

CONDITION REPORT

FOR

27 – 32 Market Street

Reading

ON BEHALF OF

Sonic Star Properties Limited

Prepared By



Roc Associates Building Consultancy Limited
Feldon House
3 Banbury Street
Kineton
Warwickshire
CV35 0JS

Date of Inspection 30th April 2020

REV A 5th November 2020

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1. INTRODUCTION

1.1 Instructions

Instructions were received on Wednesday 29th April from Sonic Star Properties Ltd to undertake a Condition Survey of the subject properties No. 27- 32 Market Street Reading.

We understand that No. 27- 32 Market Street Reading is Grade 2 Listed albeit the listings appear to be more focused on their group interest than their individual merits.

27-32 Market Street comprises 3 retail/leisure units comprising Retail unit No. 27-28, Public House No. 29-31 and Bank/Building Society No. 32.

The context of this Survey is to establish what works are recommended to be undertaken to stabilise and halt the deterioration of the fabric of the Listed buildings. These are works that are considered to be immediately required prior to the execution of the full development works of the former Bristol and West Arcade.

1.2 Limitations

We have not carried out a full Building Survey and this is not a full Building Survey Report. This report is for Sonic Star Properties Limited and should not be disclosed to or relied upon by third parties.

1.3 Survey Date

Thursday 30th April 2020.

1.4 Weather Conditions

Cool and overcast with intermittent heavy and torrential rain.

1.5 Survey Methodology

The East elevations and where visible, Roof slopes, were inspected from ground level, with binoculars as necessary. No mobile access platform access was available.

The survey commenced with a familiarisation of the units although access to the interiors was delayed due to key holder issues.

Prior to the survey we have reviewed the Heritage Statement submitted as part of the full Planning Permission date February 2018. It indicates that No27 -31 are C17 with No. 32 being Mid C19.

The West rear elevations to the No's. 27-31 were then inspected from vantage points within No 29-31 and also via roof access at third floor level within No 31. Access was limited and significantly restricted due to the dilapidated nature of the structure as well as security measures that had been put in place, with most access windows being screwed shut.

The remaining rear elevations were viewed from the partially demolished former Bristol and West arcade including the roof of Nos. 173-175 Friar Street that adjoin the rear elevations. Again, access was problematic and limited but all areas were available for inspection with only some high-level roof slopes being inaccessible/not visible.

The interior of Nos 27-28 were then inspected and the basement via torch light. There was no roof void.

The interior of Nos 29-31 was then inspected including the accessible roof void which also provided limited access to the main roof of Nos 27-31.

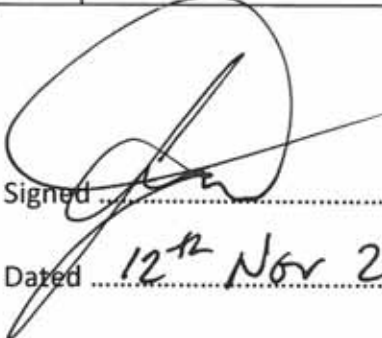
The interior of Nos 32 at ground floor was accessed of Market Place however access to the upper floors was via a smashed double glazed UPVc window to the rear. The roof space was not accessible at the time of the inspection.

ITEM	DEFECT	REMEDY
	31&29 MARKET STREET – COOPERS ARMS	
	<u>EXTERIOR ELEVATIONS AND ROOF AREAS</u>	
	<u>Roof - Front Elevation</u>	
1.	Evidence of extensive water penetration occurring to concealed parapet to front roof and to internal gutter which is blocked.	Clean out front parapet, ensure internal rainwater concealed gutter and downpipes are clean and free flowing and undertake all necessary lead repairs to leave gutter in good condition.
	<u>Roof – Rear Elevation</u>	
2.	Pitched tiled roof slopes generally - Numerous tiles noted to be slipped, damaged, missing or dislodged to all slopes.	Undertake thorough overhaul of all roof slopes, renew all damaged, missing, cracked frost damaged tiles throughout.
3.	Guttering throughout is heavily soiled and full of debris including valley gutters.	Thoroughly clean out all gutters inspect leadwork and as necessary execute lead repairs.
4.	Rainwater guttering generally in poor condition with end caps missing to gutters and plastic guttering deformed.	Take off plastic guttering and reinstate, repair and leave in repair.
5.	Rendered Walls - Rear Elevation - Areas of cracked and friable render and/or brickwork was noted albeit of a minor nature to the rear elevation.	Hammer test render following erection of scaffolding and allow for re-rendering areas prior to redecoration.
6.	Central well area heavily soiled with gutters blocked together with debris and redundant air conditioning units present.	Carefully clean out central gutter, remove all air conditioning units and other associated detritus. Clean over area and repair any damage noted to leadwork flat roofs and all areas exposed following clean up works.
7.	Central glazed lobby. Extensive damage noted to glazing with extensive water penetration occurring as a consequence of blocked valley gutters and broken glass albeit partially alleviated with temporary tarpaulin repair.	Repair glazing, clean out gutters and leave watertight.

