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OUTLINE SCHEDULE OF WORKS

In respect of

82 Star Road, Caversham, Reading

On behalf of

Brewin JV Ltd.

AHC REF: 9615

Date: November 2017

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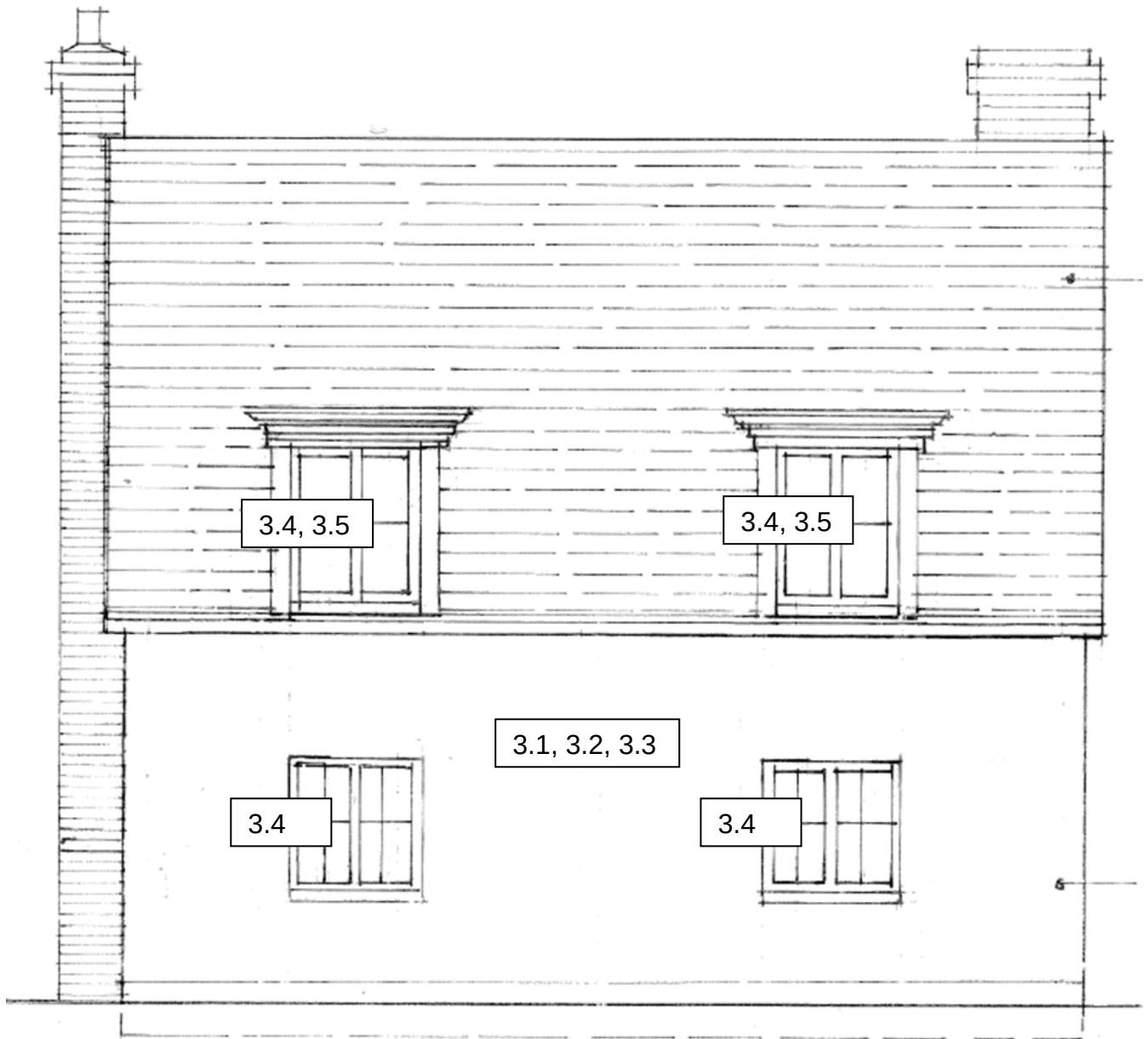
1.0 INTRODUCTION AND SCOPE OF REPORT

