Glanville

# STRUCTURAL REPORT

1-3 Castle Crescent, Reading, RG1 6AQ

Prepared for: Roy Brown
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## Glanville

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## 1.0 Introduction

1.1 A visual structural inspection was carried out on 9th September 2014 by Luke Delaney MEng CEng MIStructE, of Glanville Consultants.

1.2 Glanville Consultants were appointed by the property owner, Mr R Brown to undertake a visual structural condition survey of the property at 1-3 Castle Crescent, Reading RG1 6AQ. It is understood this report is to form part of the planning application for the redevelopment and to advise on the property's suitability for conversion into new residential dwellings.

1.3 The visual survey also included a review of the adjacent fire damaged structure which it is understood is to be demolished to make way for new dwellings.

1.4 The inspection was limited to a visual inspection carried out from ground and first floor without any special access, invasive opening up, testing or monitoring. Most of the rooms were inspected under torchlight as the windows are currently boarded up. 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. These may be subject to change in the event of further opening up of the building fabric, as well as during any repair stages of the work.

1.5 The buildings were constructed before the existence of modern Building Regulations. The changes proposed to these buildings mean that they may have to comply with Building Regulations. We assume that you are looking to obtain NHBC (or similar) approval, which will require meeting their compliance criteria. Thus structural member sizes used in the original construction of these buildings may not be deemed to comply with Building Regulations and NHBC guidance.

1.6 It is likely that much of the timber floors and possibly roof will need to be replaced due to damp, rot and general degradation as they will not be structurally adequate and will not comply with Building Regulations requirements.

1.7 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 are 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 is currently undergoing extensive repairs for such an occurrence.

1.8 We have been provided with the following concept sketches of the scheme, and options for converting the main listed building into several self-contained flats.
- Barton Willmore – Sketch Appraisal Layout
- Barton Willmore – 23264-11_01 – Details of Proposed Layout Options 1 & 2
- Barton Willmore – 23264-11_02 – Details of Proposed Layout Options 3

1.9 The contents of this report should be read in conjunction with the following drawings

- GS8140344/100 – Site Survey
- GS8140344/101 – Ground & Basement Floor Plans
- GS8140344/102 – Landing & First Floor Plans
- GS8140344/103 – North & South Elevations
- GS8140344/104 – East & West Elevations, Section 1 & 2

1.10 The photographs taken during the inspection which are referenced within this report can be found in Appendix A

1.11 Appendix B contains the following survey notes sketches referenced within the report

- ST8140344/SK001 – Ground Floor & Basement Survey Notes
- ST8140344/SK002 – Landing & First Floor Survey Notes
- ST8140344/SK003 – North & South Elevation Survey Notes
- ST8140344/SK004 – East & West Elevation Survey Notes

## 2.0 Site and General Description

2.1 The site is situated on the south side of Castle Crescent, on the corner of Castle Crescent and Garnet Hill.

2.2 The site is currently occupied by a Grade II listed building *(Photograph 1)*, a fire-damaged and dilapidated, separate dwelling *(Photograph 2)* and a number of lock-up garages. The site and buildings are currently vacant.

2.3 The front façade of the main building faces north towards Castle Crescent with a large, overgrown garden to the rear and mature trees at the western boundary. The derelict, single story garage structures are to the south of the listed building and the fire damaged property is on the east of the site, backing onto Garnet Hill.

2.4 The proposed development consists of conversion of the listed building into flats, including demolition of the later eastern addition and replacement with a new building element. The dilapidated separate former dwelling and garages are also to be demolished and replaced by the erection of a small number of dwellings.

## 3.0 Existing Grade II Listed Building – Internally

### 3.1 General

3.1.1 The main building is a (generally) two-storey loadbearing brick structure, rendered and painted to the exterior, with a timber roof clad with slate tiles.

3.1.2 The expected locations and extents of the load bearing walls have been indicated on the Appendix B sketches ST8140344/SK001 and SK002. Further investigation may be required to confirm these assumptions.

3.1.3 At the eastern side of the building there is what appears to be a later addition that has led to 3 storeys being accommodated in this area. This has been achieved by use of split levels e.g. a sunken, semi-basement ground floor, another room at half landing level above and a third room above this that is level with the rest of the building's 2nd floor level. It is understood that this later addition is to be demolished and replaced with a new structure.

3.1.4 A central (to the original building) portico entrance is flanked by large floor to ceiling windows. There are two large bay windows, one on the north elevation and another on the west elevation. Both have flat roofs above with a small parapet up-stand.

3.1.5 The main roof is duo-pitch, U-shaped on plan, with a central valley area that is assumed to be flat but it is not possible to tell from ground level. The roof to the later eastern addition is duo-pitch with a hip end at higher level with another lower area of roof the front of the building, which is hip-ended duo-pitch with a catslide.

### 3.2 Ground Floor

3.2.1 The ground floor layout has been split into several units/flats, of varying sizes, with associated circulation spaces. Some units contain their own bathrooms, whilst others seem to have had access to shared bathrooms. The layout is split by a central corridor accessible from the main front door, which also leads to the stairs to the first floor and stairs down to the basement *(refer to Appendix B sketches SK001 which defines location references).*

3.2.2 There are two units to the west of the corridor (right upon entering the building) and three further units to the east (left of the corridor upon entering). There is another set of stairs up to a half-landing level unit and first floor from this part of the eastern addition. There is also another entrance door that serves these units from the east end of the structure.