ITEM	DEFECT	REMEDY
	<u>Windows</u>	
8.	Generally timber windows to the rear elevation are in a poor state of repair. The higher up the building you go, the condition deteriorates, with sills missing, damaged and broken glazing at third floor level with extensive rot noted generally to windows at second floor level with glazing missing.	Carefully overhaul all timber windows piece in and repair all damage to rot affected timber. Renew with matching windows where noted as being beyond repair.
	<u>External Decorations</u>	
9.	Decorations generally to entire Front elevation are failing resulting in accelerated deterioration of the building fabric.	Repair and redecorate external elevation with breathable paint.
	<u>INTERIOR 31 & 29 Market Street – Coopers Arms</u>	
10.	Numerous areas of water ingress noted to timber frame back addition resulting in friable damp plaster in various locations to external walls.	Carefully hack off all damp affected plaster to walls to leave brickwork exposed and remove all damp affected lath and plaster to leave timbers exposed.
11.	Various incidences of dry and wet rot are noted in particular below the internal lead lined internal rainwater gutter causing damage to internal window sills, window frames, joists, floor boards and plaster generally.	Carefully remove damp affected window boards, plasterboard, floor joists and treat all affected timber for dry/wet rot. Allow for removing and renewing excessively damaged timber and floor boards to leave building in secure condition.
12.	To room to the rear of the 27 & 28 Market Place at second floor level, extensive mold growth and wet rot noted to be occurring to joists above fire place (original) with underside of lead valley gutter visible below boarding to external valley gutter.	Execute repairs to valley gutter to stop water penetration. Re-line and re-form as necessary. Internally, allow for cutting out and removing all rot affected timber. It should be noted that this has already been undertaken once. Allow for piecing in/jointing damaged rafters and re-form. Allow for hacking off and clearing away all damp affected plaster and lath and plaster as necessary to leave timber exposed.
13.	First Floor Level to Timber Framed Rear Back Addition - Plaster to wall overlooking flat roof to the rear of 32 Market Place, heavily damp affected. It was noted externally that the rainwater gutter is discharging down this wall and it is suspected the wall itself is saturated.	Allow for hacking off plaster including skirtings and exposing joists. Allow for removing lath and plaster ceilings where affected and leave timber exposed following completion of external remedial works. Allow for treating area for timber decay and renew any heavily damaged timber structure.

ITEM	DEFECT	REMEDY
14.	First floor front elevation rooms - walls noted to be heavily damaged through water penetration occurring from defective internal guttering and external valley gutter at third floor level.	Following rectification of defective guttering, allow for removing all damp affected plaster and ceilings, leave brickwork and joints exposed.
15.	Extensive water damaged noted to front room rear wall below open window at second floor level, together with extensive render damage to gable end adjacent fire place causing extensive water penetration adjacent to the fire place and the internal elevation to corridor.	Re-render rear addition, infill window/replace window, reform valley gutter and roof, clean out valley gutter to prevent flooding.
16.	First Floor Room to Rear of 27/28 Market Street Unit. Wet rot noted to floor joists below water leak from valley gutter above.	Remove all water damaged plaster, timber and affected finishes. Allow for timber repairs and treat as necessary. Following execution of repairs to valley gutter, allow for removing all rot affected timber. Further noted that splicing joists carried out to timber joists have been poorly executed and require further work to allow the Akro prop to be removed.
	<u>Ground Floor Areas</u>	
17.	Extensive damage caused by water penetration to central courtyard area due to blocked gutters and hoppers overflowing. Area was originally external and has been enclosed leaving gutters and hoppers located internally.	Allow for rodding though and cleaning out all hoppers and RWP's, ensuring all rainwater discharges correctly and allow for removing all damp affected timber and plasterboard and plaster to leave exposed brickwork to allow area to dry out including removing all carpet and other damp elements.
18.	Area below extensive first floor water penetration damage has resulted in floor boarding becoming buckled and wet rot noted to main structural beam where Akro prop is positioned.	Area to be cleaned back and treated. Allow for removing all buckled floorboards, treat retained timber elements and allow for cutting out and renewing all damaged structural timber and splicing in new joists, beams and floor boards as necessary.
19.	Area of timber back addition where plasterwork noted to be saturated at first floor level is noted to have numerous areas of saturated plasterwork noted throughout.	Carefully hack off all damp affected plaster and leave brickwork exposed.

ITEM	DEFECT	REMEDY
	<u>Basement Level</u>	
20.	Extensive wet rot and dry rot noted to timbers to rear section of left hand basement (as viewed from the front) including rear room where ceiling has collapsed. Note that principal joist is heavily rot affected and soft.	Carefully remove all rot affected timber, strip out remaining sections of plasterboard. Replace main timber and joists as necessary, treat remaining timber and leave area exposed.
21.	Section of water penetration occurring directly below rainwater hopper to central courtyard has resulted in extensive corrosion to permanent formwork of the concrete floor.	Area to be inspected by Structural Engineer to confirm structural integrity and potentially allow for renewal of section of concrete floor.
	<u>27&28 MARKET PLACE – KIK SPORTS</u>	
	<u>EXTERIOR ELEVATIONS</u>	
	<u>Front Elevation</u>	
22.	Generally, decorations to the entire front elevation are failing, leaving timber exposed to accelerated deterioration.	Allow for redecorating all previously or usually painted surfaces following completion of the remedial works.
	<u>32 MARKET PLACE</u>	
	<u>EXTERIOR ELEVATIONS</u>	
	<u>Front Elevation</u>	
23.	Generally, decorations to the painted surfaces of the front elevation are failing, resulting in accelerated deterioration of the fabric.	Carefully rub down, prepare and redecorate surfaces with breathable paint to all previously or usually decorated finishes to front elevation.