- 1.1 This is an outline schedule of works for the proposed conservation works at 82 Star Road Caversham which is a grade II listed building.
- 1.2 The document is intended to form part of the application for listed building consent and planning permission. It forms the basis for the cost estimates and the calculation of the conservation deficit which in turn justifies the proposal for enabling development.
- 1.3 It is intended for planning purposes to give an indication of the scope and type of work that is proposed and is not a full specification or schedule of works for contracting purposes.
- 1.4 The outline schedule of works should be read in conjunction with the Statement of Significance and Heritage Impact Assessment, the application drawings, and any other reports and supporting documentation which accompany the application.

2.0 CONSERVATION PRINCIPLES

- 2.1 Repair and renewal are necessary to sustain the heritage values of any listed building. The nature of repair or renewal should be sufficient to achieve a lasting repair, the extent of which should normally be limited to what is reasonably necessary to make the failing elements sound, and the building capable of fulfilling its intended function. Wherever possible this is the approach that has been adopted to the repair of 82 Star Road. The intention is to adopt a 'light touch' and to avoid over-invasive alteration or intervention in what is a relatively fragile listed building.
- 2.2 The proposed conservation works are designed, wherever possible, to preserve the significance of the listed building whilst making it fit for use as a modern dwelling, with acceptable levels of insulation, weather protection, comfort and convenience for the occupiers.
- 2.3 The following conservation principles will be applied to all the proposed alterations and repairs:
- 2.4 **Conservation of significant historic fabric:** All historic fabric from the various phases of construction are to be preserved in situ wherever possible. The significance of the various building elements and phases of construction are described in the Statement of Significance.
- 2.5 **Repair rather than replace:** Repair of any significant element of the building's fabric is preferable to replacement. Significance may be archaeological, architectural, artistic or historic, but reveals itself in the evidence of the building fabric which survives.
- 2.6 **Fit the new to accommodate the old:** Rather than altering the old to accommodate the new all alterations and repairs should be designed to accommodate the old. The aim is for alterations to be reversible so that the previous state can be restored at a future date.
- 2.7 **Minimum intervention:** Generally do the least that is required to any element of the building in order to achieve a sustainable detail.

- 2.8 All works should be carried out in accordance with BS 7913:2013 Guide to the conservation of historic buildings.



West (front) elevation

Numbers refer to the outline specification on the following page

3.0 OUTLINE SCHEDULE OF WORKS

West (front) elevation

- 3.1 The existing cement render is to be carefully removed to expose the brickwork. The cement render is thick (approx. 40mm) and care should be taken to ensure that the brickwork is not damaged during its removal. If damage to the brickwork is unavoidable it may be necessary to reconsider whether it is preferable to leave the cement render in place. Test samples should be undertaken to establish that the render can be satisfactorily removed.
- 3.2 If evidence of construction joints, former openings or remnants of timber framing are revealed during the removal of the render they should be photographically recorded.
- 3.3 The elevation is to be insulated and lime rendered externally using breathable insulation (woodfibre board such as Steico or similar) all in accordance with the manufacturer's written instructions. The render is to be finished with breathable mineral paint.
- 3.4 All four (modern) windows are to be replaced with side-hung timber casement windows finished in paint (all joinery details subject to approval).
- 3.5 The two (modern) dormer windows are totally rotten and are to be reconstructed with new lead cheek walls, soakers and a lead roof covering (all in accordance with the Lead Sheet Association Guide).
- 3.6 The modern concrete block garden wall attached to the north corner of the building is to be removed.



