

The Red Cow
50 Crown Street, Reading.

Detail Schedule of Repairs for the Grade II Listed Building



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Doc Ref: PCSR - DSR 001

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	Location	Status	DWG Ref	Description	Design Justification	Method Statement
1	External Pitch Roof		PCSR			
1.1		Repair	204&209	Repairs to existing main pitch roof.	General repair to maintain integrity of existing building fabric and ensure continuity of use.	Existing main tile pitch roof to the property appears in good condition but will require closer inspection once scaffolding has been erected. Introduce inlet and extract ventilation tiles to MVHR as required by specialist contractor, location to be agreed. Form two new openings in the location of the corridor, opening to conservation roof lights are to be accommodated within existing roof joist and so may vary in location, fit all associated flashings with the minimal disturbance to the surrounding roof area. Any broken, missing or blown roof tiles are to be replaced with Architectural Salvage tiles to match existing. Mortar bed to ridge tiles to be checked and replaced where perished with a strong lime mortar mix. See section G.56 Specification WD-001.

1.2		Renewal	204&209	Replacement of existing slat roof finish to the rear.	The upgrading of the external fabric of the building to better respect the previous form of place.	Strip existing slate roof and associated flashings and part exchange with Architectural Salvage for replacement plain clay roof tiles to match existing main roof. Existing timber roof joists are to be retained and checked for signs of rot or infestation while exposed and repair as necessary following consultation with Listed Building Officer. Reinstall new roof covering as detailed section G.56 Specification WD-001.
1.3		Repair	204&209	Repairs and renovation of existing barn pitched roof.	General repair to maintain integrity of existing building fabric and ensure structural stability.	Strip existing clay tile roof, flashings and battens. Retain tiles and ridge tiles for reuse and implement structural engineers roof structure reinforcement recommendations. Refelt, insulate, batten and tile in accordance with tiling recommendations and section G.56 Specification WD-001. Ridge tile to be bedded on strong lime mortar mix.
2	Flat Roof		PCSR			
2.1		Renewal	204&209	Replacement of existing flat roof finish to the rear.	Removal of existing finishes generally to enable new works to take place. Upgrading of existing to comply with Building Regulations and accommodation of new floor area.	Demolish existing profile steel canopy to the rear of the building and side extension. Remove existing felt flat roof to rear toilet block and remove roof and demolish external out houses by hand and retain facing bricks for possible reuse. Following the construction of new rear single storey extensions reinstall new roof covering as detailed section G.59 Specification WD-001.
3	Roof Void					
3.1		Improvement	212	Removal of redundant services and cleaning of roof space.	General repair to maintain integrity of existing building and comply with Building Regulations and ensure continuity of use.	Carefully remove existing debonded plaster both from the surface of the ceiling and lath and plaster walls together with all debris on the ceiling surface. Existing timber roof joists are to be checked for signs of rot, water damage or infestation while work takes place and repair as necessary following consultation with Listed Building Officer and structural engineer. Install loft boards from access hatch's to location of MVHR's for maintenance purposes only. Install of loft insulation and half hour fire barriers as detailed on drawings and section T.10 Specification WD-001 .
4	Rear External Walls					