3.2.3 Units G1-G4 are on one level and G5 and G6 are on varying levels stepping down from the original main house floor into eastern addition.

3.2.4 The ceilings are generally high, and to underside of the floor joist supporting first floor. With the exception of the corridor to, and including, units G5 and G6 where a dropped, false ceiling has been introduced. The space formed between the false ceiling and the underside of the first floor structure has been used as storage. It was not accessible from ground floor level.

3.2.5 *Unit G1*

3.2.5.1 Entered from Corridor 1, and closest to the main entrance. This room has a fireplace on the south wall and a small kitchenette on the north side of the room.

3.2.5.2 From this room it was observed that the timber ground floor is floorboards supported on joists of approx. 110mm x 65mm deep at 400mm centres which are in turn supported of dwarf walls approximately 1m above ground level.

3.2.5.3 The ceiling over the large bay window was rotten and collapsing. This appears to have been caused by damp/water ingress probably where the roofing material above has been removed. The walls to the bay window are also stained and have mould growing on them *(Photographs 3 & 4).*

3.2.5.4 There is extensive damp evident in this room and the timber floor is likely to be damaged and in need of renewal. Much of the floor could not be seen as it was covered, especially under the collapsed ceiling to the bay window which was deemed unsafe to inspect closely.

3.2.6 *Unit G2*

3.2.6.1 Accessed from Corridor 1 and to the rear of the building this room also has a chimney breast which is shared with the G1.

3.2.6.2 There is a separate room to the north of this room, housed in a single storey addition that contains a small WC and kitchenette. One of the windows in this room has been bricked up, poorly *(Photograph 5)*.

3.2.6.3 Both rooms also exhibit signs of damp to the walls and ceiling. The condition of the floor could not be assessed as it was not visible *(Photograph 6)*.

3.2.7 *Corridor 1 & Stairs 1*

3.2.7.1 The main entrance corridor is central to the original building and is flanked by brick load-bearing walls, separating it from Units G1 to G4. At the southern end of the corridor is the staircase that leads up to first floor.

3.2.7.2 There is also a small WC that was not accessible due being filled with rubble and the timber floor in this location being rotten and partially collapsed. The ceiling over the WC has also collapsed into the room *(Photographs 7 & 8)*.

3.2.7.3 Stairs also lead down to the basement from this location.

3.2.7.4 There are areas of minor cracking within the corridor, particularly over the doorway to Unit G1, and extensive peeling to the paint on the walls. This is anticipated to be only cosmetic damage though, possibly caused by damp *(Photograph 9)*.

3.2.8 *Unit G3*

3.2.8.1 On the northern side of the building accessed from Corridor 2. Roughly square on plan with a shared chimney breast on the separating wall to Unit G5.

3.2.8.2 The walls appear sound with only small localised damp staining and mould. The floor could not be assessed as it was covered in debris *(Photograph 10)*.

3.2.9 *Unit G4*

3.2.9.1 Opposite Unit G4 across Corridor 2. Another room with chimney breast and small kitchenette.

3.2.9.2 Walls seem generally sound but with some damp staining and mould, particularly on the chimney breast wall *(Photograph 11)*. The floor, and parts of the walls, were not visible due to materials obstructing them.

3.2.10 *Corridor 2*

3.2.10.1 Adjoining corridor one and providing access to Units G3 to G6 and Stairs 2 up to half-landing level and first floor.

3.2.10.2 The ceiling in this area lower forming a false ceiling above which has been used a storage area below the underside of the first floor joists. There is an access hatch to this space from the corridor between Units G3 and G4.

3.2.10.3 Moving toward Units G5 and G6 there are steps down into the later addition to the side of the building.

3.2.10.4 There is as area of ceiling that has rotten and fallen through and signs of damp everywhere. This part of Corridor 2 is within the area designated to be demolished and replaced *(Photograph 12)*.

3.2.10.5 At the eastern end of Corridor 2 is another entrance door and small porch. This appears to be part of the later addition and shows signs of starting to separate from the rest of the structure, evident in some large cracks, 5mm wide in places, in one corner and at the corners of the window and door openings. The ceiling in this area has also collapsed into the room. This part of the building is within the area designated to be demolished and replaced *(Photograph 13)*.

3.2.11 *Unit G5*

3.2.11.1 On the northern side of the building, this single room unit contains a kitchenette and a chimney breast (chimney shared with Unit 3, adjacent). On the northern side of the room is a bay window facing towards Castle Crescent.

3.2.11.2 As with the other bay windows in the property it appears the roofing material has been removed which has led to ingress of water. The ceiling is damaged and mouldy, as are the walls to the bay window *(Photograph 14)*. However, this part of the building is within the area designated to be demolished and replaced.

3.2.12 *Unit G6*

3.2.12.1 This area consists of a separate bath/shower room and a lower level workshop/kitchen area accessed off two other rooms.

3.2.12.2 The floors in the access areas damaged and missing floor boards.

3.2.12.3 The floor to the shower room appears to have rotted and has fallen through in patches *(Photograph 15)*.

3.2.12.4 The paint to the walls is flaking, possibly caused by damp.

3.2.12.5 In the lower level workshop area an area of ceiling has been removed exposing the joists supporting the floor above – 140mm deep x 40mm at 320mm centres approx. *(Photograph 16)*.

