



SCHEDULE OF REPAIRS
1-3 Castle Crescent, Reading, RG1 6AQ

Prepared for: Lucas Design
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Glanville

Glanville Consultants is a multi-disciplinary engineering, design and surveying consultancy with the following expertise:

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- Geomatics (Land Surveying)
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Appendix A: Photographs

1.0 Introduction

- 1.1 A visual inspection was carried out on 6 September 2017 by Alex McEntyre BA(Hons) PGDip MRICS of Glanville Consultants.
- 1.2 Glanville Consultants were appointed by the property owner Lucas Design Ltd, 11a West Street, Reigate, Surrey RH2 9BL to undertake a visual survey of the property 1-3 Castle Crescent, Reading, RG1 6AQ to prepare a schedule of repairs for the purpose of submission to the local planning authority to discharge planning condition 6 of listed building consent application reference 151952.
- 1.3 The visual survey was of the main listed building only and excluded the parts of the building due to be demolished as part of the planning permissions.
- 1.4 Inspection was limited to a visual inspection carried out from ground and 1st floor levels using a 3.0m extendable ladder and binoculars. No special access equipment, destructive or opening up works, testing or monitoring was undertaken. Most of the rooms were inspected under torchlight as the windows are currently boarded up and there is no electricity supply connected. The advice offered within this report is based upon this level of visual information and cannot be relied upon as a conclusive schedule of defects and repairs required. Defects may be concealed within the structure of the building and not visible and thus the schedule of repairs may be subject to change in the event of opening up of the building fabric and during any repair stages of the work.
- 1.5 During the course of the survey no trial holes were excavated to determine the depth and construction of the foundations. It would be advisable that trial holes were undertaken to establish this information in conjunction with a full ground investigation of site wide ground conditions. There is also a history of chalk mine cavities in the local area and there have been a number of cavity collapses causing structural damage to other properties in the area. The property on the opposite side of Castle Crescent has undergone extensive repairs for such an occurrence.
- 1.6 The photographs taken during the inspection are referenced in the schedule and can be found in appendix A.

2.0 Schedule

Item	Location / Element	Defects	Repairs	Photo Ref
GENERAL				
1.0	Asbestos	There is a risk of Asbestos Containing Materials (ACMs) in the building.	Presence of asbestos to be confirmed by Asbestos Refurbishment/Demolition Survey carried out by licenced contractor. Any asbestos found to be removed by licenced contractor prior to works on site commencing.	N/A
1.1	Vegetation	Substantial overgrown vegetation and trees to all elevations and in the curtilage restricted our inspection of all of the walls at low level and upper parts to the west flank and rear elevations.	All trees and vegetation concealing parts of the building to be cut back and removed including grubbing out roots to expose the walls and enable further investigations and trial pits to be dug as part of structural investigation and design process.	1-4

Item	Location / Element	Defects	Repairs	Photo Ref
EXTERNAL (GENERAL)				
2.0	Roof	It was not possible to inspect the roof covering from external ground level due to restricted sight lines. No access was available into the roof void. Given substantial water ingress in the building and evidence of potential structural movement it is likely the roof is near the end of its useful life and require replacement or significant repairs.	Erect scaffold or appropriate access equipment; carefully remove existing slates and set aside for re-use. Remove timber closeboarding and leadwork to expose the roof structure for inspection by a Structural Engineer to advise on repairs which may include strengthening works and replacement of decayed timbers. Instruct a damp and timber specialist to inspect timbers for wood-boring insect and decay and advise on repairs. Re-cover roof using a breathable underlay, timber battens and the set aside slates. If salvaged slates are limited they should be grouped to the front elevation, or as agreed with the Listed Building Officer. The appearance of replacement slates is to closely match the existing. All leadwork to Architect's detail and installed to Lead Association recommendations.	N/A
2.1	Render Coating and Plinth to Walls	Crazed cracking to render across all elevations; white painted surfaces peeling, discoloured and deteriorating. Black colour painted render plinth cracked and deteriorated.	Carefully remove flaking and peeled paint with a wire brush and/or pressure washer to expose render. Treat surfaces and remove organic growth. Fill cracks and carry out patch repairs to the walls, plinth, quoins and mouldings. Redecorate surfaces with a Keim mineral paint system or traditional lime wash to a colour agreed by the Listed Building Officer.	5-7