Signed 

Dated 12th Nov 2020

Lawrence Littell BSc (Hons) MRICS

For and on behalf of ROC Associates Limited































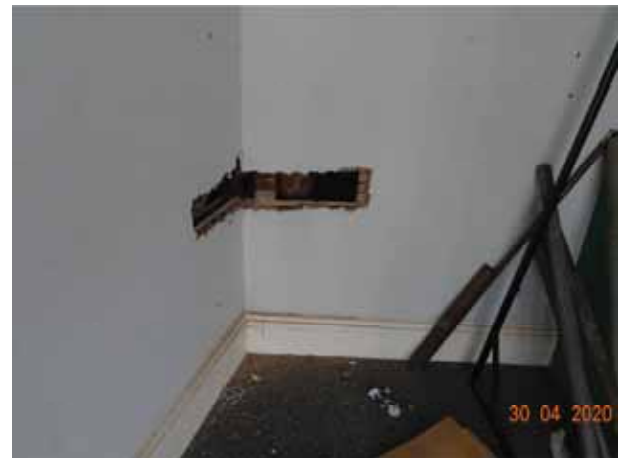


























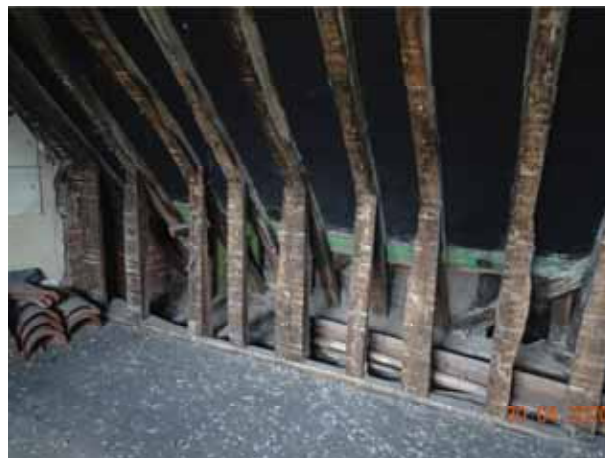






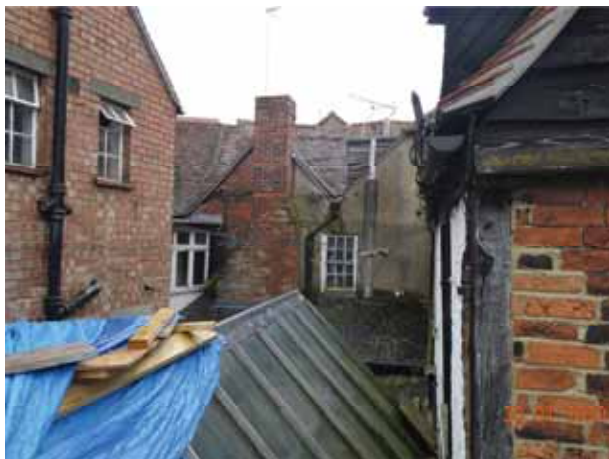


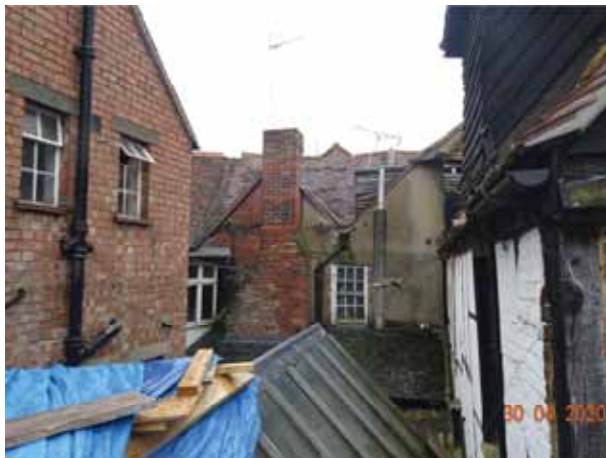














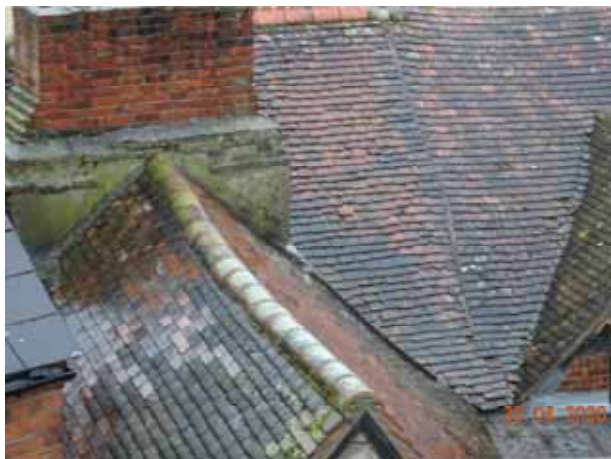














































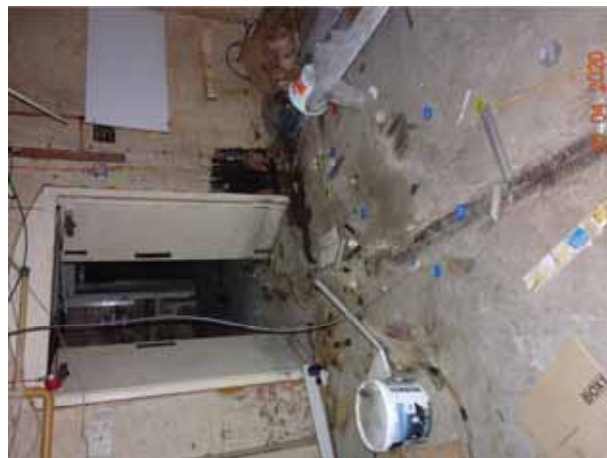












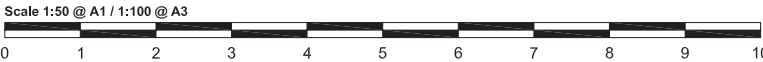








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Project No.
RD_0899

Date
FEBRUARY 2018

Client
Sonic Star Properties Limited

Scale
1:50 @ A1 / 1:100 @ A3

Drawn by

ER

Checked by

ID

Project
Bristol and West Arcade, 173-175 Friar Street,
Reading, RG1

Drawing Title
Existing 27 - 32 Market Place Basement Floor Plan

Drawing No.

