

Design Statement - 29 Christchurch Road, RG2 7AA

1. Proposed Damp Works

There is show of damp on rear external walls and the initial inspection shows that this is due to water ingress from due to

- damaged pointing & brickwork on the rear wall.



- Faulty Plumbing in ground floor bathroom

The current proposal to deal with the damp is by fitting new bathroom and fixing any plumbing issues. Remove the patches of plaster and replaster with similar material. Also if waterproofing of basement is required, it will be performed as per guidelines that are acceptable to listed buildings.



- Some leaky overflow pipes and faulty plumbing of 27, Christchurch road. The neighbours have been informed and will be discussing with them separately again

2. Proposed Guttering and Downpipe works

The current leaky PVC guttering and downpipes should be replaced with a like for like ones such that no water ingress into the real wall.



3. Proposed Internal Walls and Ceiling Works

Internal walls show sign of lack of maintenance and needs redecoration for most of the walls. Currently some rooms are covered with varied wallpapers that are partly peeled off.





Some internal walls are covered with panels and plasterboards and depending on condition during the works they will be removed, repaired or replaced to reinstate with rest of the property.



The floor covering needs replacing most of the floor levels.



The Ceiling in the top floor is showing signs of lack of rigidity and hold and will be inspected thoroughly and if it cannot be repaired it will have to be replaced.

