

Structural repairs, professionally undertaken

Condition Survey Report – 17-27 Queen Victoria Street, Reading (Pictures provided by Volute and Numbers provided by Volute)

	Photo 7: South Cheek of Dormer to No 21 Note access hatch to provide access onto parapet gutter. Lead dressing to the dormer cheek has been basically dressed in areas.		Photo 10: Detail rear of No.17 Note the plant growth (buddleia). Which will increase the rate of deterioration.
	Photo 9: Detail of gable to no 15. Open pointing and evidence of water movement washing out joints. Reflecting the deteriorating and potentially dangerous condition of the gables.		Photo 8: Crash deck scaffold to the gable to neighboring building (#15) Note the netting placed over the gable; this has been provided to reduce the risk of masonry falling onto the busy street below.
	Photo 11: Rear of No. 23 Gable Note open joint to terracotta "coping", cement fillet, spalled brick and washed out pointing and patch repairs to the lead flashing		Photo 12a View and detail of rear gable neighboring building Note that the brickwork to the rear face has been rebuilt, reflecting existing or potential similar failure/need for repair to the rear of the gables to the subject building.



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Photo 12: Gable to No 17
Note missing section of cornice illustrating the potential for further deterioration providing loose masonry at risk of falling onto the street below. Staining reflecting water movement and increasing the risk of deterioration and corrosion of any ferrous fixings. Painted / treated terracotta which is a poorly matching remedy.



Photo 12b View and detail of rear gable neighboring building
Note that the brickwork to the rear face has been rebuilt, reflecting existing or potential similar failure/need for repair to the rear of the gables to the subject building.



Photo 14: Detail of gable to No 19
Note plant growth; open joints and treated/painted terracotta, and a missing piece to the capital. These are all indicators of the deteriorating condition of the terracotta.



Photo 15: View of the Gable to No 21.



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Photo 16: Detail of the gable to No 21

The indicators of deterioration are repeated. The gables are in a poor and rapidly deteriorating condition.



Photo 17: Detail of gable to No 21



Photo 18: Detail of Gable to No 21

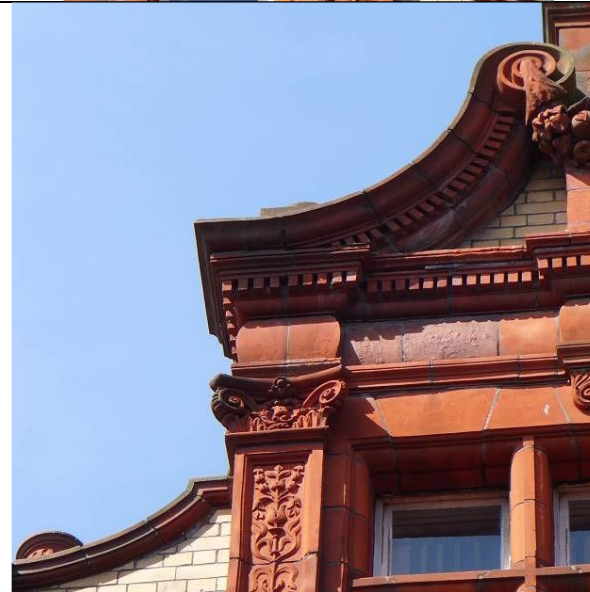


Photo 19a Details of the Gable to No 27



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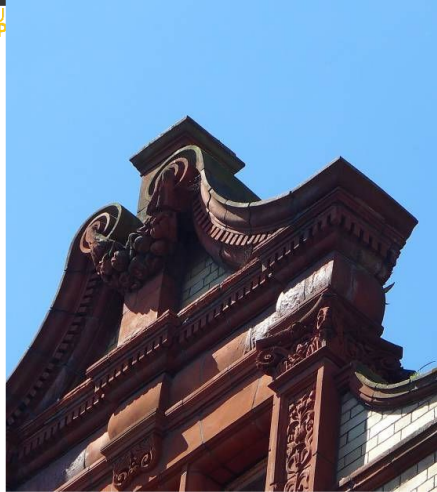


