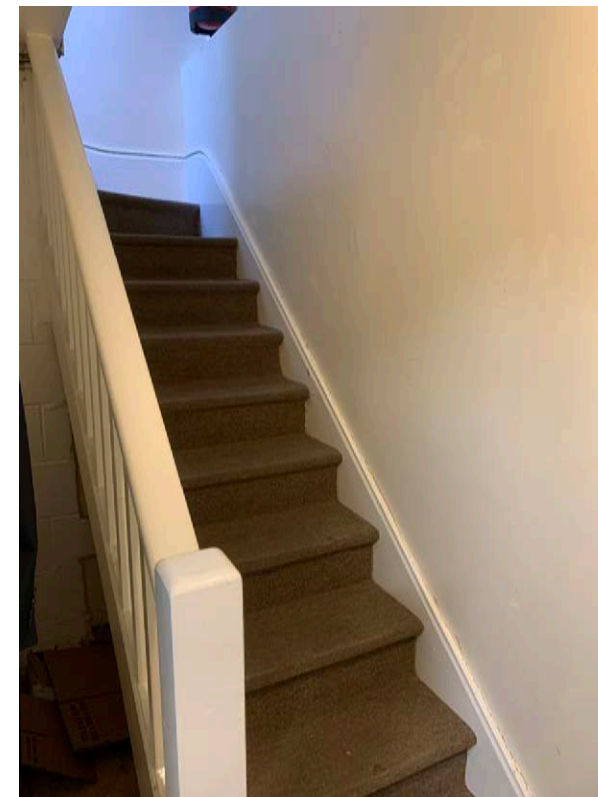
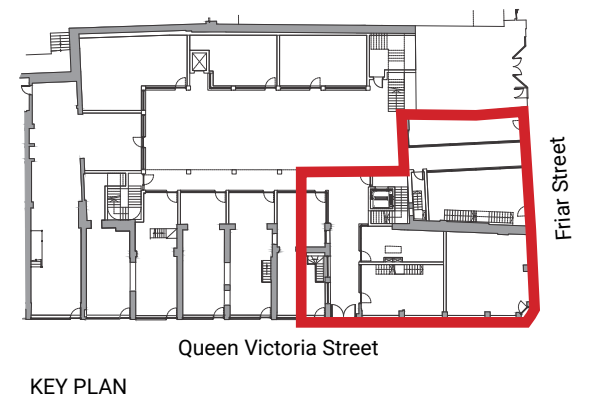
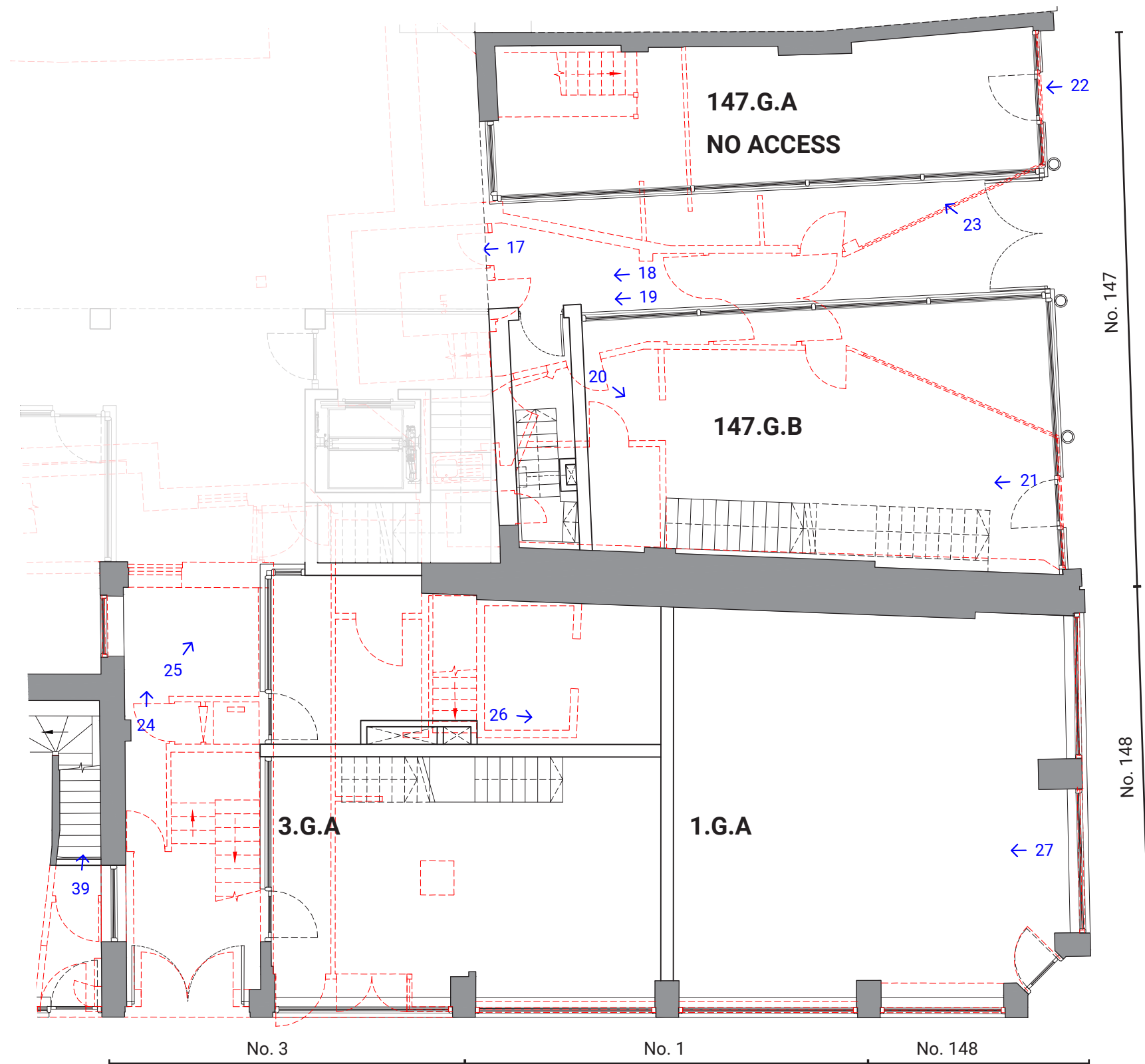


Photo 16

frost.

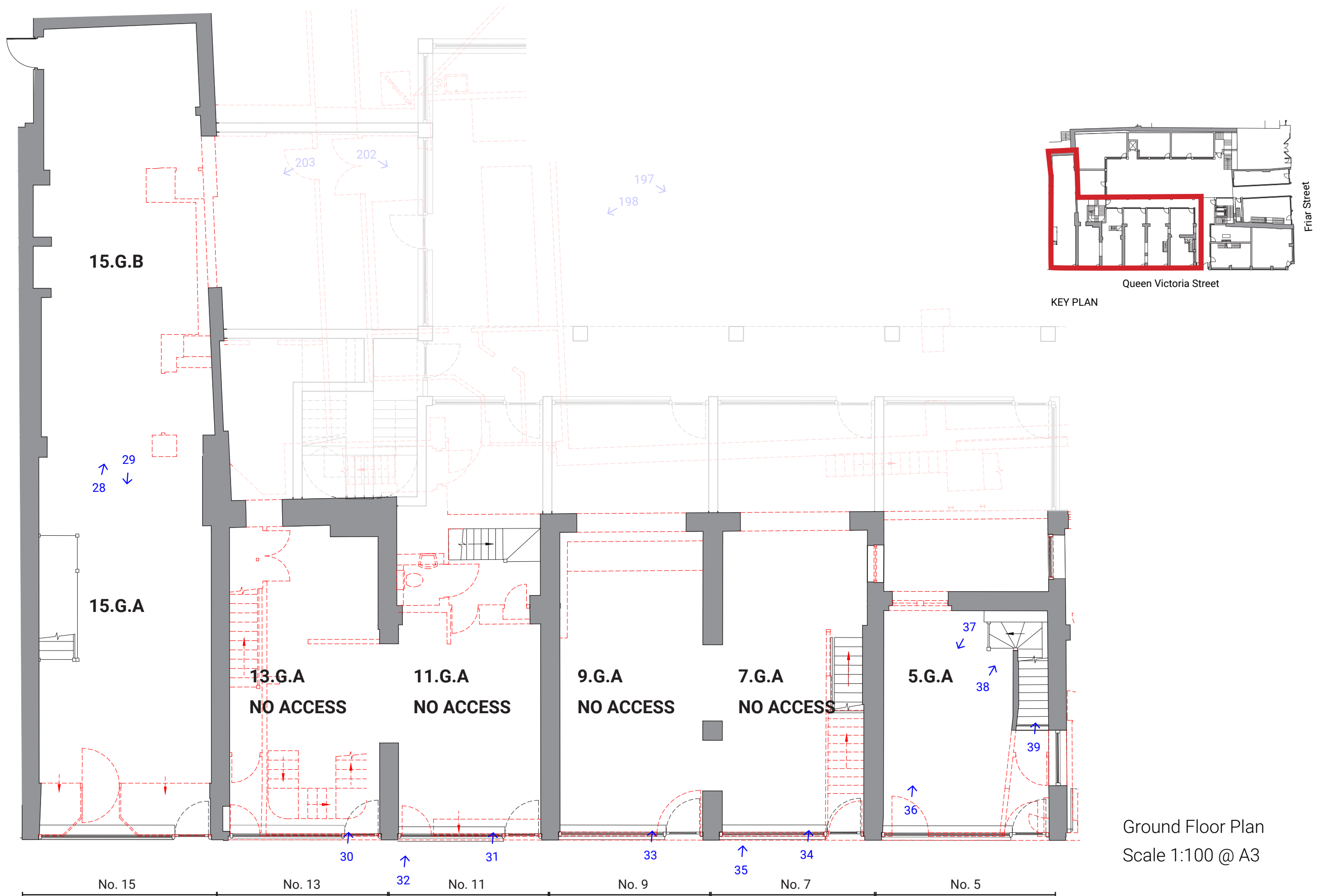
Schedule of Works

3.1 Plans - Ground Floor



Ground Floor Plan
Scale 1:100 @ A3

frost.



Ground Floor Plan
Scale 1:100 @ A3

3.2 Schedule of Works - Ground Floor

147.G.A	Floor	Remove existing floor coverings.
		New floor infill where stair removed. Construction to match floor adjacent.
	Walls	Demolish existing shopfront and walls forming central access doorway. Remove existing doors.
		Form opening in rear wall and remove doors.
		Form new shopfront glazing as per drawings including tiled upstand.
	Ceiling	Existing suspended grid ceiling removed.
		No evidence of existing cornices above ceiling, however assumed existing cornice retained and repaired where damaged. Further investigations to confirm
		New external insulated soffit to existing soffit that will become external.
	Features	Cornice, architrave and skirtings retained and repaired where applicable.
		Existing staircase demolished.
All shop fittings stripped out.		
Services	Existing surface mounted services stripped out.	
147.G.B	Floor	Remove existing floor coverings.
		Form new opening in floor for new stair to the basement.
	Walls	Demolish existing shopfront and walls forming central access doorway. Remove existing doors.
		Demolish stair tower to rear.
		Form opening in rear wall and remove doors.
		Form new shopfront glazing as per drawings including tiled upstand.
		Construct new rear walls where stair tower removed.
		Construct new stair walls to basement.
	Ceiling	Existing suspended grid ceiling removed.
		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm.
		New external insulated soffit to existing soffit that will become external.
	Features	Cornice, architrave and skirtings retained and repaired where applicable.
		Existing staircase and lift demolished from existing stair tower.
		All shop fittings stripped out.
	Services	Existing surface mounted services stripped out.

1.G.A	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Demolish existing shopfront.
		Demolish all shop fittings
		Construct new walls to form retail unit.
		Form new shopfront glazing as per drawings including tiled upstand.
	Ceiling	Existing suspended plasterboard ceiling removed.
		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm..
3.G.A	Features	No evidence of existing features to be retained.
		All shop fittings stripped out.
	Services	Existing surface mounted services stripped out.
	Floor	Remove existing floor coverings.
		New floor infill where stair removed. Construction to match floor adjacent.
		New floor infill where ladder access to basement in no.3 removed. Construction to match floor adjacent.
		New opening in floor for new stair to basement.
	Walls	Demolsh existing rear wall to no.3.
		Demolish all existing parititons including stairwell walls.
		Demolish existing shopfronts and main entrance doorways.
		Construct new walls to form retail units.
		Form new shopfront glazing as per drawings including tiled upstand.
	Ceiling	Existing suspended grid ceiling removed.
		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm..
		New external insulated soffit to existing soffit that will become external.
	Features	Existing staircase to basement removed.
		Existing staircase to upper floors removed.
		Existing entrance doors removed.
		All shop fittings stripped out.
	Services	Existing surface mounted services stripped out.

* Due to the current national lockdown and restrictions relating to the COVID-19 pandemic, many businesses and retailers are closed. It has therefore not been possible to arrange safe access to these areas.

5.G.A	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Existing window in rear wall to be altered to form a door opening. Existing window frame and architrave removed.
		Demolish internal partitions.
		Form enclosure around the existing stair to 1st floor.
		Form new window opening in existing party wall.
		Demolish existing shopfronts and main entrance doorways.
		Form new shopfront glazing as per drawings including tiled upstand.
	Ceiling	Existing suspended grid ceiling removed.
		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm..
	Features	Cornice, architrave and skirtings retained and repaired where applicable.
7.G.A Assumed Works *		Stair to basement retained.
		All shop fittings stripped out.
	Services	Existing surface mounted services stripped out.
	Floor	Remove existing floor coverings.
	Walls	New opening in rear wall to provide access to extension.
		Remove walls that form stair to upper floors.
		Block up existing window in party wall to no. 5.
		Block up existing openings in party wall to no. 9.
		Demolish existing shopfront and entrance.
	Ceiling	Existing suspended grid ceiling removed.
9.G.A Assumed Works *		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm.
	Features	Architrave and skirtings retained and repaired where applicable.
		Existing staircase to upper floors removed and ceiling repaired.
		Stair to basement retained.
		All shop fittings stripped out.
	Services	Existing surface mounted services stripped out.
	Floor	Remove existing floor coverings.
	Walls	New opening in rear wall to provide access to extension.
		Demolish existing shopfront and entrance.
	Ceiling	Existing suspended grid ceiling removed.
11.G.A Assumed Works *		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm.
	Features	Architrave, dado and skirtings retained and repaired where applicable.
		Existing staircase to basement retained.
		All shop fittings stripped out.
	Services	Existing surface mounted services stripped out.
	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	New opening in rear wall to provide access to extension.
		Demolish existing shopfront and entrance.
	Ceiling	Existing suspended grid ceiling removed.
		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm.
13.G.A Assumed Works *	Features	Architrave and skirtings retained and repaired where applicable.
		Existing staircases to upper floors removed.
		All shop fittings stripped out.
	Services	Existing surface mounted services stripped out.
	Floor	Remove existing floor coverings.
	Walls	New opening in rear wall to provide access to extension.
		Demolish existing shopfront and entrance.
	Ceiling	Existing suspended grid ceiling removed.
		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm.
	Features	Architrave, dado and skirtings retained and repaired where applicable.
15.G.A		Existing staircase to basement retained
		All shop fittings stripped out.
	Services	Existing surface mounted services stripped out.

11.G.A Assumed Works *	Floor	Remove existing floor coverings.
	Walls	New opening in rear wall to provide access to extension.
		Demolish existing shopfront and entrance.
	Ceiling	Existing suspended grid ceiling removed.
		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm.
	Features	Architrave, dado and skirtings retained and repaired where applicable.
		Existing staircase to basement retained.
		All shop fittings stripped out.
	Services	Existing surface mounted services stripped out.
	Floor	Remove existing floor coverings. Retain existing floorboards.
13.G.A Assumed Works *	Walls	New opening in rear wall to provide access to extension.
		Demolish existing shopfront and entrance.
	Ceiling	Existing suspended grid ceiling removed.
		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm.
	Features	Architrave and skirtings retained and repaired where applicable.
		Existing staircases to upper floors removed.
		All shop fittings stripped out.
	Services	Existing surface mounted services stripped out.
	Floor	Remove existing floor coverings.
	Walls	New opening in rear wall to provide access to extension.
15.G.A		Demolish existing shopfront and entrance.
		Demolish internal partitions.
	Ceiling	Existing suspended grid ceiling removed.
		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm.
	Features	Architrave, dado and skirtings retained and repaired where applicable.
		Existing staircase to basement retained
		All shop fittings stripped out.
	Services	Existing surface mounted services stripped out.

* Due to the current national lockdown and restrictions relating to the COVID-19 pandemic, many businesses and retailers are closed. It has therefore not been possible to arrange safe access to these areas.

15.G.B	Floor	Remove existing floor coverings.
	Walls	New opening in rear wall to provide access to extension.
		Demolish existing shopfront and entrance.
		Demolish internal partitions.
	Ceiling	Existing suspended grid ceiling removed.
		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm.
	Features	Architrave, dado and skirtings retained and repaired where applicable.
		Existing staircase to basement retained
		All shop fittings stripped out.
	Services	Existing surface mounted services stripped out.

3.3 Photographic Record - Ground Floor

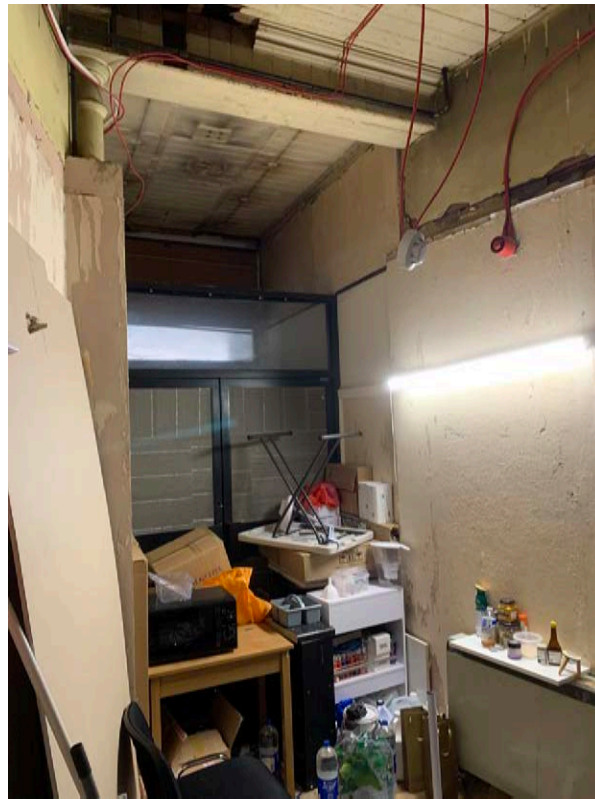


Photo 17

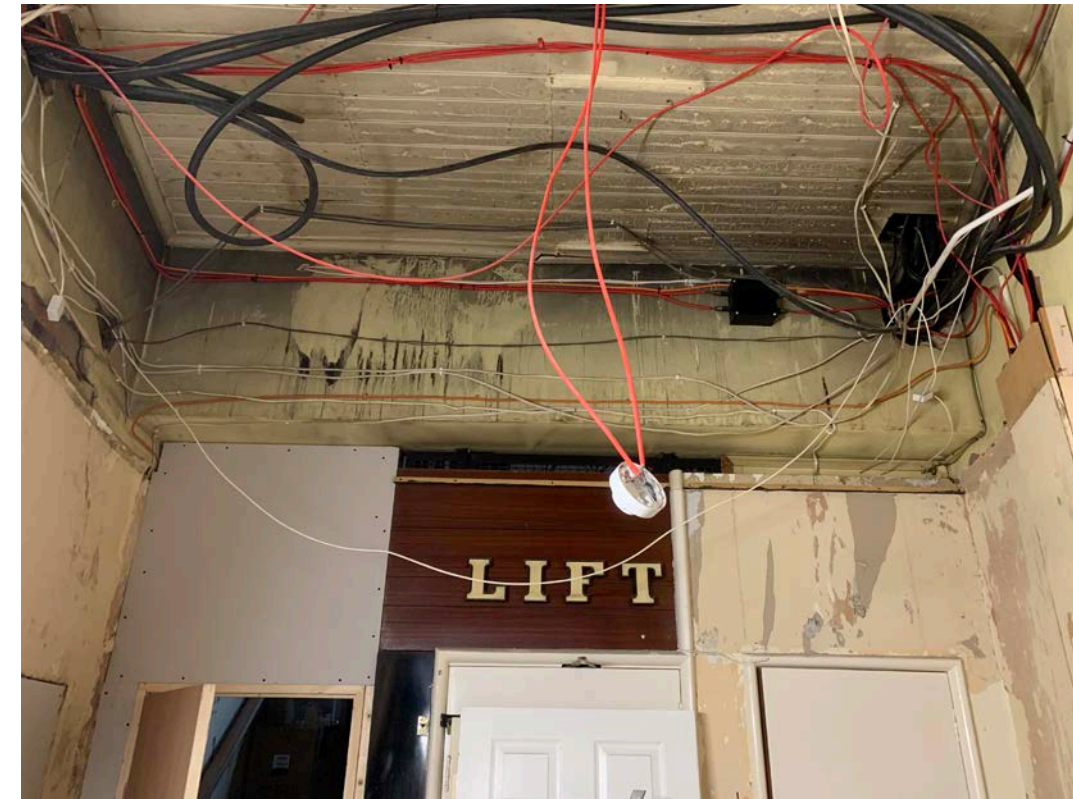


Photo 18

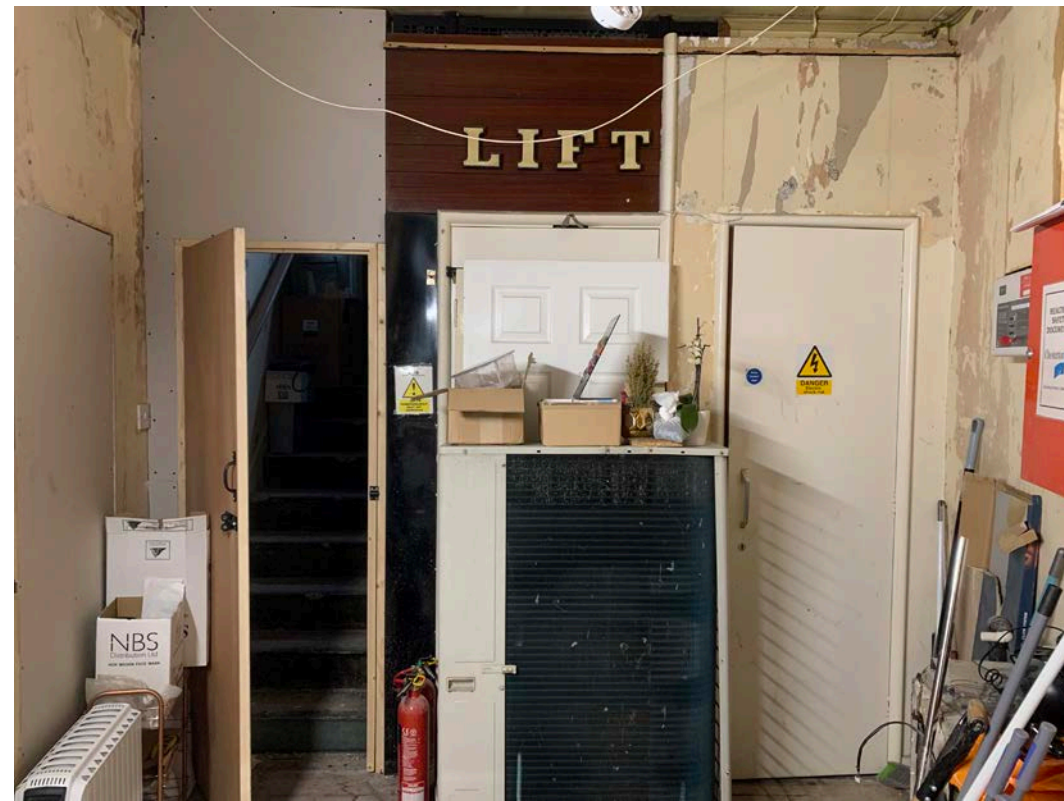


Photo 19



Photo 20

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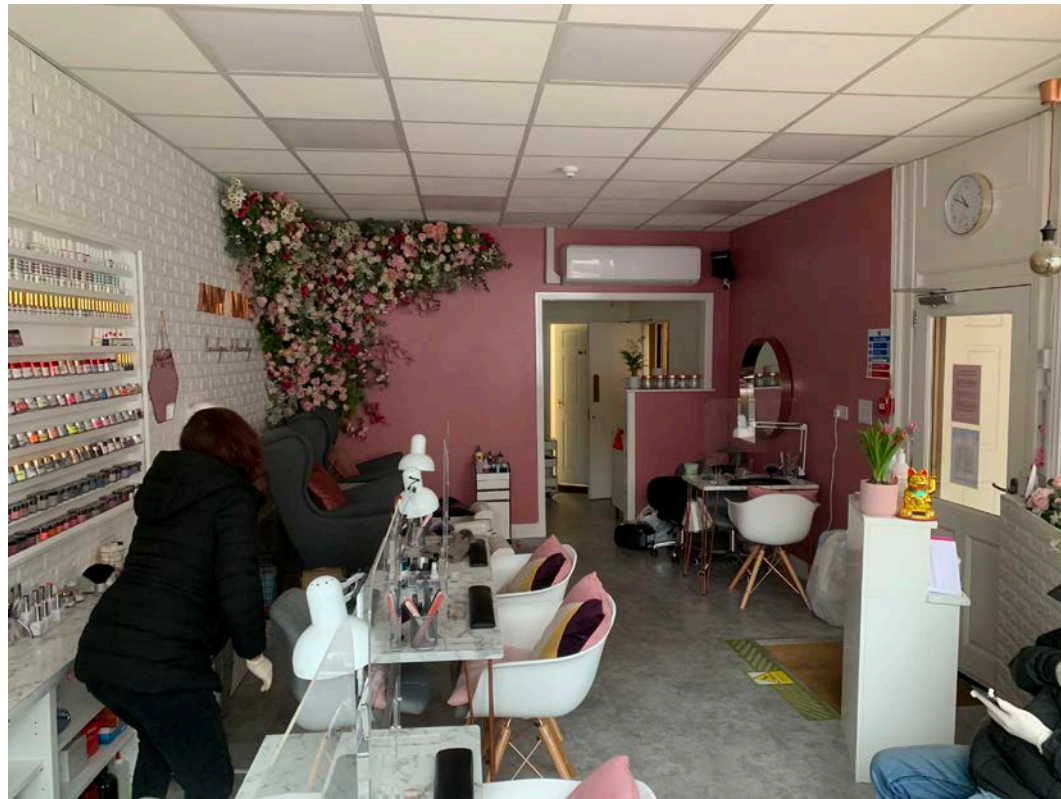


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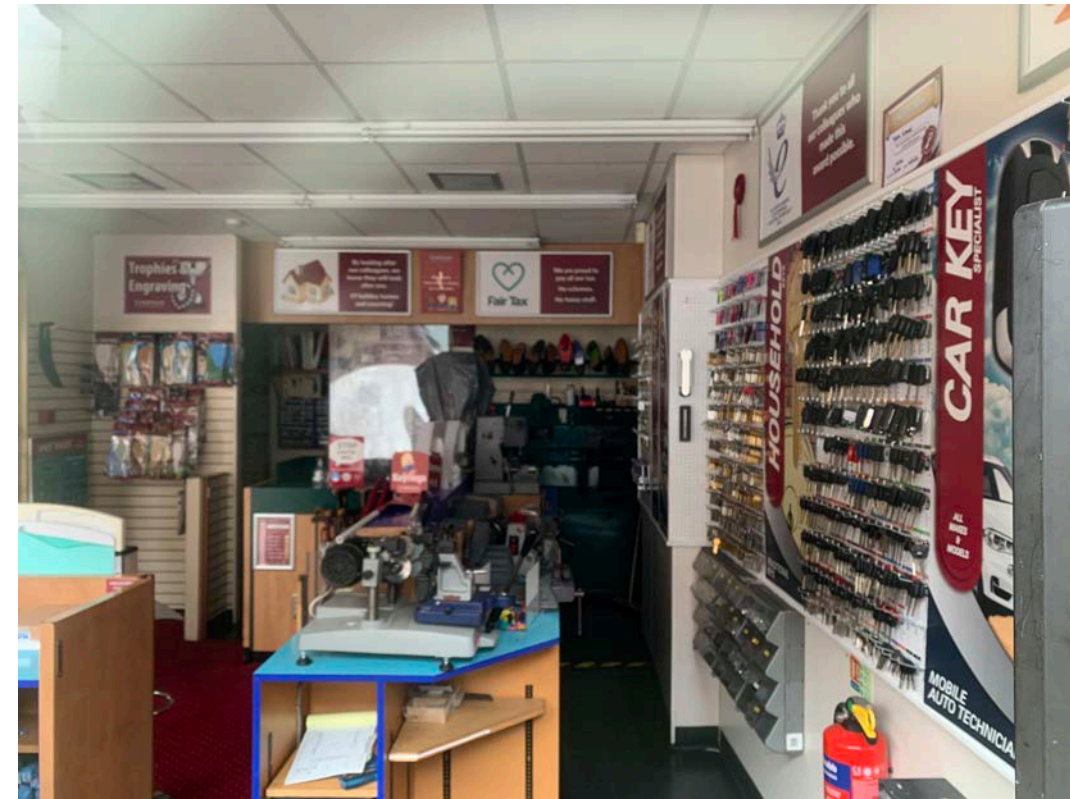


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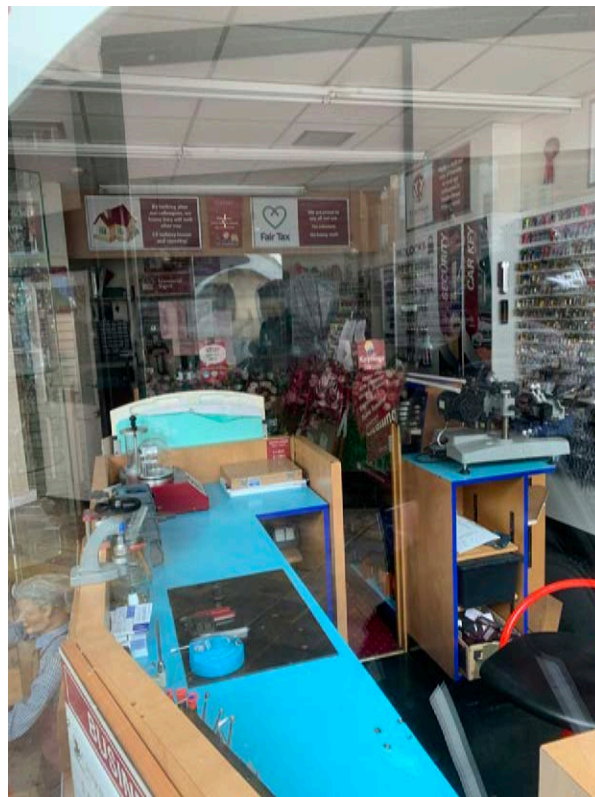


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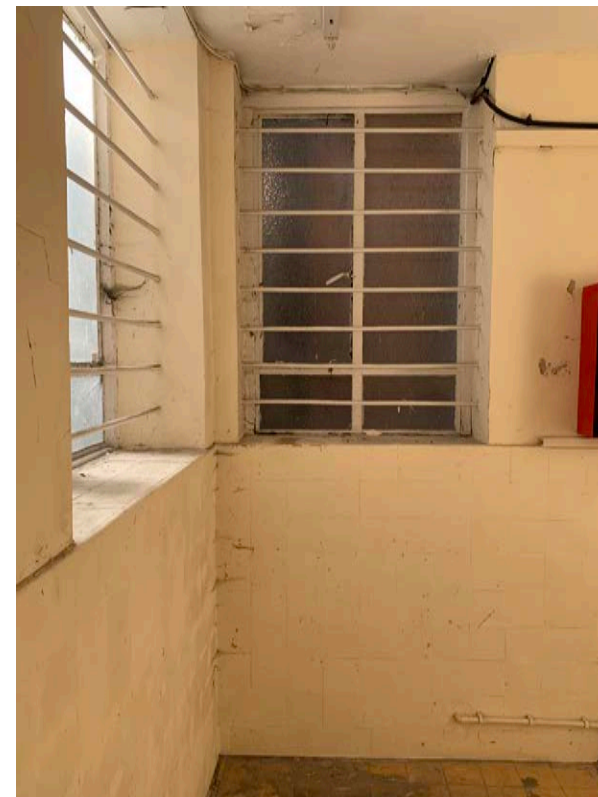


Photo 24

frost.