South (right) elevation

Numbers refer to the outline specification on the following page

South (right) elevation

- 3.7 Isolated timber frame members which survive in the south elevation include parts of vertical posts, including corner posts and the tie beam. However, most of the historic timber frame members have decayed beneath the cement render and are either totally lost isolated remnants. There is no integrity to the frame as a whole and the wall currently functions as a loadbearing brick wall. In these circumstances there is little to be gained by repairing isolated timbers or by replacing those that are missing. The approach to be taken is to conserve all those historic timbers that do survive in situ but to enhance the structural integrity of the brickwork by repairing any gaps (left by decayed timbers) using soft red bricks and lime mortar with strengthening and stitching across any vertical joints or fractures.
- 3.8 The south wall is considered too fragile to remove the cement render so it should be left in situ.
- 3.9 The elevation is to be insulated and lime rendered externally using breathable insulation (woodfibre board such as 'Steico' or similar) all in accordance with the manufacturer's written instructions. The render is to be finished with breathable mineral paint.
- 3.10 The door and frame are to be replaced with a new vertically boarded, ledged and framed door. Joinery detail to be approved.
- 3.11 The bottom of the post at the south-east corner is presently unrestrained. It should be strapped to the surrounding brickwork using stainless steel straps prior to the application of insulation/render.



North (left) elevation

Green shading indicates extent of repairs to oak frame

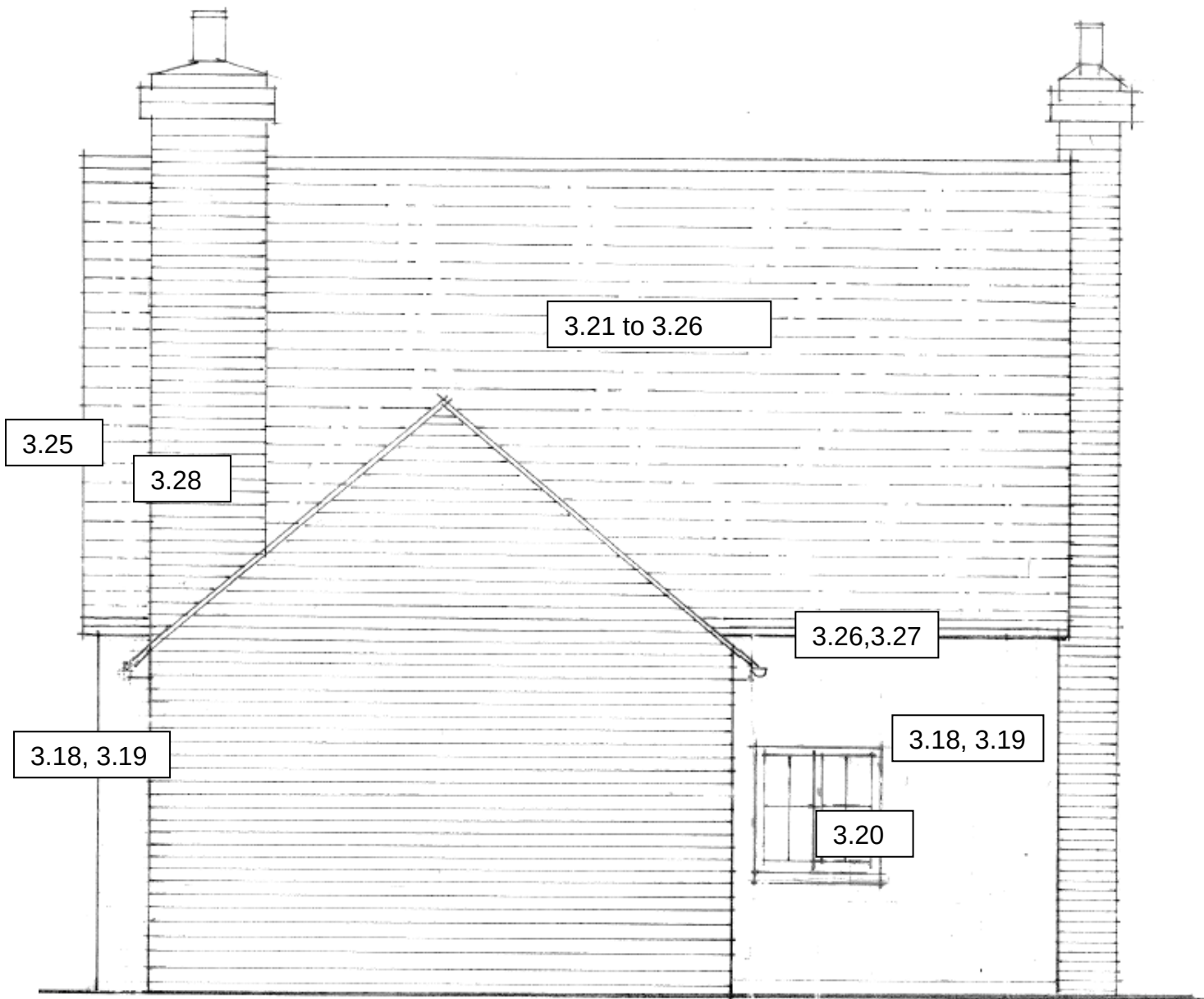
Blue shading indicates the reinstatement of a missing brace