Photo 19b: Details of the Gable to No 27

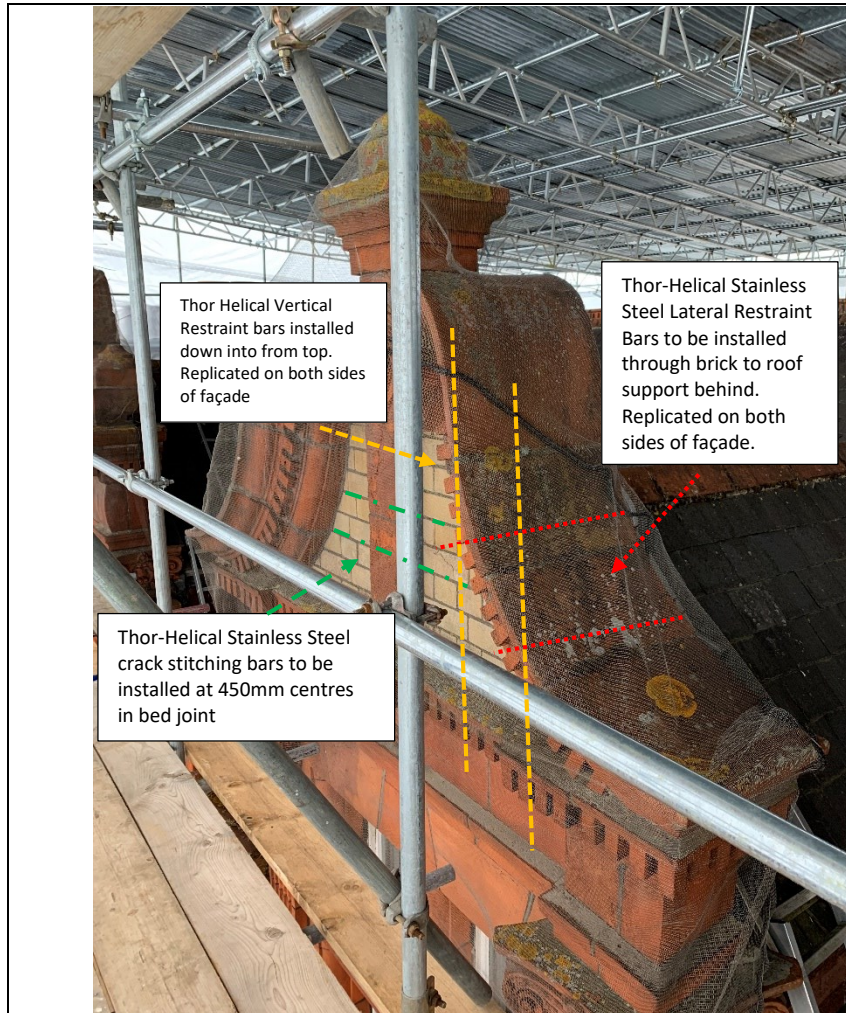


Photo 20a: Details of copings to the front parapet wall
Photo shows the copings to No.17; note cracking to a coping, water staining and deterioration to the mortar of the bedding joint. There is a high risk of imminent failure