4.1		Repair	401&403	Repair to existing facing brickwork.	General repair, modification to maintain integrity of existing building fabric and ensure continuity of use.	Generally wall is in good condition to first floor with only a few areas in need of attention following the removal of services. The area in most need of attention is the rear barn wall which as received a paint finish to the brickwork. Two new openings are to be formed in the rear barn wall for new windows. See structural engineers drawing for details of new lintels to openings. Area of repair to be agreed with conservation officer. Rake out cement pointing to a depth of minimum 25mm and replace any badly damaged, spalling or redundant holes in brickwork with matching reclaimed, salvage or stock bricks and repoint with lime mortar. Analysis of historic mortar should be carried out before any works take place and samples produced on site for approval. See section F.20 Specification WD-001. Following repairs brickwork is to be repainted white with 2 coats of breathable masonry paint. Existing mortar coping to be inspected for weather tightness replacement may be required.
4.2		Removal	401&403	Removal of existing redundant services.	General repair, modification to maintain integrity of existing building fabric and ensure continuity of use.	The removal of redundant services is to be undertaken with the greatest of care in order to minimize damage to the surrounding fabric.
5 North Side External Wall						
5.1		Repair	401&403	Repair to existing facing brickwork.	General repair, modification to maintain integrity of existing building fabric and ensure continuity of use.	Generally wall is in poor condition to ground floor, following the demolition of the two out buildings areas of the remaining wall will required to be rebuilt and new openings formed. Rake out cement pointing to a depth of minimum 25mm and replace any badly damaged, spalling or redundant holes in brickwork with matching reclaimed, salvage or stock bricks and repoint with lime mortar. See section F.20 Specification WD-001. Following repairs brickwork is to be repainted white with 2 coats of masonry paint. Form two new openings to first floor, bricks are to carefully removed cleaned for reuse. See structural engineers drawing for details of new lintels to openings.

5.2		Removal	401&403	Removal of existing redundant services.	General repair, modification to maintain integrity of existing building fabric and ensure continuity of use.	The removal of redundant services is to be undertaken with the greatest of care in order to minimize damage to the surrounding fabric.
6 Front Elevation Walls						
6.1		Repair	400&402	Repair to existing facing brickwork.	General repair, modification to maintain integrity of existing building fabric and ensure continuity of use.	Following demolition of single storey side extension new two storey side extension is to be built. Generally wall is in poor condition to ground floor and will require extensive repair, before any necessary repair takes place consultation with Listed Building Officer should be requested. Rake out cement and perished pointing to a depth of minimum 25mm to agreed areas and replace any badly damaged, spalling or redundant holes in brickwork with matching reclaimed, salvage or stock bricks and repoint with lime mortar. See section F.20 Specification WD-001. Following repairs front and side elevations are to be cleaned.
6.2		Removal	400&402	Removal of existing redundant services.	General repair, modification to maintain integrity of existing building fabric and ensure continuity of use.	The removal of redundant services is to be undertaken with the greatest of care in order to minimize damage to the surrounding fabric.
7 South Side Elevation Walls						
7.1		Repair	400&402	Repair to existing facing brickwork.	General repair, modification to maintain integrity of existing building fabric and ensure continuity of use.	Following demolition of single storey side extension new two storey side extension is to be built. Generally wall is in poor condition to ground floor and will require extensive repair, before any necessary repair takes place consultation with Listed Building Officer should be requested. Rake out cement and perished pointing to a depth of minimum 25mm to agreed areas and replace any badly damaged, spalling or redundant holes in brickwork with matching reclaimed, salvage or stock bricks and repoint with lime mortar. See section F.20 Specification WD-001. Following repairs front and side elevations are to be cleaned. Demolish existing boundary brick wall and replace with new in matching brickwork to main building.