Red shading indicates brick infill panels that are to be removed and rebuilt

Numbers refer to the outline specification on the following page

North (left) elevation

- 3.12 The oak timber frame of the north elevation is substantially intact and is quite capable of conservative repair and reinstatement. The approach to this frame, unlike the other elevations, is to repair the frame where necessary to restore its structural integrity. Repair is to include the following: replace one missing brace, repair the brick infill panels where necessary, remove cement render and re-render in lime. The frame is to be exposed externally with insulation provided internally (see interior below).
- 3.13 Frame repairs are to be carried out using semi-seasoned oak with growth, grain and physical characteristics to match those of the timber which is to be repaired. All joints, pegs and frame elements are to be checked for soundness.
- 3.14 Areas shaded green on the elevation are to be splice or face repaired. Each repair shall be designed to cause the minimum loss of historic oak. One diagonal brace (180 by 80mm) shaded blue on the elevation, is to be reinstated.
- 3.15 The external ground level is to be reduced by approximately 150mm and the flint plinth repaired and repointed in lime mortar as required.
- 3.16 Brick infill panels are to be retained in situ where they are sound and stable. The two panels indicated (shaded red) on the elevation are not stable or will need to be removed to accommodate the reinstatement of the diagonal brace. In these isolated cases the brick panels should be carefully removed and the red bricks put aside for reuse.
- 3.17 Cement render is to be carefully removed from all the brick infill panels and from the gable and re-rendered using lime render. Junctions between the new render and the oak frame are to be feathered to a natural line and particular attention should be paid to top edged of infill panels to avoid ledges that might encourage water ingress. Render to be finished with breathable mineral paint. It is likely/possible that close inspection after the removal of render may reveal that other brick infill panels need to be removed and rebuilt.