3.2.12.6 An area of the inner leaf of the wall has been broken out locally exposing the wall construction in this area – which appears to be an inner leaf of lightweight blockwork and outer leaf of brickwork *(Photograph 16)*.

3.2.12.7 There are some cracks in the plaster on the west side of the room in the wall adjacent to the bath/shower room. The depth of these cracks could not be determined.

3.2.12.8 This part of the building is within the area designated to be demolished and replaced so no further investigation is required at this time.

3.3 <u>Landing/Split Level</u>

3.3.1 At the half-landing there is a crack in the sloping ceiling above the window. As this is in part of the building ear-marked for demolishing and rebuilding it is not necessary to investigate further.

3.3.2 *Unit G7*

3.3.2.1 Accessed of the half-landing level this unit consists of a room with small bathroom.

3.3.2.2 From this room it was possible to see the construction of the walls through a hole in the corner of the bathroom. It could be seen that the walls were constructed of two leaves of brick work, which appeared to be collar jointed, without a cavity. External render of 25mm over 100mm brick, mortar joint, 100mm brick and an internal 25mm plaster finish. It is not certain whether the whole building is constructed in this way.

3.3.2.3 Adjacent to the hole in the wall an area of floor has also been broken out exposing the floor joists 125mm deep x 40mm at 350mm centres *(Photograph 17)*.

3.3.2.4 Other than a small patch of mould and some peeling paint this room appeared to be in reasonable condition from what was visible.

3.3.2.5 This part of the building is within the area designated to be demolished and replaced. Therefore, no further investigation is required.

3.4 <u>First Floor</u>

3.4.1.1 The first floor has been partitioned into two halves each accessible from the different staircases at ground floor. Units F1 to F4 from Staircase 1 in the original house and Units F5 and F6 in the later addition are accessible via Stair 2.

3.4.2 *Unit F1*

3.4.2.1 In the North West corner of the original listed building, accessed off the main landing and adjacent to a kitchen area that is situated between units F1 and F2. The chimney breast is shared with the adjacent room F2.

3.4.2.2 As with elsewhere there are signs of damp staining to all walls and the ceiling.

3.4.2.3 The ceiling also has a crack that runs across the room from west to east. This crack also carries down the walls at either side of the room. On the wall shared with the kitchen the crack carries through the wall and occurs in the same location on the kitchen side *(Photograph 18)*.

3.4.2.4 There is also some cracking in the walls around the window frames *(Photograph 19)*.

3.4.3 *Unit F2*

3.4.3.1 In the southwest corner of the original main listed building.

3.4.3.2 Similarly to F1 the ceiling and walls show staining caused by damp and water ingress, most likely through the roof.

3.4.3.3 As with F1 there is a crack in the ceiling that runs across the room from west to east *(Photograph 20)*.

3.4.4 *Kitchen*

3.4.4.1 Between units F1 and F3 is a small separate kitchen.

3.4.4.2 The vertical crack on the wall shared with F1 turns to a horizontal crack just below ceiling level and tracks across at this level, running north until it joins the corner of the window in the north facing wall *(Photograph 21)*.

3.4.4.3 There is also a vertical crack in the wall shared with F3 that coincides with the position of the crack within that unit suggesting that the crack extends through the thickness of the wall.

3.4.5 *Unit F3*

3.4.5.1 Situated in the north east corner of the original main listed building.

3.4.5.2 There is a vertical crack in the wall on the west side of the room that can also been seen in the same position on the kitchen side of the wall.

3.4.5.3 There is further cracking to the walls vertically either side of the window in the north facing wall. This cracking is probably caused by failure of the window frame.

3.4.5.4 The walls and ceiling are water stained, especially around the chimney breast, with mould growth in patches *(Photograph 22)*.

3.4.5.5 The floor was not visible due to coverings but it did not feel particularly solid.

3.4.6 *Unit F4*

3.4.6.1 In the south east corner of the original building.

3.4.6.2 This room has one of the worst damp problems, particularly around the chimney breast where it is likely the flashing at roof level has failed. There is significant staining to the ceiling and walls *(Photograph 23)*.

3.4.6.3 There is an area of wall on the chimney breast where the plaster has fallen away exposing the brick behind. The brick feels damp and is very crumbly to the touch. Although this area is particularly bad, this could be an indicator of the condition of the walls in other areas of the building if there is damp within the brickwork. Further investigation into the extent of the damp and any potential damage to the masonry should be carried out by a specialist *(Photograph 23)*.

3.4.6.4 There is also some cracking in the wall adjacent to the chimney over the blocked doorway that leads to unit F6 in the later addition building *(Photograph 24)*.

3.4.7 *Stair 2*

3.4.7.1 Between half landing and first floor level there is a rotten and collapsed patch of floor at its base – this area of floor is unsafe *(Photograph 25)*.

3.4.7.2 The ceilings in this area also show signs of damp and are badly stained and mouldy in places. There are also several cracks in the ceiling at the junction of level ceiling to sloping ceiling above the stairs *(Photograph 26)*.