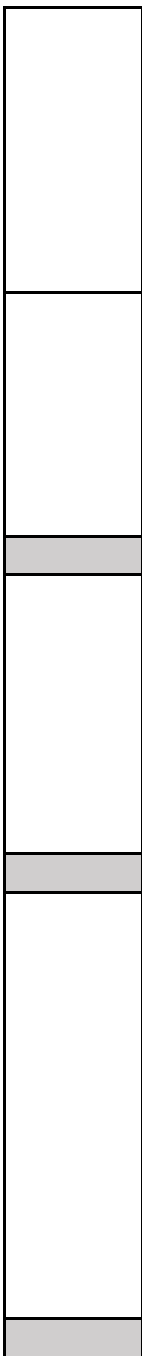
7.2		Removal	400&402	Removal of existing redundant services.	General repair, modification to maintain integrity of existing building fabric and ensure continuity of use.	The removal of redundant services is to be undertaken with the greatest of care in order to minimize damage to the surrounding fabric.
7.3		Improvement	400&402	Installation of electric gates and metal fence.	Installation of electric gates as part of general redevelopment and reallocation of use	Take down existing metal gates and boundary wall and dispose of off site. Construct new boulder wall to a height of 2m with a brick on end capping and double tile crease. Erect new metal gates as described in section H.20 Specification WD-001.
8	Chimneys					
8.1		Repair	400,401,402 & 403	Repair to existing facing brickwork.	General repair to maintain integrity of existing building fabric and ensure continuity of use.	Generally chimneys appear in good condition from ground level closer inspection is required following the erection of scaffolding and if additional repair is required, before any necessary repair takes place consultation with Listed Building Officer should be requested. Rake out cement and perished pointing to a depth of minimum 25mm to agreed areas and replace any badly damaged, spalling or redundant holes in brickwork with matching reclaimed, salvage or stock bricks and repoint with lime mortar. See section F.20 Specification WD-001. Weather cap all pots but maintain ventilation to redundant chimneys.
9	Lead Flashings					
9.1		Renewal and repair	400,401,402 & 403	Repair and renewal to lead flashings.	General repair and renewal to maintain integrity of existing building fabric and ensure continuity of use.	Check all existing lead flashings to chimneys and wall abutments to insure that are fit for purpose. Replace where necessary and at junctions with new roofs. See section G.30 Specification WD-001.
10	Soffits and Fascias					
10.1		Renewal and repair	400,401,402 & 403	Repair and renewal to existing timber soffits and fascias.	General repair and renewal to maintain integrity of existing building fabric and ensure continuity of use.	Check all existing soffits and fascias for rot, infestation or damage following the removal of all Upvc gutter, hoppers and down pipes. Following repairs all joinery is to be rubbed down to remove perished, excessive overpainting, chops and dents to be filled before decoration. Primer all bare wood and painted 2 coat gloss. See section K.20 Specification WD-001.
11	Rainwater Goods					

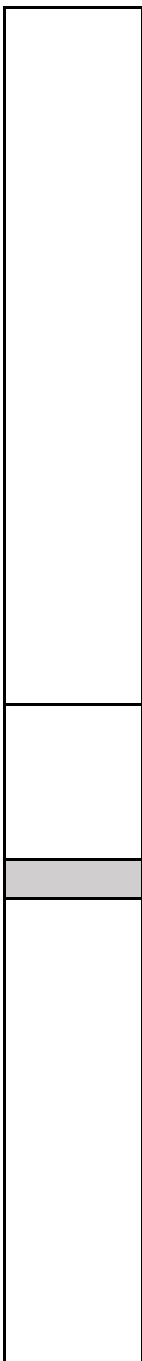
11.1		Renewal	400,401,402 & 403	Replace all existing rain water goods with new.	Existing are in poor condition and of no historic value, renewal to maintain integrity of existing building fabric and ensure continuity of use.	Retain all cast iron down pipes, remove all existing rain water gutter and Upvc down pipes and replace with new to match existing in Upvc cast lookalike . See section R.30 Specification WD-001.
12	Windows					
12.1		Repair	400,401,402 & 403	Repairs to existing timber windows.	General repair to maintain integrity of existing building fabric and ensure continuity of use.	Existing windows are a mish mash of sash, casement, fixed and bottom hung timber windows. All are in a reasonable state of repair and the intention is to cut out any rotten areas of timber and splice in new where necessary. In some cases a whole new bottom rails will require to be fitted. Windows to habitable rooms will require modification to comply with Building Regulations and means of escape. Carefully remove any damaged, defective or redundant ironmongery and replace with appropriate matching new. Glass to be checked and if cracked, broken or missing replaced like for like within the same window. All new glass to be pinned and fixed with glazing putty to match existing. Following repairs all joinery is to be rubbed down to remove excessive overpainting, chips and dents to be filled inside and out before decoration. Primer all bare wood and painted 2 coats satinwood integrally and one coat gloss externally. See also window and door schedule.
13	Doors					
13.1		Repair	402	Repairs to existing timber door.	General repair, modification to maintain integrity of existing building fabric, comply with Building Regulations and ensure continuity of use.	Existing front entrance door is in reasonable good state of repair and the intention is to retain and redecorate with new ironmongery comply with Building Regulations Secure By Design. Carefully remove any damaged, defective or redundant ironmongery and replace with appropriate new. Following repairs all joinery is to be rubbed down to remove excessive overpainting, chips and dents to be filled inside and out before decoration. Primer all bare wood and painted 2 coats satinwood internally and one coat gloss externally. See also window and door schedule.