East (rear) elevation

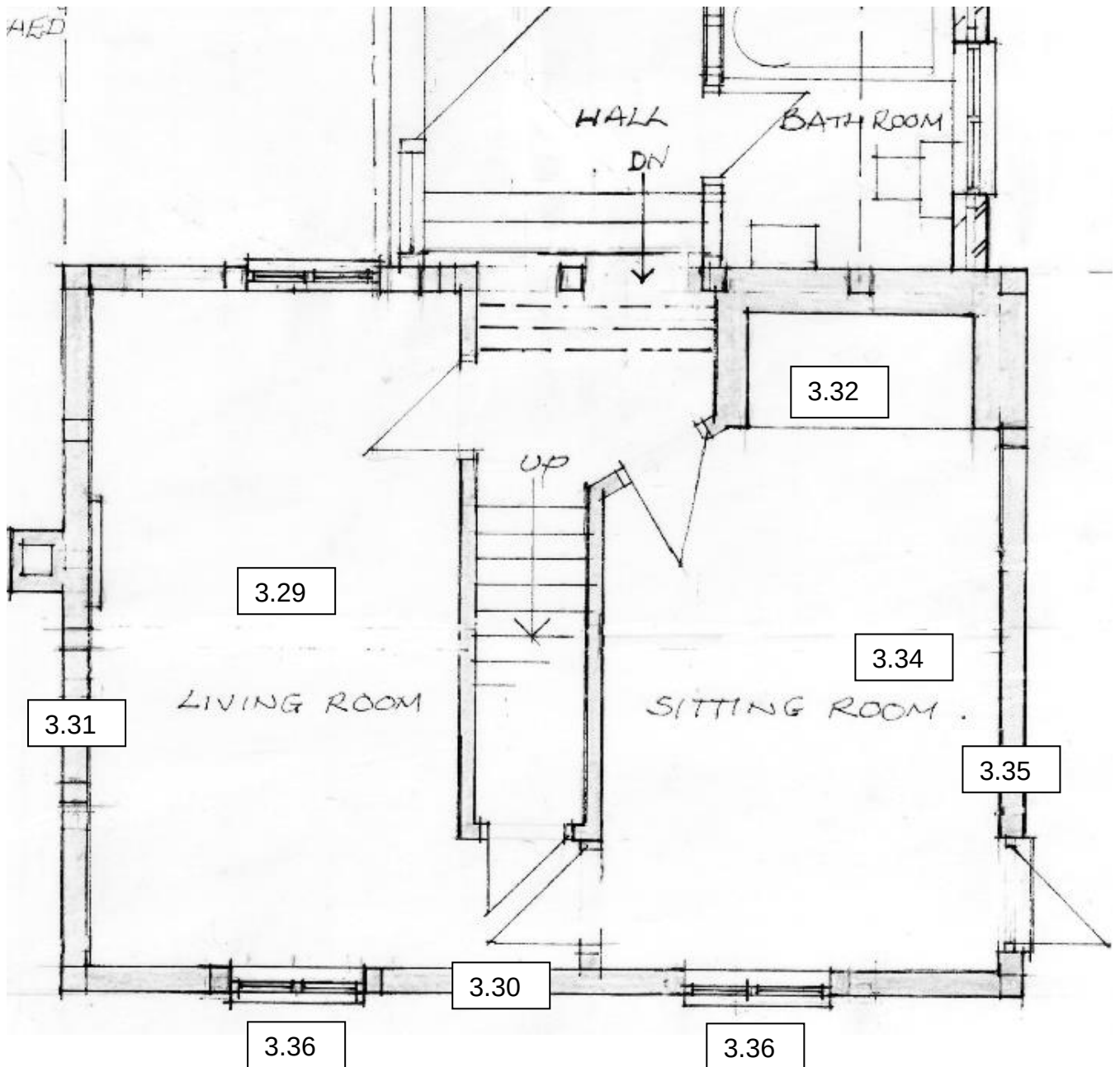
Numbers refer to the outline specification on the following page

East (rear) elevation

- 3.18 Several oak uprights and the original (lower) wall plate of the rear elevation survive intact. The sole plate and some of the secondary horizontal frame members have been lost through decay or have been removed. The uprights typically do not carry any load, the load paths having transferred over time to the brick infill panels. In this circumstance it is not the intention to restore the structural integrity of the frame which would involve considerable intervention and conjectural reconstruction. Those timbers that survive are to be preserved in situ.
- 3.19 Parts of the historic rear elevation which will be internalised by the proposed extension are to be left in painted brick with the timber frame exposed. Those parts of the historic rear elevation which are to become or remain external are to be protected by external insulation and lime render using breathable insulation (wood fibre board such as Steico or similar) all in accordance with the manufacturer's written instructions. Render to be finished with breathable mineral paint.
- 3.20 New side-hung casement window to replace existing (modern) window. Joinery details subject to approval.

