



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

Prepared for: Lucas Design  
Issue 1: 26 September 2017  
Ref: TR8170910/AM/LR/002

## Document History

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## Glanville

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- Transport & Highways
- Geomatics (Land Surveying)
- Building Surveying
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## Appendices

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 |
|----------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>GENERAL</b> |                    |                                                                                                                                                                                                     |                                                                                                                                                                                                                                                          |           |
| 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 |
|---------------------------|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>EXTERNAL (GENERAL)</b> |                                    |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           |
| 2.0                       | Roof                               | <p>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.</p> <p>Given substantial water ingress in the building and evidence of potential structural movement it is highly likely the roof is at the end of its useful life and will require replacement or major repairs.</p> | <p>Erect scaffold or appropriate access equipment; strip off and cart away all roof materials including insulation material, coverings, flashings, soakers, timber boarding and structural framework.</p> <p>Replace roof structure to Chartered Structural Engineer's and Architect's design. New design to match existing ridge heights and shape and incorporate insulation material, ventilation and a breather membrane to achieve Building Regulations compliance. New covering to be natural slate or similar approved by the Local Authority to closely match the existing. All leadwork to be in accordance with Lead Association recommendations.</p>                                                          | N/A       |
| 2.1                       | Render Coating and Plinth to Walls | <p>Crazed cracking to render across all elevations; white painted surfaces peeling, discoloured and deteriorating.</p> <p>Black colour painted render plinth cracked and deteriorated.</p>                                                                                                                                                                                      | <p>Erect scaffold or appropriate access equipment; hack off and cart away render coating and plinth to walls; including decorative quoins, mouldings and detailing; inspect brickwork, clean and prepare surfaces, rake out deteriorated mortar joints and carry out repairs including patch repointing, replacing cracked, damaged and deteriorated bricks and crack stitching using Helifix type rods. Carry out new rendering including reinstating quoins, mouldings, details and plinth to match existing; decorate to finish in colour and specifications to match existing and as approved by Local Authority. It is likely that the building has no damp proof course or that this has failed and a chemical</p> | 5-7       |

| Item | Location / Element                           | Defects                                                                                                                                                                                                                                                                                                                                         | Repairs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Photo Ref |
|------|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|      | Render Coating and Plinth to Walls cont'd... |                                                                                                                                                                                                                                                                                                                                                 | injected damp proof course should be installed to the base of the walls. Damp proof works to be carried out by a specialist damp and timber contractor registered with the Property Care Association (PCA) and covered by a 25 year or similar insurance backed guarantee.                                                                                                                                                                                                                                                                                                                                                                   |           |
| 2.2  | Rainwater Goods                              | <p>Half round plastic guttering of some age and deteriorated and likely to be brittle and leaking.</p> <p>Black colour painted cast iron downpipes corroded and blocked with vegetation.</p> <p>Missing downpipe section to West flank elevation. Possible contributory factor to collapsed bay window roof structure and damp penetration.</p> | <p>Remove and cart away all existing rainwater goods including guttering, downpipes, hoppers and brackets. Replace with cast iron in black colour with heritage / traditional style hoppers and half round guttering to ensure sympathetic with the period.</p> <p>The hopper and downpipe picking up waste connection on the north elevation at first floor level should be omitted and the waste connections redirected internally to a new soil and vent pipe.</p> <p>Allow to carry out flow analysis of run-off to confirm proposed design and falls are satisfactory. Specialist advice to be sought from MEP designers/engineers.</p> | 8-11      |
| 2.3  | Fascia and Soffits                           | Timbers substantially rotten and decayed. Decorations deteriorated. Joinery is considered beyond repair. Risk of presence of asbestos cement board (section exposed to east flank were decorations deteriorated).                                                                                                                               | Any asbestos found to be removed by licenced contractor in advance of demolition/strip put works starting. Remove and cart away existing materials and replace with new timber fascia and soffits to match existing. Continuous ventilation strip to be incorporated to provide eaves ventilation. All to Architect's detail.                                                                                                                                                                                                                                                                                                                | 12-14     |

| Item | Location / Element | Defects                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Repairs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Photo Ref |
|------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 2.4  | Chimney Stacks     | <p>It was not possible to 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.</p> <p>The render coating where visible has crazed cracking and has fallen away in areas. 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.</p> | <p>A thorough overhaul is required. Allow to hack off and cart away render coatings; cracked and deteriorated cement flashings, cappings, clay pots and cowls where present; remove all flashings; cut out defective bricks; rake out mortar joints.</p> <p>Clean and prepare surfaces; replace damaged and deteriorated brickwork; carry out re-pointing; renew all flashings at abutments; cement flashings and caps. If flues are to be capped off ventilation should be provided.</p> | 15-18     |