Item	Location / Element	Defects	Repairs	Photo Ref
2.2	Rainwater Goods	Generally half round plastic guttering of some age and likely to be brittle and leaking. Black colour painted cast iron downpipes and hoppers are corroded and blocked with vegetation. Missing downpipe section to West flank elevation. Possible contributory factor to collapsed bay window roof structure and damp penetration.	Remove and cart away all existing rainwater goods including guttering, downpipes, hoppers and brackets. Replace with aluminium rainwater goods with heritage / traditional style hoppers and half round guttering sympathetic with the building period. Hoppers and downpipes picking up waste connections should be omitted and new waste connections redirected into a new soil and vent pipe.	8-11
2.3	Fascia and Soffits	Timbers are decayed and sections missing. Decorations are deteriorated. NB - There is a risk of the presence of asbestos cement board (section exposed to east flank were decorations deteriorated).	Any asbestos found is to be removed by licenced contractor in advance of demolition/strip out works. Remove and cart away existing materials and replace with new timber fascia and soffits.	12-14
2.4	Chimney Stacks	It was not possible to fully inspect the stacks from an external ground level; only very limited site lines were possible in some areas, although the tone of condition could be established from this. The render coating where visible in areas has crazed cracking and is missing. Decorations are poor; brickwork and pointing cracked, eroded and deteriorated in areas; clay pots are missing; lead flashings likely to have failed/missing and it was not possible to confirm if lead soakers are present. No significant leaning to visible stacks seen.	A thorough overhaul is required. Replace render coatings which generally appear cracked and deteriorated beyond repair. Cut out defective bricks and replace; rake out mortar joints and re-point. Set aside original clay pots for re-instatement. Allow to renew cement flaunchings, cappings, cowl, flashings. Ensure surfaces are clean and free from organic growth and grease; carry out redecorations.	15-18

Item	Location / Element	Defects	Repairs	Photo Ref
NORTH ELEVATION (FRONT)				
3.0	Entrance Door and Glazing	Timber entrance door damaged and in very poor state of repair from previous break-ins and works to secure premises. The timber surroundings have some localised damage and glazing is missing.	Allow to replace the door with a purpose made timber door to a design that matches the existing, including the original 6 panel and moulding details. Door bell and knocker features replaced are to closely match the original. Retain existing timber surrounds, scarf in new timbers, fill, prepare surfaces and carry redecorations. Replace broken and missing glazing with safety glazing.	19-20
3.1	Window and Door Openings	Vertical cracking above all window openings. Some mouldings have dropped out of alignment. Large vertical crack above portico structure / entrance opening; circa 5mm wide. Window sill above dropped on right side.	Provide support and carefully open up structure from internal side to inspect lintels. Allow to replace all existing lintels and beams to Structural Engineer's design and specifications prior to making good. Externally, fill cracks prior to redecorations. Where the transom of the mouldings have dropped out of alignment due to failed lintels and structural movement, fill cracks and repair or remove and replace to match existing.	6, 21-23
3.2	Windows and Glazing	Timber sash, single glazed windows are boarded over internally and externally in many locations and not visible. Later alterations have been carried out altering the form of the windows. Glazing is broken and missing, joinery is weathered, muntins missing and wet rot evident.	The surviving timber multi-pane sash windows with glazing bars and decorative detailing should be retained and refurbished as existing. Replacement glazing should be toughened, single glazed safety glass with an internal secondary glazing system. Where the original sash windows have been altered to glazed slatted windows (e.g. ground floor room G2); the windows should be replaced with new to	7,20,28