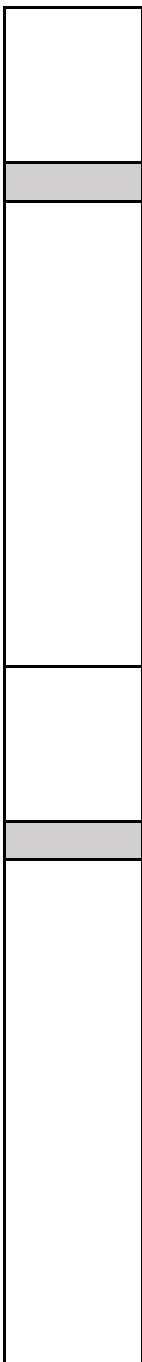
13.2		Replace	402 & 601	Replacement timber door.	General repair, modification to maintain integrity of existing building fabric, comply with Building Regulations and ensure continuity of use.	Existing side entrance door is unsuitable for new use and is to be replaced with new in a sympathetic stile to suite the listed building. Decorate with new ironmongery comply with Building Regulations Secure By Design. Primer all bare wood and painted 2 coats satinwood integrally and one coat gloss externally. See also window and door schedule.
14	Fixture and Fittings					
14.1		New		New letter boxes	E H policies 126d. The work proposed is to respect previous forms of place. General redevelopment and reallocation of use.	New external letter boxes are to be located next to first floor flat entrance door and fixed with the minimum mechanically fixings into the historic fabric.
14.2		Retain		Retain existing signage	E H policies 126d. The work proposed is to respect previous forms of place. General redevelopment and reallocation of use.	Existing signage to be retained and refurbished for reallocated use.
15	Provision of Services					
15.1		New		External lighting.	Removal of existing redundant pipes, cables, ducts and fittings as part of general refurbishment and reallocation of use.	Ensure safe isolation of electrical supply before remove all redundant electrical light fittings and make good finish to match surroundings if visible with minimal damage to existing structure and fabric of the building, Install new fittings following Listed Building Officers approval. New cables to be pulled through existing routes where possible. No historic timber structures are to be chased or cut to facilitate services.
15.2		New		External door bell front and rear.	Installation of services as part of general redevelopment and reallocation of use	New services are to be where possible located with in new wall and floor construction or pulled through existing routes, should this not be possible surface mounted service duct are to be provided. No historic timber structures are to be chased or cut to facilitate services.

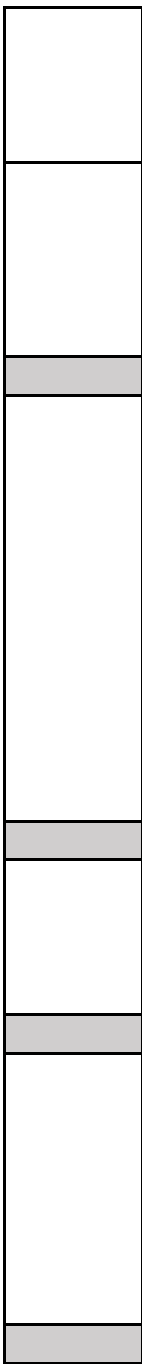
15.3		New		Electric gate operation to be discreetly located.	Installation of services as part of general redevelopment and reallocation of use	New electric gate operation to be discreetly located. Services are to be where possible located with in new wall and floor construction or pulled through existing routes, should this not be possible surface mounted service duct are to be provided. No historic timber structures are to be chased or cut to facilitate services.
16	External works					
16.1		Repair		External works.	General refurbishment and reallocation of use.	Construction of hardstanding, bin store and cycle store area. Tarmac parking area to be cleared of vegetation and treated with weed killer. Following completion of works review existing tarmac surface and reinstate with new and mark out parking bays and number. Boundary wall to be repainted white with 2 coats of breathable masonry paint.

Photos









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