| Item                           | Location / Element                     | Defects                                                                                                                                                                                                                                                                                                                                                                                                                      | Repairs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Photo Ref |
|--------------------------------|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>NORTH ELEVATION (FRONT)</b> |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |           |
| 3.0                            | Entrance Door and Glazing              | Timber entrance door in very poor state of repair from previous break-ins and works to secure premises. Glazing broken and boarded over and joinery damaged.                                                                                                                                                                                                                                                                 | Considered beyond repair, replace with new to match existing. Finish to Local Authority approval.                                                                                                                                                                                                                                                                                                                                                                                                                                           | 19-20     |
| 3.1                            | Window and Door Openings               | Vertical cracking above all window openings.<br><br>Large vertical crack above portico structure / entrance opening; circa 5mm wide. Window sill above dropped on right side.                                                                                                                                                                                                                                                | Provide support; open up and inspect structure above openings; allow to remove all existing lintels and beams and replace with new to Structural Engineer's design and specifications. Make good all affected wall materials and surfaces.<br><br>Cut out and replace damaged and deteriorated brickwork above openings, carry out brick crack stitching where necessary using Helifix type rods. Make good all affected and disturbed materials and brickwork.                                                                             | 6, 21-23  |
| 3.2                            | Bay Window<br><br>Bay Window cont'd... | Vertical cracks below and above window openings. Cracks join-up horizontally and extend up through string course and copings to parapet.<br><br>Flat roof covering deteriorated and lead flashings missing. Roof has failed causing substantial water ingress into room below.<br><br>Building wall above bay (below 1 <sup>st</sup> floor window) showing vertical cracking and sill has dropped. Open joints around window | Further investigations of sub-structure and ground conditions required. Dig trial holes to expose and allow inspection by structural engineer. Underpinning of the bay may be required.<br><br>Provide support to structural opening in wall and allow to open up structure above bay to inspect and replace existing bressumer beam / lintel and replacement with new steel beam / pre-stressed concrete plank lintel to engineer's design and specifications. Carry out repairs to brickwork including raking out mortar joints, removing | 24-28     |

| Item | Location / Element | Defects                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Repairs                                                                                                                                                                                                                                                                                                                                                                              | Photo Ref |
|------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|      |                    | opening approximately 10-30mm wide indicating structural movement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | defective brickwork, preparing surfaces and carrying out re-instatement works including brick crack stitching as necessary.<br><br>Allow to remove existing timber roof structure and replace with new structure including insulation material to Architect's detail and engineer design. Lead flashings and lead roof covering to be installed to Lead Association recommendations. |           |
| 3.3  | Window Sills       | All concrete sills are cracked and deteriorated; painted surfaces have deteriorated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Remove existing sills and replace with new to match style and dimensions. Carry out decorations to match existing black colour to Local Authority approval.                                                                                                                                                                                                                          | 7,22,25   |
| 3.4  | Portico Structure  | No inspection of roof possible – likely lead coverings and flashings missing.<br><br>Evidence of structural movement; portico pulling away from wall; open joints at abutment; vertical cracks through string course and underside of roof. String course to front face dropped, horizontal cracking below extending round to flank and joining up with others. Left column face deteriorated and at risk of shear failure, cracking extending through column transverse section to lower parts. Substantial water erosion to parapet / string courses at upper parts. | Structure considered beyond repair, demolish and rebuild to match existing and ensure tied back to building structure. Covering and flashings to be lead to Lead Association recommendations.                                                                                                                                                                                        | 22,29-37  |

| Item | Location / Element        | Defects                                                                                                                                                                                                                       | Repairs                                                                                                                                         | Photo Ref |
|------|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 3.5  | Window Frames and Glazing | Timber sash, single glazed windows are boarded over internally and externally in places. Joinery weathered and evidence of wet rot, muntins missing. Glazing is cracked and broken. Bay window joinery substantially decayed. | Remove all window frames and glazing. Replace with new hardwood double glazed sash windows to match existing or as approved by Local Authority. | 7,20,28   |