Photo 25

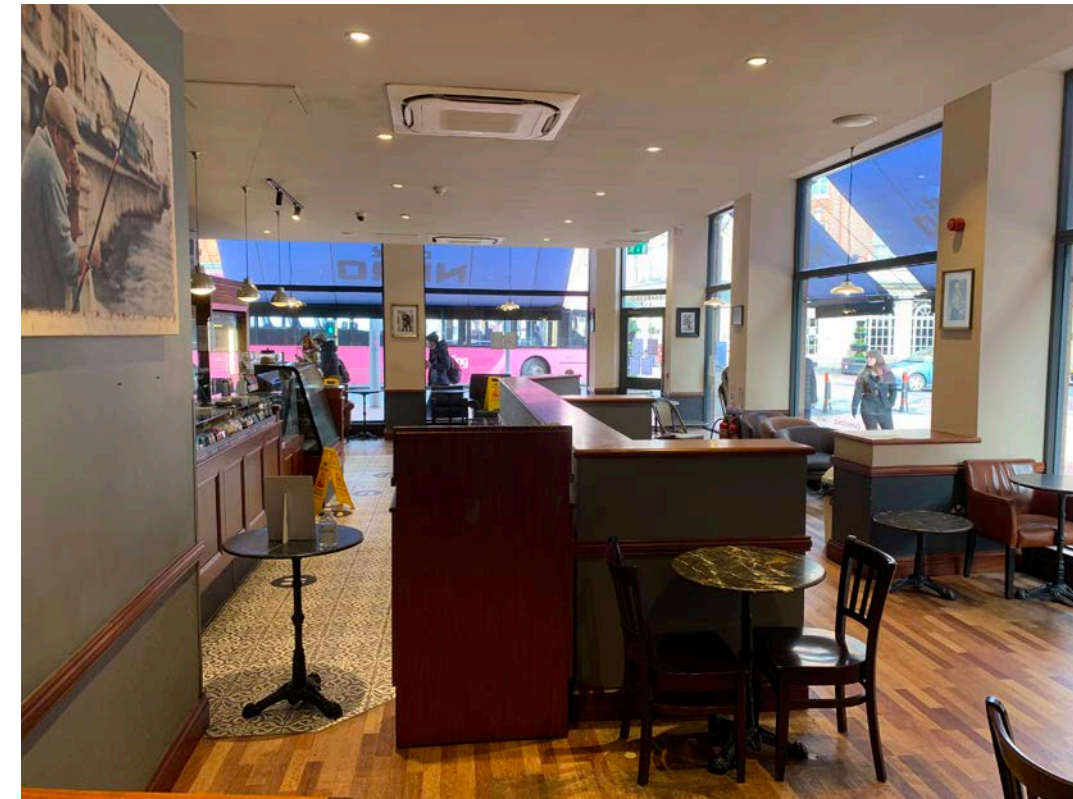


Photo 26

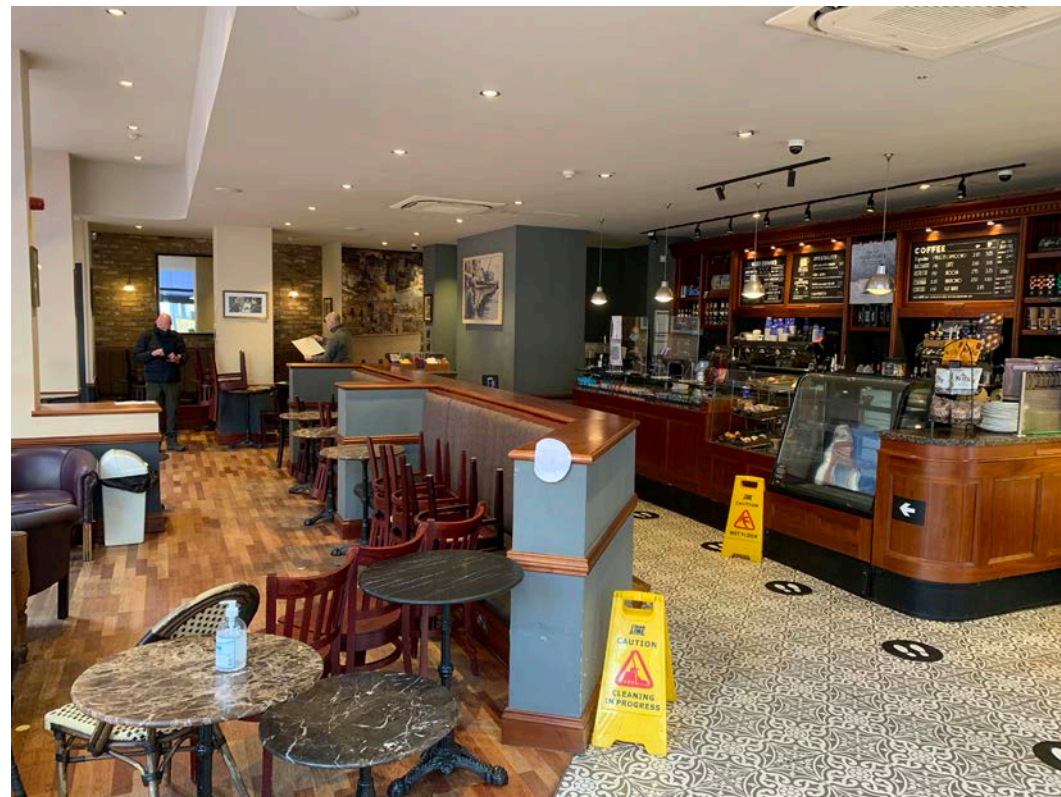


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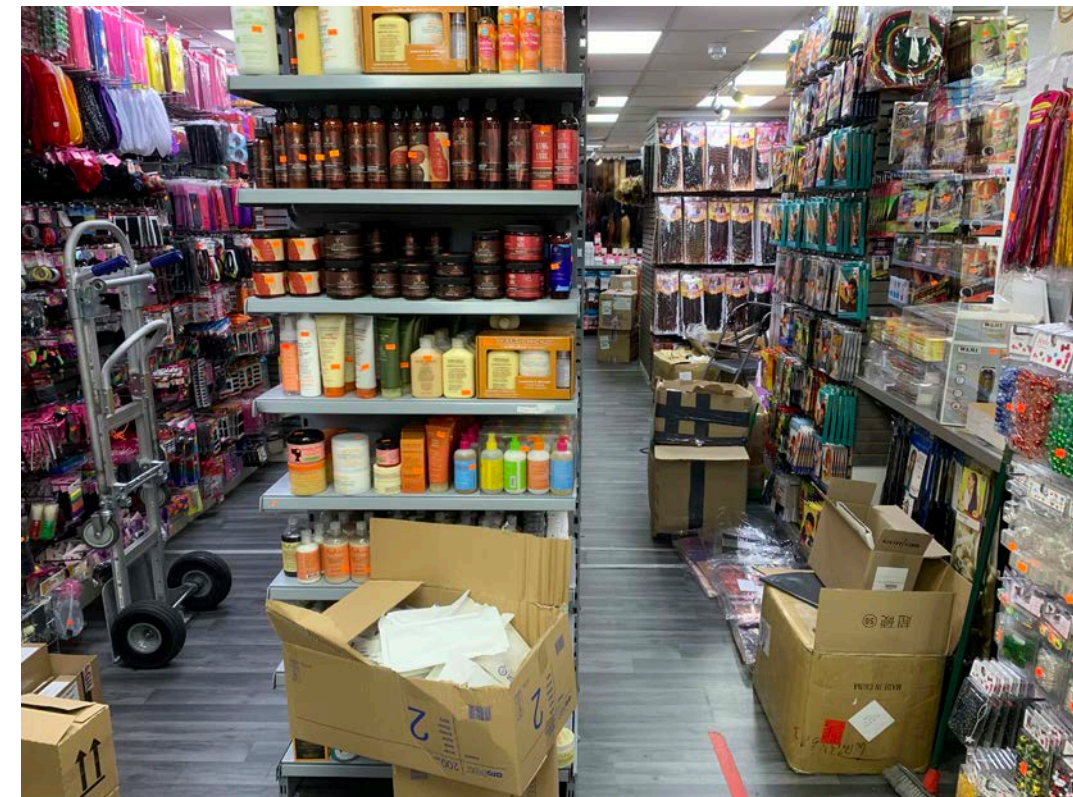


Photo 28

frost.

Schedule of Works



Photo 29

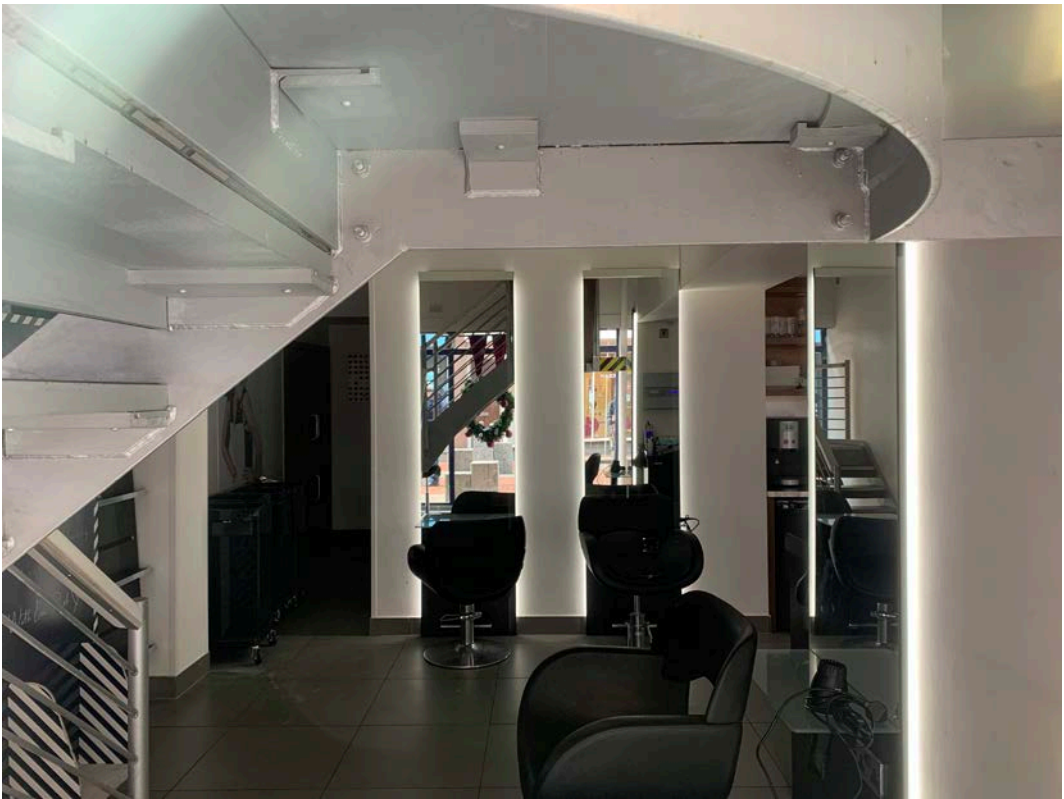


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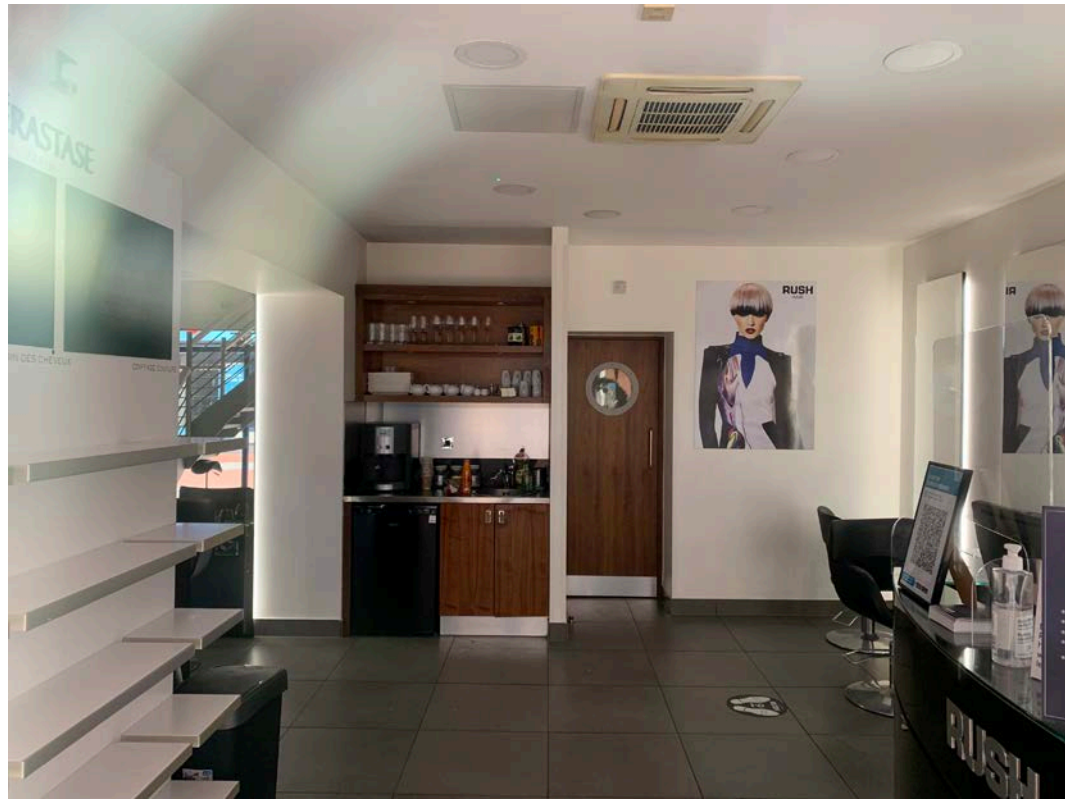


Photo 31



Photo 32

frost.



Photo 33

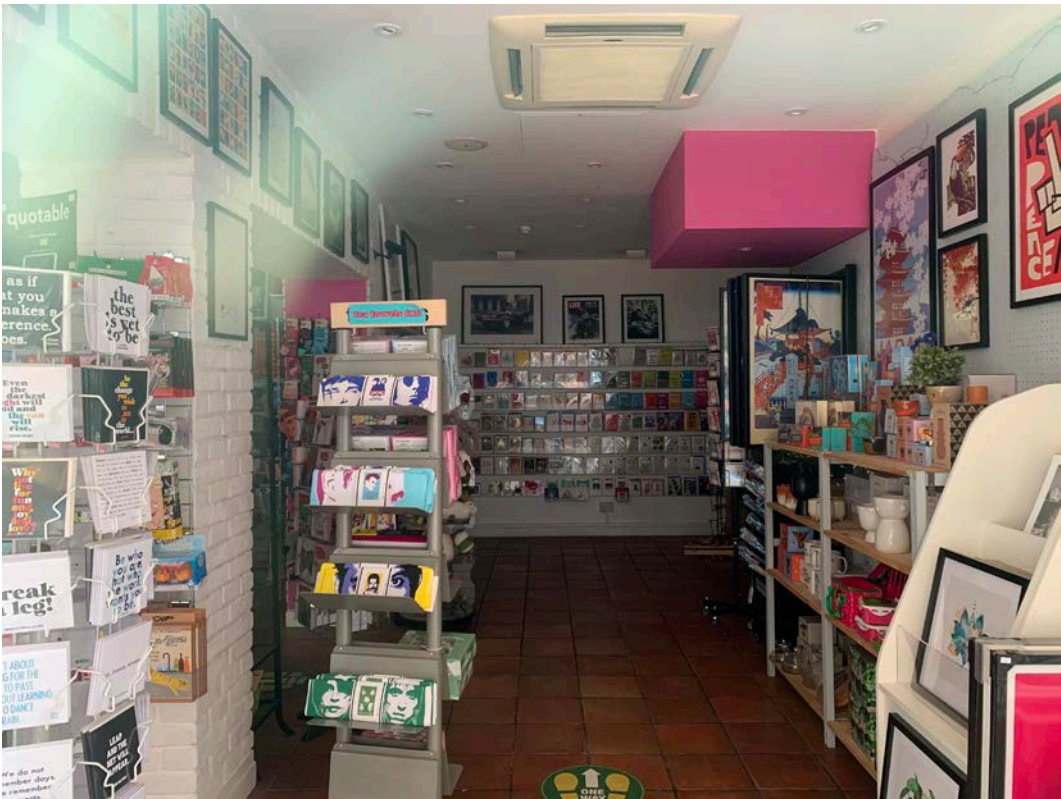


Photo 34



Photo 35



Photo 36

frost.



Photo 37

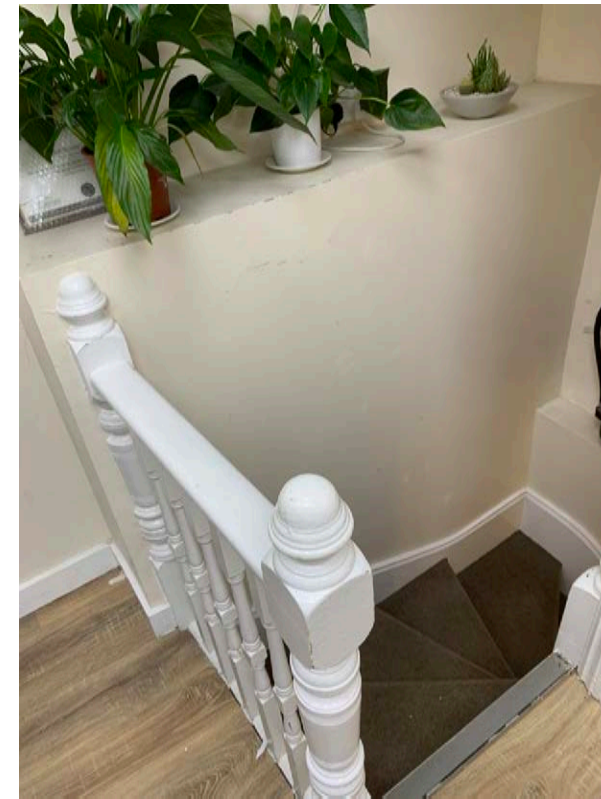


Photo 38

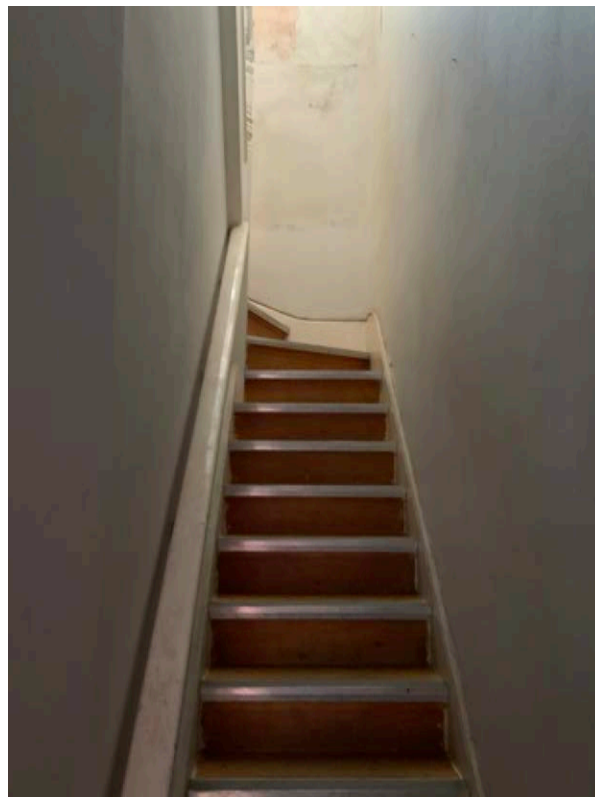
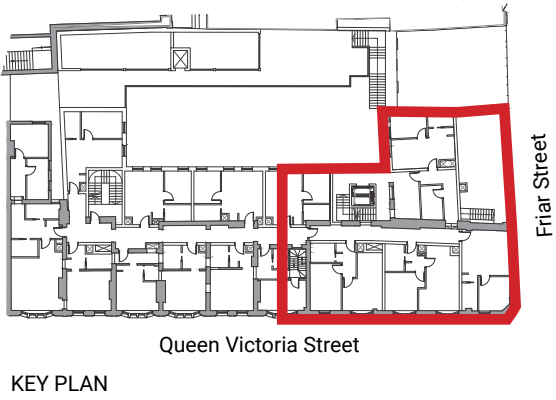


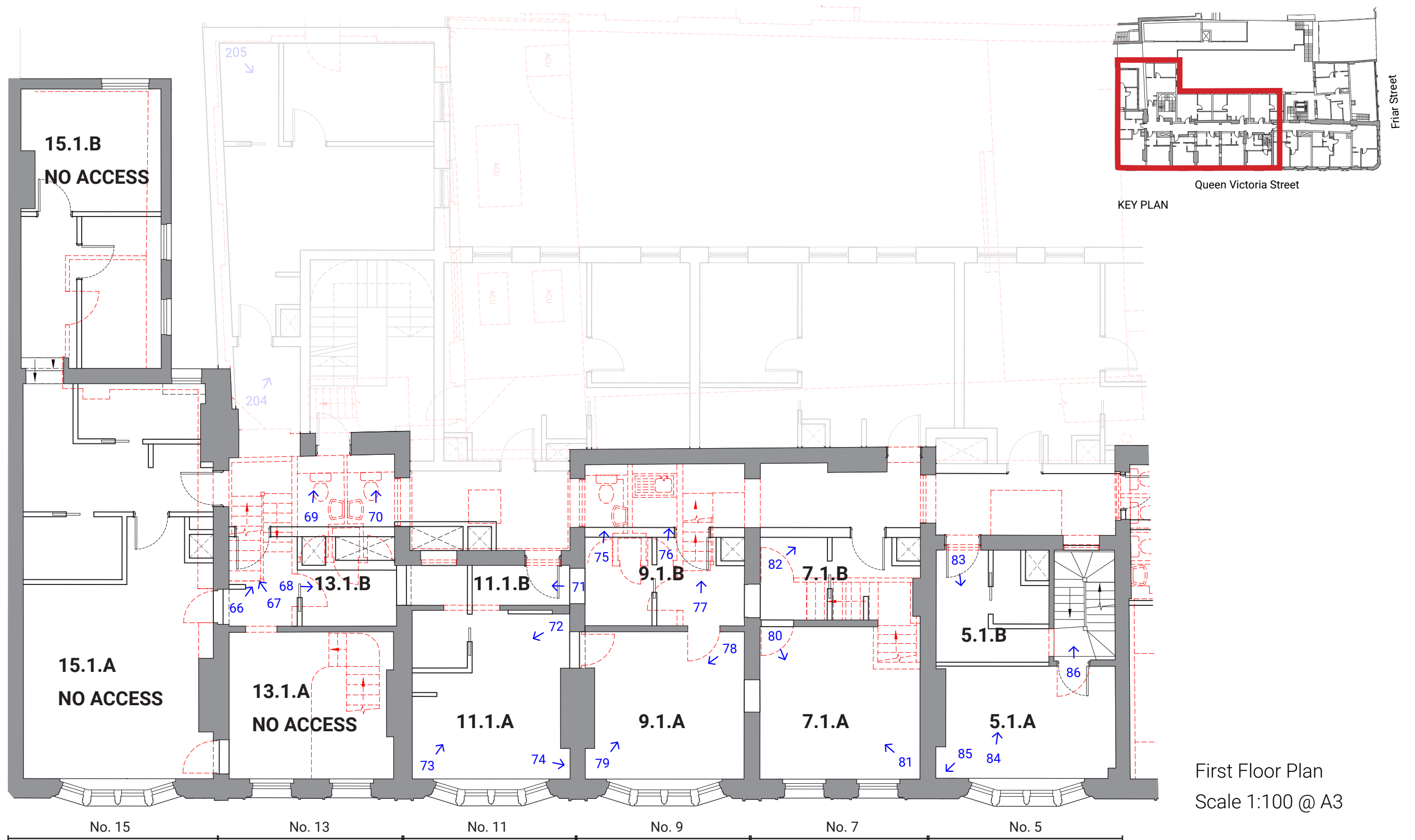
Photo 39

frost.

4.1 Plans - First Floor



First Floor Plan
Scale 1:100 @ A3



frost.

Schedule of Works

4.2 Schedule of Works - First Floor

147.1.A	Floor	Retain existing floorboards.
	Walls	Demolish existing stair tower. External wall rebuilt in construction to match existing. New window openings formed and existing french door removed. Construct new partitions to form new bathroom. New skirting and architrave to match existing. Existing curved walls retained. Plaster repaired where required. Encasement to existing columns removed to expose cast iron columns. Remove timber framed glazed door and screen. Block up existing door opening in existing wall.
	Ceiling	Existing plasterboard ceiling and battens removed to reveal timber clad ceiling above.
	Features	Existing skirtings previously removed. New skirting in style to match samples elsewhere. Evidence of existing beading to top of curved wall. Beading retained and new to match replaced to remainder of wall. Existing stair and lift removed from stair tower.
	Services	Existing surface mounted services stripped out. New services to fitted en-suite and kitchenette.
	Floor	Retain existing floorboards.
	Walls	Demolish existing stair tower. External wall rebuilt in construction to match existing. New window openings formed and existing french door removed. Construct new partitions to form new reception and apartment wall. New skirting and architrave to match existing. Existing curved walls retained. Plaster repaired where required. Encasement to existing columns removed to expose cast iron columns. Remove timber framed glazed door and screen. Form opening in existing internal wall Existing opening in existing rear wall retained to form corridor.
	Ceiling	Existing plasterboard ceiling and battens removed to reveal timber clad ceiling above.
	Features	Existing skirtings previously removed. New skirting in style to match samples elsewhere. Evidence of existing beading to top of curved wall. Beading retained and new to match replaced to remainder of wall. Existing stair and lift removed from stair tower.
	Services	Existing surface mounted services stripped out.