3.4.7.3 This part of the building is within the area designated to be demolished and replaced.

3.4.8 *Unit F5*

3.4.8.1 Apart from peeling paint and some small patches of damp there does not appear to be any major defects within this room.

3.4.8.2 This part of the building is within the area designated to be demolished and replaced.

3.4.9 *Unit F6*

3.4.9.1 Accessed from the top landing of Stair 2 this unit consist of two separate rooms; a bedroom area and lounge/kitchenette area. The bedroom floor was obstructed by old furniture stored there.

3.4.9.2 The walls in this room appeared to be plasterboard; two opposite walls on the long sides of the room had vertical cracks in the plasterboard running full height from floor to ceiling.

3.4.9.3 The adjacent room also had some cracking in the walls and also in the ceiling, which also had damp staining *(Photograph 27)*.

3.4.9.4 This part of the building is within the area designated to be demolished and replaced. However, one crack in this room may require further investigation as it is in the wall that is part of the original structure. It is in a position that lines through with the edge of the chimney breast in the adjacent Unit F4, next to the door that has been blocked

up *(Photograph 28)*. It is unclear what has caused this crack and further investigation is advised. It could be related to the damp problem in the chimney breast.

3.5 Basement

3.5.1 The basement is brick walled, concrete floored and split into 4 separate “rooms”. Two of these rooms have been used as workshops, the central room, between the two workshop rooms, has been used for storage. The final area is an arch vaulted brick structure that extends under the front portico of the property and is believed to have been the old coal store. The coal store was not entered as the floor was completely covered in rusty metal containers and was deemed unsafe to enter *(Photograph 29 & 30)*.

3.5.2 In the areas that were accessible the basement appeared to be dry with no obvious signs of damp or water penetration. There is still a lot of material stored within the basement and some of the walls are painted so not all areas could be inspected.

3.5.3 In B1 and B3 timber beams span across the rooms from brick wall to brick wall supporting the floor joists above. The beam sizes are approximately 190mm x 190mm at centres as shown on the Appendix B sketch ST8140344/SK01.

3.5.4 On the northern wall of B3 there is a window which looks out into a light-well up to external ground level. This light-well relates to the main window to the front of Unit G3 *(Photograph 29)*.

3.6 Roof Structure

3.6.1 The roof space was not accessible from first floor level, although there was an access hatch above the bathrooms in the centre of the building from which the central valley of the roof could be seen. As such it was not possible to assess the sizes of the structural members or their condition in this survey/inspection.

3.6.2 Based on the suspicion that some of the signs of damp are caused by water ingress through the roof and the condition of the timbers in the rest of the building it is likely extensive repair and replacement will be required.

## 4.0 Existing Grade II Listed Building - Externally

### 4.1 General

4.1.1 There is crazing and cracking to much of the paint and render on the building. This may only be cosmetic damage but it is difficult to tell until intrusive works commence.

### 4.2 North Elevation

4.2.1 The north elevation is the front of the house. The eastern addition first floor window has visible cracking around it. The lintels over the windows to the original building all show signs of cracking and further investigation may be required to find the cause of the cracking *(Photograph 31)*.

4.2.2 There is a larger crack over the entrance portico that extends up diagonally to the underside of the window cill above *(Photograph 32)*.

4.2.3 All these cracks are at higher level and were not possible to inspect more closely.

### 4.3 East Elevation

4.3.1 This elevation is predominantly the later eastern addition that is proposed to be demolished and replaced with a new structure. The gable end of the 3 storey part is not rendered, only painted *(Photograph 33)*. There are no cracks visible, however.

4.3.2 The small porch entrance to Corridor 2 is showing signs of pulling away from the rest of the structure evident in a crack opening up at the junction of the brickwork *(Photograph 34)*.

### 4.4 South Elevation

4.4.1 The rear elevation faces onto the overgrown garden and is obstructed in many places by large climbing plants.

4.4.2 The lintels to this elevation do not appear to have cracked as on other elevations. They appear to be a different, more robust type of lintel and perhaps this is why they have not cracked in the way that others have.

4.4.3 The eaves soffit to the eastern end of the building is rotten and falling apart, this damage may extend to other areas of the eaves but is most obvious in this location *(Photograph 35)*.

4.4.4 The small single story extension to the building at the western end (part of unit G2 has several cracks in it, one large one running full height of the wall at the left hand end of the window position *(Photograph 36)*. This area of the building will probably need to be rebuilt.

4.5 West Elevation

4.5.1 The side elevation faces an overgrown area of vegetation and is obstructed by large climbing plants.

4.5.2 Again, the lintels all appear to have cracks in them *(Photograph 37)* in varying degrees of severity, most obviously to the southern (right) hand end of the elevation where one crack has propagated from the corner of the ground floor window, through the lintel up vertically to the underside of the cill of the window above *(Photograph 38)*.

4.5.3 The chimney is also in need of repair as it is showing signs of deterioration and may be responsible in part for water entering the building.

## 5.0 Fire-damaged Building and Garages

5.1 The fire damaged building to the east of the site adjacent to Garnet Hill was not inspected internally as it was deemed unsafe to enter.

5.2 It can be seen from outside the building that there is extensive damage internally to the roof timbers, first floor timbers, the inside faces of the masonry walls and there are also some large cracks in the facades *(Photographs 39 & 40)*.