EX.201

Rev

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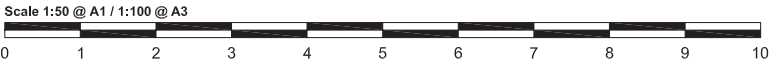
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Existing 27 - 32 Market Place Ground Floor Plan

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Drawing No.
EX.202
Rev

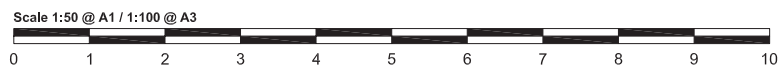
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Drawing Title
Existing 27 - 32 Market Place First Floor Plan

Drawing No.
EX.203

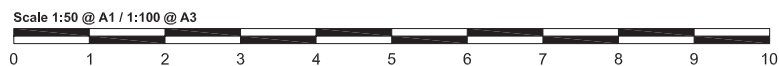
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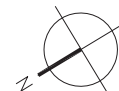


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Drawing Title
Existing 27 - 32 Market Place Second Floor Plan

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Drawing No.
EX.204
Rev

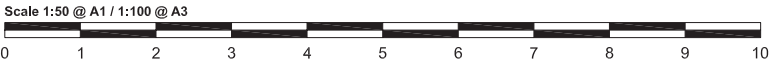
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Project No.
RD_0899

Date
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Drawing Title
Existing 27 - 32 Market Place Third Floor Plan

Drawing No.
EX.205

Rev

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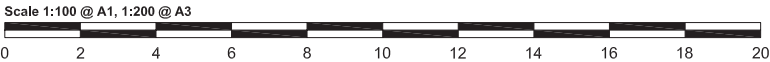
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Project No.	RD_0899		Checked by	ID	
Date	FEBRUARY 2018		Drawing No.	EX.307	Rev
				/	
				Existing Section GG (Rear Elevation of Market Place)	

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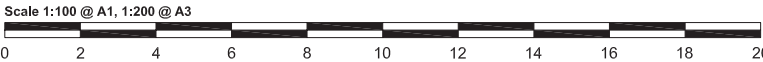
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Project No. RD_0899	Date FEBRUARY 2018	Checked by ID	Drawing No. EX.308
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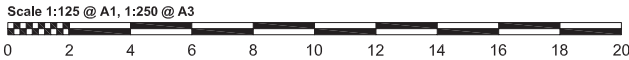
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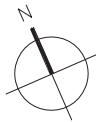


KEY NOTES:

-  Floors and intermediate structure to be demolished
-  Walls and structure to be demolished

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Project No.
RD_0899

Date
FEBRUARY 2018

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Project
Bristol and West Arcade, 173-175 Friar Street,
Reading, RG1

Drawing Title
Demolition Basement Floor Plan

Drawing No.
DE,101

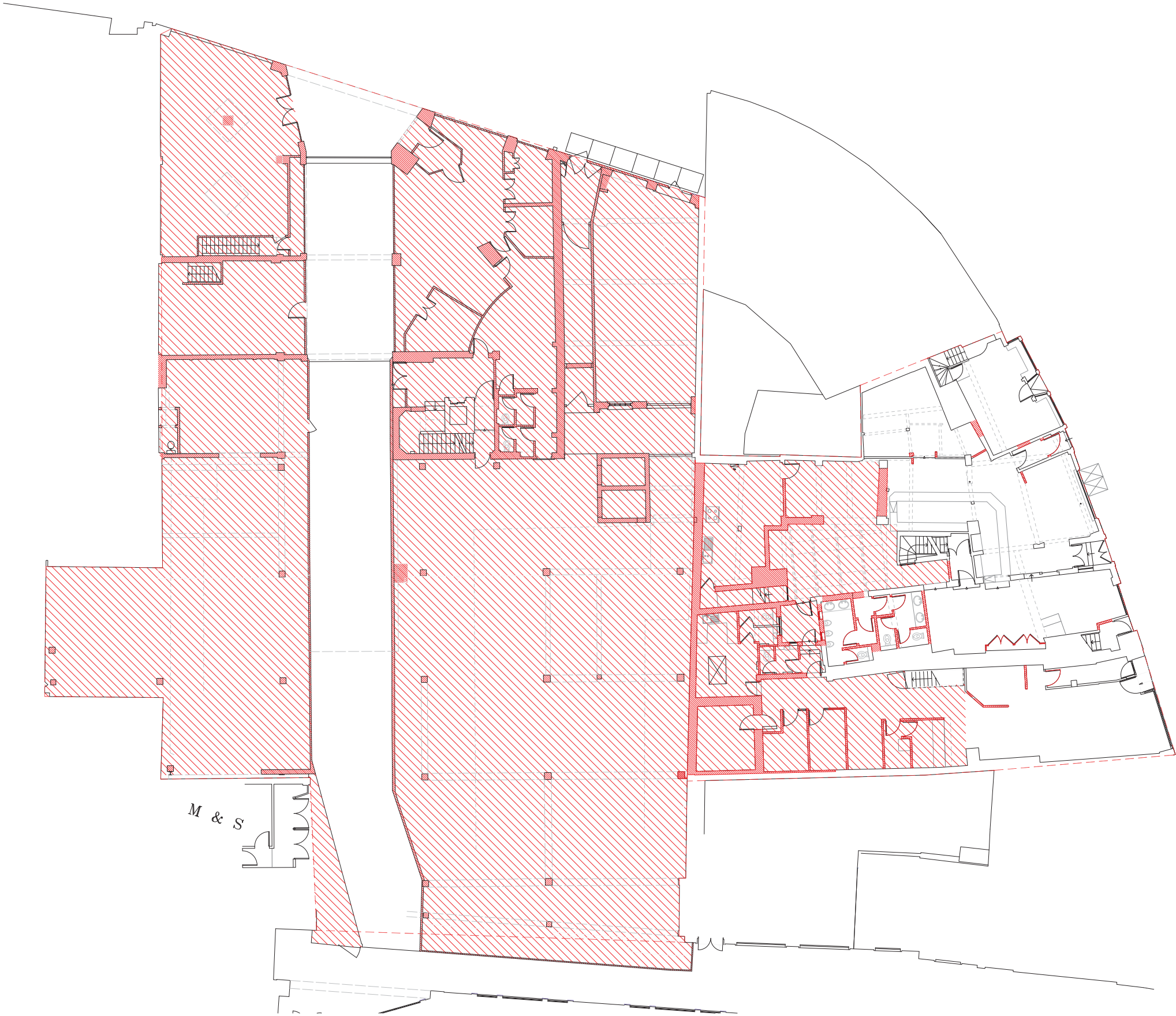
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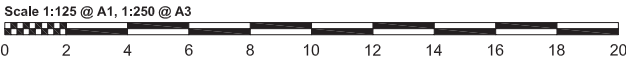
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KEY NOTES:

- Floors and intermediate structure to be demolished
- Walls and structure to be demolished

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Date
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Project
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Reading, RG1

Drawn by
ER
Demolition Ground Floor Plan

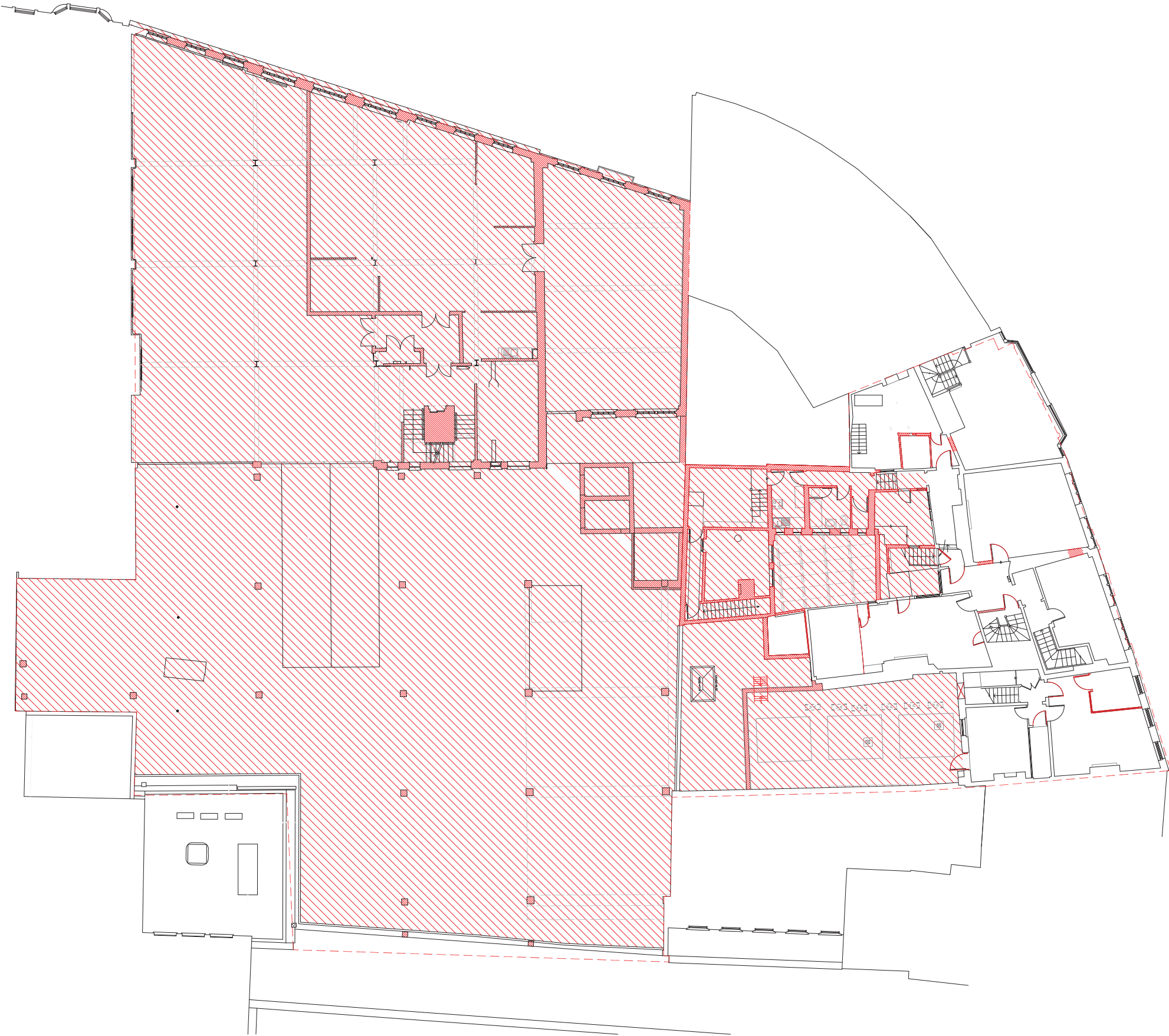
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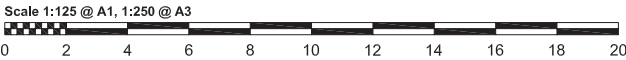
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KEY NOTES:

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Date
FEBRUARY 2018

Project
Bristol and West Arcade, 173-175 Friar Street,
Reading, RG1

Drawing Title
Demolition First Floor Plan

Drawing No.
DE,103

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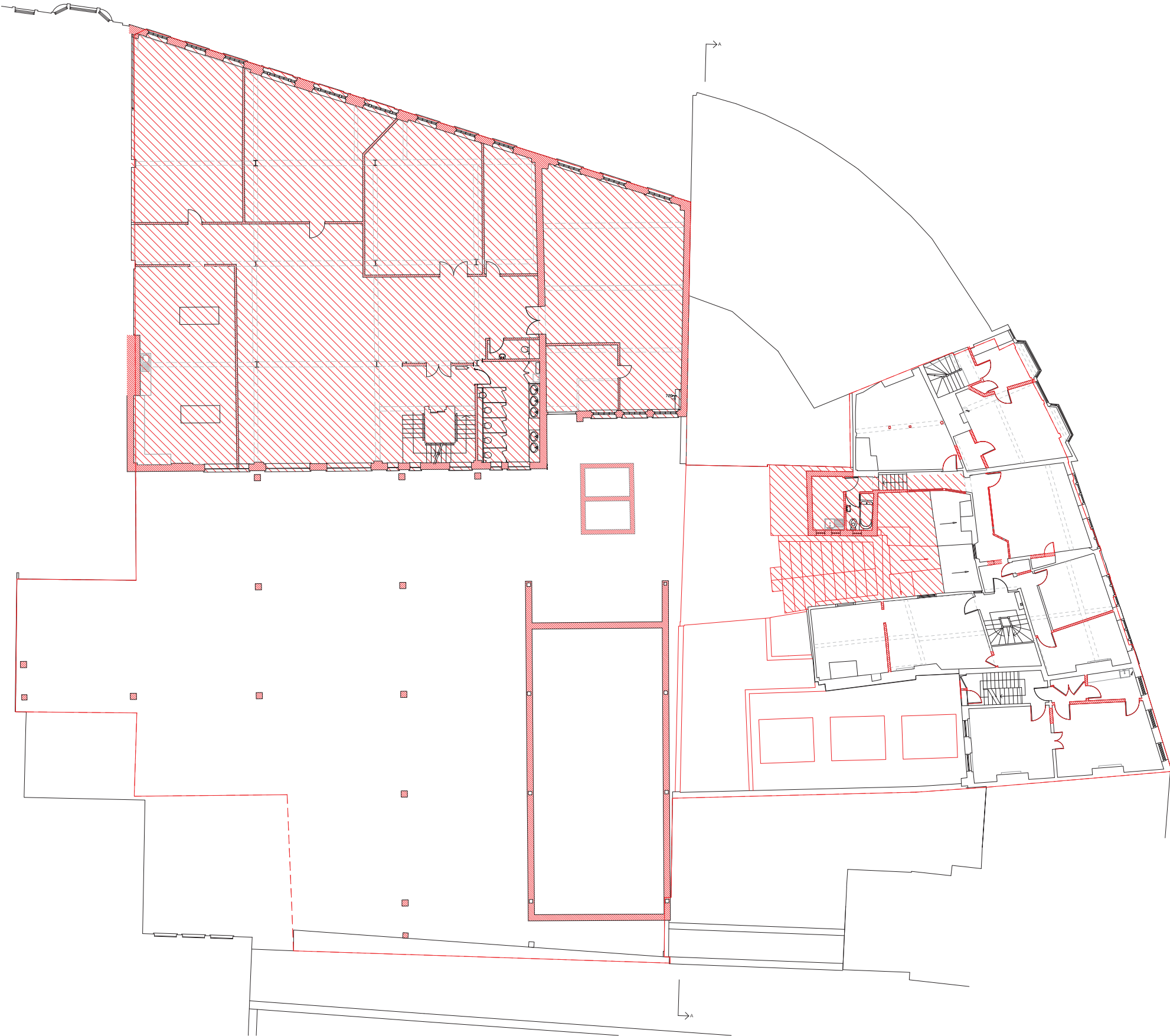
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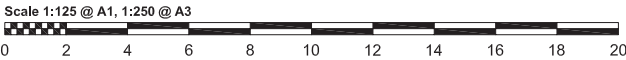
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KEY NOTES:

- Floors and intermediate structure to be demolished
- Walls and structure to be demolished

REVISIONS:

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Client
Sonic Star Properties Limited

Scale
1:125 @ A1 / 1:250 @ A3

Date
FEBRUARY 2018

Project
Bristol and West Arcade, 173-175 Friar Street,
Reading, RG1

Drawn by
ER
Demolition Second Floor Plan

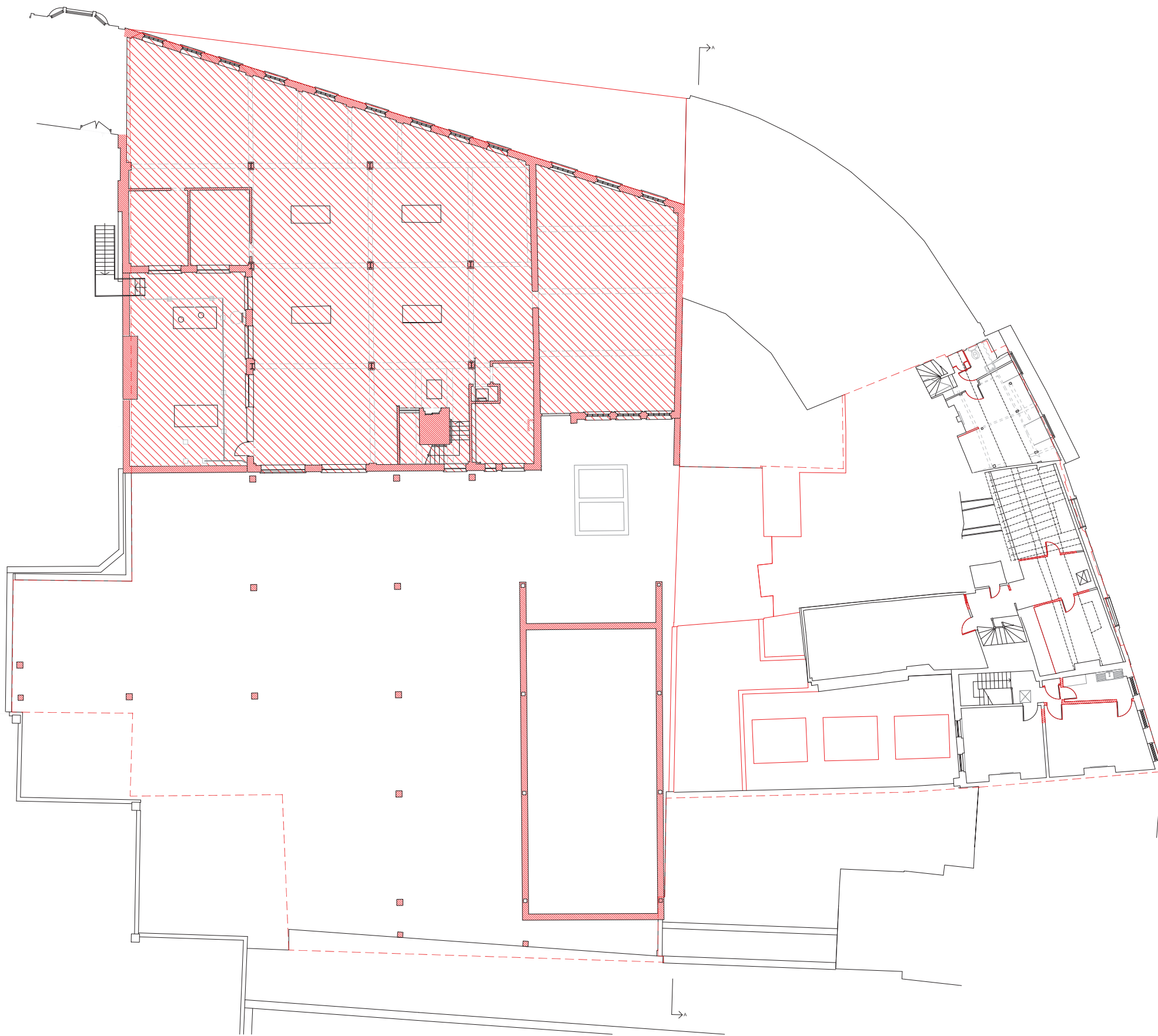
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Drawing No.
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Rev