147.1.C	Floor	Retain existing floorboards.
	Walls	Construct new wall to form retail unit. New skirting and architrave to match existing. Encasement to existing columns removed to expose cast iron columns.
	Ceiling	Existing plasterboard ceiling and battens removed to reveal timber clad ceiling above.
	Features	Existing skirtings previously removed. New skirting in style to match samples elsewhere.
	Services	Existing surface mounted services stripped out.
147.1.D	Floor	Retain existing floorboards. Form opening in floor for staircase to retial unit below.
	Walls	Construct new wall to form retail unit. New skirting and architrave to match existing. Encasement to existing columns removed to expose cast iron columns.
	Ceiling	Existing plasterboard ceiling and battens removed to reveal timber clad ceiling above.
	Features	Existing skirtings previously removed. New skirting in style to match samples elsewhere.
	Services	Existing surface mounted services stripped out.
148.1.A	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Demolish all existing parititons. Construct new wall to form apartment. Construct new partitions to form bedroom, en-suite and riser.
	Ceiling	Existing suspended grid ceiling removed. No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm.
	Features	Existing plastic trunking removed. New skirting required throughout.
	Services	Existing surface mounted services stripped out. New services to fitted en-suite and kitchenette.
1.1.A	Floor	Remove existing floor coverings. Retain existing floorboards. Form new service riser.
	Walls	Demolish all existing parititons. Construct new walls to form apartment. Construct new partitions to form bedroom, en-suite and riser. Form new opening in party wall with no.147 to form new corridor.
	Ceiling	Existing suspended grid ceiling removed. No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm.
	Features	Existing plastic trunking removed. New skirting required throughout.
	Services	Existing surface mounted services stripped out. New services to new fitted en-suite and kitchenette.

3.1.A	Floor	Remove existing floor coverings. Retain existing floorboards.
		Form new service riser.
	Walls	Demolish all existing parititons.
		Construct new walls to form apartment.
		Construct new partitions to form bedroom, en-suite and riser.
		Block up existing window in rear wall. Infill to be recessed to retain shape and position of window opening.
	Ceiling	Existing suspended grid ceiling removed.
		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm.
	Features	Existing plastic trunking removed. New skirting required throughout.
	Services	Existing surface mounted services stripped out.
3.1.B	Floor	Remove existing floor coverings. Retain existing floorboards.
		New floor infill where stair removed. Construction to match floor adjacent.
	Walls	Demolish all existing parititons.
		Construct new walls to form apartment.
		Construct new partitions to form bedroom, en-suite and riser.
		Block up existing window in rear wall. Infill to be recessed to retain shape and position of window opening.
	Ceiling	Existing suspended grid ceiling removed.
		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm.
	Features	Existing plastic trunking removed. New skirting required throughout.
		Existing staircase removed.
	Services	Existing surface mounted services stripped out.
		New services to new fitted en-suite and kitchenette.
5.1.A	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Construct new partitions to form new rooms. New skirting and architrave to match existing.
		Existing walls retained. Plaster repaired where required.
	Ceiling	Existing suspended grid ceiling removed. Photos show evidence of existing cornice above ceiling.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
	Features	Cornice, architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.

5.1.B	Floor	Remove existing floor coverings. Retain existing floorboards.
		Form new service riser.
	Walls	Construct new partitions to form new rooms. New skirting and architrave to match existing. Existing walls retained. Plaster repaired where required.
		New door opening to be formed to existing internal stair wall.
		Existing window to be altered to form a door opening. Existing window frame and architrave removed. New door frame with obscured fan light above. New architrave to match.
	Ceiling	Existing suspended grid ceiling removed.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
	Features	Cornice, architrave and skirtings retained and repaired where applicable.
		Existing staircase retained and repaired. Plastic stair nosings removed and broken step/stringer repaired.
		Enclose stair flight to ground floor with new floor.
	Services	Existing surface mounted services stripped out.
		New services to new fitted en-suite.
7.1.A	Floor	Remove existing floor coverings. Retain existing floorboards.
		New floor infill where stair removed. Construction to match adjacent.
	Walls	Remove existing door in party wall and block up opening. Remove architrave.
		Block up door opening in internal partition and remove office style door. Remove architrave.
		Remove wall that forms stair opening.
	Ceiling	Existing suspended grid ceiling removed.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
	Features	Architrave and skirtings retained and repaired where applicable.
		Existing staircase removed and floor repaired.
	Services	Existing surface mounted services stripped out.
		New services to new fitted kitchenette.

7.1.B	Floor	Remove existing floor coverings. Retain existing floorboards.
		Form new service riser.
		New floor infill where stair removed. Construction to match adjacent.
	Walls	Existing window to be altered to form a door opening. Existing window frame and architrave removed. New door frame with obscured fan light above. New architrave to match.
		Remove walls that form stair opening.
		Construct new wall to form corridor.
		Construct new partitions to form ensuite and riser.
		Form new opening in the existing party wall to form corridor. Form new opening in the existing rear wall to form new doorway to apartments adjacent.
	Ceiling	Existing suspended grid ceiling removed.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
9.1.A	Features	Architrave and skirtings retained and repaired where applicable.
		Existing staircase removed and floor repaired.
	Services	Existing surface mounted services stripped out.
		New services to new fitted en-suite.
	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Remove existing door in party wall and block up opening. Remove architrave.
		Block up door opening in internal partition and remove office style door. Remove architrave.
		Remove existing door in party wall adjacent to chimney breast and block up opening. Remove architrave.
	Ceiling	Existing suspended grid ceiling removed.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
		New services to new fitted kitchenette.

9.1.B	Floor	Remove existing floor coverings. Retain existing floorboards.
		Form new service riser.
		New floor infill where stair removed. Construction to match adjacent.
	Walls	Existing window to be altered to form a door opening. Existing window frame and architrave removed. New door frame with obscured fan light above. New architrave to match.
		Remove walls that form stair and wc's.
		Construct new wall to form corridor.
		Construct new partitions to form ensuite and riser.
		Form new opening in the existing party wall to form corridor.
	Ceiling	Existing suspended grid ceiling removed.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
	Features	Architrave and skirtings retained and repaired where applicable.
		Existing staircase removed and floor/ceiling repaired.
	Services	Existing surface mounted services stripped out.
		New services to new fitted en-suite.
		Existing WC's and sanitaryware removed.
11.1.A	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Remove existing door in party wall and block up opening. Remove architrave.
		Contruct new partition to form en-suite.
	Ceiling	Existing suspended grid ceiling removed. Photos show evidence of existing cornice above ceiling.
		Assumed existing cornice retained and repaired where damaged.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
		New services to new fitted kitchenette and en-suite.
11.1.B	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Existing window in rear wall to be altered to form a door opening. Existing window frame and architrave removed. New door frame with obscured fan light above. New architrave to match.
		Existing window to be blocked up in rear wall. Window to be removed. Infill to be recessed to retain shape and location of window.
		Form new opening in existing internal partition to form new door opening.
		Form new opening in the existing party wall to form corridor.
		Block up opening in existing party wall.
	Ceiling	Existing suspended grid ceiling removed.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
	Features	Architrave, dado and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.

13.1.A Assumed Works *	Floor	Remove existing floor coverings. Retain existing floorboards.
		New floor infill where stair removed. Construction to match adjacent.
	Walls	Remove existing door in party wall and block up opening. Remove architrave.
		Form opening in existing internal wall.
	Ceiling	Existing suspended grid ceiling removed.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
	Features	Architrave and skirtings retained and repaired where applicable.
		Existing staircase removed.
	Services	Existing surface mounted services stripped out.
		New services to new fitted kitchenette and en-suite.
13.1.B	Floor	Remove existing floor coverings. Retain existing floorboards.
		New floor infill where stair removed. Construction to match adjacent.
	Walls	Existing window to be altered to form corridor. Existing window frame and architrave removed.
		Remove walls that form stair and wc's.
		Construct new wall to form corridor.
		Construct new partitions to form ensuite and riser.
		Remove existing door in party wall and block up opening. Remove architrave.
		Form 2no. new openings in rear wall to provide access to new stair and corridor.
	Ceiling	Existing suspended grid ceiling removed.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
	Features	Architrave, dado and skirtings retained and repaired where applicable.
		Existing staircase removed and floor/ceiling repaired.
	Services	Existing surface mounted services stripped out.
		New services to new fitted kitchenette and en-suite.

15.1.A Assumed Works *	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Remove existing door in party wall and block up opening. Remove architrave.
		Construct partitions to form riser and en-suites.
	Ceiling	Existing suspended grid ceiling removed.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
		New services to new fitted kitchenette and en-suite.
	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Remove existing door in party wall and block up opening. Remove architrave.
15.1.B Assumed Works *		Construct partitions to form riser and en-suites.
	Ceiling	Existing suspended grid ceiling removed.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
		New services to new fitted kitchenette and en-suite.

* Due to the current national lockdown and restrictions relating to the COVID-19 pandemic, many businesses and retailers are closed. It has therefore not been possible to arrange safe access to these areas.

4.3 Photographic Record - First Floor



Photo 40



Photo 41



Photo 42



Photo 43

frost.

Schedule of Works



Photo 44



Photo 45

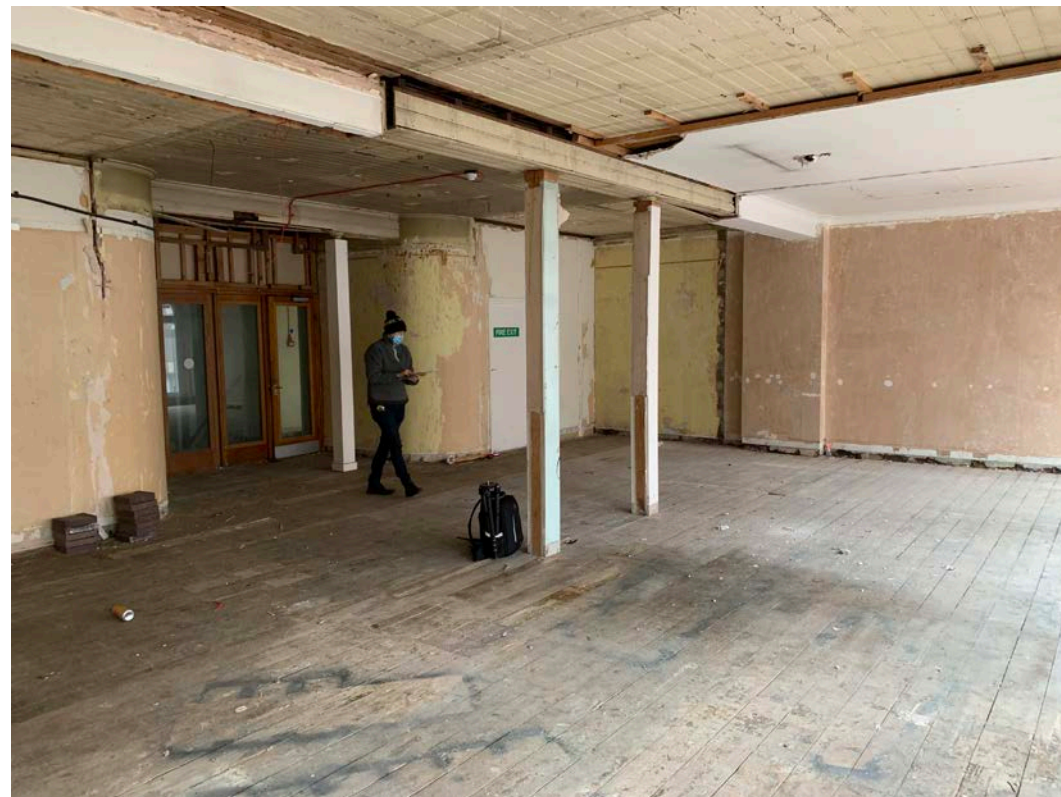


Photo 46



Photo 47

frost.



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52

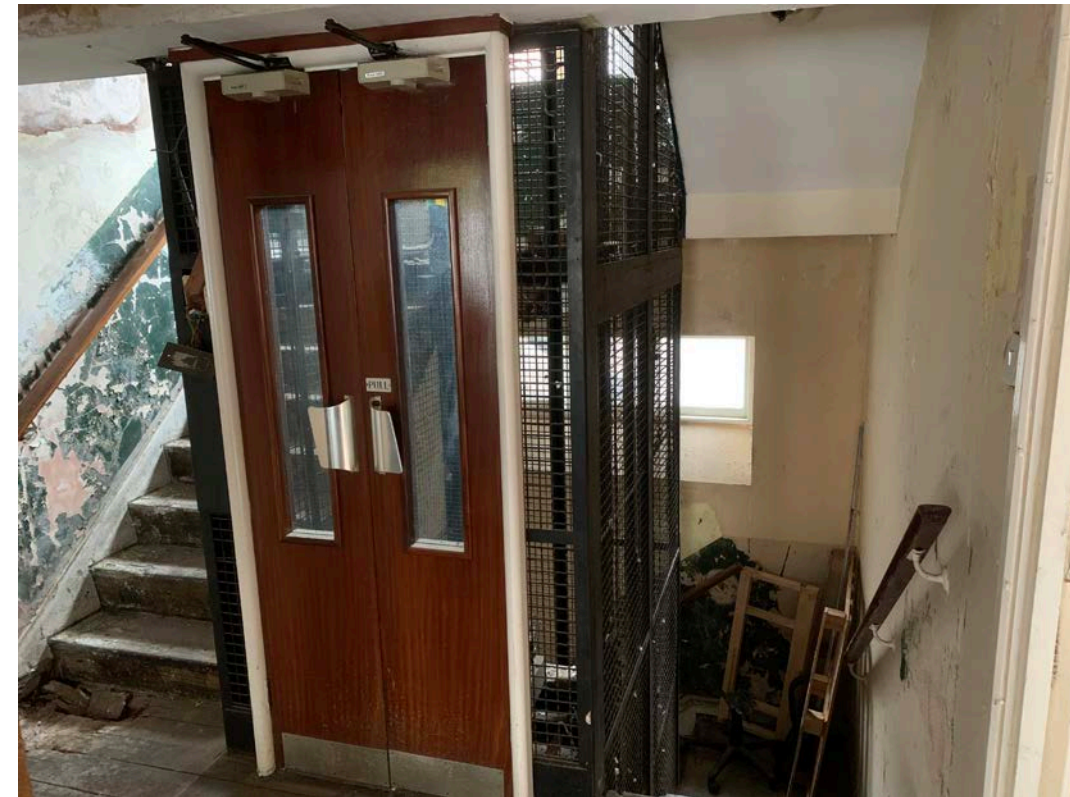


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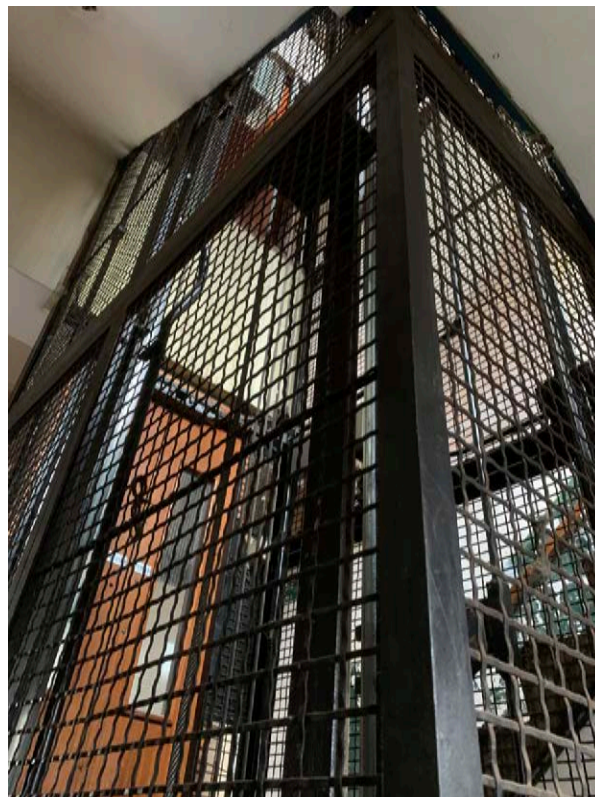


Photo 54



Photo 55

frost.



Photo 56



Photo 57



Photo 58



Photo 59

frost.



Photo 60

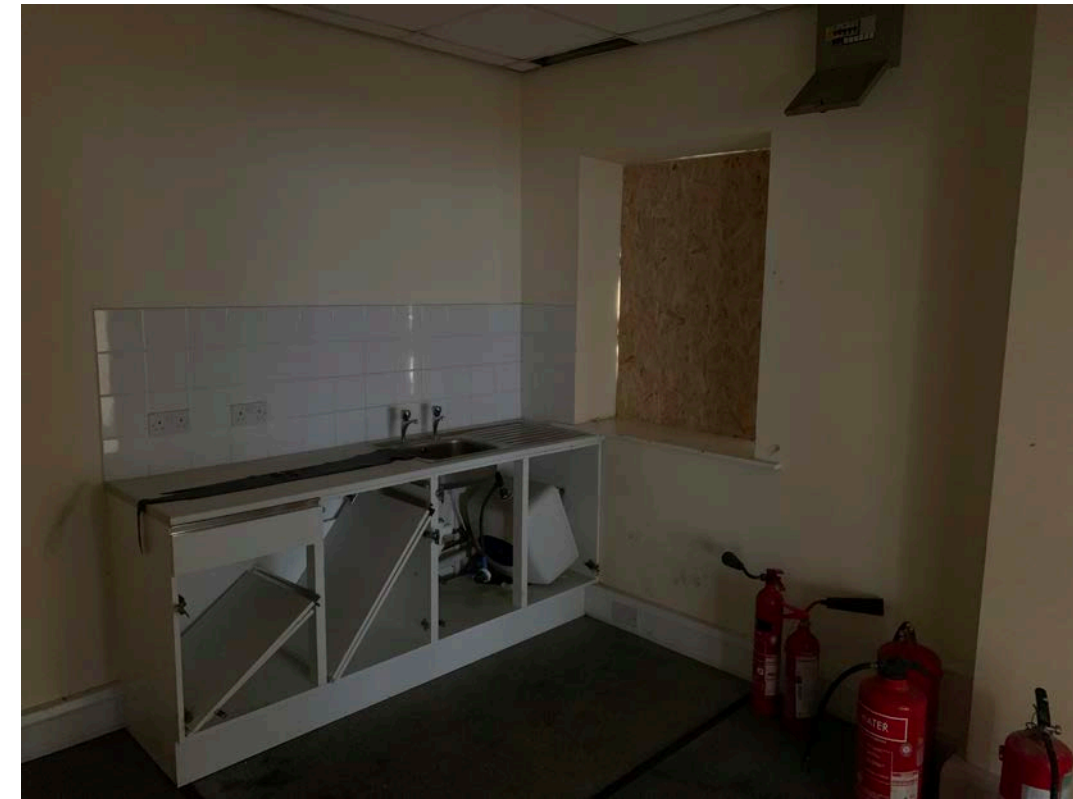


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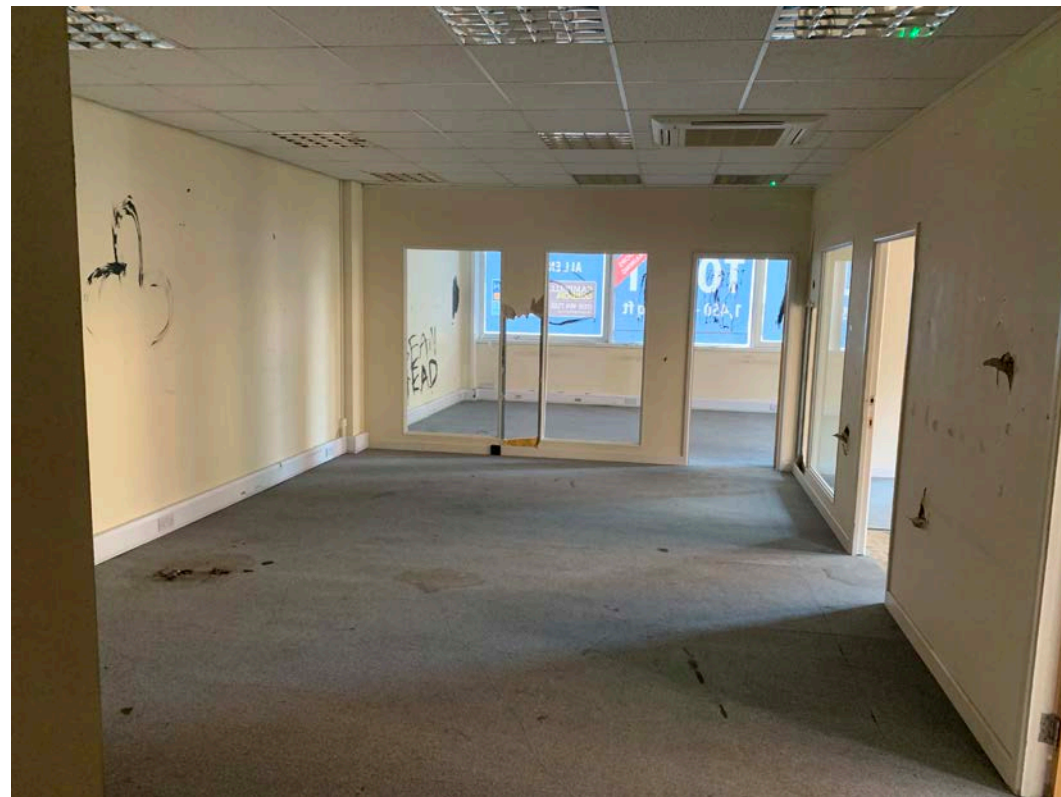


Photo 62



Photo 63

frost.

Schedule of Works



Photo 64



Photo 65



Photo 66

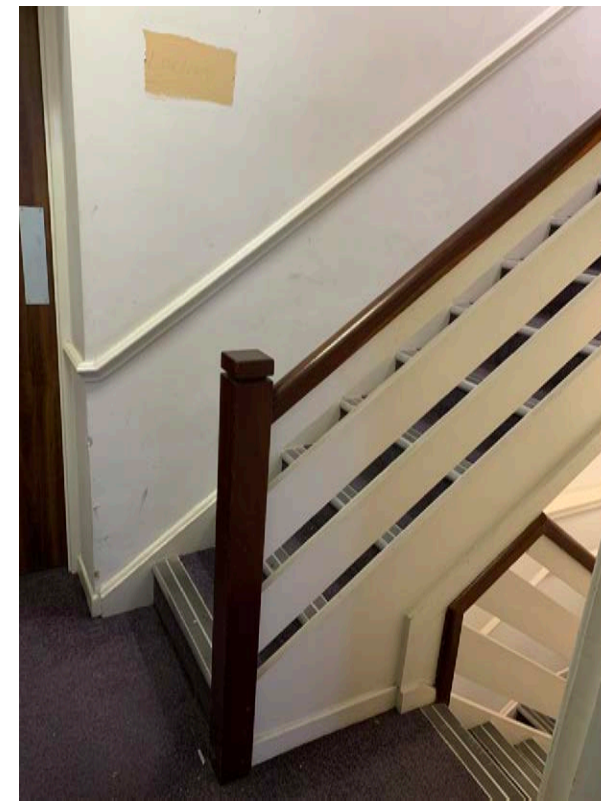


Photo 67

frost.



Photo 68

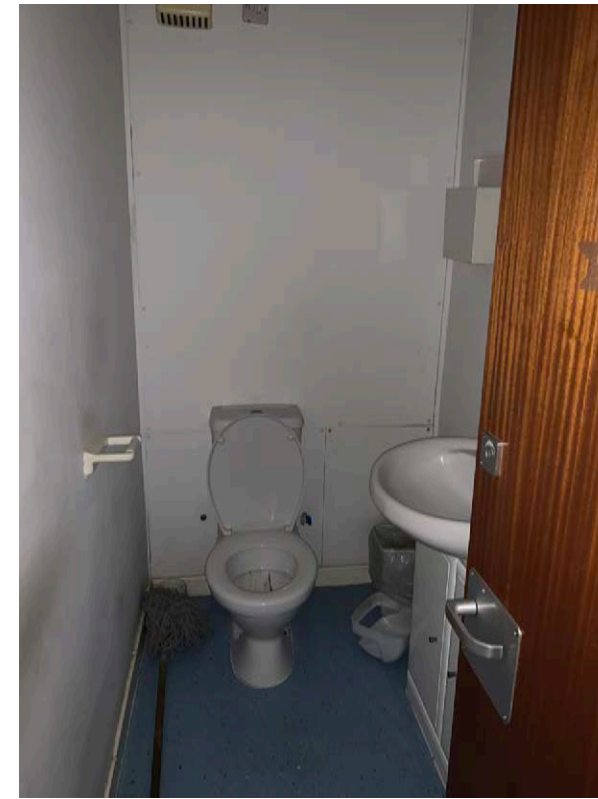


Photo 69



Photo 70

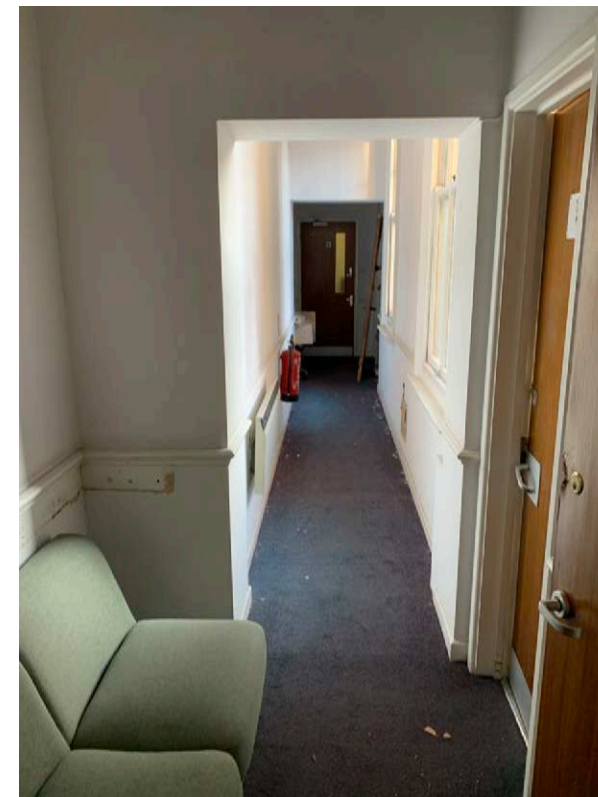


Photo 71

frost.



Photo 72



Photo 73



Photo 74

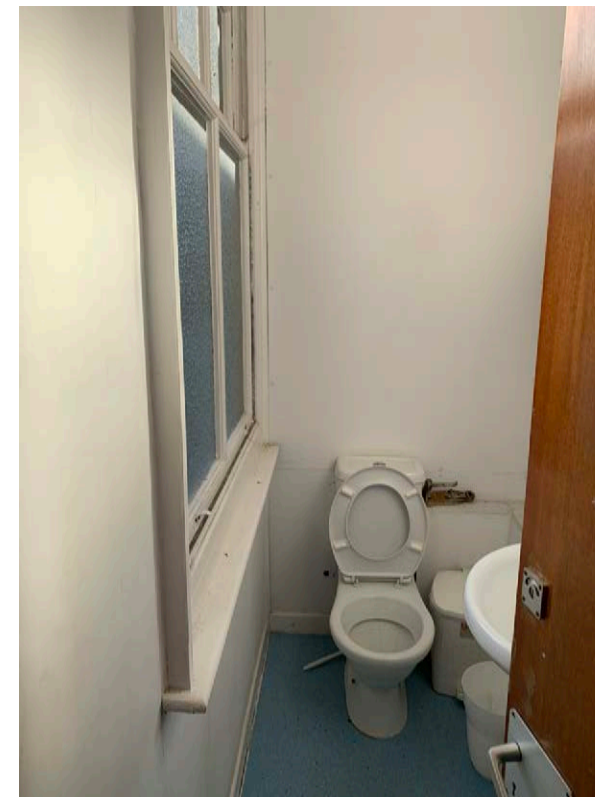


Photo 75

frost.