Roof, Chimney Stacks and Rainwater Goods

- 3.21 The peg tile roof covering is to be carefully stripped and the tiles securely stored for reuse. Roofing battens and any felt shall be removed. The machine-made tiles (about 10%) should be discarded.
- 3.22 The condition, structural integrity and load bearing capacity of the softwood roof timbers shall be inspected and checked. Repairs shall be undertaken if required on a like for like basis.
- 3.23 The roof is to be insulated with sheep's wool insulation between the rafters and TLX Gold breathable multi foil insulation above rafter level creating a 'warm roof' all in accordance with manufacturer's specifications.
- 3.24 Peg tiles are to be re-laid on alloy drops with tile undercloaks and half tiles at verges, tile fillets at abutments with chimney stacks and valley tiles used at intersecting roof planes. Any shortfall in tiles is to be made up using tiles to match, reclaimed from the demolished part of the building.
- 3.25 The south roof verge will need to be extended by the depth of the proposed insulation and lime render.
- 3.26 The eaves detail is to remain unaltered.
- 3.27 All rainwater goods are to be replaced in cast iron. Gutters to be half-round cast iron.
- 3.28 Chimney stacks appear to be in sound condition and perpendicular. Minor patch repointing will be required to the north chimney stack and flaunching to both stacks should be checked and replaced where necessary. At least one decayed brick should be replaced on the rear chimney stack. Junctions with roof covering shall be detailed with code 4 lead soakers and half-tile fillets bedded on mortar (no stepped flashings are to be used).