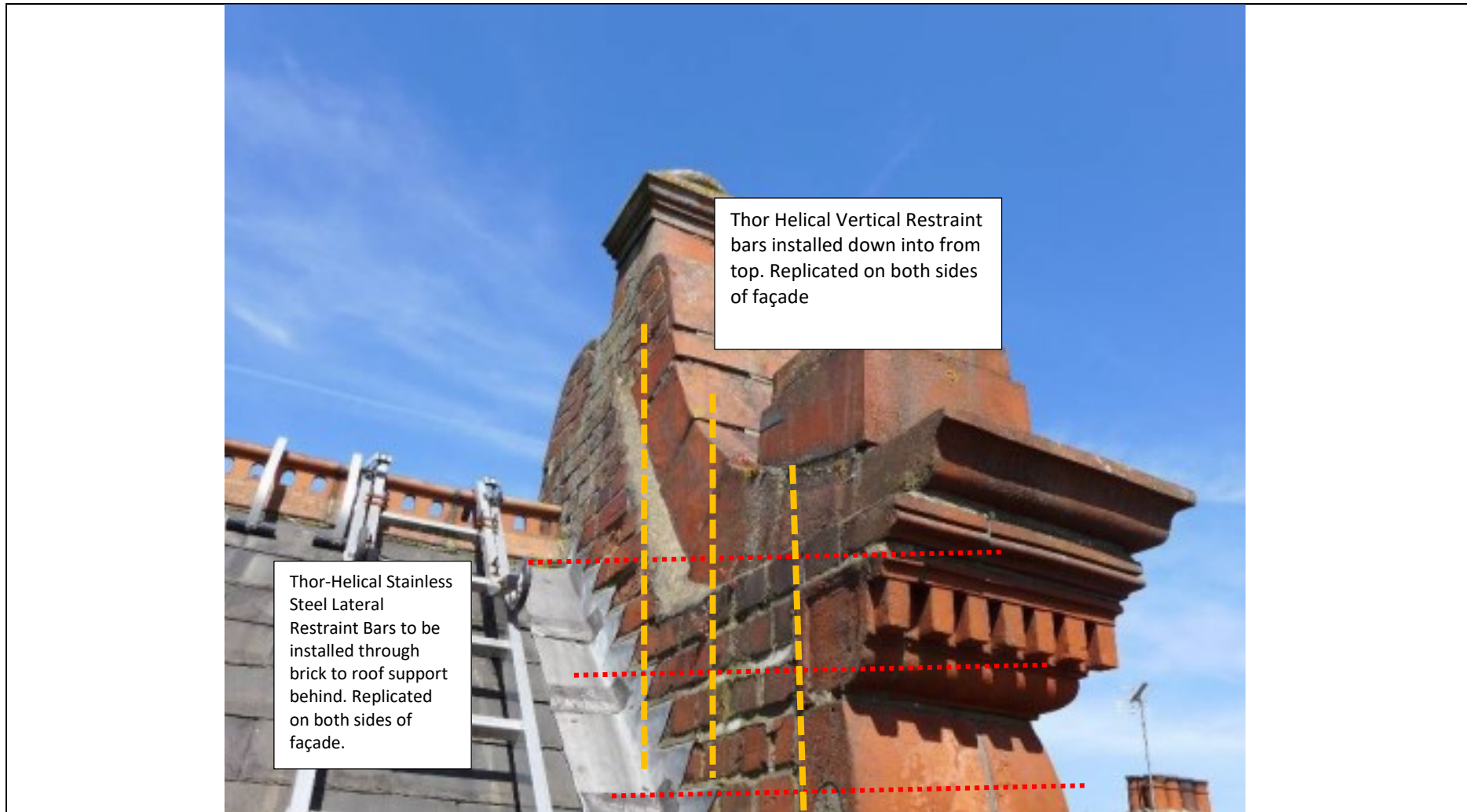
Photo 20b: Details of Copings to the front parapet wall
The photo shows the lifting of the copings to No 15(neighboring building) with the creation of open joints that will be prone to water