Photo 76

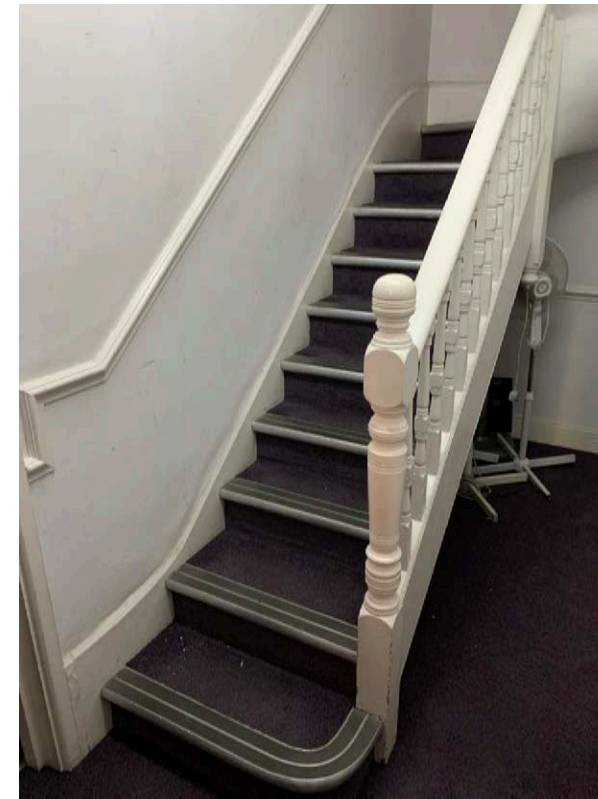


Photo 77



Photo 78

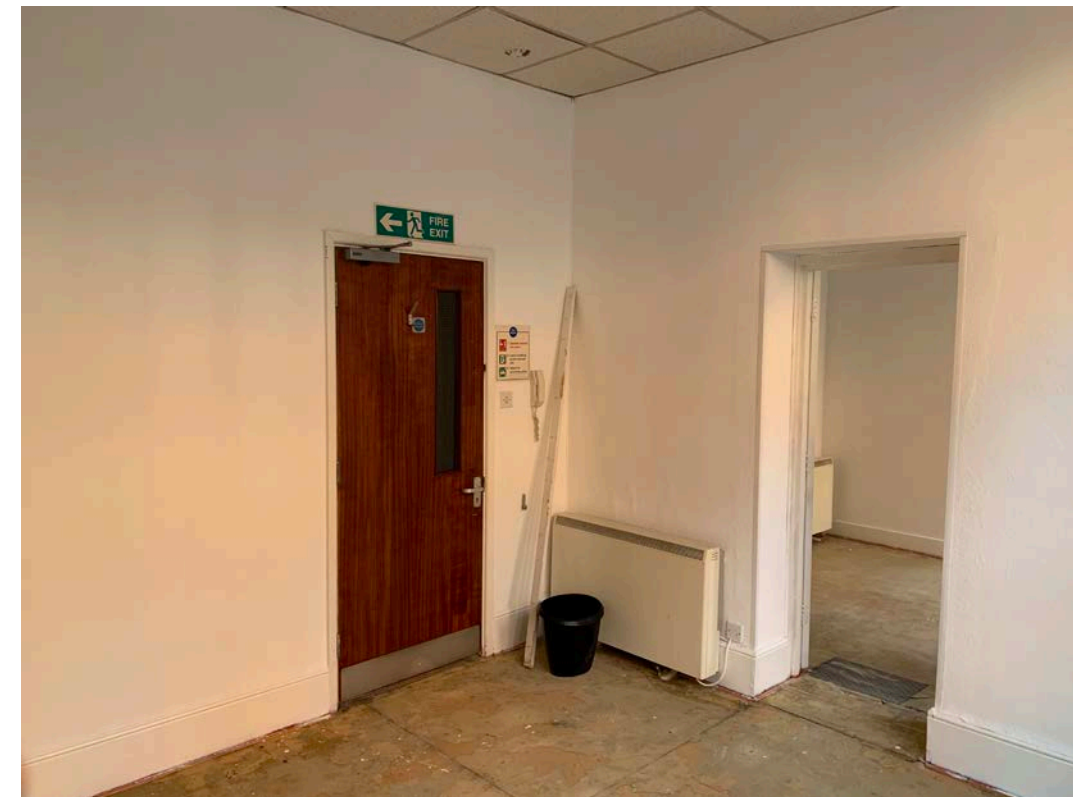


Photo 79

frost.



Photo 80



Photo 81

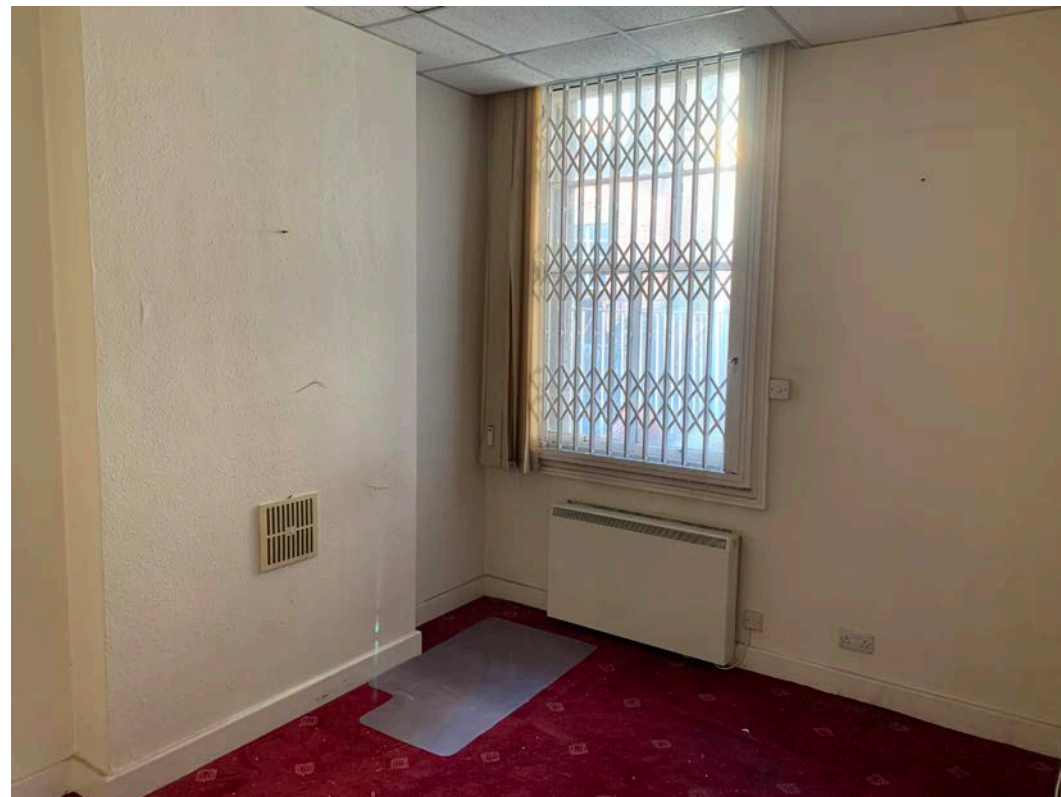


Photo 82

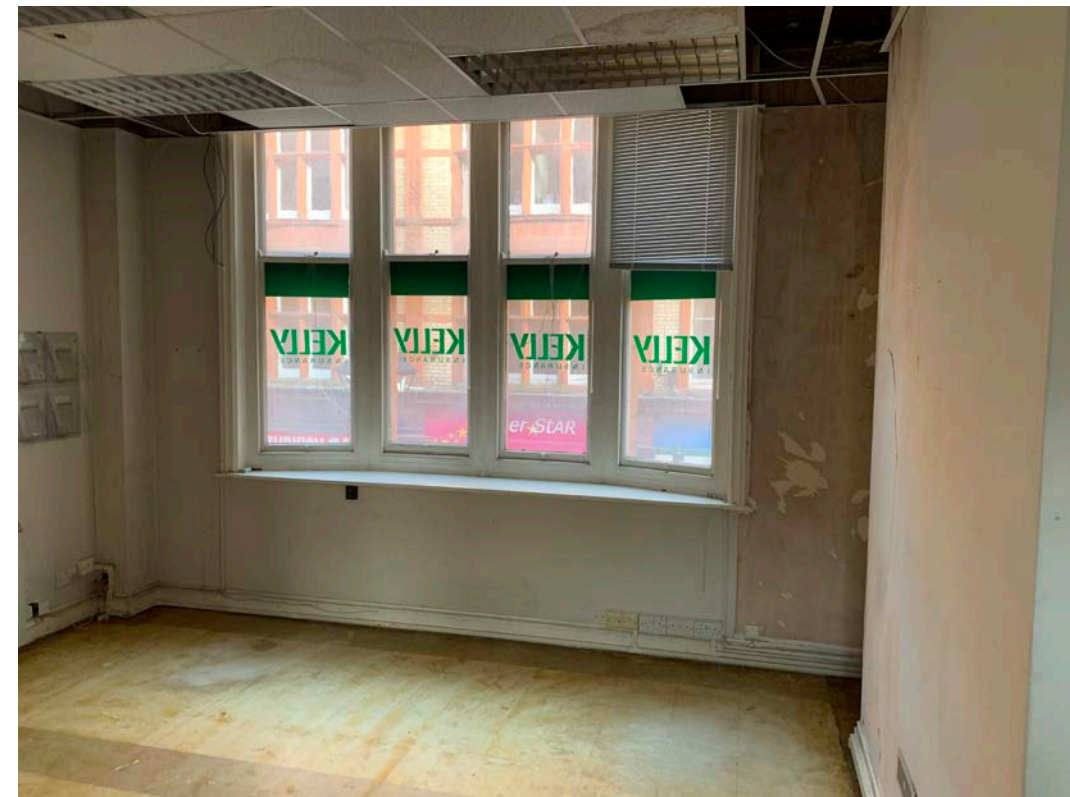


Photo 83



Photo 84



Photo 85

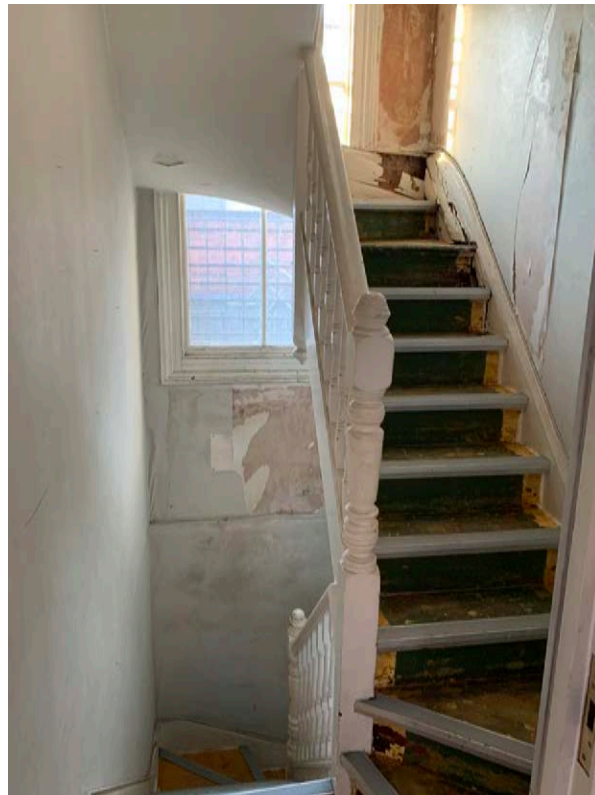
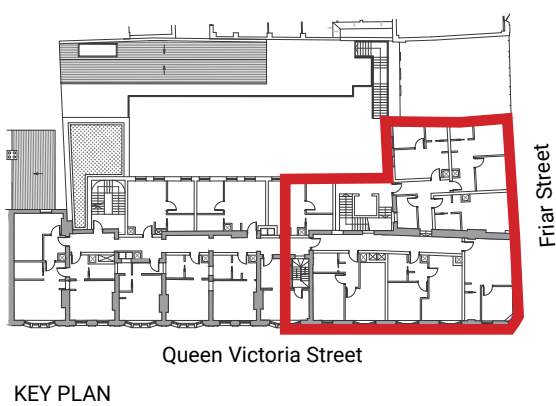


Photo 86

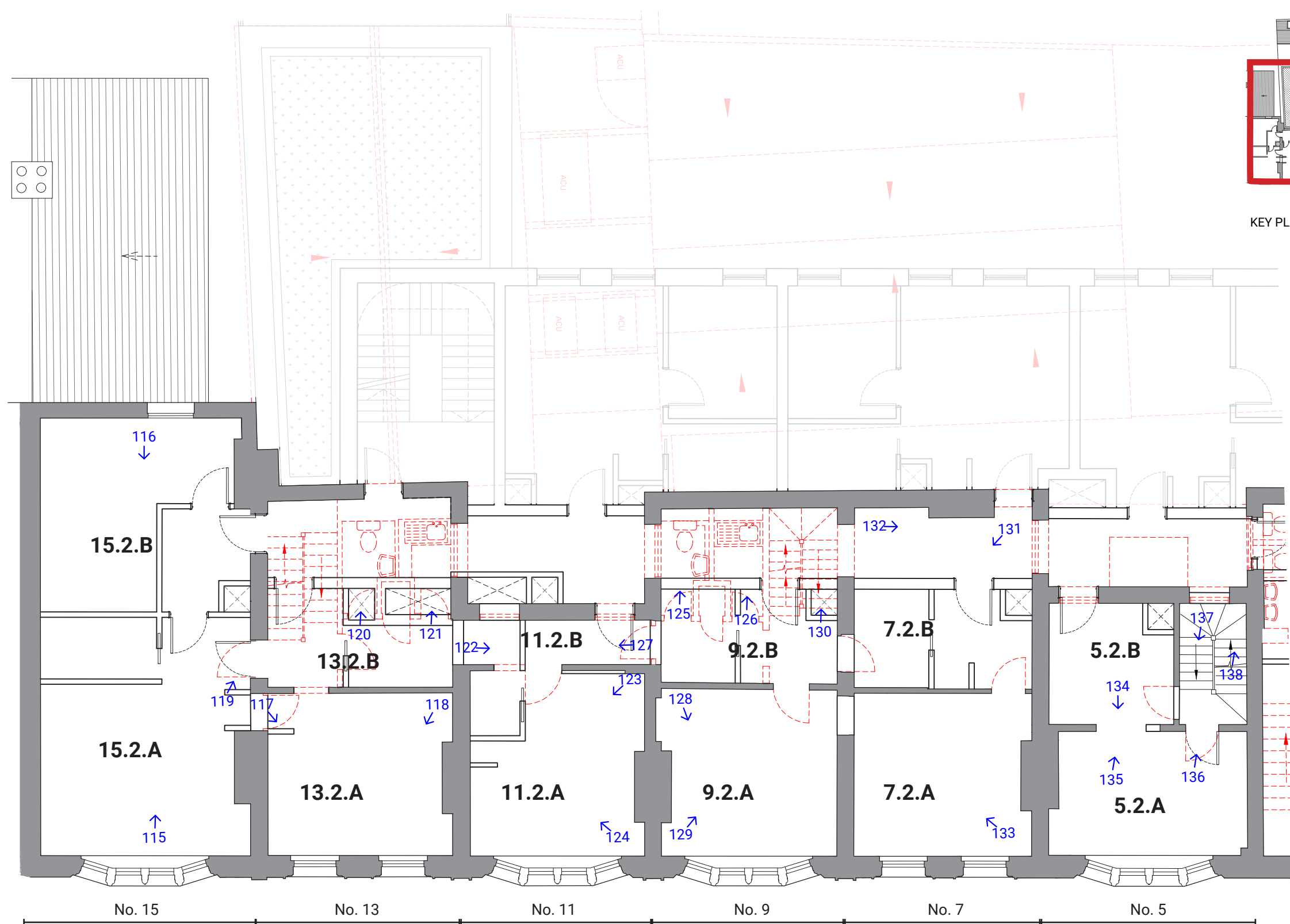
frost.

Schedule of Works

5.1 Plans - Second Floor



Second Floor Plan
Scale 1:100 @ A3



Second Floor Plan
Scale 1:100 @ A3

frost.

Schedule of Works

listed.

Part 2 of 2

frost.

Schedule of Works
1-15 Queen Victoria Street & 147-148 Friar Street

5.2 Schedule of Works - Second Floor

147.2.A	Floor	Retain existing floorboards.
		Form riser.
	Walls	Demolish existing stair tower. External wall rebuilt in construction to match existing. New window openings formed.
		Construct new partitions to form new rooms. New skirting and architrave to match existing.
		Existing walls retained. Plaster repaired where required.
	Ceiling	Exsiting lath and plaster ceiling repaired.
	Features	Existing skirtings previously removed. New skirting in style to match samples elsewhere.
		Existing stair and lift removed from stair tower.
	Services	Existing surface mounted services stripped out.
		New services to new fitted kitchenette and en-suite.
147.2.B	Floor	Retain existing floorboards.
		Construct new steps up to level of no.148.
	Walls	Demolish existing stair tower. External wall rebuilt in construction to match existing. New window openings formed.
		Construct new partitions to form new rooms. New skirting and architrave to match existing.
		Existing walls retained. Plaster repaired where required.
	Ceiling	Exsiting lath and plaster ceiling repaired.
	Features	Existing skirtings previously removed. New skirting in style to match samples elsewhere.
		Existing stair and lift removed from stair tower.
	Services	Existing surface mounted services stripped out.
		New services to new fitted en-suite.
147.2.C	Floor	Retain existing floorboards.
		Form riser.
	Walls	Construct new partitions to form new rooms. New skirting and architrave to match existing.
		Existing walls retained. Plaster repaired where required.
	Ceiling	Exsiting lath and plaster ceiling repaired.
	Features	Existing skirtings previously removed. New skirting in style to match samples elsewhere.
		Existing stair and lift removed from stair tower.
	Services	Existing surface mounted services stripped out.
		New services to new fitted en-suite and kitchenette.

3.2.A	Floor	Remove existing floor coverings. Retain existing floorboards.
		Form new service riser.
	Walls	Demolish all existing parititons.
		Construct new walls to form apartment.
		Construct new partitions to form bedroom, en-suite and riser.
		Block up existing window in rear wall. Infill to be recessed to retain shape and position of window opening.
	Ceiling	Existing suspended grid ceiling removed.
		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm.
	Features	Existing plastic trunking removed. New skirting required throughout.
	Services	Existing surface mounted services stripped out.
3.2.B	Floor	Remove existing floor coverings. Retain existing floorboards.
		New floor infill where stair removed. Construction to match floor adjacent.
	Walls	Demolish all existing parititons.
		Construct new walls to form apartment.
		Construct new partitions to form bedroom, en-suite and riser.
		Block up existing window in rear wall. Infill to be recessed to retain shape and position of window opening.
	Ceiling	Existing suspended grid ceiling removed.
		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm.
	Features	Existing plastic trunking removed. New skirting required throughout.
		Existing staircase removed.
5.2.A	Services	Existing surface mounted services stripped out.
		New services to new fitted en-suite and kitchenette.
	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Existing walls retained. Plaster repaired where required.
	Ceiling	Existing lath and plaster ceiling repaired.
	Features	Architrave and skirtings retained and repaired where applicable.
		Existing office style door replaced.
	Services	Existing surface mounted services stripped out.

5.2.B	Floor	Remove existing floor coverings. Retain existing floorboards.
		Form new service riser.
	Walls	Existing walls retained. Plaster repaired where required.
		Existing door opening to be blocked up to existing internal stair wall.
		Existing window to be altered to form a door opening. Existing window frame and architrave removed. New door frame with obscured fan light above. New architrave to match.
		Existing windows to be altered to form corridor. Existing window frame and architrave removed. Externally, brickwork head and jam to window to be retained.
	Ceiling	Existing lath and plaster ceiling repaired.
	Features	Architrave and skirtings retained and repaired where applicable.
		Existing staircase retained and repaired. Plastic stair nosings removed and broken step/stringer repaired.
	Services	Existing surface mounted services stripped out.
7.2.A		New services to new fitted kitchenette.
	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Remove existing door in party wall and block up opening. Remove architrave.
	Ceiling	Existing suspended grid ceiling removed.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
		New services to new fitted kitchenette.
	Floor	Remove existing floor coverings. Retain existing floorboards.
		Form new service riser.
7.2.B		New floor infill where stair removed. Construction to match adjacent.
	Walls	Existing windows to be altered to form corridor. Existing window frame and architrave removed. Externally, brickwork head and jam to window to be retained.
		Construct new wall to form corridor.
		Construct new partitions to form ensuite and riser.
		Form new opening in the existing party wall to form corridor. Form new opening in the existing rear wall to form new doorway to apartments adjacent.
		Remove door and block up opening in existing party wall.
	Ceiling	Existing suspended grid ceiling removed.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
	Features	Architrave and skirtings retained and repaired where applicable.
		Existing staircase removed and floor repaired.
	Services	Existing surface mounted services stripped out.
		New services to new fitted en-suite.

9.2.A	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Remove existing door in party wall and block up opening. Remove architrave.
	Ceiling	Existing suspended grid ceiling removed.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
	Features	Architrave and skirtings retained and repaired where applicable.
9.2.B		Existing office style door replaced.
	Services	Existing surface mounted services stripped out.
		New services to new fitted kitchenette.
	Floor	Remove existing floor coverings. Retain existing floorboards.
		Form new service riser.
9.2.B		New floor infill where stair removed. Construction to match adjacent.
	Walls	Existing windows to be altered to form corridor. Existing window frame and architrave removed. Externally, brickwork head and jam to window to be retained.
		Remove walls that form stair and wc's.
		Construct new wall to form corridor.
		Construct new partitions to form ensuite and riser.
9.2.B		Form new opening in the existing party wall to form corridor.
	Ceiling	Existing suspended grid ceiling removed.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
	Features	Architrave and skirtings retained and repaired where applicable.
		Existing staircase removed and floor/ceiling repaired.
9.2.B	Services	Existing surface mounted services stripped out.
		New services to new fitted en-suite.
		Existing WC's and sanitaryware removed.
	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Remove existing door and enlarge opening in existing internal wall.
9.2.B		Construct new partitions to form en-suite.
	Ceiling	Existing suspended grid ceiling removed.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
9.2.B		New services to new fitted kitchenette and en-suite.

11.2.B	Floor	Remove existing floor coverings. Retain existing floorboards.
		Form new service riser.
	Walls	Existing window in rear wall to be altered to form a door opening. Existing window frame and architrave removed. New door frame with obscured fan light above. New architrave to match.
		Existing window to be blocked up in rear wall. Window to be removed. Infill to be recessed to retain shape and location of window.
		Block up existing openings in party walls.
11.2.B		Existing windows to be altered to form corridor. Existing window frame and architrave removed. Externally, brickwork head and jam to window to be retained.
	Ceiling	Existing suspended grid ceiling removed.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
	Features	Architrave, dado and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
13.2.A		New services to new fitted kitchenette.
	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Remove existing door in party wall and block up opening. Remove architrave.
		Form opening in existing internal wall.
	Ceiling	Existing suspended grid ceiling removed.
13.2.A		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
		New services to new fitted kitchenette.
	Floor	Remove existing floor coverings. Retain existing floorboards.
13.2.B		Form new service riser.
		New floor infill where stair removed. Construction to match adjacent.
	Walls	Existing window to be altered to form corridor. Existing window frame and architrave removed.
		Remove walls that form stair and wc's.
		Construct new wall to form corridor.
13.2.B		Construct new partitions to form ensuite and riser.
		Form new opening in rear wall to provide access to new stair and corridor.
	Ceiling	Existing suspended grid ceiling removed.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
	Features	Architrave, dado and skirtings retained and repaired where applicable.
13.2.B		Existing staircase removed and floor/ceiling repaired.
	Services	Existing surface mounted services stripped out.
		New services to new fitted en-suite.

15.2.A	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Remove existing door in party wall and block up opening. Remove architrave.
		Construct partitions to form riser and en-suites.
	Ceiling	Existing suspended grid ceiling removed.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
	Features	Architrave and skirtings retained and repaired where applicable.
		Plastic trunking removed.
	Services	Existing surface mounted services stripped out.
		New services to new fitted kitchenette and en-suite.
15.2.B	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Construct partitions to form riser and en-suites.
	Ceiling	Existing suspended grid ceiling removed.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
		New services to new fitted kitchenette and en-suite.

5.3 Photographic Record - Second Floor



Photo 87



Photo 88

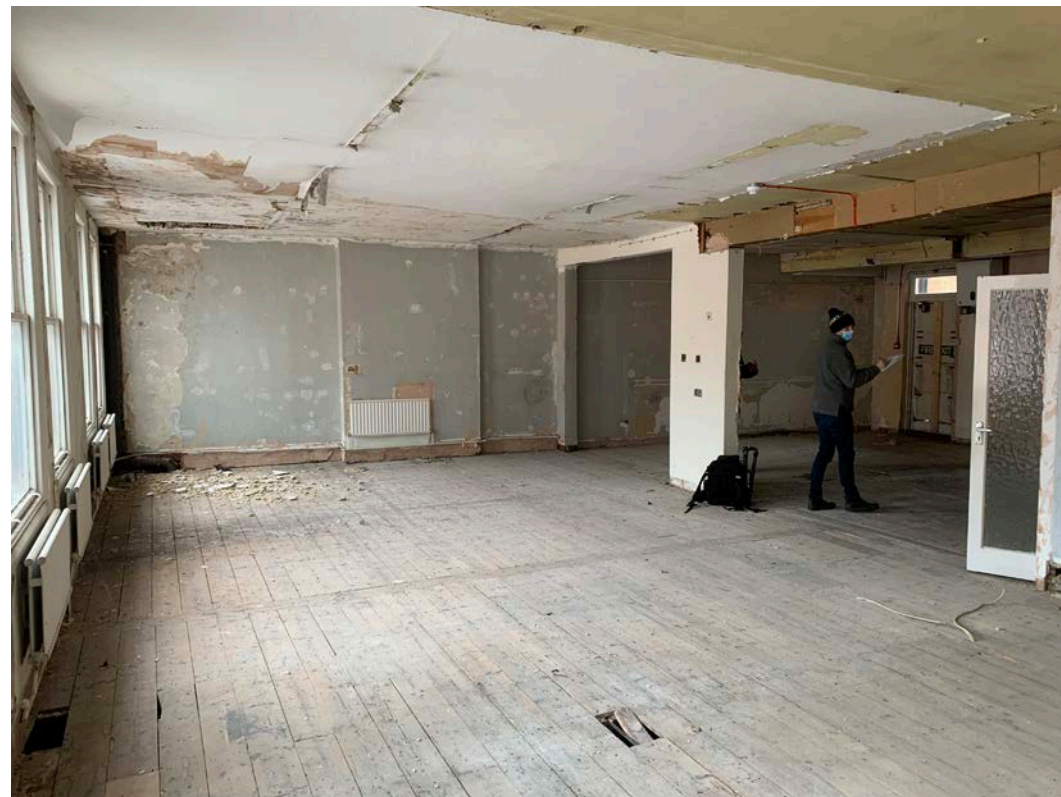


Photo 89



Photo 90

frost.

Schedule of Works



Photo 91



Photo 92



Photo 93

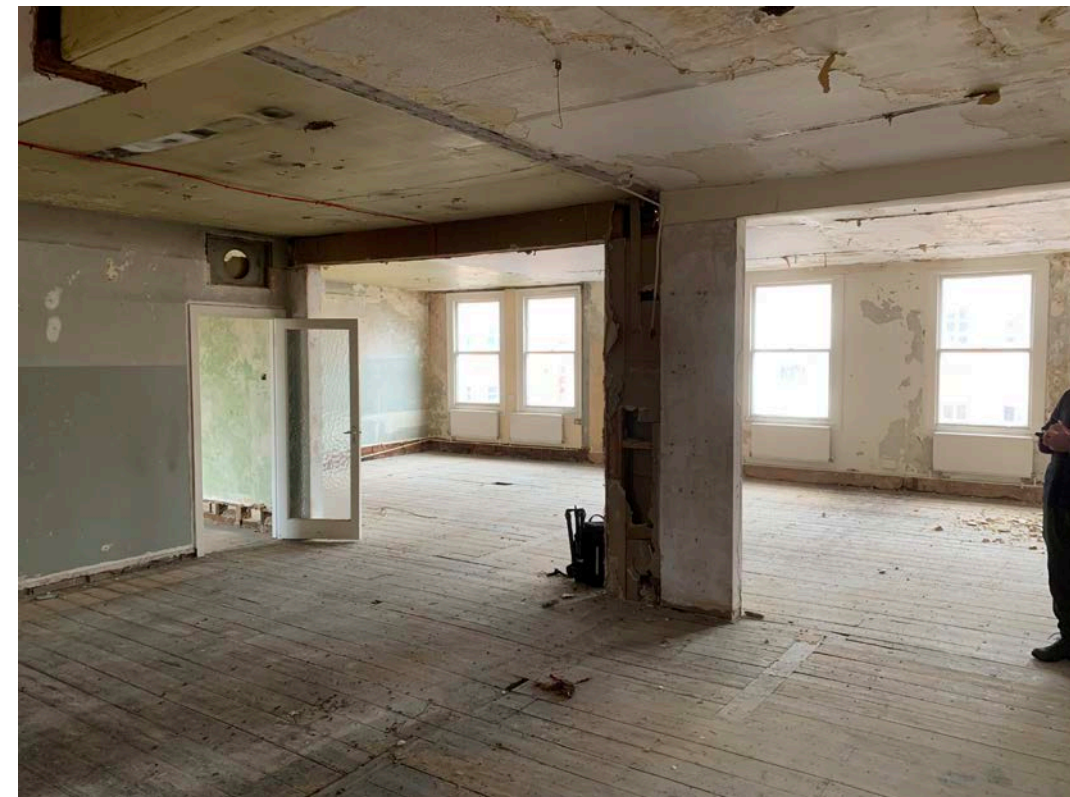


Photo 94

frost.