5.3 This structure should be demolished, as planned, and replaced with new-build dwellings.

5.4 There are a number of old, single storey, brick/block garage units to the south of the site, behind the main building that are in a state of disrepair. These are also being demolished to make way for the new dwellings. It is understood that these garage also had asbestos material roofing that has recently been removed *(Photograph 41)*.

## 6.0 Conclusions and Recommendations

### 6.1 Conclusion

6.1.1 Following the visual inspection we would advise that the existing main building is suitable to be converted into a new residential unit. However, extensive work may be required, particularly to the timber floors, ceilings and roofs.

6.1.2 The fire damaged building on site, was not inspected other than from outside, should be demolished as planned.

### 6.2 Safety Issues

- An asbestos survey has been carried out and this should be referred to.
- Rotten timber floors and ceilings – risk of partial collapse, falling through.
- Mould growths are present in most of the rooms caused by damp, water ingress and condensation.
- There are no obvious signs of vermin being present but is possible due the nature of the structures.

### 6.3 Summary & Recommendations

6.3.1 The following items summarise the findings of this report and give recommendations where possible

- Due to the presence of known mining cavities in the area a full ground investigation is advisable.
- Trial holes to establish the type, size and extent of existing foundations should be carried out.
- Damp is present in most of the rooms. As the basement is dry, however, it is likely that it is caused by poor ventilation/condensation within the house and water ingress from damaged roofs and flashings at a higher level.
- Damp should be investigated further, by a specialist if necessary, as the extent of water damage to masonry could not be seen behind plaster and paint in most places.
- Climbing vegetation can be very detrimental to masonry structures. This vegetation should be removed and the areas of structure revealed inspected for condition.
- Most window frames are badly damaged and there are signs of cracking to the plaster, and possibly masonry, around their perimeters
- All timber floors are in various states of disrepair with many rotten and collapsed areas. Many areas could not be seen or inspected as they are covered.
- It is likely that the majority of timber within the house will need extensive repair or replacement. The full extent of which will not be clear until work commences.
- A specialist timber inspection is advisable for a full understanding of the extent of damage caused by rot and damp
- Roof condition and structural sizes could not be assessed due to inaccessibility
- The cause of the cracking in the ceilings and walls of F1 and F2 is still to be determined but could possibly be due to shrinkage cracking or
  - due to a failure in the roof structure
  - expansion in the walls

- Most cracking does not appear to be serious and it may be possible to repair with helifix or similar masonry repairs.
- Many of the defects identified occur with the later eastern addition which is proposed to be demolished and rebuilt. No further investigation will be required in these areas.

# Appendices

# Appendix A

# Photographs

## Appendix A: Photographs

*Photograph 1: Listed building viewed from Castle Crescent boundary*

*Photograph 2: Dilapidated and fire-damaged separate building*

*Photograph 4: Collapsed ceiling above bay window in G1*

*Photograph 3: Wall to bay window in G1*

*Photograph 5: Bricked up window to WC in rear addition to G2*

*Photograph 6: Damp in corner of room G2*

## Appendix A: Photographs

*Photograph 7: Collapsed floor adjacent WC to rear of Corridor 1*

*Photograph 8: Collapsed ceiling to WC to rear of Corridor 1*

*Photograph 9: Cracking over door to G1 seen from Corridor 1*

*Photograph 10: Localised damp staining in G3*

*Photograph 11: Water staining to chimney breast in G4*

*Photograph 12: Ceiling falling in in Corridor 2*

## Appendix A: Photographs

*Photograph 14: Cracks to walls in corner of entrance porch in Eastern Addition*

*Photograph 13: Water damage to ceiling in bay window in G5*

*Photograph 15: Rotten floor to bathroom adjacent G6*

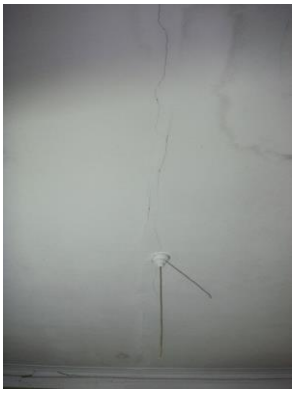
*Photograph 16: Exposed ceiling/floor joists and wall break out in G6*

*Photograph 17: Removed floor boards in corner of G7*

*Photograph 18: Crack in ceiling and wall in F1*

## Appendix A: Photographs

*Photograph 19: Crack adjacent window in F1*



*Photograph 20: Crack in ceiling in F2*

*Photograph 21: Crack through wall in Kitchen to F1*

*Photograph 22: Staining and mould to chimney breast in F3*

*Photograph 23: Water damage and damp, crumbly brickwork to chimney breast in F4*

*Photograph 24: Cracking in wall over door adjoining to F6, adjacent chimney breast in F4*

## Appendix A: Photographs

*Photograph 25: Rotten/collapsed floor at base of stairs in Stair 2*

*Photograph 26: Ceiling damage in Stair 2*

*Photograph 27: Crack in ceiling of F6*

*Photograph 28: Crack in wall of F6 adjoining to chimney breast in F4*

*Photograph 29: Light-well window to B3*

*Photograph 30: Coal store viewed from B3*

## Appendix A: Photographs

*Photograph 32: Cracking around window frames*

*Photograph 31: Crack over portico up to window cill above*

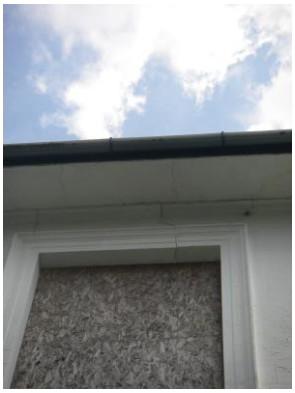
*Photograph 34: Gable end of eastern addition*