Item	Location / Element	Defects	Repairs	Photo Ref
		The worst affected windows are generally to the ground floor bays where substantial water ingress has occurred and mouldings and linings decayed beyond repair.	match the original multi-pane, single glazed sashes with glazing bars and decorative detailing. Drawings to be approved by LBO prior to fabrication.	
3.3	Bay Window	Vertical cracks below and above window openings. Cracks join-up horizontally and extend up through string course and copings to parapet. Flat roof covering deteriorated and lead flashings missing. Roof has failed causing substantial water ingress into room below. Building wall above bay (below 1st floor window) showing vertical cracking and sill has dropped. Open joints around window opening approximately 10-30mm wide indicating structural movement.	Provide support to structural opening in wall and allow to open up structure internally above bay to inspect the bressumer beam / lintel and replace with new to engineer's design prior to making good. Replace timber roof structure, including insulation, coverings and leadwork to Architect's detail and engineer's design. Further investigations of the sub-structure and ground conditions are recommended as a precautionary measure. Dig trial holes to expose and allow inspection by Structural Engineer of foundations and soil conditions. Underpinning of the bay window may be required.	24-28
3.4	Window Sills	Nearly all concrete sills are cracked and some spalled; all painted surfaces are flaking and peeling.	Rub down surfaces, treat with biocide and fill cracks prior to redecorations. Where sills have dropped out of alignment due to cracking from structural movement, carefully remove and replace with new to match existing.	7,22,25

Item	Location / Element	Defects	Repairs	Photo Ref
3.5	Portico Structure	No inspection of roof surface possible. Visible evidence of structural movement - open joints at abutment; vertical cracks through string course and underside of roof. String courses to front face dropped, horizontal cracking below extending round to flank and joining up with others. Substantial water erosion to parapet / string courses at upper parts. Left column surfaces to lower sections deteriorated from water erosion and cracking and shear failure seen extending through column transverse section to lower section.	Provide support and carefully remove upper parts and string courses to lintel / plinth level above columns. Inspect lintel / plinth for cracking and replace sections as necessary to match existing. Ensure portico structure adequately tied back to building. Replace eroded and cracked string courses in agreed stonework and mouldings to match existing. Carefully dismantle damaged column and replace eroded and cracked sections of left column with new to match the existing. Rub down peeled and flaking paintwork and prepare surfaces prior to redecorations.	22,29-37

Item	Location / Element	Defects	Repairs	Photo Ref
WEST ELEVATION (RIGHT FLANK)				
4.0	Windows and Openings	It was not possible to inspect the first floor windows fully due to obstruction by vegetation growth. Vertical cracks were present above all of the visible openings and likely to be above others.	Remedial works as items 3.1 and 3.2.	4,38,40
4.1	Southwest corner of building	Structural movement possible; vertical cracking visible from ground level extending up past openings to eaves level. Lintel to first floor dropped to one side. Slight buckle of rear elevation noted.	Possible cause of cracking from structural movement in roof and further advice should be sought from a Structural Engineer. As a precautionary measure, dig trial holes for structural engineer to inspect sub-structure and soil conditions.	38-40
4.2	Bay Window	Cracking above and below all structural openings. No access to inspect high level; roof structure collapsed inside room below.	Provide support to structural opening in wall and open up structure internally above bay to inspect the bressumer beam / lintel and replace with new as required to engineer's design prior to making good. Allow to replace timber roof structure, including insulation, coverings and leadwork to Architect's detail and engineer design. Mullions to bays to be rubbed down, cracks filled and preparations carried out prior to redecorations. Further investigations of sub-structure and ground conditions are recommended as a pre-cautionary measure. Dig trial holes to allow inspection by Structural Engineer of foundations and soil conditions. Underpinning of the bay may be required.	41-44
4.3	Trees	Mature trees running along boundary line with adjacent property to west. The trees are thought to be within influencing distance of the main building.	Specialist report by Arboriculturalist may be needed to assess age and condition of trees and potential influence of roots on building foundations.	N/A