Schedule of Works

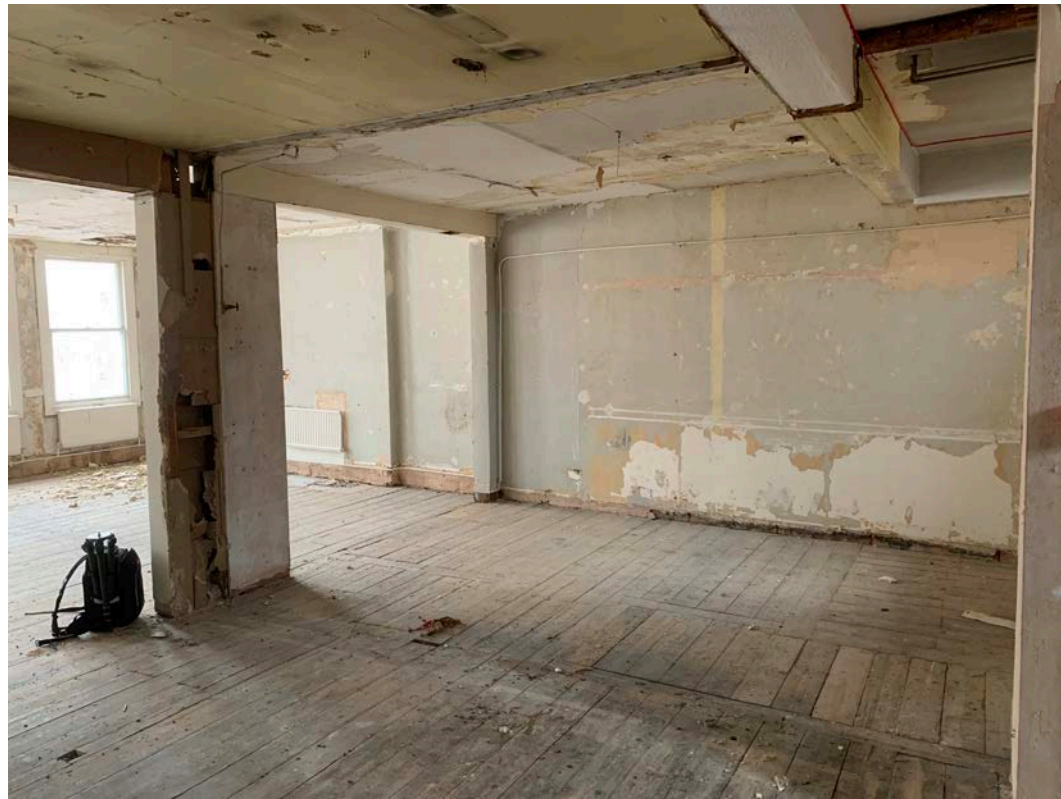


Photo 95



Photo 96



Photo 97

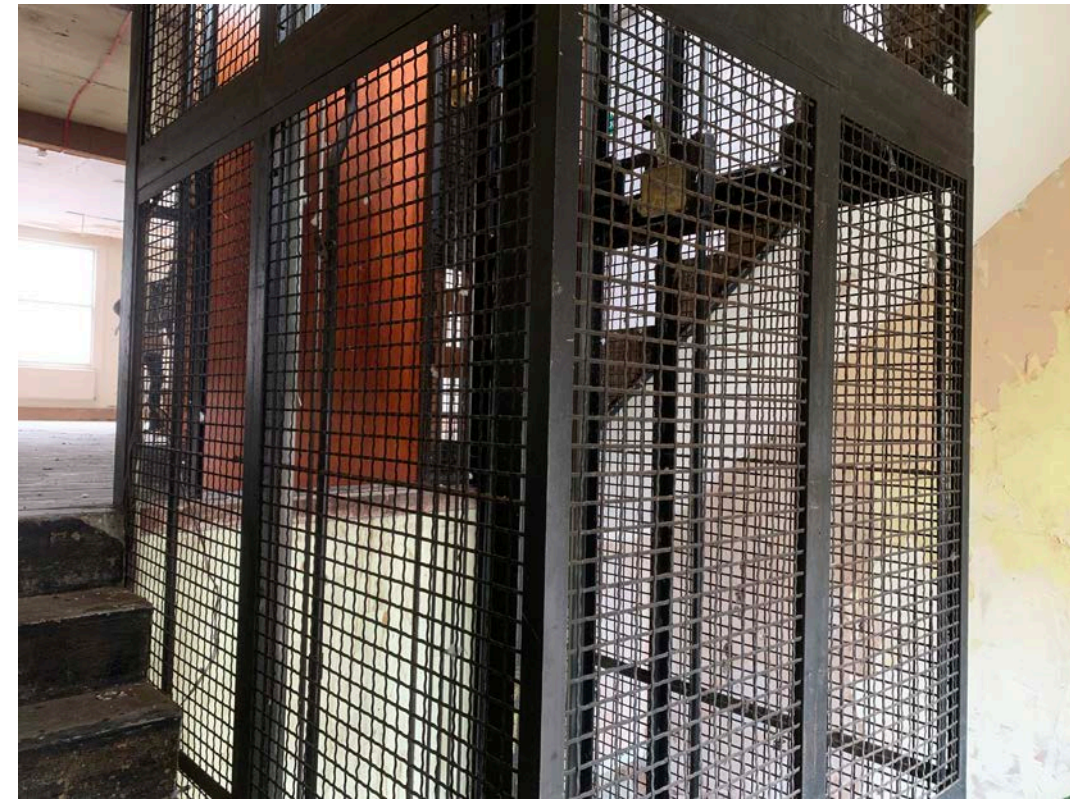


Photo 98

frost.

Schedule of Works



Photo 99



Photo 100

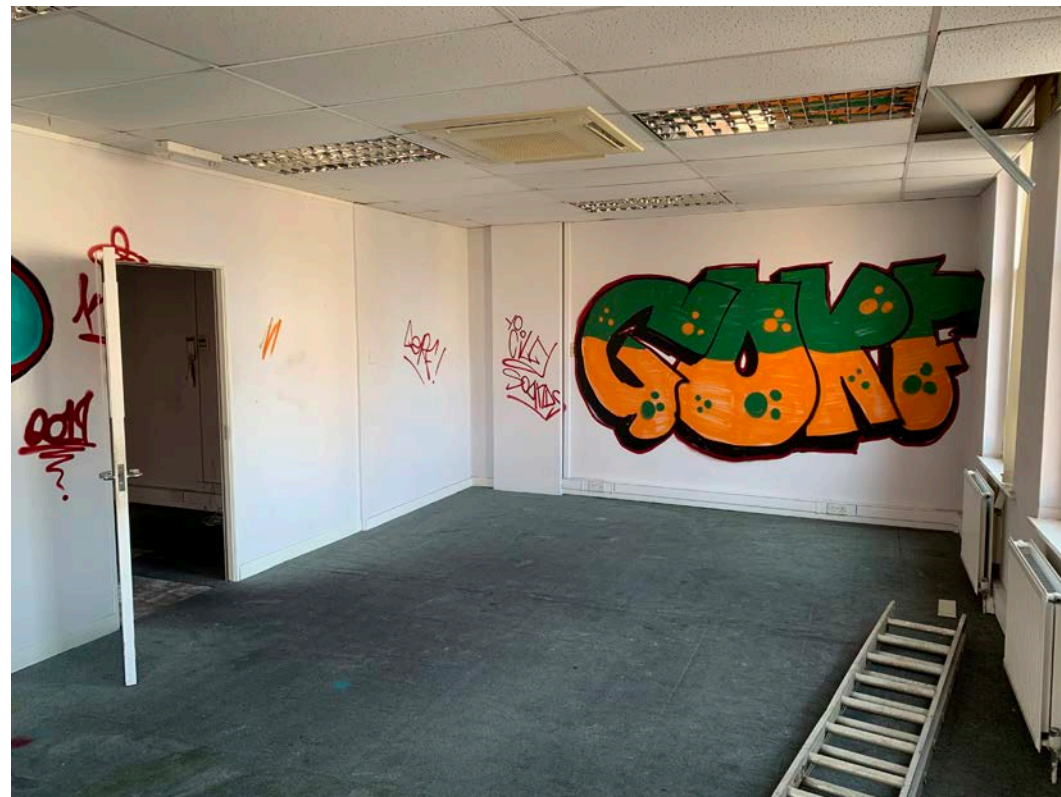


Photo 101

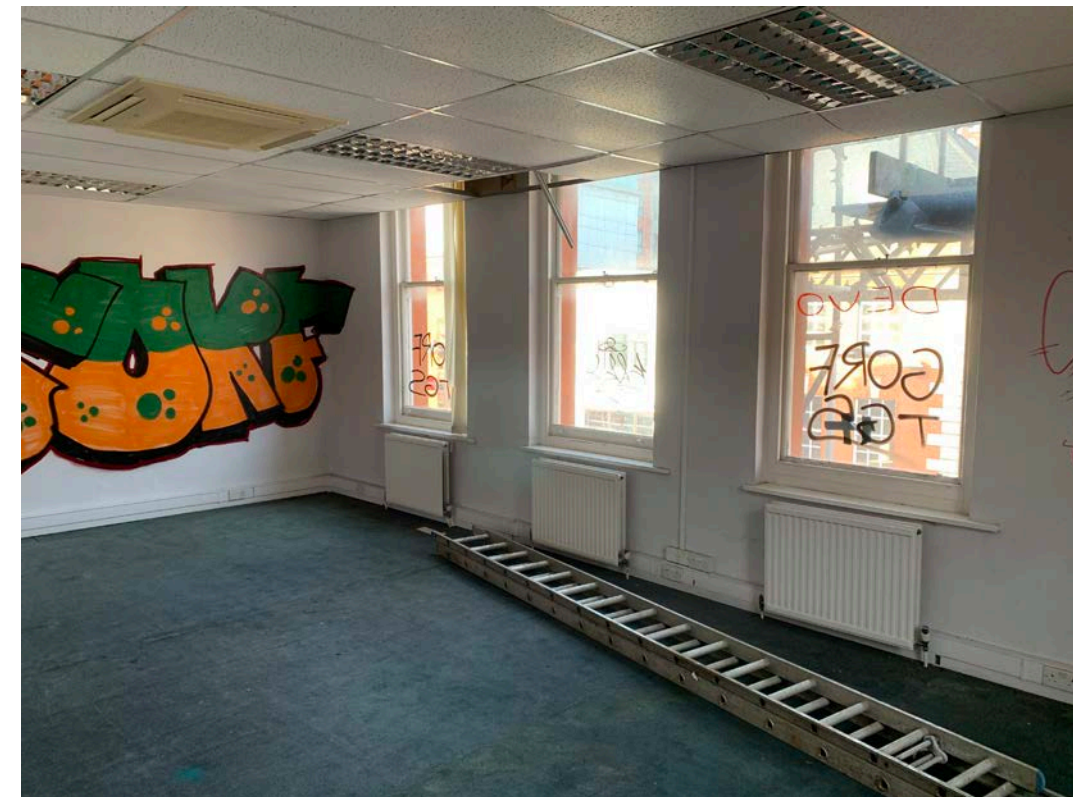


Photo 102

frost.



Photo 103

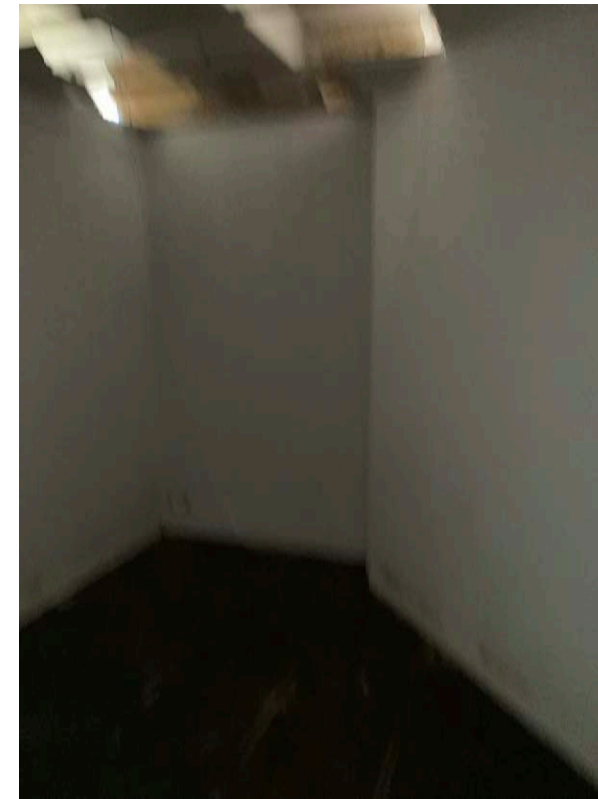


Photo 104



Photo 105



Photo 106

frost.

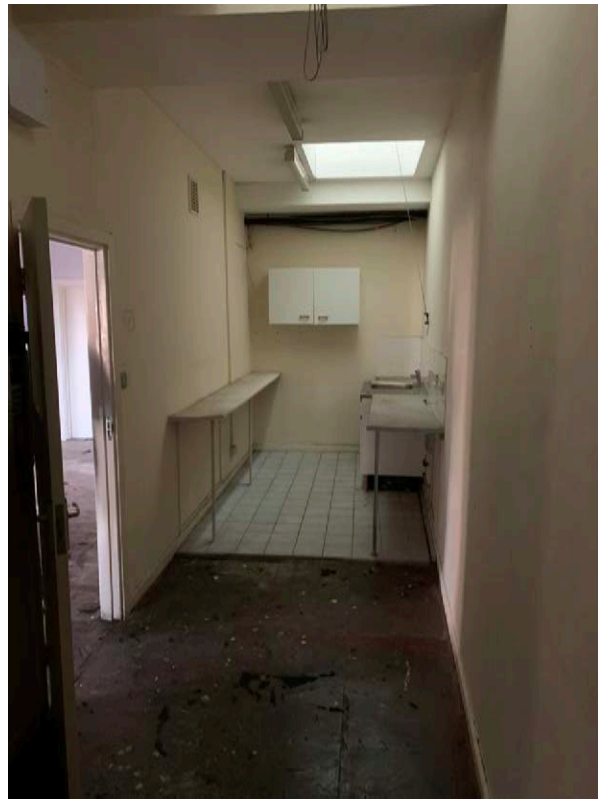


Photo 107

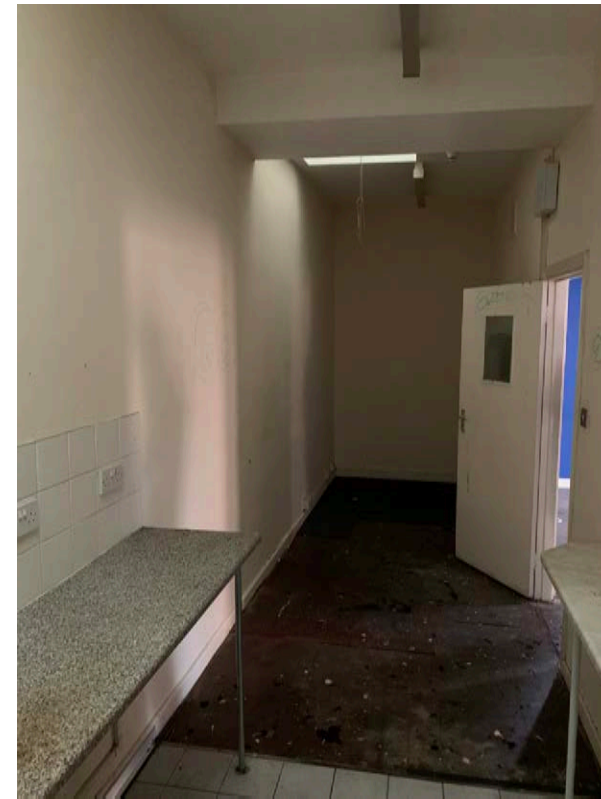


Photo 108



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113

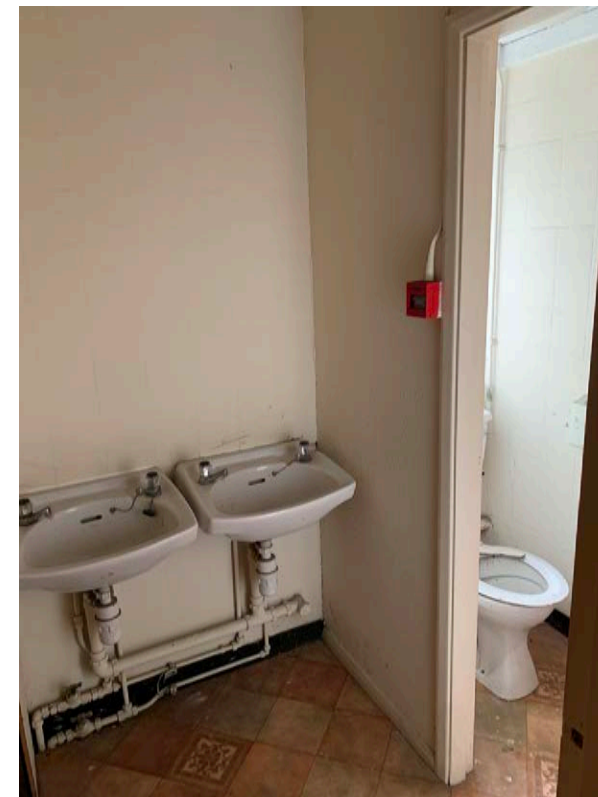


Photo 114



Photo 115



Photo 116



Photo 117



Photo 118



Photo 119

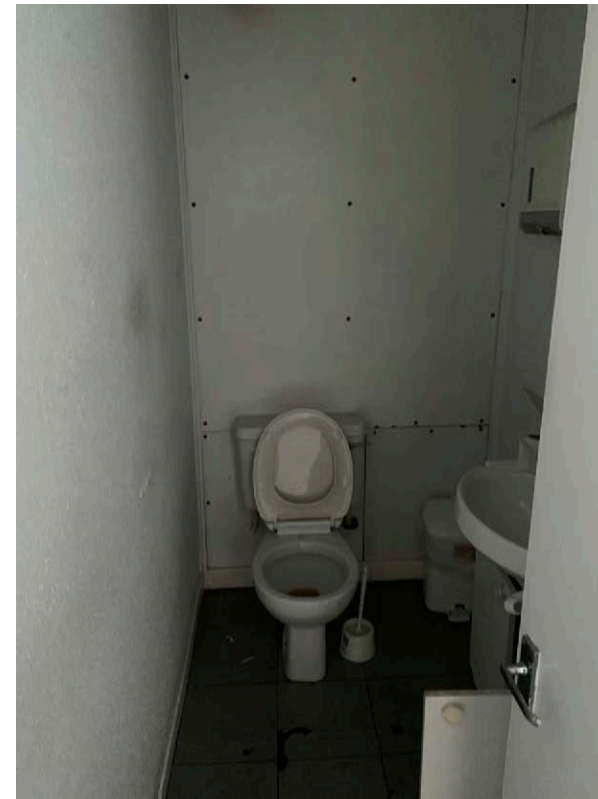


Photo 120



Photo 121



Photo 122



Photo 123



Photo 124



Photo 125



Photo 126

frost.

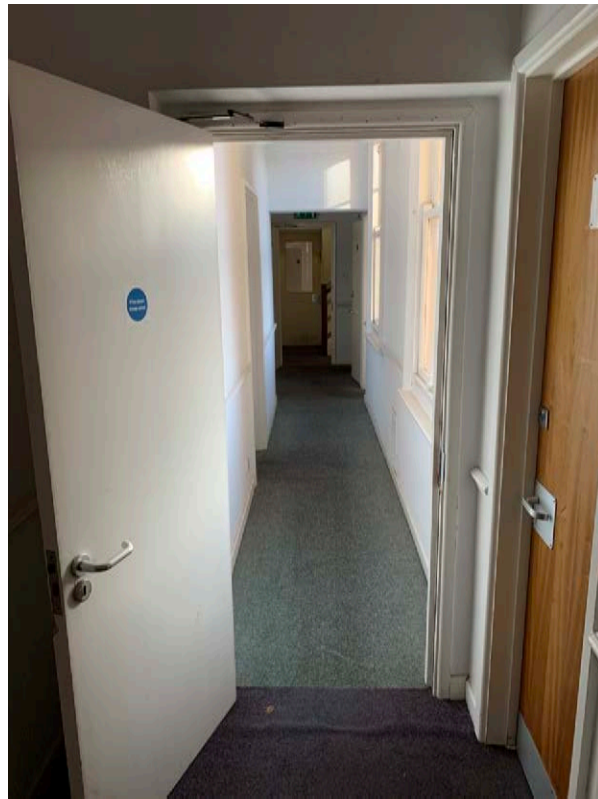


Photo 127



Photo 128



Photo 129

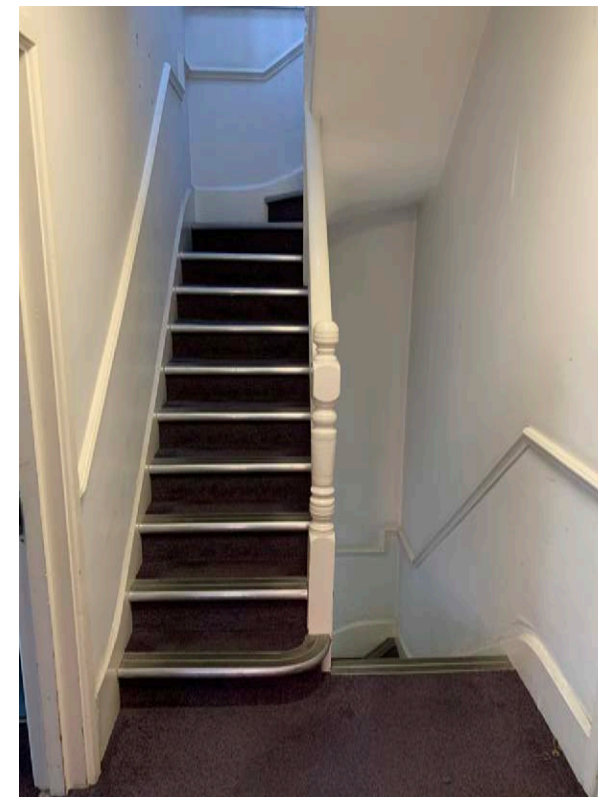


Photo 130

frost.



Photo 131



Photo 132



Photo 133



Photo 134



Photo 135

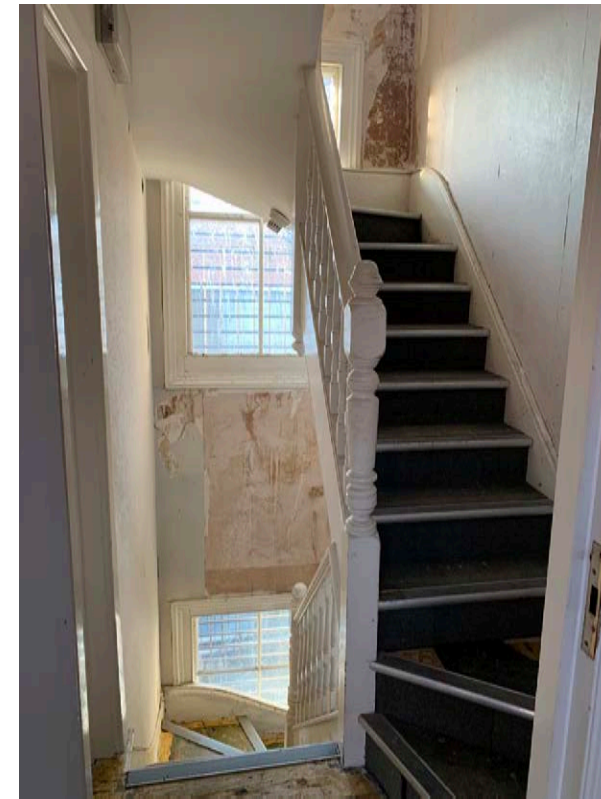


Photo 136



Photo 137

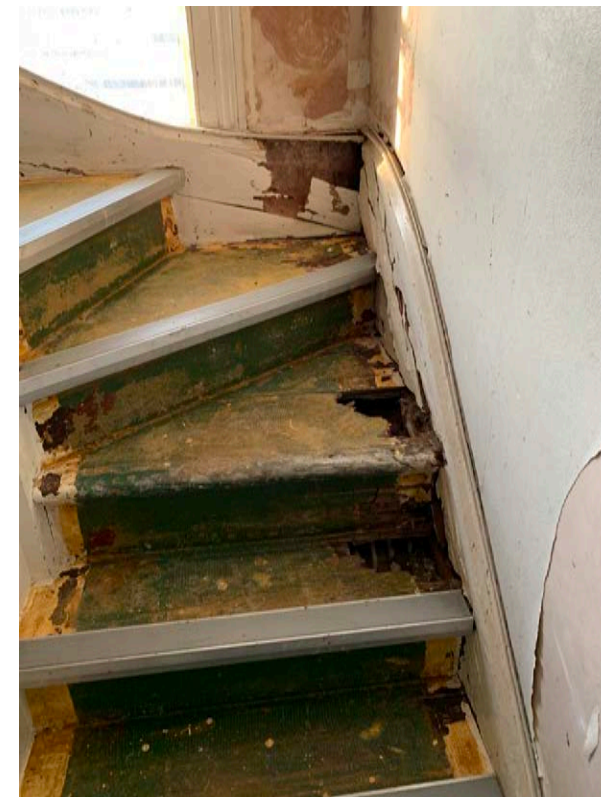
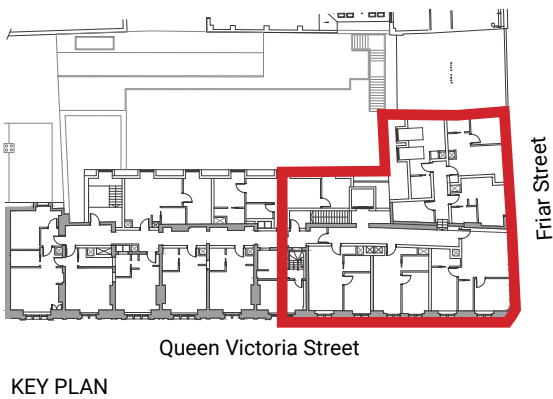
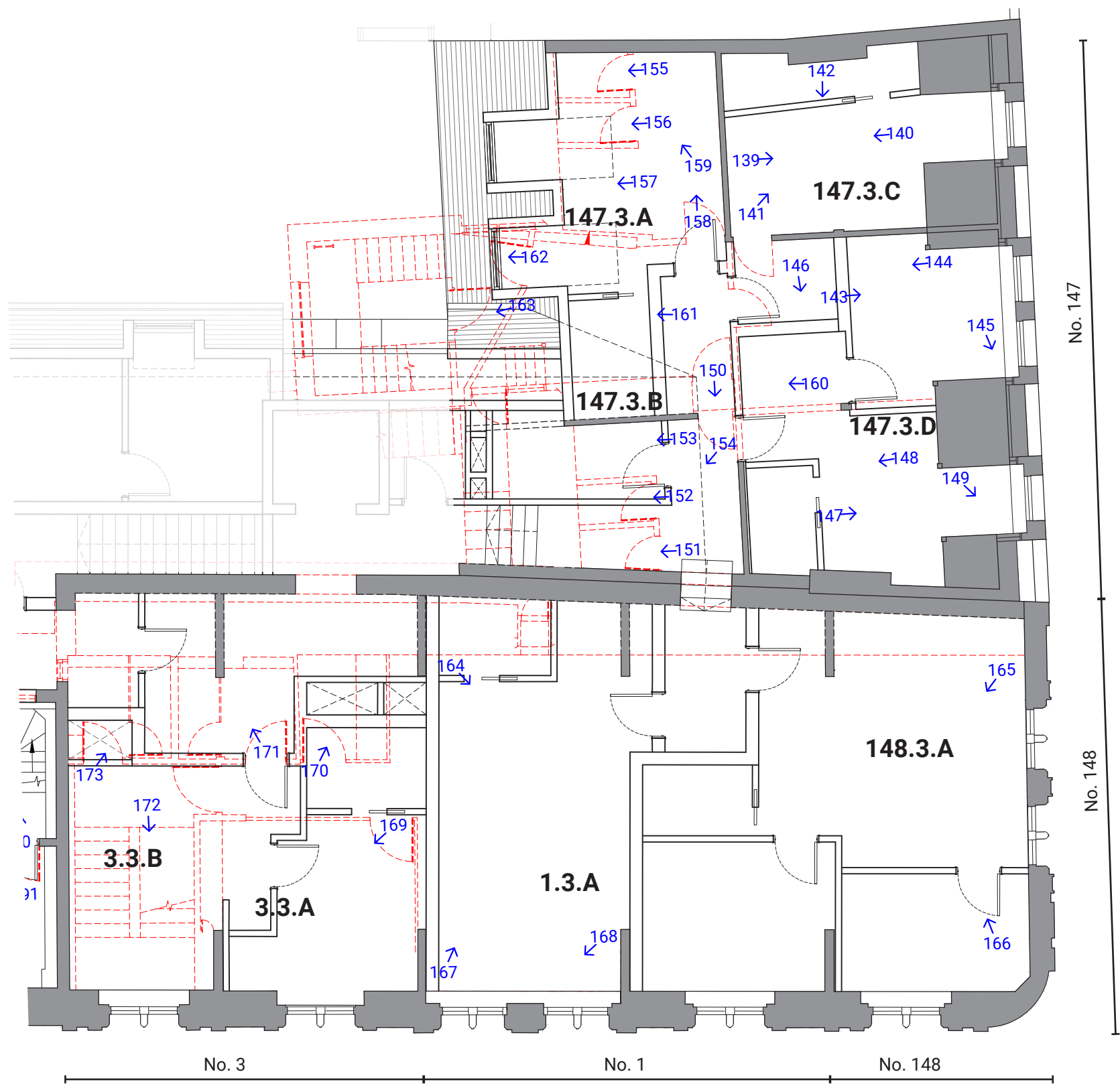