| Item                                | Location / Element           | Defects                                                                                                                                                                                                | Repairs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Photo Ref |
|-------------------------------------|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>WEST ELEVATION (RIGHT FLANK)</b> |                              |                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |
| 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.    | Allow same repairs to windows and openings as to front elevation. Repairs to include providing support, replacement of frames, glazing, concrete sills, lintels and carry out repairs to surrounding brickwork.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 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. | Further investigations and advice needed by Structural Engineer; possible cause of movement from roof structure failure. Dig trial holes to inspect sub- structure and ground conditions. Partial underpinning may be required.                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 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.                                                                         | <p>Allow to remove failed roof structure and replace with new timber structure; include insulation material and recovering and flashings with lead to Architect's detail and Lead Association recommendations. Roof structural design to be by engineer.</p> <p>Provide support to structural openings and carry out opening up works to replace existing lintels to engineer's design. As a precautionary measure allow to open up, inspect and replace the bressumer beam over the opening into the bay to engineer's design.</p> <p>Further investigations required of sub-structure conditions by digging trial holes to be inspected by engineer. Underpinning works may be needed.</p> | 41-44     |

| Item | Location / Element | Defects                                                                                                                                                | Repairs                                                                                                                                                                                                                                                                     | Photo Ref |
|------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 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. | <p>Specialist report by Arboriculturalist required to assess age and condition of trees and likely influence of roots on building foundations.</p> <p>Dig trial holes and allow for engineer to inspect sub-structure and ground conditions and provide further advice.</p> | N/A       |

| Item                               | Location / Element | Defects                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Repairs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Photo Ref |
|------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>EAST ELEVATION (LEFT FLANK)</b> |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |
| 5.0                                | Walls              | <p>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.</p> <p>Stepped cracking at eaves level seen by downpipe.</p> <p>Drill holes in brickwork to corner at first floor level and evident of deteriorated and spalled brickwork present.</p> | <p>Providing support to window openings, remove lintels, windows, sills and joinery and replace to match existing to Architect and engineer design.</p> <p>Brickwork to be inspected following demolitions and repairs completed as necessary.</p> <p>Temporary weatherproofing of newly exposed walls to be provided including securing existing openings to prevent unauthorised access until area watertight and secure.</p> <p>Renew high level box gutter including under boards and lead soakers to Architect's detail and installed to Lead Association recommendations.</p> | 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 |
|-------------------------------|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>SOUTH ELEVATION (REAR)</b> |                                   |                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                     |           |
| 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).                                                                                                                                                        | <p>The construction is basic and considered at the end of its useful life. Demolition and reconstruction including excavations to replace sub-structure is required, all to Architect's and engineer's design.</p> <p>Temporary weatherproofing and securing of the newly exposed wall and openings at ground floor level may be necessary following demolitions until watertight and secure from construction.</p> | 47,48     |
| 6.1                           | Walls                             | <p>Wide vertical cracks in structure visible to southwest corner below first floor window and above flat roof structure.</p> <p>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.</p> | <p>Further investigations needed including opening up works. Repairs to brickwork likely to be necessary including replacement of defective masonry, brick crack stitching.</p> <p>Vegetation to be removed as part of refurbishment works to obtain access to repair render and replace eaves and roof structure.</p>                                                                                              | 49-52     |
| 6.2                           | Windows and Openings              | Cracks visible over openings to rear, windows missing in areas.                                                                                                                                                                                                                    | Allow to provide support, remove lintels, windows, sills and reveals and replace with hardwood double glazed windows to match existing style. Lintels to engineer's design.                                                                                                                                                                                                                                         | 52-54     |
| 6.3                           | Two Storey Flat Roof Structure    | <p>It was not possible to inspect the flat roof and walls from an external ground level due to dense vegetation.</p> <p>The roof is covered with mineralised roofing felt probably of some age and in poor condition.</p>                                                          | Allow to remove existing timber flat roof structure and coverings and replace with new timber structure including insulation and lead coverings and flashings to engineer and Architect design and Lead Association recommendations. Inspect structure closely when access possible to confirm it is tied back to main wall and structurally sound.                                                                 | 55-56     |

| Item                  | Location / Element | Defects                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Repairs                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Photo Ref |
|-----------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>INTERNAL AREAS</b> |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |
| 7.0                   | Services           | All services visible were in very poor condition and beyond repair and maintenance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>Isolate, disconnect and cap off supplies.</p> <p>All service installations to be removed and disposed of off-site.</p> <p>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.</p>                                                                                                                                                          | N/A       |
| 7.1                   | Floor Structure    | <p>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.</p> <p>There is substantial water ingress and evidence of wet rot decay present in areas. There is a high risk dry rot and wood boring insect attack concealed in the structure. A tin of dry rot fungicide treatment was seen in the building.</p> | <p>To carry out a full inspection of the floor structure all detritus, finishes, fittings, fixtures, boarding and ceilings should first be removed to expose the joists.</p> <p>The floor structures are unlikely to be fit for purpose given the visible condition and new design requirements.</p> <p>Allow to remove and replace all of the timber floor structures to a design by a Chartered Structural Engineer suitable for residential loadings.</p> | 57-59     |
| 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.                                                                                                                                                                                                                                                                                                                                                      | Remove all internal doors and ironmongery and cart away. Allow to replace with fire and smoke resistant doors and ironmongery in a heritage style sympathetic with the period and to Architect's specifications.                                                                                                                                                                                                                                             | 60-69     |