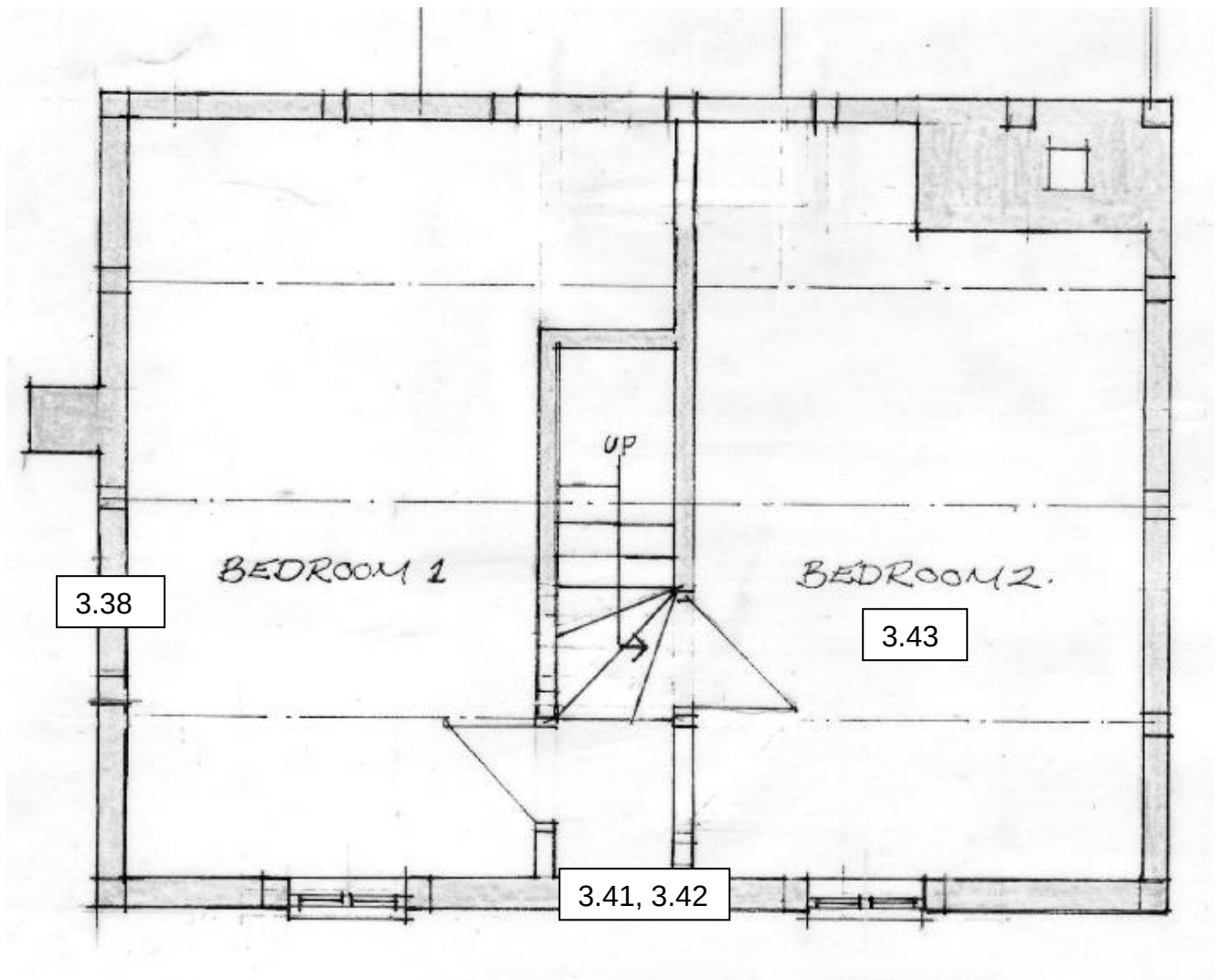


Ground floor plan

Numbers refer to the outline specification on the following page

Interior Ground Floor

- 3.29 Floor: Existing concrete floor slab to be carefully removed and replaced with limecrete floor (subject to investigation of foundation depths).
- 3.30 Walls: existing cement render and gypsum plaster is to be carefully removed from wall surfaces and replaced with three coat lime plaster (except for north living room wall, see below).
- 3.31 The north living room wall is to be insulated and lime plastered internally using continuous breathable insulation (wood fibre board such as Steico or similar) all in accordance with the manufacturer's written instructions.
- 3.32 Fireplace: The brickwork of the sitting room fireplace is to lightly cleaned and repointed where necessary.
- 3.33 Ceiling beams: The beams and the underside of the first floor boards, some of which are painted black, are to be stripped using a sensitive non-abrasive cleaning system such as DOFF or TORC. Then to be finished with natural beeswax in turpentine (Libron Black Bison Wax or similar). Alternatively, floor joists, beams and the underside of floorboards could be limewashed as evidence indicates this has been applied in the past.
- 3.34 A 125 by 125mm oak post is to be inserted to support the south end of living room spine beam which currently has no bearing. Foundation to be specified by structural engineer.
- 3.35 All voids in south wall, where timbers once existed but have decayed as a result of cement render, are to be filled with soft red bricks and lime mortar to match the surrounding brickwork. Infill brickwork is to be stitched into surrounding brickwork to avoid structural lines of weakness.
- 3.36 The soundness of the lintel over the front windows is to be investigated and repaired or replaced if necessary. Also check the soundness of the bearing of the floor joists onto the lintel in the sitting room.
- 3.37 First floor joists in the living room are to be checked for structural soundness and isolated joists to be replaced on a like-for-like basis, only if required.



First floor plan

Numbers refer to the outline specification on the following page

Interior First Floor

- 3.38 North wall of bedroom 1 to be internally insulated and lime plastered using continuous breathable insulation (wood fibre board such as Steico or similar) all in accordance with the manufacturer's written instructions. The tie-beam currently projects from the face of the wall so can be left exposed.
- 3.39 Other internal wall finishes are to be repaired or made good using materials to match.
- 3.40 Lath and plaster ceilings are to be checked for soundness and repaired where necessary on a like-for-like basis.
- 3.41 The front elevation lower wall plate is heavily decayed, particularly but not exclusively below the two dormer windows. All decayed areas are to be replaced with oak to match, scarfed to sound sections of existing plate.
- 3.42 The front elevation upper wall plate is of sawn softwood (probably contemporary with the roof structure. It is heavily decayed through most of its length and should be totally replaced on a like-for-like basis.
- 3.43 All floorboards are intact, but weak in places due to beetle infestation and decay. The entire floor is to be overlaid with new softwood floorboards.

END