Item	Location / Element	Defects	Repairs	Photo Ref
EAST ELEVATION (LEFT FLANK)				
5.0	Walls	Later additions to this elevation are to be demolished as part of the redevelopment of the site. The existing construction to be demolished concealed the majority of the structure being retained. The first floor window and box gutter were not possible to inspect or visible from ground level. Stepped cracking at eaves level seen by downpipe. Drill holes in brickwork to corner at first floor level and evident of deteriorated and spalled brickwork present.	Brickwork to be inspected following demolitions and repairs completed as necessary. Temporary weatherproofing of newly exposed walls to be provided including securing existing openings to prevent unauthorised access until area watertight and secure. Rub down decorations and prepare substrate to receive redecorations.	45,46
5.1	Flue (roof level)	Flue may be an ACM (cement asbestos).	Specialist contractor to confirm via sample testing and if ACM's present, flue to be removed and disposed of by licensed contractor.	17

Item	Location / Element	Defects	Repairs	Photo Ref
SOUTH ELEVATION (REAR)				
6.0	Single Storey Flat Roof Structure	Substantial cracking to rear wall, poor brick infill of existing window. Basic construction (possible ½ brick thick walls).	The construction is basic and considered at the end of its useful life. Demolition and reconstruction including excavations to replace sub-structure would be necessary, all to Architect's and engineer's design. Temporary weatherproofing and securing of the newly exposed walls and openings at ground floor level may be necessary following demolitions until watertight and secure from construction.	47,48
6.1	Walls	Wide vertical cracks in structure visible to southwest corner below first floor window and above flat roof structure. Climbing ivy and vegetation to south east of rear wall up to eaves level. Ingress into first floor bathroom present and likely into roof void.	Vegetation to be removed as part of refurbishment works to obtain access to repair render and replace eaves and roof structure. Further investigations needed including opening up works to inspect structure. Repairs to likely to include replacement of defective masonry and reinstatement of render coating to newly exposed areas.	49-52
6.2	Windows and Openings	Cracks visible over openings to rear, windows missing in areas.	As items 3.1 and 3.2. Newly exposed openings surrounds and windows to match original design with keystone on rear elevation.	52-54
6.3	Two Storey Flat Roof Structure	It was not possible to inspect the flat roof and walls from an external ground level due to dense vegetation. The roof is covered with mineralised roofing felt probably of some age and in need of replacement.	Replace existing roof structure, coverings, flashings and insulation to engineer and Architect design. Inspect structure closely when access possible to confirm it is tied back to main wall and structurally sound. Further repairs may be needed.	55-56

Item	Location / Element	Defects	Repairs	Photo Ref
INTERNAL AREAS				
7.0	Services	All services visible were in very poor condition and beyond repair and maintenance.	Isolate, disconnect and cap off supplies. All service installations to be removed and disposed of off-site. Allow for excavation to expose and remove existing supplies from site entrance to building and for new supplies to be brought in according to MEP engineer design.	N/A
7.1	Floor Structure	Inspection of the floor structures was limited due to fixtures, fittings, detritus and floor finishes and no safe access to inspect the sub-floor void. The majority of timbers were concealed and not possible to inspect. Some sections of floor boards were missing/collapsed and unsafe. There is evidence of significant water ingress and risk of hidden dry rot and wood boring insect attack. A tin of dry rot fungicide treatment was seen in the building.	All detritus, finishes, fittings, fixtures etc. should be removed to expose the floor structure. Lift sufficient timber boards to enable a full and thorough inspection of the sub-floor void, joists and boards by a damp and timber specialist, registered with the Property Care Association for evidence of rot and wood-boring inspect infestation. Recommended repairs to be covered by a minimum 25 year insurance backed guarantee. The small area of original (wide) timber floorboards to the ground floor front room 'G1' should be retained/ reinstated after treatment and other boards retained/reinstated where in good condition and fit for purpose.	57-59

Item	Location / Element	Defects	Repairs	Photo Ref
7.2	Internal Joinery	The timber stairs in the entrance lobby and to the north east of the building appeared to be in a sound condition, but are in need of an overhaul. The balustrade to the main flight is loose with missing sections. The balustrade to the stairs from the half landing up to first floor level is loose and should be overhauled as part of the refurbishment to the building. The internal doors whilst some are original, many are missing, have no ironmongery and are not modern fire doors and a health and safety risk in a block of residential units. There is rot to the door frame head between room G2 and the bathroom. There is evidence of wet and dry rot to the skirtings, support battens, window sub-frames, mouldings and linings where in contact with penetrating damp. This is in particular around the ground floor bay windows where the roofs have collapsed and to the right window of G2, but also at first floor level.	Skirting boards should be carefully removed and set aside so their condition can be inspected by the Listed Building Officer. Original skirting boards to be refurbished and refitted in locations to be agreed with the LBO. Window mouldings and linings are to be retained and refurbished where not rotten and decayed. Where there is damage joinery should be replaced to match the existing profiles. For comment on sashes and glazing refer to 3.2.	60-69