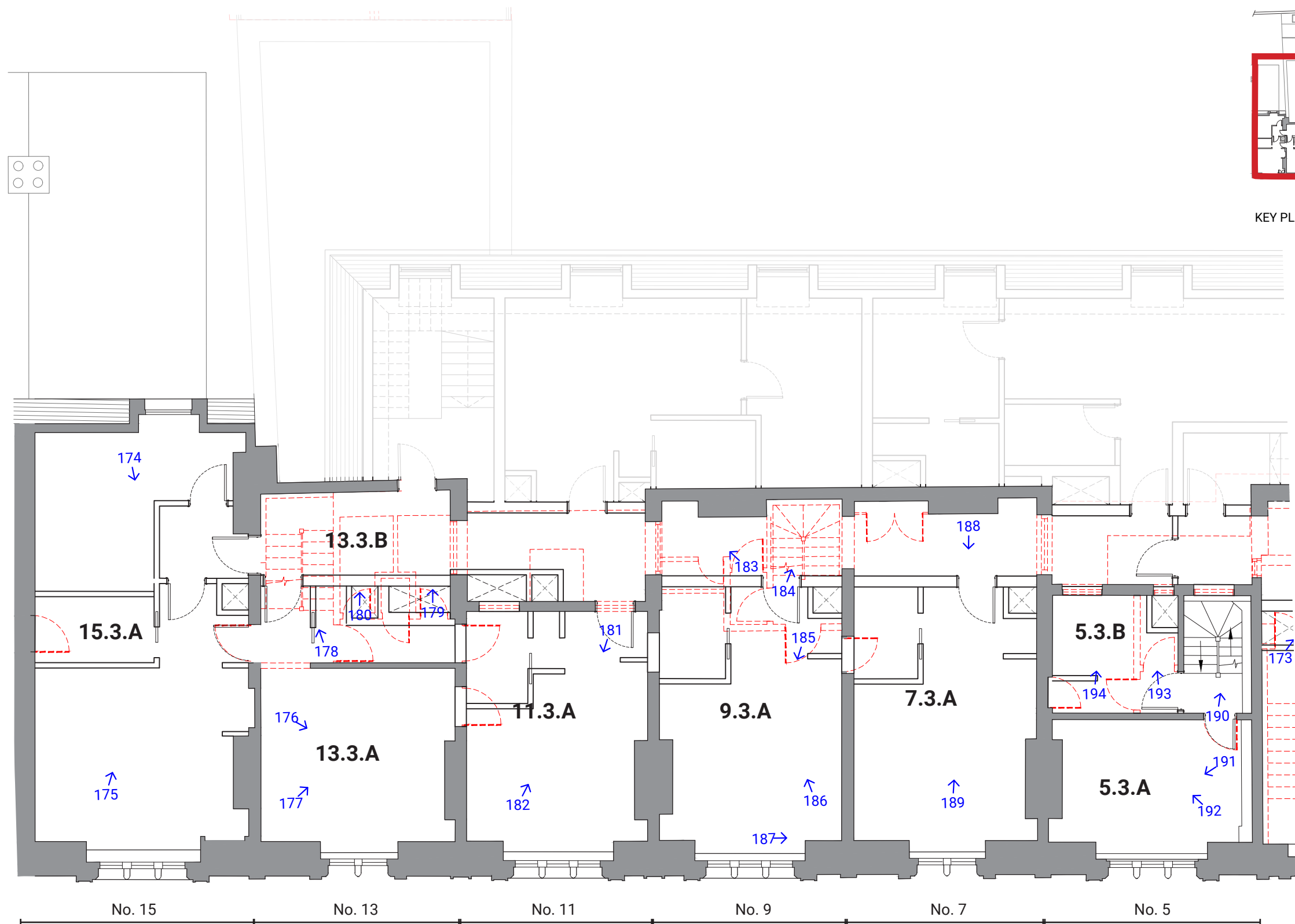
Photo 138

frost.

6.1 Plans - Third Floor



Third Floor Plan
Scale 1:100 @ A3



Third Floor Plan
Scale 1:100 @ A3

6.2 Schedule of Works - Third Floor

147.3.A	Floor	Retain existing floorboards.
		Form riser.
	Walls	Demolish existing stair tower. External wall rebuilt in construction to match existing. New window openings formed.
		Construct new partitions to form new rooms. New skirting and architrave to match existing.
		Existing walls retained. Plaster repaired where required.
		Demolish existing WC partitions
	Ceiling /Roof	Existing ceiling repaired.
		New roof infill where stair tower removed, structure and slates to match existing.
		Construct new lead dormers.
		Remove existing rooflights.
147.3.B		New insulated plasterboard to vaulted soffit.
	Features	Cornice, architrave and skirtings retained and repaired where applicable.
		Existing stair and lift removed from stair tower.
	Services	Existing surface mounted services stripped out.
		New services to fitted en-suite and kitchenette.
	Floor	Retain existing floorboards.
		Form riser.
	Walls	Demolish existing stair tower. External wall rebuilt in construction to match existing. New window openings formed.
		Construct new partitions to form new rooms. New skirting and architrave to match existing.
		Existing walls retained. Plaster repaired where required.
147.3.C		Demolish existing WC partitions
	Ceiling	Existing ceiling repaired.
		Existing exposed trusses retained and repaired as required.
		New insulated plasterboard to vaulted soffit.
	Features	Cornice, architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
		New services to new fitted en-suite.
	Floor	Retain existing floorboards.
	Walls	Construct new partitions to form new rooms. New skirting and architrave to match existing.
		Existing walls retained. Plaster repaired where required.
147.3.D		Existing walls retained. Plaster repaired where required.
	Ceiling	Existing ceiling repaired.
		Existing exposed trusses retained and repaired as required.
		New insulated plasterboard to vaulted soffit.
	Features	Cornice, architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
		New services to new fitted en-suite and kitchenette.
	Floor	Remove existing floor coverings. Retain existing floorboards.
		Form new service riser.
	Walls	Demolish all existing parititons and encasement of existing trusses.
148.3.A		Construct new wall to form apartment.
		Construct new partitions to form bedroom, en-suite and riser.
	Ceiling	Existing trusses exposed. Ceiling removed to reveal vaulted ceiling above. New insulated plasterboard to vaulted soffit.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
		New services to fitted en-suite and kitchenette.
	Floor	Remove existing floor coverings. Retain existing floorboards.
		Form new service riser.
	Walls	Demolish all existing parititons and encasement of existing trusses.
		Construct new wall to form apartment.
1.3.A		Construct new partitions to form bedroom, en-suite and riser.
		Form new opening in party wall with no.147 to form new corridor.
	Ceiling	Existing trusses exposed. Ceiling removed to reveal vaulted ceiling above. New insulated plasterboard to vaulted soffit.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
		New services to new fitted en-suite and kitchenette.
	Floor	Remove existing floor coverings. Retain existing floorboards.
		Form new service riser.
	Walls	Demolish all existing parititons and encasement of existing trusses.
		Construct new wall to form apartment.

3.3.A	Floor	Remove existing floor coverings. Retain existing floorboards.
		Form new service riser.
	Walls	Demolish all existing parititons and encasement of existing trusses.
		Construct new wall to form apartment.
		Construct new partitions to form bedroom, en-suite and riser.
		New opening in existing rear wall for lift access.
	Ceiling	Existing trusses exposed. Ceiling removed to reveal vaulted ceiling above. New insulated plasterboard to vaulted soffit.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
		New services to new fitted en-suite and kitchenette.
3.3.B	Floor	Remove existing floor coverings. Retain existing floorboards.
		Form new service riser.
		New floor infill where stair removed. Construction to match adjacent.
	Walls	Demolish all existing parititons and encasement of existing trusses.
		Construct new wall to form apartment.
		Construct new partitions to form bedroom, en-suite and riser.
	Ceiling	Existing trusses exposed. Ceiling removed to reveal vaulted ceiling above. New insulated plasterboard to vaulted soffit.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing stair removed.
		Existing surface mounted services stripped out.
		New services to new fitted en-suite and kitchenette.
5.3.A	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Existing walls retained. Plaster repaired where required.
	Ceiling	Existing trusses exposed. Ceiling removed to reveal vaulted ceiling above. New insulated plasterboard to vaulted soffit.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.

5.3.B	Floor	Remove existing floor coverings. Retain existing floorboards.
		Form new service riser.
	Walls	Remove walls forming WC.
		Existing walls retained. Plaster repaired where required.
		Existing window in rear wall to be blocked up. Infill to be recessed to identify shape and position of window opening.
		Existing windows to be altered to form corridor. Existing window frame and architrave removed. Externally, brickwork head and jam to window to be retained.
	Ceiling	Existing trusses exposed. Ceiling removed to reveal vaulted ceiling above. New insulated plasterboard to vaulted soffit.
	Features	Architrave and skirtings retained and repaired where applicable.
		Existing staircase retained and repaired. Plastic stair nosings removed and broken step/stringer repaired.
		Existing surface mounted services stripped out.
		New services to new fitted kitchenette.
7.3.A	Floor	Remove existing floor coverings. Retain existing floorboards.
		Form new service riser.
	Walls	Existing windows to be altered to form corridor. Existing window frame and architrave removed. Externally, brickwork head and jam to window to be retained.
		Construct new wall to form corridor.
		Construct new partitions to form ensuite and riser.
	Services	Form new opening in the existing party wall to form corridor. Form new opening in the existing rear wall to form new doorway to apartments adjacent.
		Remove door and block up opening in existing party wall.
		Existing trusses exposed. Ceiling removed to reveal vaulted ceiling above. New insulated plasterboard to vaulted soffit.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
		New services to new fitted kitchenette.

9.3.A	Floor	Remove existing floor coverings. Retain existing floorboards.
		Form new service riser.
		New floor infill where stair removed. Construction to match adjacent.
	Walls	Existing windows to be altered to form corridor. Existing window frame and architrave removed. Externally, brickwork head and jam to window to be retained.
		Remove walls that form stair and wc's.
		Construct new wall to form corridor.
		Construct new partitions to form ensuite and riser.
		Form new opening in the existing party wall to form corridor.
	Ceiling	Existing trusses exposed. Ceiling removed to reveal vaulted ceiling above. New insulated plasterboard to vaulted soffit.
	Features	Architrave and skirtings retained and repaired where applicable.
11.3.A		Existing staircase removed and floor/ceiling repaired.
	Services	Existing surface mounted services stripped out.
		New services to new fitted kitchenette and en-suite.
	Floor	Remove existing floor coverings. Retain existing floorboards.
		Form new service riser.
	Walls	Existing window in rear wall to be altered to form a door opening. Existing window frame and architrave removed. New door frame with obscured fan light above. New architrave to match.
		Existing window to be blocked up in rear wall. Window to be removed. Infill to be recessed to retain shape and location of window.
		Block up existing openings in party walls.
		Existing windows to be altered to form corridor. Existing window frame and architrave removed. Externally, brickwork head and jam to window to be retained.
	Ceiling	Existing trusses exposed. Ceiling removed to reveal vaulted ceiling above. New insulated plasterboard to vaulted soffit.
13.3.A	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
		New services to new fitted kitchenette and en-suite.
	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Form new opening in existing internal wall.
	Ceiling	Existing trusses exposed. Ceiling removed to reveal vaulted ceiling above. New insulated plasterboard to vaulted soffit.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
		New services to new fitted kitchenette.

13.3.B	Floor	Remove existing floor coverings. Retain existing floorboards.
		Form new service riser.
		New floor infill where stair removed. Construction to match adjacent.
	Walls	Existing window to be altered to form corridor. Existing window frame and architrave removed.
		Remove walls that form stair and wc's.
		Construct new wall to form corridor.
		Construct new partitions to form ensuite and riser.
		Form new opening in rear wall to provide access to new stair.
	Ceiling	Existing trusses exposed. Ceiling removed to reveal vaulted ceiling above. New insulated plasterboard to vaulted soffit.
	Features	Architrave, dado and skirtings retained and repaired where applicable.
15.3.A		Existing staircase removed and floor/ceiling repaired.
	Services	Existing surface mounted services stripped out.
		New services to new fitted en-suite.
	Floor	Remove existing floor coverings. Retain existing floorboards.
		Form new service riser.
	Walls	Remove existing door in party wall and block up opening. Remove architrave.
		Construct partitions to form riser and en-suites.
	Ceiling	Existing trusses exposed. Ceiling removed to reveal vaulted ceiling above. New insulated plasterboard to vaulted soffit.
	Features	Architrave and skirtings retained and repaired where applicable.
		Plastic trunking removed.
	Services	Existing surface mounted services stripped out.
		New services to new fitted kitchenette and en-suite.

6.3 Photographic Record - Third Floor



Photo 139



Photo 140



Photo 141



Photo 142

frost.

Schedule of Works



Photo 143



Photo 144



Photo 145



Photo 146

frost.

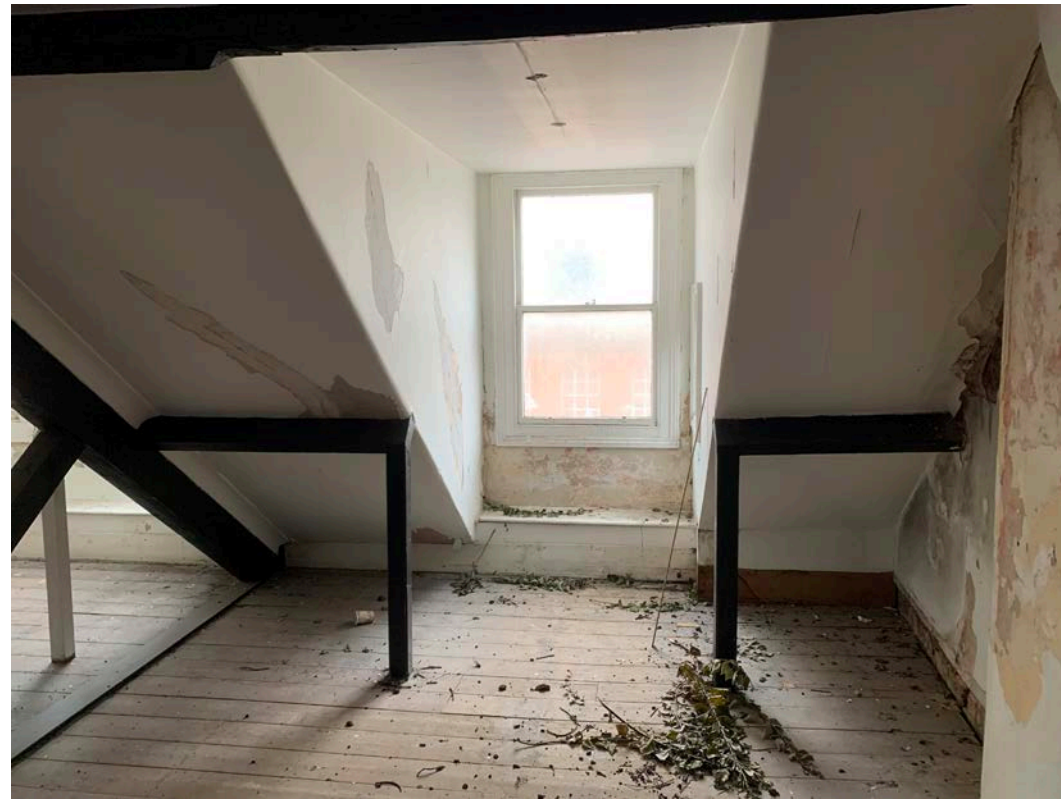


Photo 147

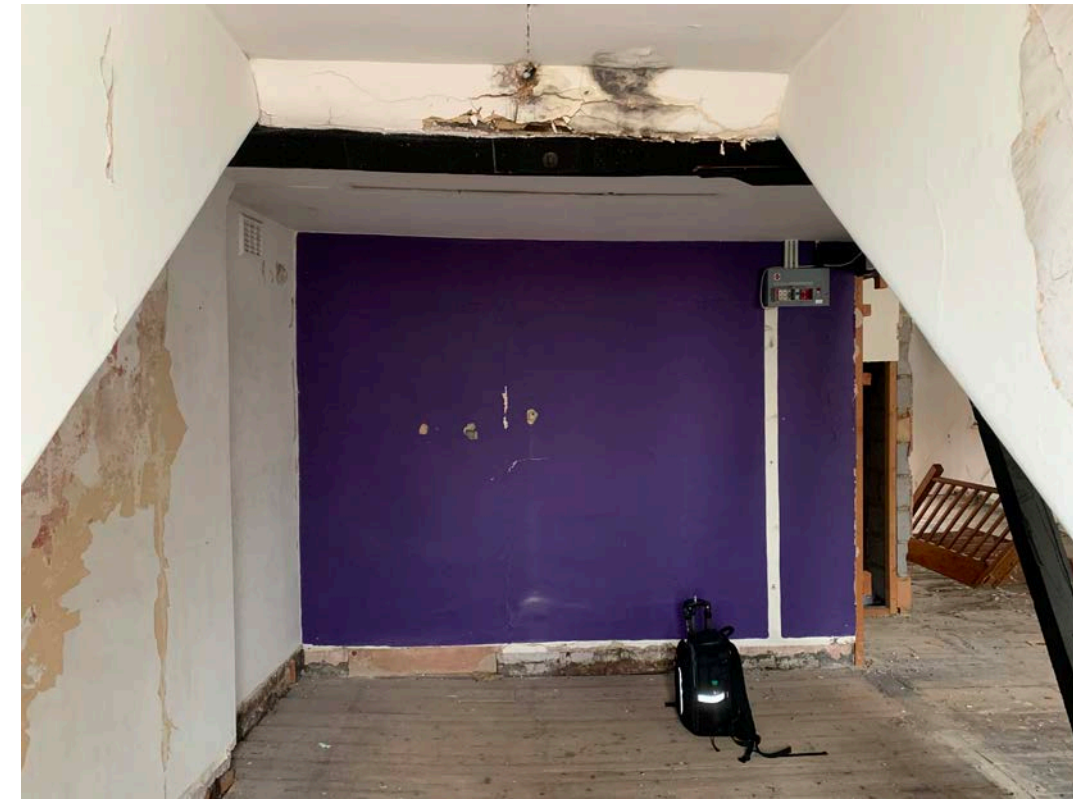


Photo 148



Photo 149



Photo 150

frost.



Photo 151



Photo 152



Photo 153

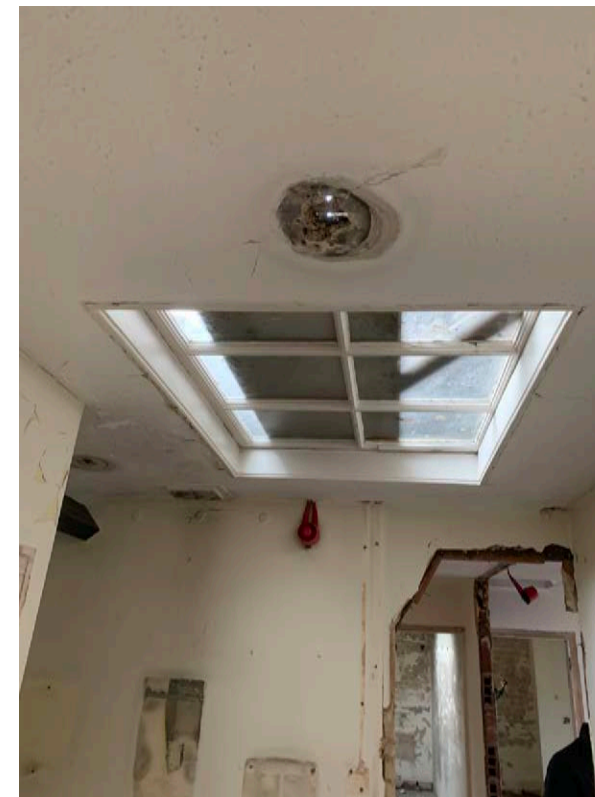


Photo 154

frost.



Photo 155



Photo 156

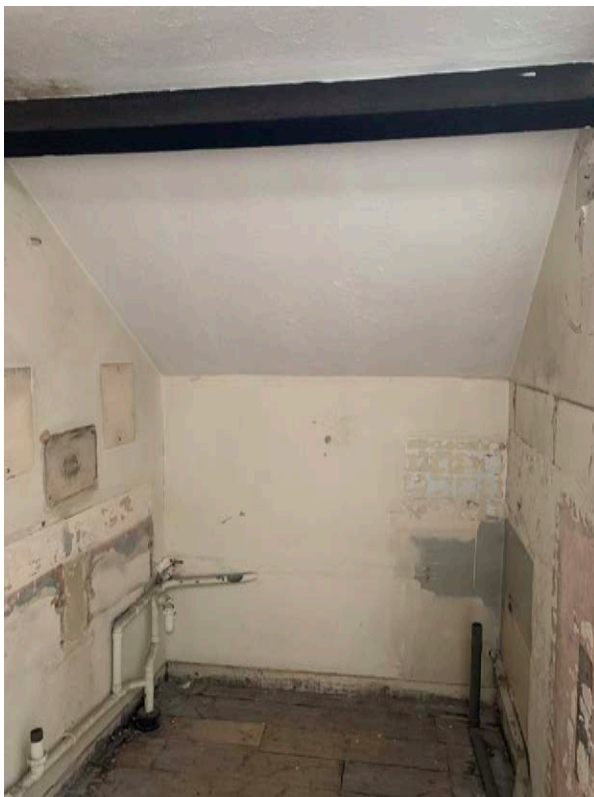


Photo 157



Photo 158



Photo 159

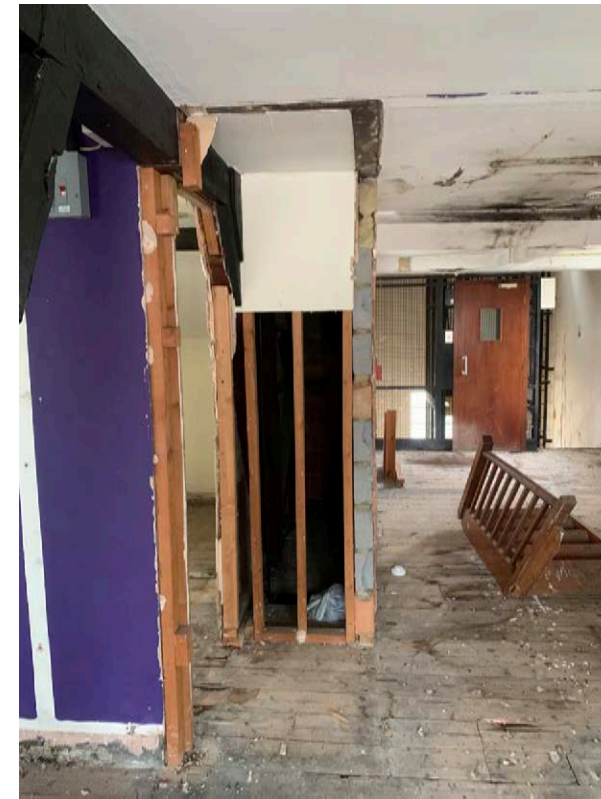


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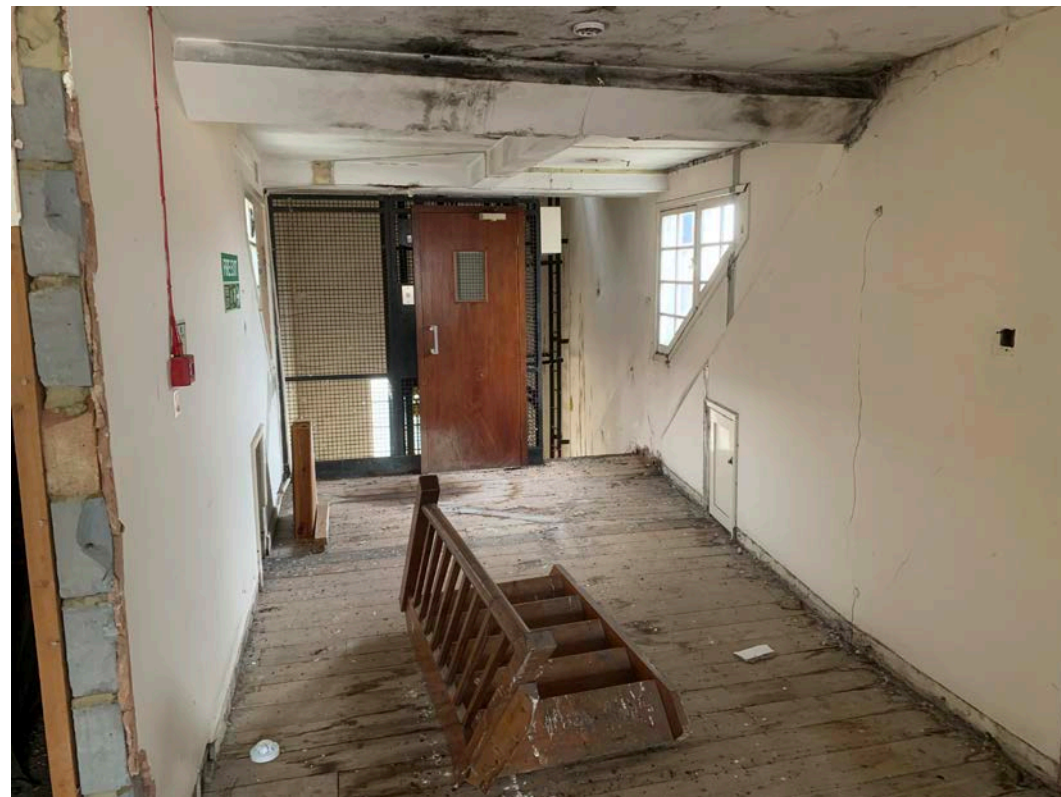


Photo 161



Photo 162

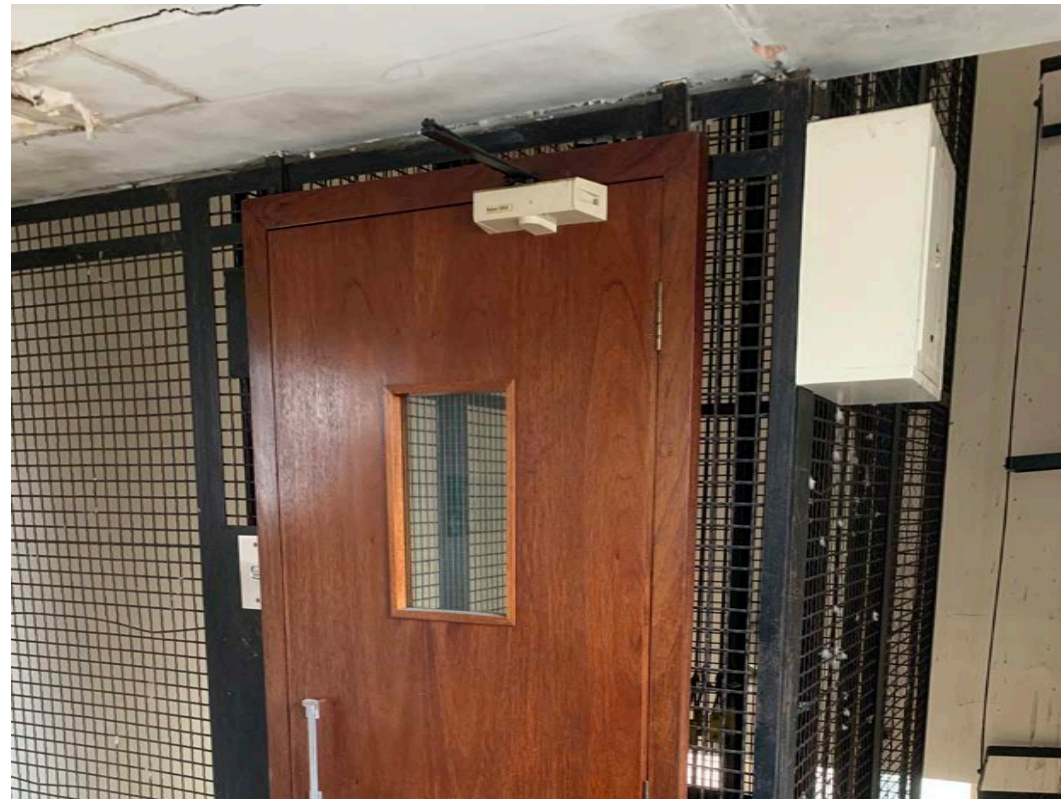


Photo 163



Photo 164



Photo 165



Photo 166



Photo 167



Photo 168



Photo 169

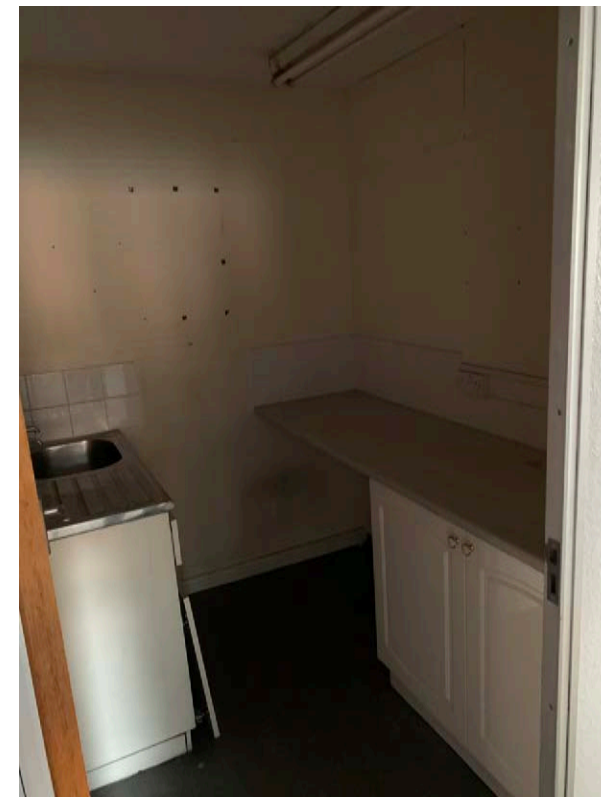


Photo 170

frost.