*Photograph 33: Crack to entrance porch*

*Photograph 36: Rotten eaves soffit on south elevation*

*Photograph 35: Bricked up window and cracks in walls single storey addition to rear.*

## Appendix A: Photographs



*Photograph 38: Cracks above lintels*

*Photograph 37: Crack from lintel to window cill on west elevation*

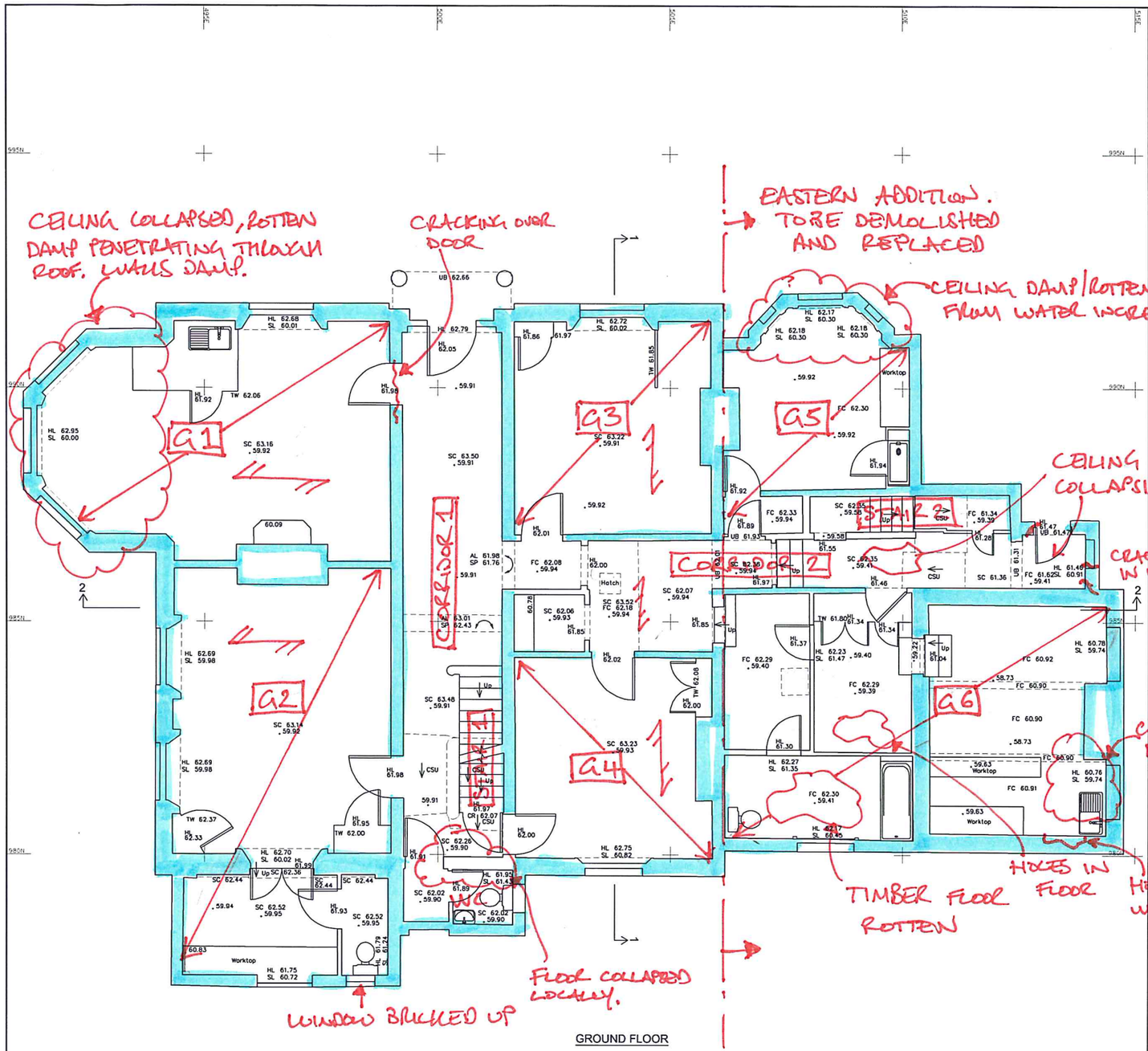
*Photograph 40: Dilapidated fire damaged building*