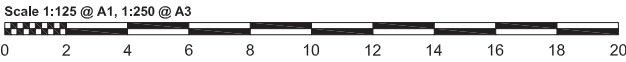
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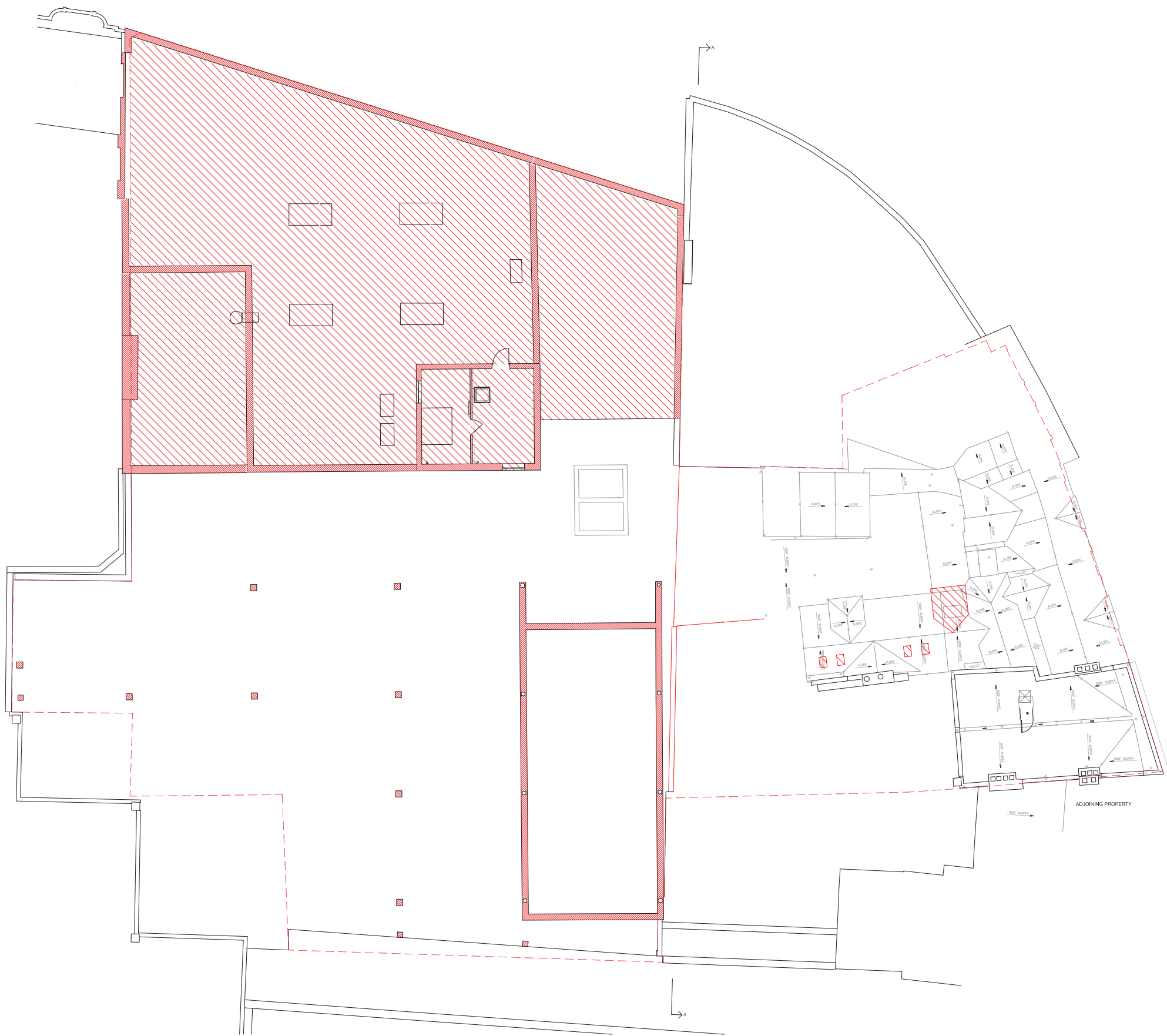
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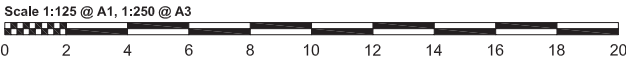
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Client Sonic Star Properties Limited	Project Bristol and West Arcade, 173-175 Friar Street, Reading, RG1	RODIĆ DAVIDSON ARCHITECTS	
Scale 1:125 @ A1 / 1:250 @ A3	Drawn by ER	Drawing Title Demolition Third Floor Plan	1 Pied Bull Yard London WC1A 2AE t: +44 (0)207 043 3551 f: +44 (0)207 043 3552
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Client Sonic Star Properties Limited	Project Bristol and West Arcade, 173-175 Friar Street, Reading, RG1
Scale 1:125 @ A1 / 1:250 @ A3	Drawn by ER
Project No. RD_0899	Date FEBRUARY 2018
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APPENDIX C