Photo 171



Photo 172



Photo 173



Photo 174

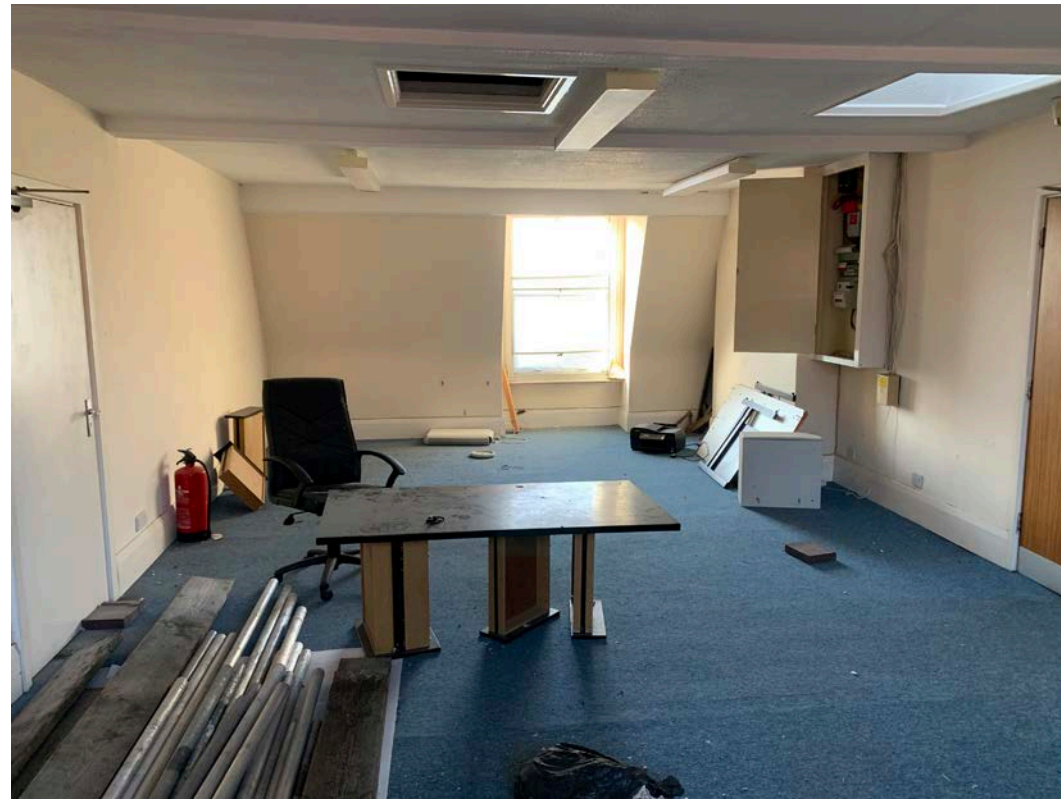


Photo 175



Photo 176



Photo 177

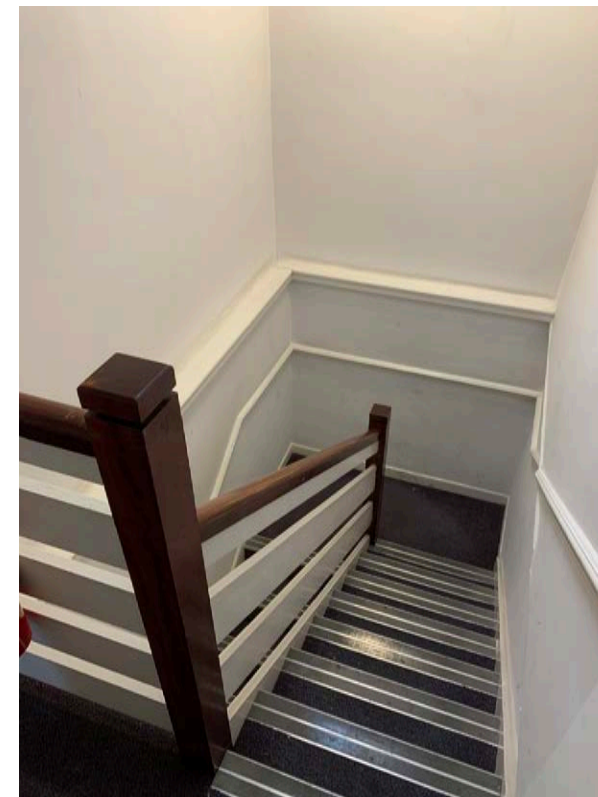


Photo 178

frost.



Photo 179



Photo 180



Photo 181



Photo 182

frost.

Schedule of Works

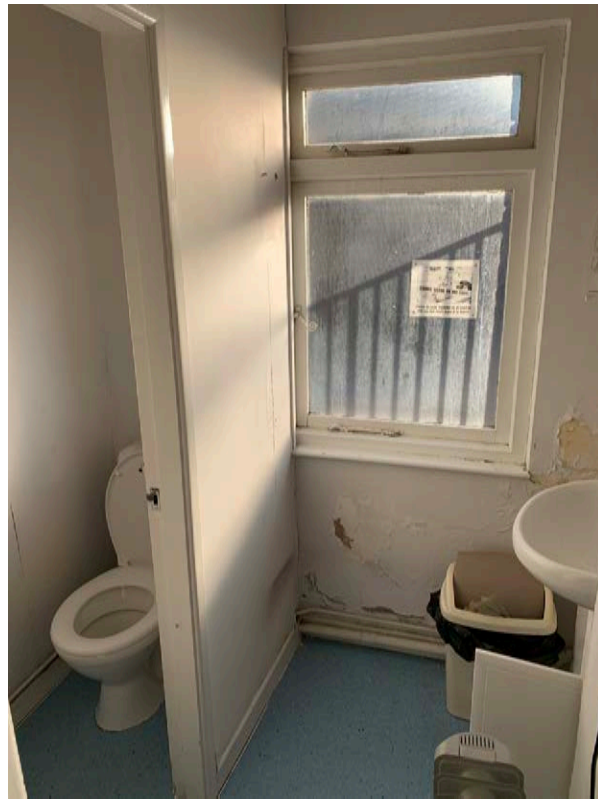


Photo 183

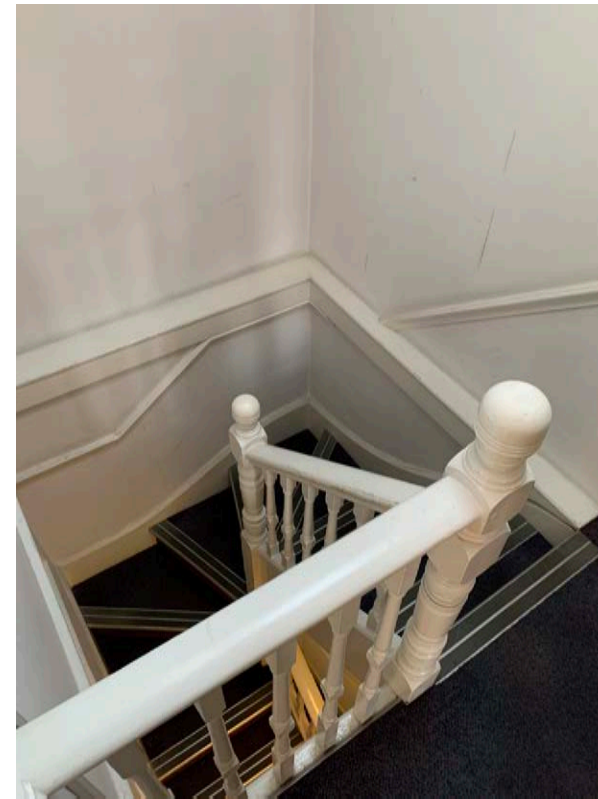


Photo 184



Photo 185



Photo 186

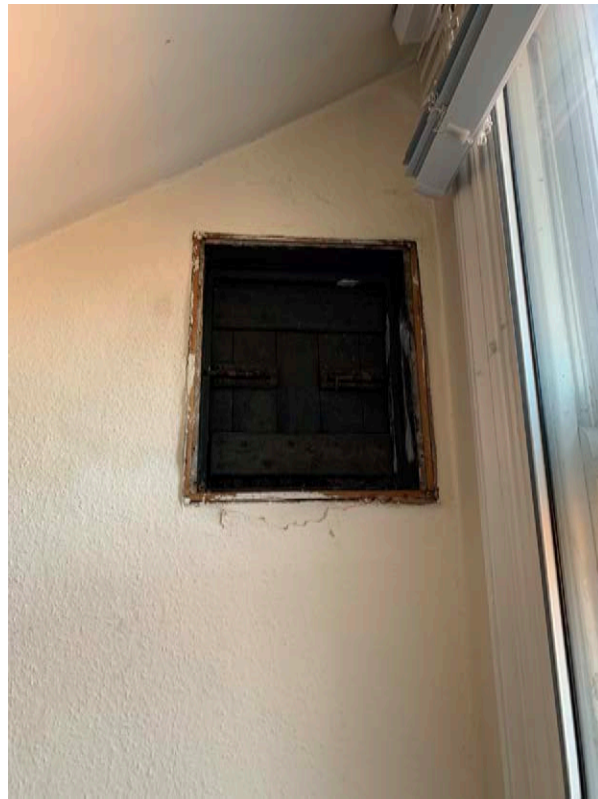


Photo 187



Photo 188



Photo 189

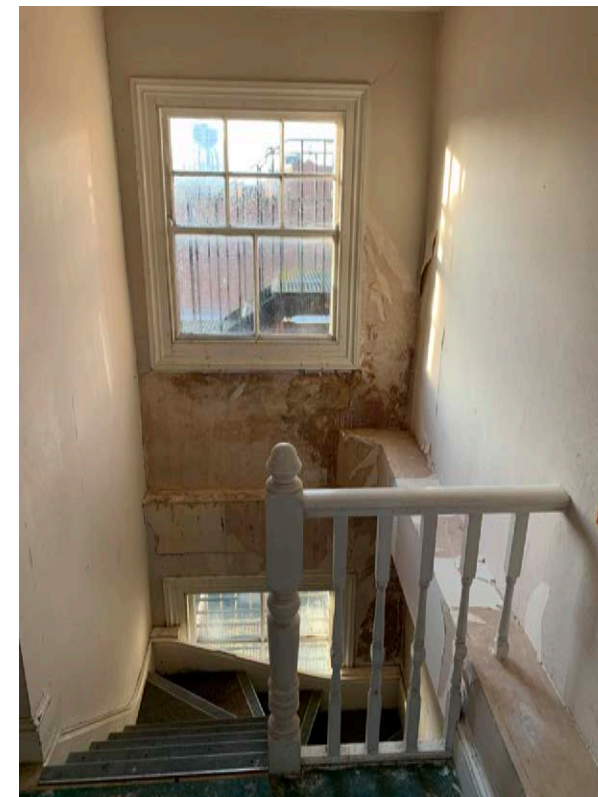


Photo 190

frost.



Photo 191



Photo 192

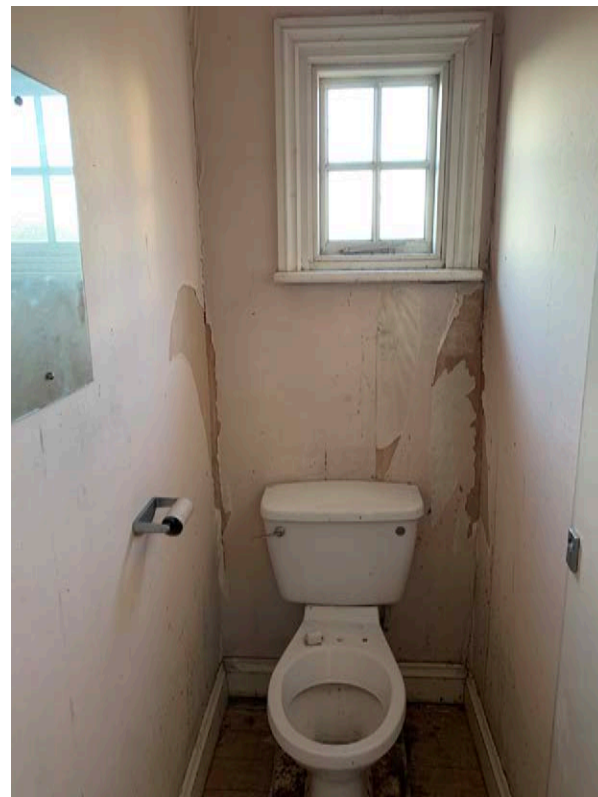


Photo 193

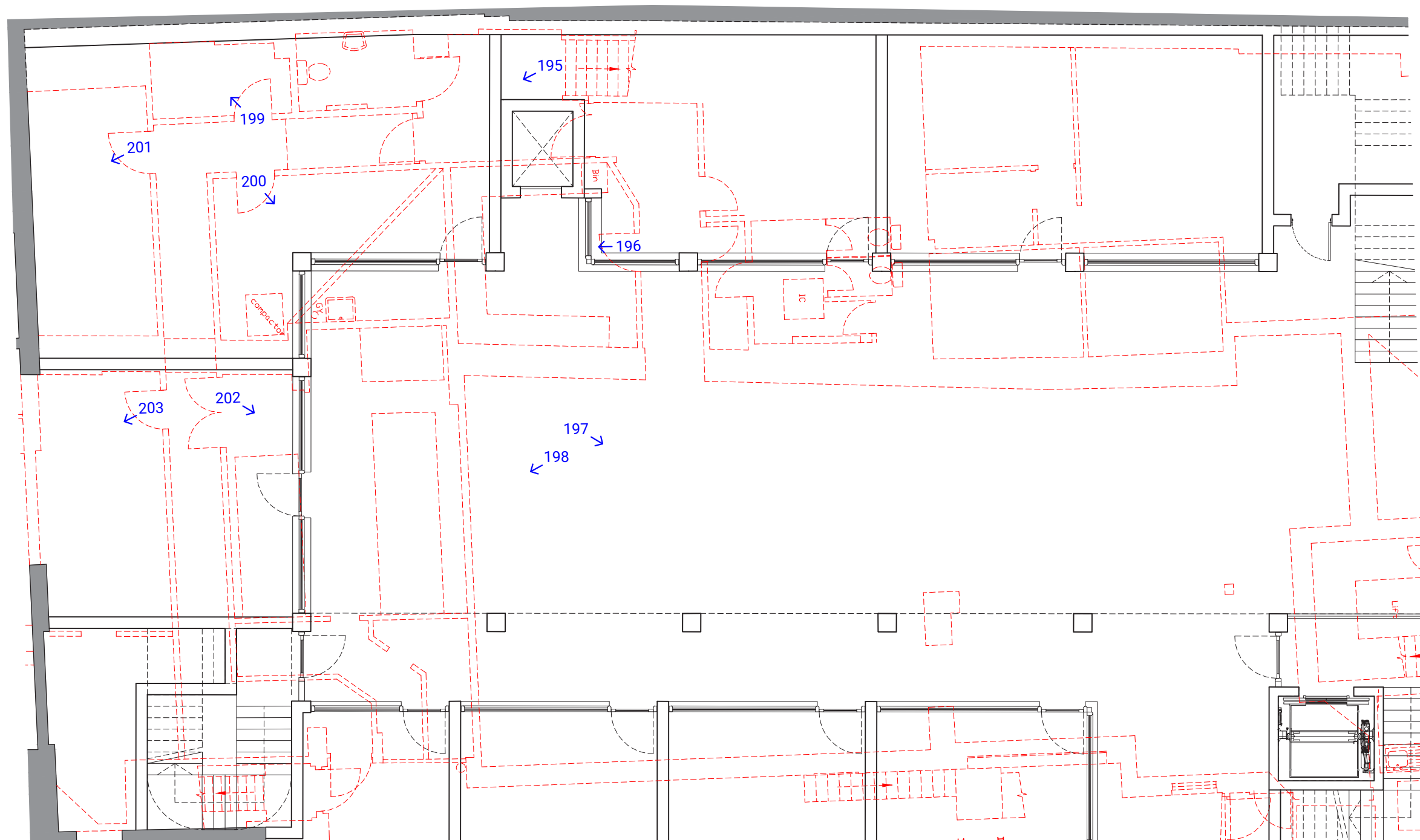
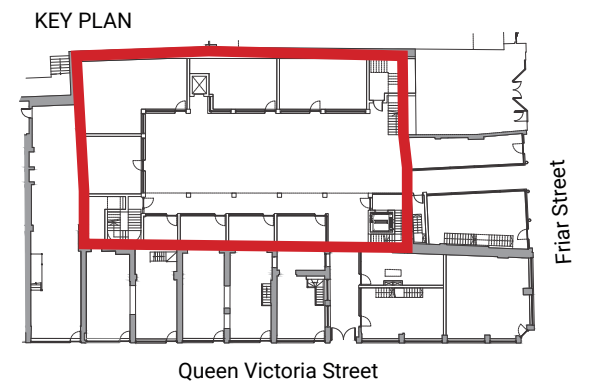


Photo 194

frost.

7.1 Plans - Outbuildings

All outbuildings are due to be demolished. See demolition plans. Photographic schedule included here for reference.

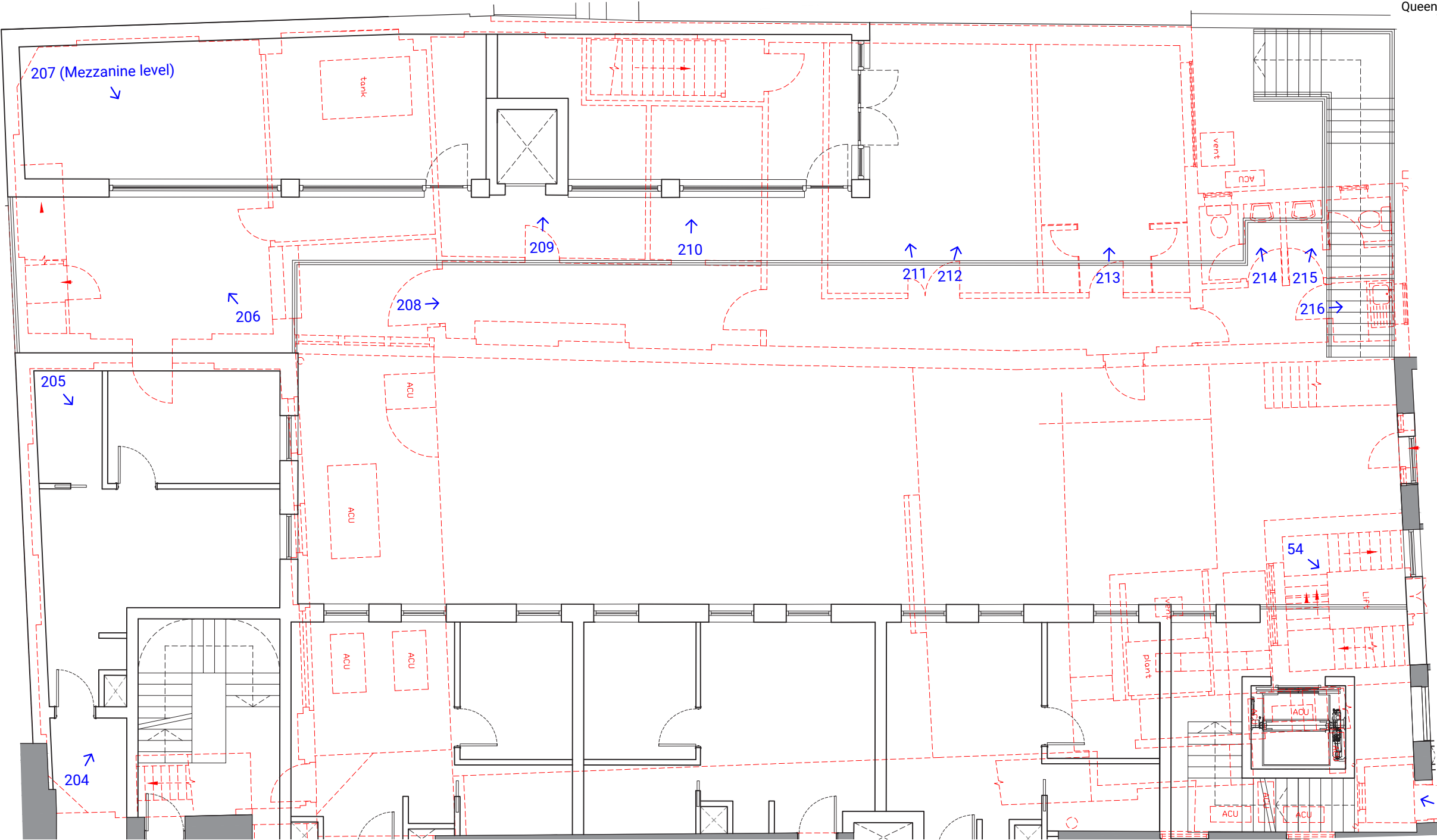
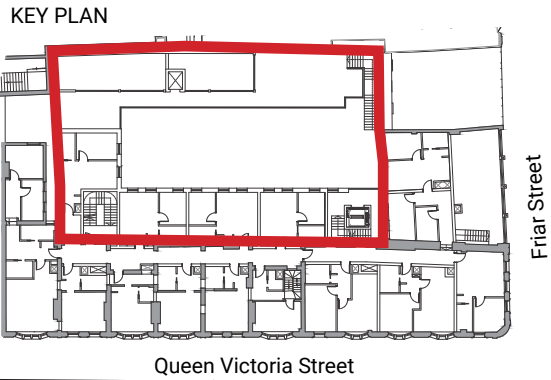


Ground Floor Plan
Scale 1:100 @ A3

frost.

Schedule of Works

All outbuildings are due to be demolished. See demolition plans. Photographic schedule included here for reference.



First Floor Plan
Scale 1:100 @ A3

7.2 Outbuildings - Photographic Record

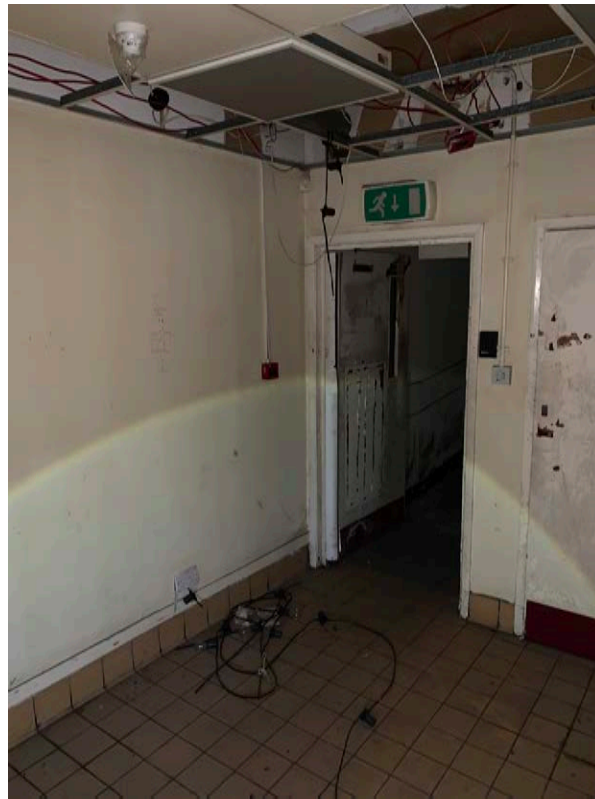


Photo 195



Photo 196



Photo 197



Photo 198

frost.



Photo 199

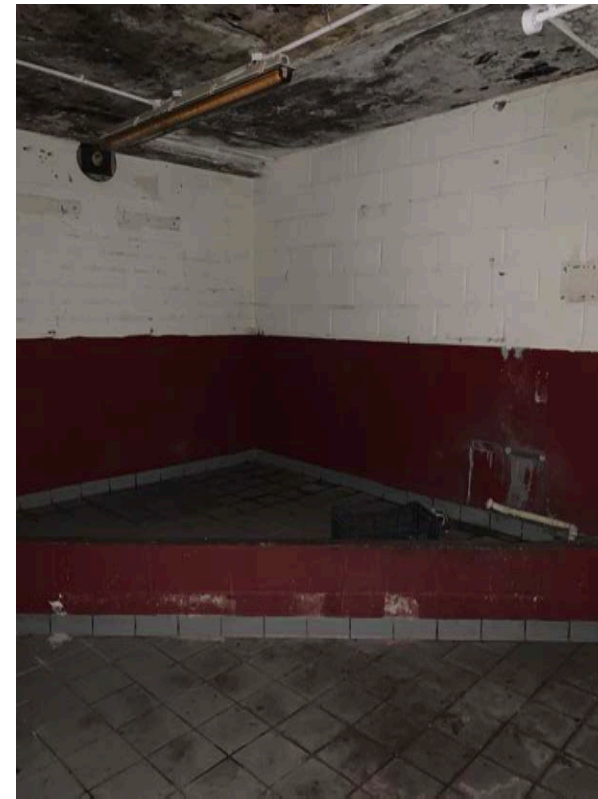


Photo 200

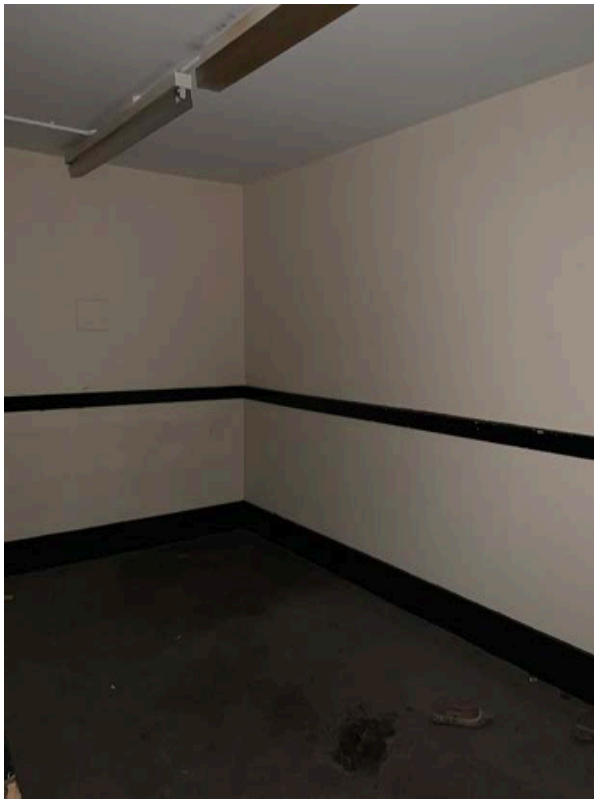


Photo 201



Photo 202

frost.