*Photograph 39: Damage to dilapidated building*

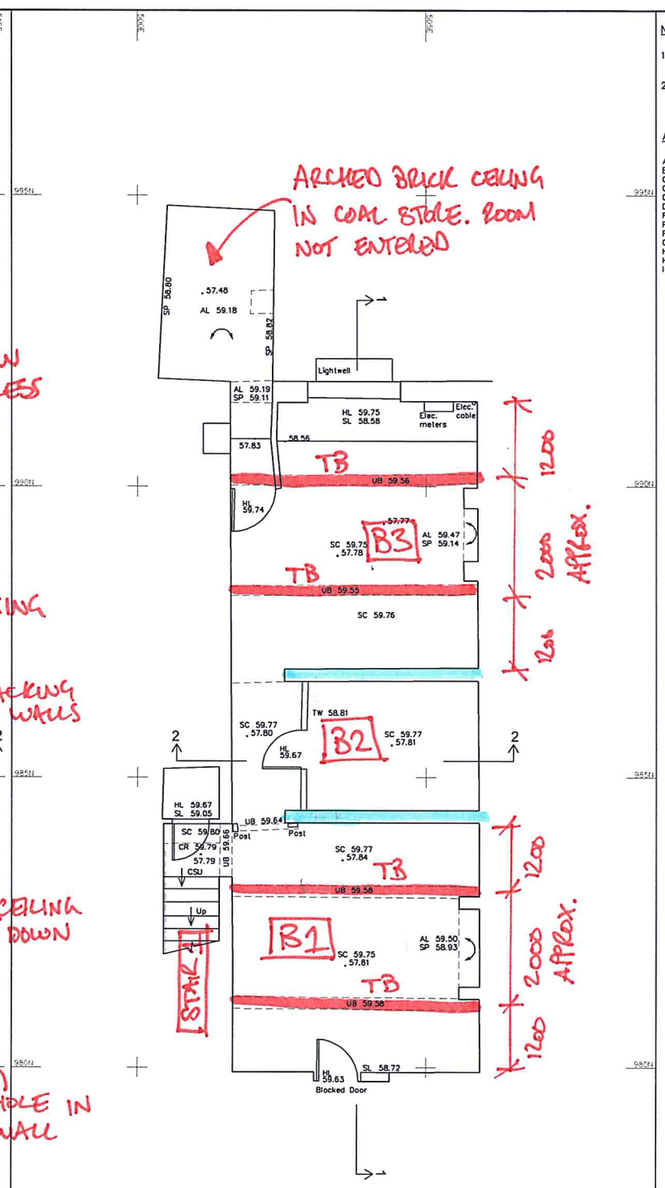
*Photograph 41: Garage lock ups to rear of building*

# Appendix B

## Structural Visual Inspection Survey Notes




GROUND FLOOR




BASEMENT

TB DENOTES TIMBER BEAM SUPPORTING FLOOR ABOVE APPROX. 190mm X 190mm

E.G. ROOM REFERENCE IN REPORT TEXT

ASSUMED LOADBEARING WALL

JOIST SPAN DIRECTION (WHERE KNOWN)

ST8140344/SK001 25/09/14
GROUND FLOOR AND BASEMENT
STRUCTURAL VISUAL INSPECTION
SURVEY NOTES

NOTES

1. Survey is based on an arbitrary grid.

2. All levels are related to an Ordnance Survey Bench Mark located on the E angle, SE face of No.16 Castle Crescent. Value 60.169m (above Newlyn Datum).

ABBREVIATIONS

| | | | |
|---|---|---|---|
| AL | Arch Level | MH | Manhole |
| BSU | Beam Slopes Up | Pl | Plinth |
| Co | Column | R | Riser |
| CR | Collar Level | RD | Radiator |
| CSU | Ceiling Slopes Up | RL | Roof Light |
| DP | Down Pipe | RSD | Roller Shutter Door |
| FC | False Ceiling | SC | Structural Ceiling Level |
| FE | Fire Escape | SL | Sill Level |
| FFL | Finished Floor Level | SP | Springing Point Level |
| GU | Gully | TB | Top of Beam Level |
| HL | Head Level | TW | Top of Wall Level |
| HR | Hand Rail | UB | Underside of Beam Level |
| IC | Inspection Cover | US | Underside of Service Level |
| | | VP | Vent Pipe |