penetration and associated problems of damp and decay.

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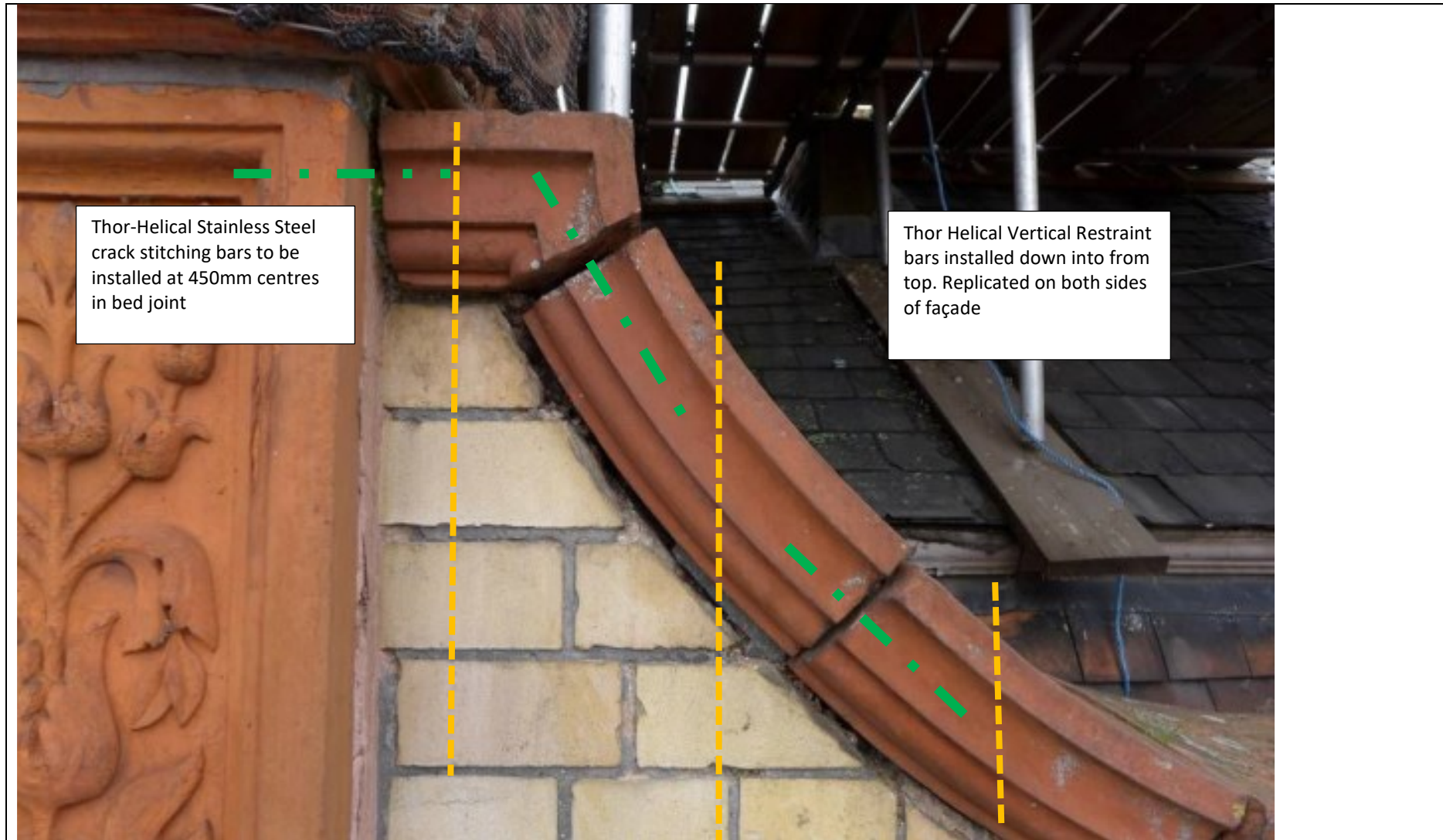
Please note schematics are for reference only, installation might differ on site

