

Handrail and stone step scope of works

13/10/2017

Flat A, 6, Bath Road, Reading, Berkshire, RG1 6NB

Existing

Flat A forms the ground floor of no. 6 Bath Road which with its neighbour, no. 4, comprises a large 4 storey early 19th century block. Flat A, benefits from the full ownership of the rear garden which is accessed via an existing metal balcony and associated stone steps which bridge over the full width basement light well created by an existing retaining wall from which the steps derive some support. The existing balcony has not historically been well maintained and is in poor condition with large areas of rust being evident. Furthermore the balcony is supported by metal brackets built out from the rear wall of the building and at the point of contact with the face brickwork there is significant cracking in the masonry which clearly demonstrates the unsound nature of the balcony above. The upper section of the retaining wall also shows evidence of deterioration of the masonry which casts doubt upon its long term structural integrity to both retain the ground beyond and support the stone steps above. The metal balcony has been deemed by a structural engineer to need urgent replacement. Due to the structural uncertainty of both the balcony and stone steps, the garden has been left overgrown and provides limited opportunity for use until remedial works have been approved and completed.





Proposed works associated with the handrail and stone step removal, restoration and reinstallation

Removal

- 1) Take full dimension's..
- 2) Looking at the house from the garden we will remove all the right had side of the railings starting from the brick wall and down to the bottom of the last step
- 3) On the same view, the railings will be removed from the first post which joins to the steel platform, down to the bottom of the left step.
- 4) In order to remove all the railings we will cut flush at step level the railings fixings where to tong is fitted into the stone step, the wall fixing will be drilled out for removal.
- 5) Send all the railing to Cast Iron Welding for restoration work.

Step repairs

- 1) The steps will be will be removed leaving the top plinth in its already supported position.
- 2) Remove all the hard core material from under the steps and reset the steps with a brick foundation, it may be possible for the loose brick work which is already in the garden to be reused under the steps.
- 3) Screen off the top plinth on both sides to prevent anyone falling off the plinth, leave the site ready for the steps to set.

Railing Restoration

- 1) Receive all the railing sections and blast clean
- 2) Dismantle the railings and manufacture any missing sections, gas weld the new sections to all the cracked and broken pieces and gas fusion weld approximately 14 tong fittings on the end of each post for refitting into the steps.
- 3) Hand paint with black sheen paint for sending to site.

Installation

- 1) Drill out the original cut flush tong fittings that were originally used to fix the railings into the steps
- 2) Fit the railing into the newly made holes and grout into position with a similar colour match as the pavement.
- 3) Fit the railing section into the wall aperture and fix with grout and leave to set
- 4) Connect the railing with bolt fixings and arc weld any areas that require a cosmetic fixing.
- 5) Complete with touch up paint work.
- 6) Leave site tidy

Scope of works provided by:

Harold Palmer Sen.A. Weld.I
Office (44) (0)1530 811308
e-mail hp@castironwelding.co.uk
www.castironwelding.co.uk