Photo 203



Photo 204



Photo 205



Photo 206

frost.



Photo 207

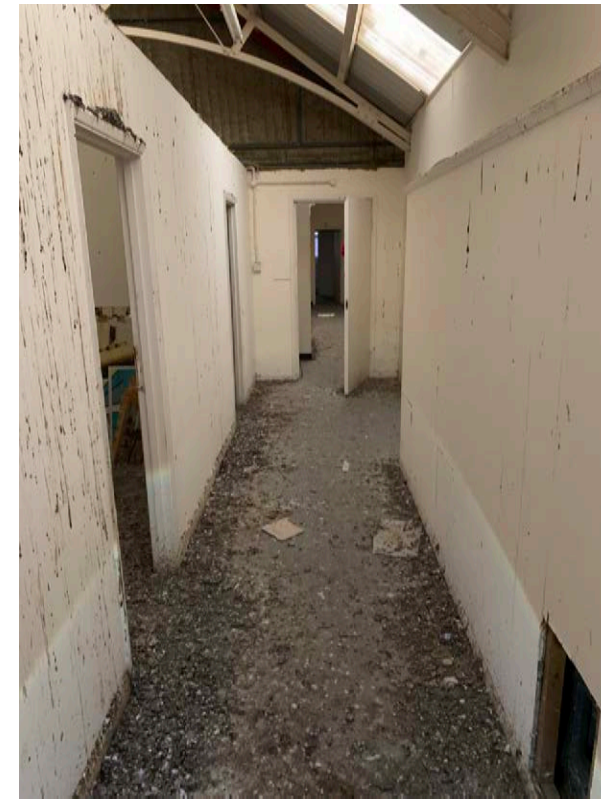


Photo 208



Photo 209



Photo 210

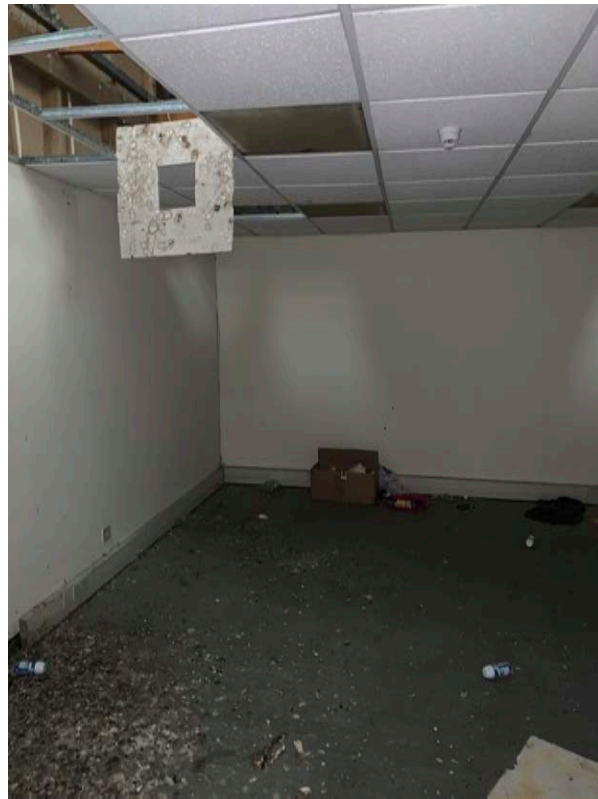


Photo 211

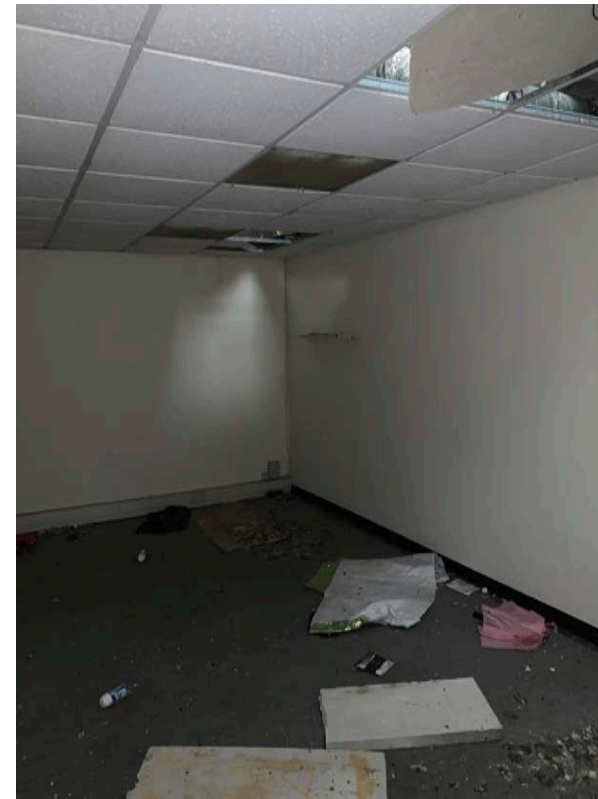


Photo 212



Photo 213



Photo 214

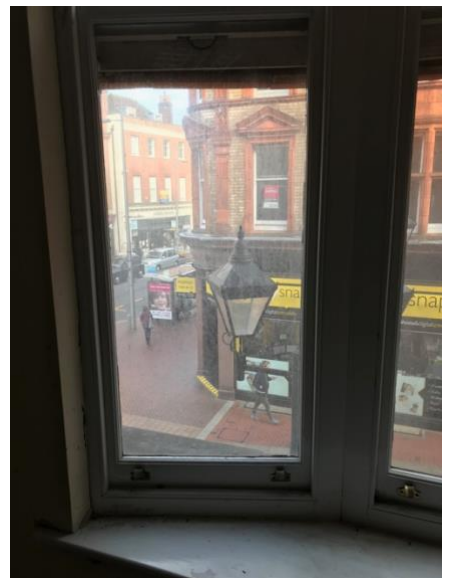
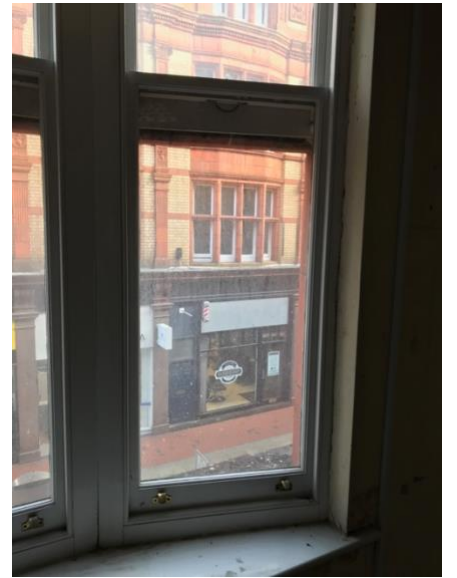
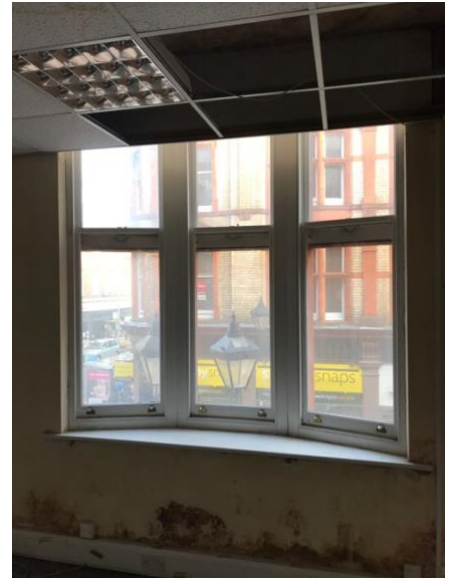


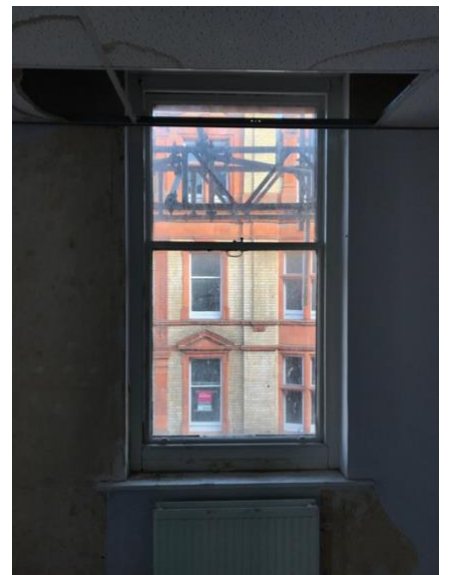
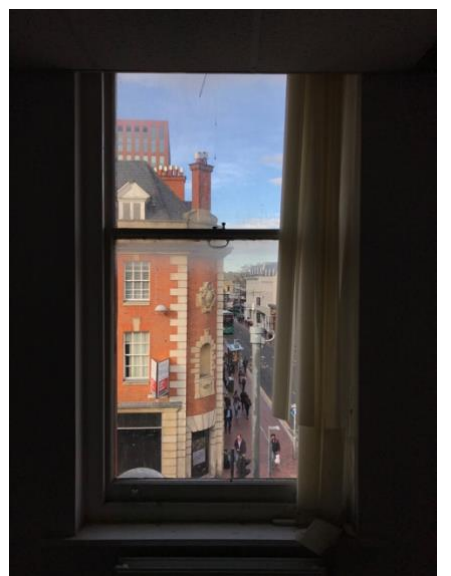
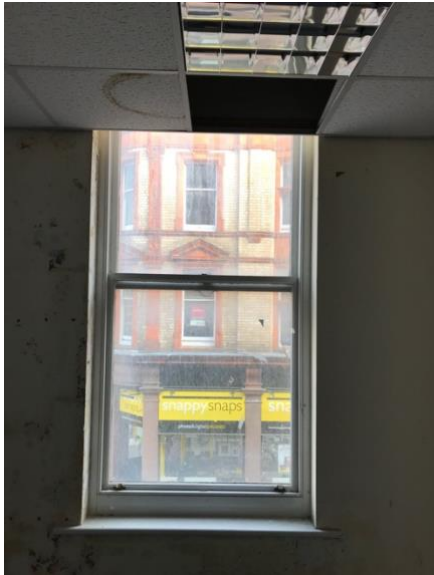
Photo 215



Photo 216









Appendix 6

Repairs.

CAPITAL STONE

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RG1 1TG

METHOD STATEMENT FOR THE REPAIRS OR REBUILDING OF THE HIGH LEVEL GABLES.



EXISTING FABRIC CONDITION :

The high level gables are constructed of imperial red stock bricks, over clad with ornate terracotta units and faced to the front elevations with imperial yellow/white gaunt bricks. The terracotta units are in poor condition having suffered general weathering decay and spalling due to movement and modern cement mortar splitting the arrises. Several of the gables have moved from the vertical and the cause of this is not immediately obvious. All the ornate exposed finial or urn toppings to the gables and their shoulders have been previously removed (presumably for safety reasons).

The mortar joints have failed generally as has most of the lead flashing and mortar flaunching.

There are ornate terracotta units consisting of the following : Volutid scrolls, fluted pilaster columns, acanthus swags, floral units, dental courses, plain and radius copings, finial necks and caps.

OUTLINE PLAN FOR REMEDIAL WORKS;

Our plan would be to carefully demolish a single gable to learn how it was constructed and to try to establish whether there are any fundamental causes of the various failures (old iron fixings, rotting timbers etc)

Continues.....

We would propose the approach as follows:

1. We would carry out a full photographic and dimensional survey of a gable and record all its details on one of the drawings already completed.
2. We would carefully demolish the gable by hand, brick by brick and store all the components in bags within the building to prevent loading out the scaffold.
3. We would take the gable down to window or parapet level to try to expose all likely internal structural items such as lintels and timber joists. All demolishing works will be photographically recorded and logged on site.
4. Any damaged terracotta items that are salvageable will be carefully removed and repaired using reconstituted terracotta mortar with stainless steel wire re-inforcing resin fixed in position. An example of these repairs will be presented to the Conservation Officer for approval.
5. Any terracotta units that are beyond repair will be carefully recorded prior to removal and then we will manufacture a mould and re-cast a new unit. A sample of the replacement units will be presented for approval prior to manufacture.
6. Once the rebuilding starts all bedding and pointing mortar will be natural hydraulic lime. We will test a sample of the original mortar the endeavour to match this as closely as possible.
7. All re-building works will be photographically recorded.



HIGH LEVEL GABLE REPAIRS TO QUEEN VICTORIA STREET, READING

Overview

The inspection of the high level gables to the front and side elevation undertaken in September 2018. Access was gained from a suspended scaffolding to the front elevation and by climbing on the rooves to the rear of the gables – at present there is no safe access to the rear of the gables.

The high level gables can be divided in to two distinct shapes, one almost twice as large as the other. It was difficult to closely examine these gables due to the protective mesh that has been mechanically fixed over the entire gable to protect pedestrians from falling masonry. So for indicative purposes I have photographed the gables that match from the other side of Queen Victoria Street, which appear to be the same construction.



Large gable



Small Gable

General Construction :

Both types of gable are constructed of a terracotta feature coping supported by gaunt brick face-work and redbrick internal masonry. There are terracotta finials to the centre and two splay caps, but these no longer support the finial itself (which has disappeared), only the supporting vase or plinth/neck. These features are notoriously vulnerable as the cast iron supporting central peg often corrodes and thus the upper feature becomes detached due to the spalling of the terracotta.

General Construction- continued.....

The terracotta generally is heavily weathered but is not in bad condition for its age and exposure to the elements. Overall there are units that need replacing, or lifting and re-bedding and pointing. The brickwork to the rear of the gables is generally in poor condition and needs careful repointing and re-bedding in places. The terracotta has been severely compromised by being previously pointed in neat cement pointing which has damaged and split the adjacent arrisses and caused numerous other areas to fail. This same problem occurs with the majority of the brickwork that forms the supporting substrate to the gables. We would recommend removing all the cement pointing from the terracotta and brickwork and replacing in a lime mortar. If this is not an option for financial reasons, then the minimum we would recommend is to replace the cement with lime where it has currently failed.



Cement pointing causing failure of the terracotta.



Cement pointing to failed brickwork supporting small gable.

General Construction – Continued

There is presently a large cement fillet (see photograph above) to the joint between the gable brickwork and the slate roof. This is a bad feature that has failed and been poorly patched in numerous areas. There is evidence of damp ingress internally where this joint has failed and it has the potential to compromise (rot) the timber roof structure. We would recommend that this fillet removed and replaced with a properly chased in lead flashing.



Signs of damp penetration internally to gable brickwork from failed joint above.

Large Gables : The majority of these have been compromised by the failure of the joints/pointing and in some the actual units have spalled and split. We may be able to salvage these with resin and stainless steel pins, if the terracotta has not become too friable and weak, but if this is not possible we can either cast new ones in our yard or construct new ones on site from coloured mortars. If there are numerous failed units that are the same it is more economic to cast new ones in the yard, so this is something we cannot determine until the gables are properly accessible.



Large Gable

Small Gables : These gables have the same problems as the larger gables, but because they contain less detail and scroll work they have been less vulnerable to the problems of damp penetration. The face brickwork within these gables has been reasonably well protected, but there are numerous splits and cracks that are allowing water and damp penetration.



Small Gable from rear.

Gable to Front elevation : There is a long low level gable to the front elevation which overlooks Friar Street – it is gaunt brick to the upper levels and terracotta features to the window level. The terracotta has suffered erosion due to weathering and cement pointing, but generally appears in reasonable condition – although there is no direct access at present. The upper level of the gable is crowned with a brick on edge feature that seems to have been an afterthought and is not a good weather proofing as the pointing has failed and the bricks do not oversail the wall beneath. We would recommend removing the brick on edge detail and installing a terracotta or similar coping to guarantee a waterproof covering.



Friars Street Gable with failing brick on edge coping.

Proposed Repair Works

Refer to Method Statement – with overview below

Works needed to individual gables :

Friar street end gable :

Remove existing brick on edge and replace with new coping to match. Rake out and repoint brickwork and terracotta.

Continues.....

Corner Splay gable – Carefully dismantle upper levels of terracotta and brickwork down to dentil course. Rebuild in lime mortar and repair spalled units. Check rear roof/gable interface and replace cement fillet with chased in lead flashing.

First Gable to Queen Victoria street - Carefully dismantle upper levels of terracotta and brickwork down to dentil course. Rebuild in lime mortar and repair spalled units. Rake out and repoint terracotta to window surround. Check rear roof/gable interface and replace cement fillet with chased in lead flashing.

Second Gable to Queen Victoria street - Carefully dismantle upper levels of terracotta and brickwork down to dentil course. Rebuild in lime mortar and repair spalled units. Rake out and repoint terracotta to window surround. Check rear roof/gable interface and replace cement fillet with chased in lead flashing.

Third Gable to Queen Victoria street – Carefully remove brick on edge and replace with new coping to match. Rake out and repoint brickwork to gable. Check rear roof/gable interface and replace cement fillet with chased in lead flashing.

Fourth Gable to Queen Victoria street - Carefully dismantle upper levels of terracotta and brickwork down to dentil course. Rebuild in lime mortar and repair spalled units. Rake out and repoint terracotta to window surround. Check rear roof/gable interface and replace cement fillet with chased in lead flashing.

Fifth Gable to Queen Victoria street – Large gable : Carefully dismantle upper levels of large scrolled terracotta and brickwork down to dentil course. Rebuild in lime mortar and repair spalled units. Rake out and repoint terracotta to window surround. Check rear roof/gable interface and replace cement fillet with chased in lead flashing.

Sixth Gable to Queen Victoria street – very large gable : Carefully dismantle upper levels of terracotta scrolls, fruit clusters and brickwork down to dentil course. Rebuild in lime mortar and repair spalled units. Rake out and repoint terracotta to window surrounds. Check rear roof/gable interface and replace cement fillet with chased in lead flashing.

Seventh Gable to Queen Victoria street - Carefully dismantle badly spalled upper levels of terracotta and brickwork down to dentil course. Rebuild in lime mortar and repair spalled units. Rake out and repoint terracotta to window surround. Check rear roof/gable interface and replace cement fillet with chased in lead flashing.

Eighth Gable to Queen Victoria street – Large Gable : Carefully dismantle all levels of terracotta and brickwork down to window height. Rebuild in lime mortar and numerous repairs to spalled units. Rake out and repoint terracotta to window surround. Check rear roof/gable interface and replace cement fillet with chased in lead flashing.

Ninth Gable to Queen Victoria street – Large Gable: Carefully dismantle upper levels of terracotta and brickwork down to dentil course. Rebuild in lime mortar and numerous repairs to spalled units. Rake out and repoint terracotta to window surround. Check rear roof/gable interface and replace cement fillet with chased in lead flashing.

Tenth Gable to Queen Victoria street – small Gable : Carefully dismantle upper levels of terracotta and brickwork down to window lintel height. Rebuild in lime mortar and lift up dropped key stone. Repair numerous spalled units. Rake out and repoint terracotta to window surround. Check rear roof/gable interface and replace cement fillet with chased in lead flashing.

Eleventh Gable to Queen Victoria street – Large Gable : : Carefully dismantle all levels of terracotta and brickwork down to window height. Rebuild in lime mortar and numerous repairs to spalled units. Rake out and repoint terracotta to window surround. Brick and terracotta to splays need to be rebuild. Check rear roof/gable interface and replace cement fillet with chased in lead flashing

Outline Schedule of Works and Specification to Roof Repairs

For:

1-15 Queen Victoria Street & 1 4 7 / 1 4 8 Street
Friar Reading
Berkshire
RG11SY

1.0 PRELIMINARIES AND GENERAL CONDITONS

1.1 THE PROPERTY

1.1.1 1-15 Queen Victoria Street & 147/148 Friar Street, Reading.

1.2 SCOPE OF WORKS

1.2.1 External repairs comprising - Overhaul of defective roof covering and associated works;

1.3 WORKING HOURS

1.3.1 Monday - Friday 08:00 - 17:00

1.4 STATUTORY OBLIGATIONS

1.4.1 The Contractor shall comply with all local Building Control, Planning, HSE and English Heritage/local Conservation Officer requirements.

1.5 SUPERVISION OF THE WORKS

- 1.5.1 The Contractor is to provide a working site foreman who will be a point of contact for the duration of the works.
- 1.5.2 All personnel must sign in and out at the beginning and end of each shift.

1.6 PREPARATION AND TEMPORARY WORKS

- 1.6.1 Provide all temporary lighting, services, access and the like for the safe and proper execution of the works. Power and water will be available for use by the Contractor .
- 1.6.2 Welfare and WC facilities will not be available on-site. The Contractor is required to make his own allowance for the duration of the works.
- 1.6.3 All deliveries and the disposal of materials are to be carried out so as to cause the least inconvenience, noise and nuisance to the adjoining occupiers.
- 1.10.5 The Contractor is to liaise with the C.A. to agree the method and procedure for the disposal of rubbish. The Contractor is to make an allowance within his tender price for the removal of all rubbish and waste.
- 1.10.6 Provide protection to all working areas and access areas to include, but not limited to, all necessary plywood/hardboard temporary floorings , dust sheets, polythene sheets, Herras fencing, rigid hoardings and the like, so as to ensure that no damage takes place.
- 1.10.7 In the event of any damage occurring, the Contractor is to undertake all repairs/reinstatement as necessary to the full satisfaction of the Contract Administrator. This shall extend to the professional cleaning of all surfaces that have become affected by dust or other building debris.
- 1.10.8 Put in place an access control system for the site area to ensure that all persons are registered, that a site signing in and signing out book is maintained at all times and that all personnel wear full PPE at all times.
- 1.10.9 Parking is not available at the site for use by the Contractor or their Sub-Contractors .

1.11 MATERIALS AND WORKMANSHIP

- 1.11.1 Unless otherwise stated all works are to be completed in full compliance with the standard set out in British Standard BS5979: 2000 and the standards referred to in those documents.

1-15 QUEEN VICTORIA STREET - SCHEDULE OF WORKS AND SPECIFICATION

1.0 Scaffolding

- 1.1** Supply, design, erect, maintain and dismantle on completion all necessary scaffolding to facilitate the works in accordance with this schedule. The contractor is to provide access for all the works , to include full scaffolding on each elevation and provision of all towers , mobile access platforms, cradles, or combinations thereof that are considered necessary and appropriate to carry out the specified works.
- 1.2** Allow to design and provide temporary handrails, sheeting and other access equipment to all roof areas to enable the safe execution of the full scope of works . The scaffolding must be capable of carrying the loads imposed by hoisting and supporting all new and existing and other materials used during the works, as well as all plant, machinery and labour necessary for the works.
- 1.3** Include for undertaking all scaffolding in full accordance with Local Authority requirements. Allow for all necessary loading, unloading and cost of licences . All the terms and conditions of the licences must be met. Applications must be made to the Local Authority .

2.0 Roofs - pitched slate

- 2.1** Prior to stripping the existing slates, record the existing course widths, slate sizes and thicknesses.
- 2.2** Very carefully take up and remove all existing slates to all slate covered pitched roofs to ensure no damage occurs to the slates. Dispose of cracked, holed or heavily delaminating slates unsuitable for continued use along with all inappropriately installed artificial slates . Set aside all retained slates for re-use. The contractor is to provide details of any quantities required to make up the shortfall of slates to enable the roof to be re- laid. For the purpose of the tender, allow for 25% new slates.
- 2.3** Carefully remove and set aside existing ridge tiles. To be undertaken using hand tools only. Clean off all mortar and leave ready for re-use. Ensure tiles are protected and stored in such a way as to ensure no damage occurs.
- 2.4** Where roofs are stripped, provide all necessary protection, boarding, tarpaulins , dust sheets and the like to ensure that no damage occurs to the property or the contents of the property. Such damage is to be made good without cost to the employer. Following stripping , thoroughly clear the work area of all debris created during the course of the stripping operation. Include for de-nailing the rafters as necessary to enable re-fixing.

- 2.5** Supply and install new Underlay -. All ceiling and associated roof/wall junctions to be protected against internal vapour transfer in accordance with the requirements of BS 5250 and BS 9250. The underlay must be tested to EN 12311-1 in EN13859-1, nail tear resistance (tested to EN 12310-1 and have a minimum of 150N in either direction) and minimum extensibility to withstand the calculated wind load forces. Membrane to be fixed using clout nails.
- 2.6** Underlay to be laid parallel to eaves with horizontal joints lapped over at least two rafters, vertical joints to be not less than 150mm. At abutments lay underlay to underlap flashings by not less than 100mm to give effective weathering. At valleys lay 600mm wide underlay strips to underlap general underlay. At ridges overlap by at least 150mm down each side of the slope so as to produce a 300mm wide double layer along the centre line of the ridge.
- 2.7** Supply and install new BS 8417:2011 treated, pre-graded softwood timber slating battens, minimum size 25mm x 50mm, in preparation for slate fixing. All joints should be square cut and butted centrally on supports. Timber species to be approved in accordance with BS 5534:2003+A1:2010. Battens are to be secured to each rafter using a splay nail at each end of the batten. Nails to be copper or stainless steel with annular rings.
- 2.8** Using existing slates previously set aside, re-cover the roofs. Slates are to be used in their original orientations and are not to be turned. Where new slates are required, these are to match the existing as closely as possible in terms of their geological type, colour texture, size, thickness and edge dressing. **New** slates, rather reclaimed are to be used. Slates are to be sized to match the original as closely as possible but in all cases to achieve a minimum head lap in accordance with BS5534:2003. Slates are to be site graded according to thickness before installation. All slates to be pre-holed and fixed with stainless steel nails to BS 1202, of adequate length and gauge to provide a secure fixing. When fixed, slates are to lie evenly without rocking and be graded in thickness from one side of the roof to the other, avoiding sudden changes in thickness and gaps between courses.
- 2.9** Supply and install new lead flashings to all parapet wall and chimney abutments. Step flashings are to be Code 5 in lengths not exceeding 1500mm with end-to-end lap joints of not less than 100mm. The 25mm turn in to each step to be lead wedged prior to pointing. Soakers shall be formed from Code 4 lead sheet with a minimum upstand at the abutment of 75mm and a lap of not less than 100mm over the tiles or slates. The length of the soaker to be equal to the gauge plus lap plus 25mm.
- 2.10** Lay previously set aside ridge tiles on a bed of **NHL 5** eminently hydraulic lime:sand mortar. Joints are to be carefully finished with a minimum of exposed mortar.

3.0 Roofs and gable cheeks - clay tiled

- 3.1** Very carefully take up and remove all existing tiles to all tile covered roof sections and gable cheeks to ensure no damage occurs . Dispose of cracked , holed or heavily spalled tiles unsuitable for continued use along with all inappropriately installed modern, concrete tiles. Set aside all retained tiles for re-use. The contractor is to provide details of any quantities required to make up the shortfall of tiles to enable to enable re-laying. For the purpose of the tender, allow for 25% new tiles.
- 3.2** New tiles are to be selected to match as closely as possible the existing retained tiles.
- 3.3** New tiling should be laid in accordance with BS5534 parts I and II Code of Practice for Slating and Tiling, and BS8000 Part 6 Code of Practice for workmanship on building sites for roof, slate, tile coverings and cladding. Tiles should be taken from different pallets and mixed over the elevation to achieve an attractive blend of colour. To avoid straight lines of colour, tiles should be laid across the elevation and not vertically. Fixing battens on boarded or flat elevations must be supported on vertical counter battens to increase ventilation under the tiles and to allow free drainage of any water that might reach the underlining membrane.
- 3.4** All vertical tiles should be held in position with two nails or pegs. The bottom edge should be formed as a double layer either using proprietary eaves tiles or with a tilting timber fillet. The top of the tiling needs to be protected: this is usually achieved with a lead cover flashing which should be dressed down over the top edge. At abutments which finish square, the tiles should be cut and weathered with lead soakers or cover flashings as necessary, leaving a neat narrow parallel gap between the tiling and the abutment. At raking abutments on a gable walls the tiles should be splay cut

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