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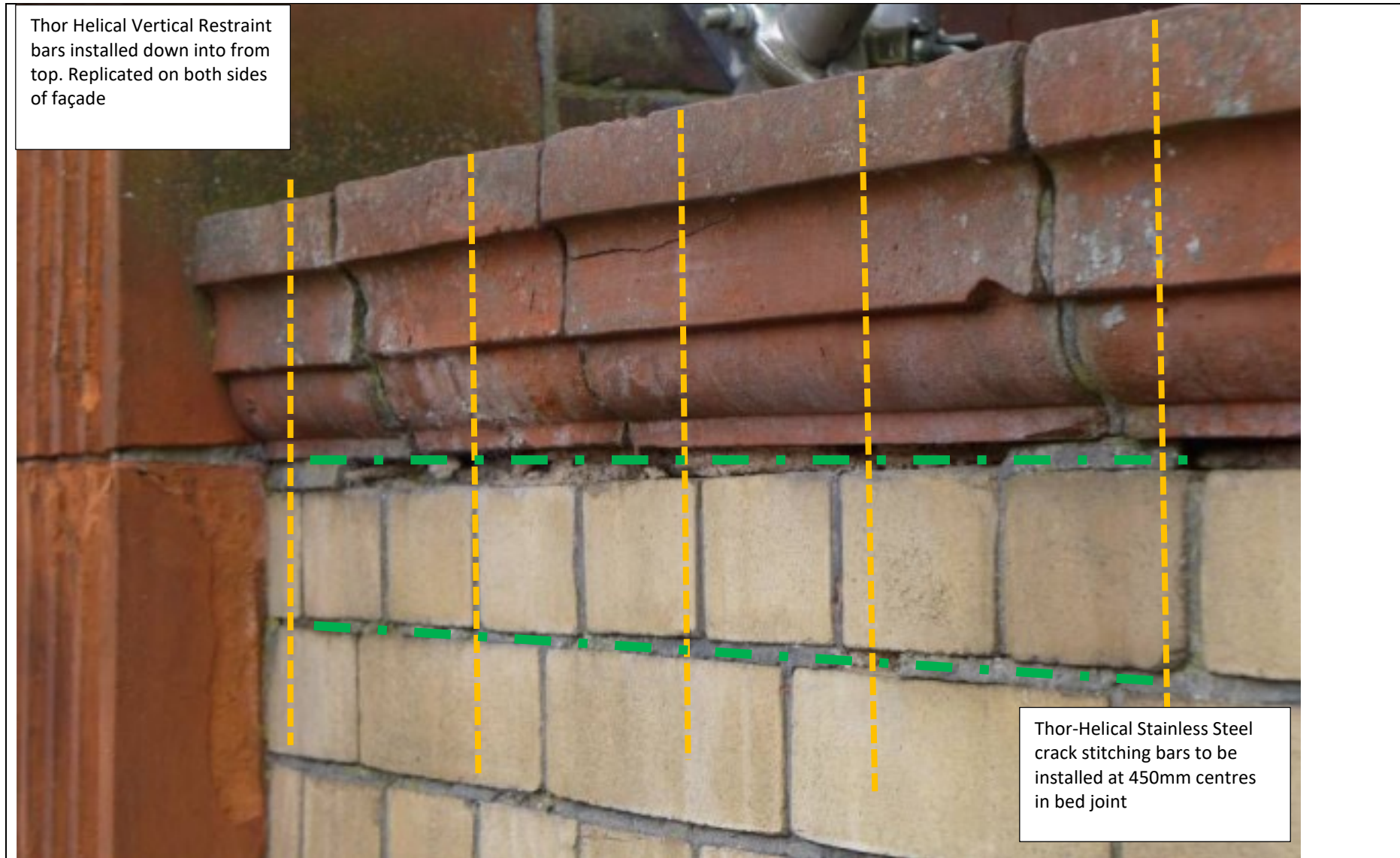
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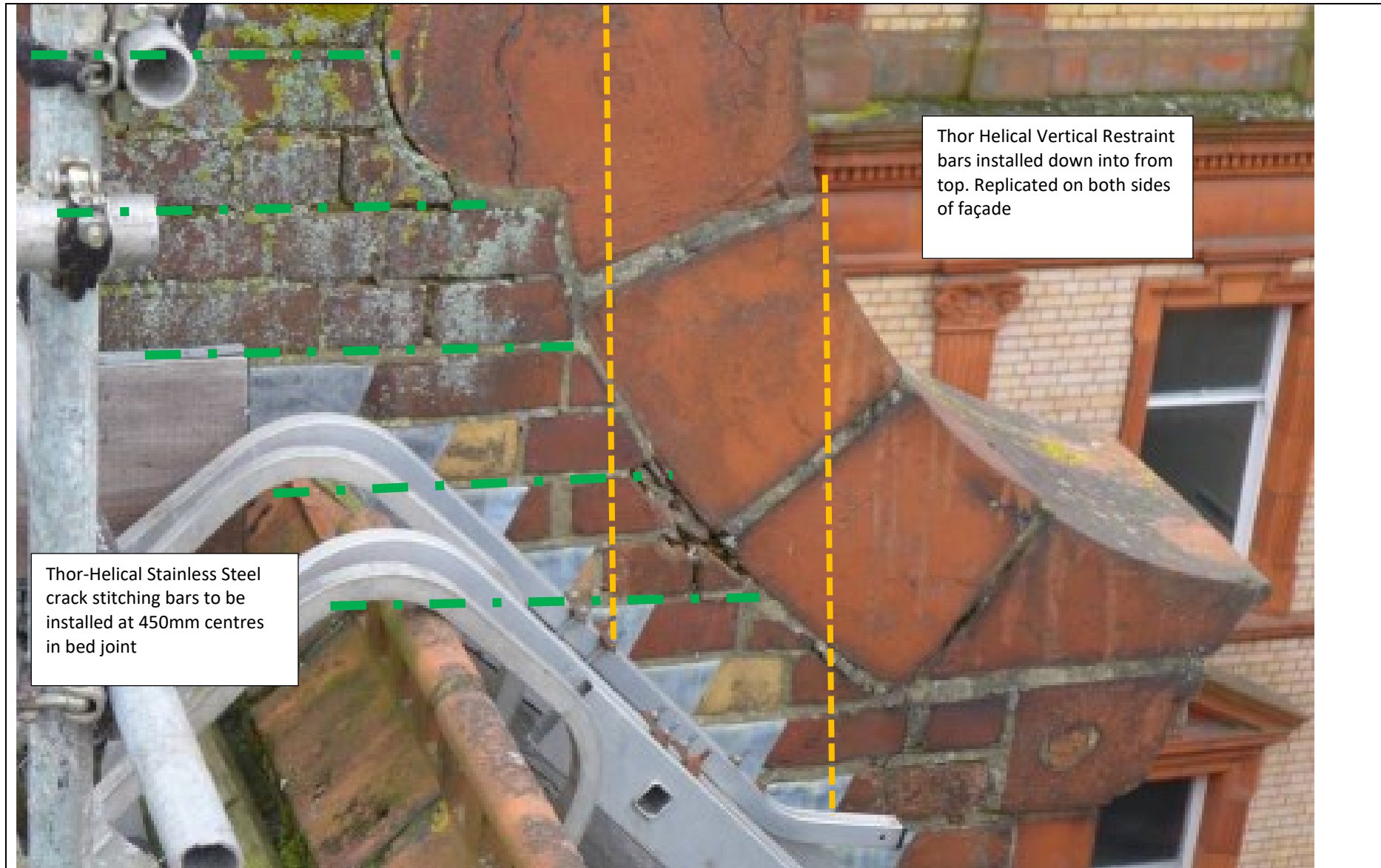
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