| Item | Location / Element         | Defects                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Repairs                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Photo Ref |
|------|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|      | Internal Joinery cont'd... | <p>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.</p> <p>The internal doors whilst some are original most are not hung, missing ironmongery and are not modern fire doors and a health and safety risk in a block of residential units.</p> <p>Rotten door frame head between room G2 into bathroom, joinery likely to be decayed behind where in contact with damp masonry.</p> <p>Evidence of different stages of decay to skirtings, door frames, linings, boarding and mouldings. Substantial rot to joinery and mouldings around ground floor bay windows as a result of collapsed roof and prolonged damp penetration. Decay likely behind timbers where in contact with damp masonry. High risk of dry rot and wood-boring insect attack to concealed timbers.</p> | <p>All architraves, door frames and linings to be removed and replaced with new softwood joinery to match existing profiles and wall thicknesses. Decorate to finish to Architect's specifications.</p> <p>Mouldings, linings, sills, skirtings to be removed and disposed off-site. Allow to replace with new bespoke softwood joinery by joinery company. Joinery to match existing heights, profiles and design to maintain character and heritage features of the building.</p> |           |
| 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     |

| Item | Location / Element                                              | Defects                                                                                                                                                                                                                      | Repairs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Photo Ref    |
|------|-----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 7.4  | Internal Finishes (including Studwork, Partitions and Ceilings) | 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.                           | <p>Allow to hack off and dispose off-site all plaster, finishes, ceilings and stud partitions in the property as are considered beyond repair. New materials to be used should meet BS EN Standards and internal plaster finishes to be in a style sympathetic to a historic building and heritage asset. A contractor experienced at this type of work should be appointed.</p> <p>The original mouldings around the arched opening in the entrance lobby are in a good condition and should be retained.</p> <p>The decorative plaster finish to the hallway ceiling is generally in good condition and should be retained is possible, there is a missing section of cornicing that required repair. A closer in section is required.</p> <p>A ceiling rosette in G3 is in a reasonable condition and should be retained if possible.</p> <p>It may be difficult to remove the rosette and retain the existing ceiling to carry out the refurbishments. We recommend detailed records are made so reinstatement to match the existing can be carried out in the event of damage.</p> | 57,60, 72-82 |
| 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 | Further investigations needed once plaster finishes, fixtures and fittings are removed and the structure can be seen.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 83-87        |

| Item | Location / Element              | Defects                                                                                                                                                                                                                                                                                                                                                                                         | Repairs                                                                                                                                                                                                                                                                                                                                                  | Photo Ref |
|------|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|      |                                 | walls. The wall has dropped at lintel level above one window opening. Structural movement evident possibly the result of failed roof structure and lintels.                                                                                                                                                                                                                                     | Repairs will include providing support, replacing lintels, damaged and deteriorated brickwork and carrying out brick stitching prior to making good.                                                                                                                                                                                                     |           |
| 7.6  | Fireplaces / Chimney Breasts    | <p>Chimney breasts were concealed behind wall finishes, but substantial damp penetration was noted to the breast in room F4 and the brickwork in this area is completely disintegrated to dust and was loose when touched. Flues are likely blocked.</p> <p>Nearly all of the fireplaces and surrounds are missing, damaged and in a deteriorated state including rooms F1, F2, G2, G3, G5.</p> | <p>Re-building of large sections of the chimneys breasts are likely to be required and include providing support, cutting out and removing damaged bricks and replacing with new.</p> <p>Sweep flues; replace missing fire places in a style sympathetic to the period; carefully remove and refurbish off-site remaining surrounds and fire places.</p> | 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.                                                                                                                                                                                                                                                                             | Remove joinery, finishes and carry out opening up works to inspect lintels and replace with new lintels where specified by engineer design.                                                                                                                                                                                                              | N/A       |
| 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.                                                                                                                                                                                                      | <p>Detritus to be removed and inspection of the area carried out.</p> <p>Basement area to be tanked to specialist design which will include repairs and preparations to masonry.</p>                                                                                                                                                                     | 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.



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Glanville Consultants

## **Appendix A**

### **Photographs**



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