REPAIR SPECIFICATION AND METHODOLOGY REPORT

FOR

27 – 32 Market Street

Reading

1. INTRODUCTION

The proposed works comprise maintenance and repair of a Listed Building and can be defined as follows:

1.1 Maintenance Works

These works comprise routine works necessary to keep the fabric of the property in good order. The main objective of the maintenance works is to limit further deterioration in the building fabric.

1.2 Repair Works

The repair works required are those works to elements of the property that are beyond the scope of simple maintenance and require remedial works to remedy defects caused by the decay and damage sustained to the structure. It should be noted that no repair works will involve alteration or restoration of the structure.

1.3 Proposed Works

It is not the intention of any works to carry out restoration of the property bringing it back to a known earlier state but more attuned to maintenance and repair of the existing fabric to prevent further deterioration in the building fabric.

The works proposed to the property can be broadly covered under the following items which identify the generic nature of the repairs proposed as detailed within the Condition Report.

It should be noted that at all times, the proposed maintenance and repair works will be undertaken sympathetically to the building utilising hand tools as appropriate and utilising traditional methods of construction to maintain the integrity of the Listed status of the building.

The works to be undertaken can be more specifically described in the following sections:

1.4 External Decorations

Current Condition

The external front elevations generally across all properties are soiled with areas showing signs of friable and flaking to paint finishes.

Proposed Works

All external front elevation joinery and render are to be redecorated.

To joinery; these surfaces will be keyed and redecorated with two undercoats and one top coat of gloss or two coats of stain as appropriate following execution of any repairs which are required under window repairs.

To existing painted render; these surfaces will be rubbed back and all friable paint coatings removed and subsequently decorated with two coats of microporous breathable masonry paint.

Paint colours generally will be to match the existing colours.

1.5 Windows

Current Condition

Generally windows are in disrepair albeit in most circumstances, not beyond repair. General deterioration is noted to the rear elevation of the Public House however deterioration is noted generally throughout to the front elevations albeit of a lessor degree.

The windows comprise a mixture of casement and double hung sashes throughout.

Proposed Works

The works will comprise the cutting out of rot affected timber to frame, sills and casements as necessary. Splicing in new hardwood sections of frame and sill and casements. Only if casements are found to be beyond repair, will new casements be formed, however these will be matched exactly to the style and profile of the original beading of the windows to ensure they match the original.

Where necessary, windows will be re-glazed where broken, however glass will generally be salvaged and reused where possible.

Upon completion of the repairs the timber will be knot, stopped and primed and decorated with two undercoats and one top of gloss internally and externally as per the decoration section.

1.6 Existing Pitched Roofs and Gutters

Current Condition

Generally the roofs are in reasonable repair, however a number of slipped missing, cracked and damaged tiles are noted.

Gutters are generally soiled and blocked together with downpipes.

Proposed Works

We are proposing to replace all damaged, missing and dislodged tiles with matching reclaimed plain tiles to match the existing tiles as near as possible.

We will in addition, be clearing out all gutters of debris and re-fixing those that are dislodged, leaking or failing. Any sections of rainwater gutter and downpipes that are missing will be replaced with matching units in matching materials.

1.7 Soft Strip

Current Condition

The interior of certain elements of the property have suffered from extensive water damage resulting in plaster, surfaces becoming saturated and friable. It is anticipated where these plaster surfaces are formed using a traditional lath and plaster or lime plaster finish, it is likely any timber structures will be unsound and suffering from decay.

Proposed Works

The proposal is that all damp affected plaster will be removed including the laths to expose the underlining timber and brick structures which will then be allowed to breathe and dry out, until such time as internal finishes and remedial works are carried out as part of the long term refurbishment of the property. During the course of these remedial works, no internal finishes will be reinstated to enable the building to breathe and to prevent further rot occurring to affected surfaces.

1.8 Internal Joinery Repairs

Current Condition

Generally the timber within the property is in reasonable repair however there are specific areas where extensive deterioration has occurred where ongoing water damage has been ongoing. We anticipate that upon the removal of the plastered finishes in these saturated locations, timber repairs will be required. At the time that the soft strip has been completed, we will review the condition of the exposed timber and assess the extent of remedial works required.

Proposed Works

Any affected timber will be carefully reviewed following the strip out and areas of decay will be examined. Roof timbers/rafters/wall plates will be inspected for their condition together with joists and studs to internal walls also affected by damp to establish whether any timbers are suffering from wet and dry rot. All timbers will subsequently be treated with anti-fungicidal timber preservative to prevent decay.

New timbers will be spliced in utilising matching hardwood or softwood to the original timbers. Where timbers cannot be repaired, new timber will be installed adjacent to the existing timber leaving the original redundant timber in situ with existing timber treated with an antifungal timber preservative to prevent decay. It should be noted that only splice repairs will be undertake to rectify timbers that have been affected by decay.

2. CONCLUSION AND GENERAL COMMENT

It should be noted that all repairs undertaken to the premises will be carried out utilising traditional methods of repair and materials. Where any reinstatement that pointing is required to any pointing, this will be undertaken using a HLM mortar and any reinstatement of any rendered finishes will be done using a lime render. The intention is to prevent further degradation of the building fabric by creating a weathered superstructure and removing saturated internal elements that will propagate decay and deterioration of the internal fabric.