Item	Location / Element	Defects	Repairs	Photo Ref
7.3	Fixtures and Fittings	All of the fixtures and fittings (kitchen and bathroom units, cupboards etc), are in a very poor state of repair.	Strip out and remove all fixtures and fittings and dispose off-site.	70-71
7.4	Ceilings and Walls	There is substantial dampness and mould growth affecting all rooms in the building which has been ongoing for some time. Ceilings have collapsed in areas and the internal condition is very poor. Most of the ceilings are of lath and plaster construction. Cracks were present to many of the surfaces as a result of age and deflection/warping in the floor structure.	Mould growth to ceiling and walls surfaces should be washed with diluted bleach to kill spores. Original ceilings and cornicing should be retained and a false ceiling installed below to provide protection and a surface to install sound insulation, light fittings and create a service void. The decorative plaster ceilings in the entrance lobby should be retained and left in-situ. There is a small section of cornicing missing that requires repair. The plaster mouldings to the bases of the arched opening in the entrance lobby should be retained. A ceiling rosette in G3 should be retained and left in-situ. It is possible there is no damp proof course (DPC) to the base of the walls or some areas have failed and repairs may be needed. Any damp proofing works should be carried out by a damp and timber contractor registered with the Property Care Association (PCA) and covered by a 25 year or similar insurance backed guarantee.	57,60, 72-82

Item	Location / Element	Defects	Repairs	Photo Ref
7.5	Room F1	Vertical and horizontal cracking seen to the ceilings and walls in the room. Cracks in corresponding location visible on the other side in the kitchen. The cracks join up from walls to ceilings and around openings in the walls. The wall has dropped at lintel level above one window opening. Structural movement evident possibly the result of failed roof structure and lintels.	Further investigations needed once plaster finishes, fixtures and fittings are removed and the structure can be seen. Repairs will include providing support, replacing lintels, damaged and deteriorated brickwork.	83-87
7.6	Fireplaces / Chimney Breasts	Chimney breasts were concealed behind wall finishes, but substantial damp penetration was noted to the breast in room F4 and large areas of brickwork in this area are disintegrated to dust that was loose when touched. Flues are likely to be blocked. The fireplace surrounds were not present and thought to be removed when the site was occupied as a squat.	Re-building and re-pointing areas of the chimney breasts where erosion of the brickwork has occurred from water ingress is likely to be required and further investigations are needed by removing plaster finishes for inspection behind. Flues should be swept clean and openings where fireplace surrounds are missing boarded over and the flues capped and vented. Fireplaces to be reinstated through repair of existing where possible or renewal to a matching design.	88-97
7.7	Door Openings in Internal Walls	All of the lintels were concealed within the walls behind plaster finishes and joinery and not possible to inspect.	Many of the openings will be infilled as part of the approved scheme. In all cases opening up works to inspect lintels, likely to be timber, should be carried out and removed where openings are infilled or replaced with pre-stressed concrete plank lintels to engineers design where openings are to be retained.	N/A

Item	Location / Element	Defects	Repairs	Photo Ref
7.8	Basement	The basement is damp and mouldy; the rear room has large amounts of detritus and rusted metal drums and other items which prevented safe access and restricted our inspection of this area.	Detritus to be removed and inspection of the area carried out, in particular the underside of the floor structure. Basement area to be tanked to specialist design which will include repairs and preparations to masonry.	N/A

3.0 Conclusion

I trust that the above information is sufficient for your purposes but should you have any queries then please do not hesitate to contact the undersigned.



Alex McEntyre BA(Hons) PGDipSurv MRICS
Glanville Consultants

Appendix A

Photographs



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