

County House and Harris Arcade, Reading

Phase 1 – Roof, urgent structural and H&S works

HPM report 'red' items:

- Structural repairs to the spalling brickwork (Q club) front elevation
- Structural repairs to the stone panelling Pitcher and Piano
- Structural repairs to the concrete spalling lintels (rear elevation)
- Overhaul to the lift enclosure and the other enclosure on the County House roof (spalling lintels, repointing, splice repairs to doors and redecoration)
- Cracking to render to high level Harris Arcade (localise repair needed) – Station Road
- Spalling to concrete and corroding rebar repair – flat roof
- Displaced brickwork repair to low level rear elevation small flat roof to County House

Investigative works:

- Investigate the crack along the entrance to Harris Arcade – Station Road
- Bulging walls and possible timber joists rot – offices above Friar street Harris Arcade entrance

Other health and safety items:

- Handrail to the main County House roof rear elevation (compatible with absail system)
- Handrail to the flat rear extension roof loading bay door
- Handrail to the rear small roof off the rear of the offices Station Road (where netting currently present)
- Overhauling the emergency lighting along the fire escape route to the rear flat roofs
- Provide steps over parapet walls to the rear flat roofs where currently missing
- Overhaul the fire escape staircases to the fire escape routes to the rear
- Environmental clean of all flat roof surfaces

General works:

- Overhaul main roof to County House (set aside paving slabs, remove vegetation, patch repairs to waterproofing course, tidying up loose insulation over the redundant ducting)
- Optional: remove redundant ducting
- Patch repairs to flat roof surfaces along all flat roofs to the rear of Harris Arcade and County House
- Optional: cleaning and patch repairs to the pitched slate roof to the rear of Q club elevation
- Fully clean all gutters and downpipes to the areas of work, undertake CCTV survey to establish condition and allowance for repairs where required

- Introducing a divider on the fire escape route internally to County House to prevent the pub guests going upstairs
- Other small ad-hoc repairs to the external areas