| Rev. | Description | Date | Chkd |
|---|---|---|---|

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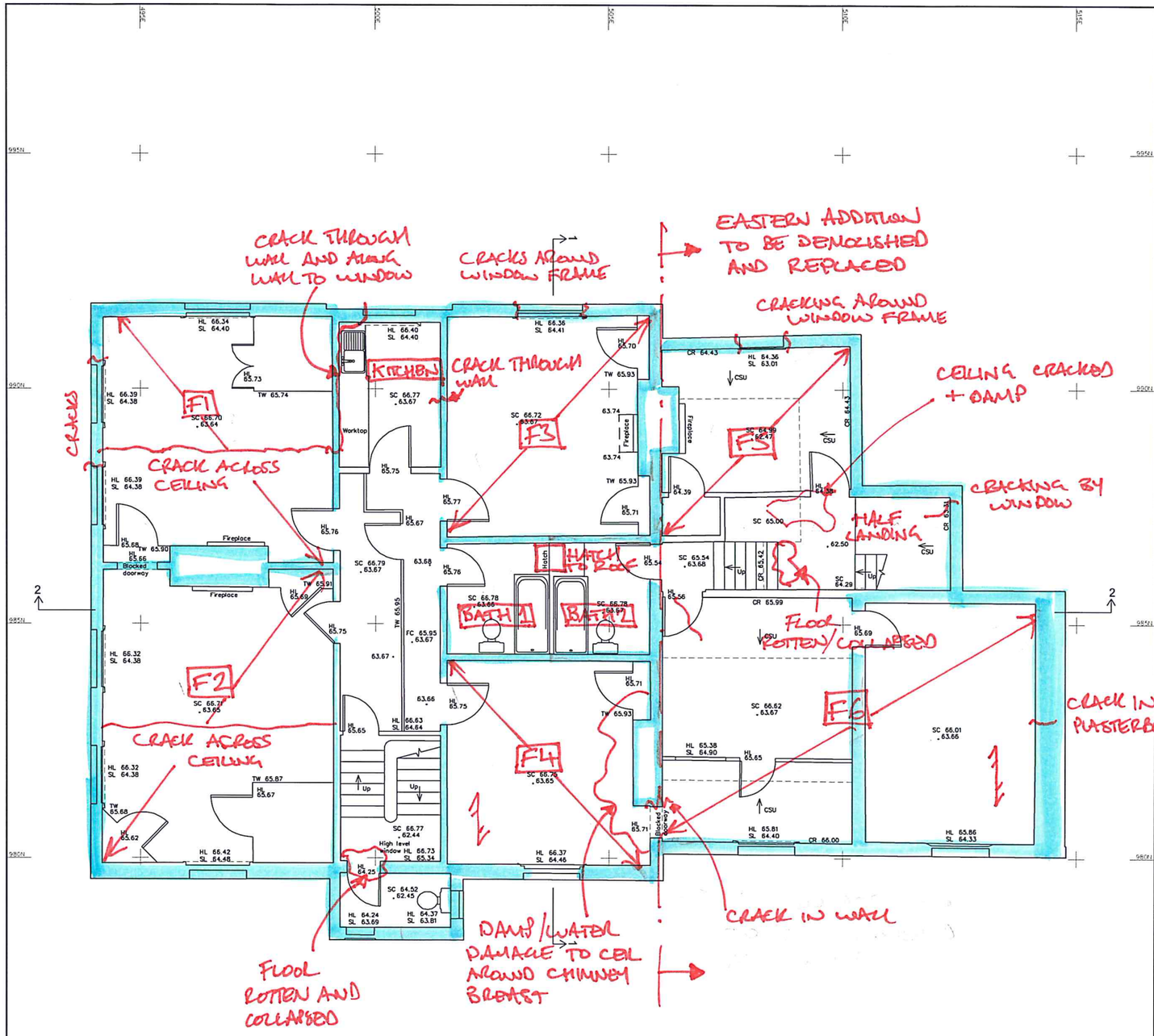
Client: MR R BROWN

Project: NO.1-3 CASTLE CRESCENT, READING

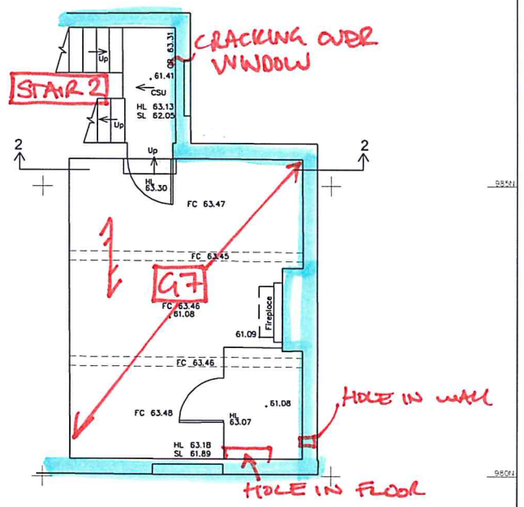
Title: GROUND & BASEMENT FLOOR PLANS

| | | | |
|---|---|---|---|
| Project Engineer: | AB | Scale: | 1:50 @ A1 |
| Project Director: | CE | Date: | SEPT 2014 |
| Status: | | | |

Drawing No. GS8140344/101 Rev




FIRST FLOOR




PART OF EASTERN ADDITION TO BE DEMOLISHED AND REPLACED.

LANDING

E.G. ROOM REFERENCE IN REPORT TEXT

ASSUMED LOAD BEARING WALL

JOIST SPAN DIRECTION (WHERE KNOWN)

ST8140344/SK002 25/09/14

LANDING AND FIRST FLOOR STRUCTURAL VISUAL INSPECTION SURVEY NOTES

NOTES

1. Survey is based on an arbitrary grid.

2. All levels are related to an Ordnance Survey Bench Mark located on the E angle, SE face of No.16 Castle Crescent. Value 60.169m (above Newlyn Datum).

ABBREVIATIONS

| | | | |
|---|---|---|---|
| AL | Arch Level | MH | Manhole |
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| Co | Column | R | Riser |
| CR | Collar Level | RD | Radiator |
| CSU | Ceiling Slopes Up | RL | Roof Light |
| DP | Down Pipe | RSD | Roller Shutter Door |
| FC | False Ceiling | SC | Structural Ceiling Level |
| FE | Fire Escape | SL | Sill Level |
| FFL | Finished Floor Level | SP | Springing Point Level |
| GU | Gully | TB | Top of Beam Level |
| HL | Head Level | TW | Top of Wall Level |
| HR | Hand Rail | UB | Underside of Beam Level |
| IC | Inspection Cover | US | Underside of Service Level |
| | | VP | Vent Pipe |

| Rev. | Description | Date | Chkd |
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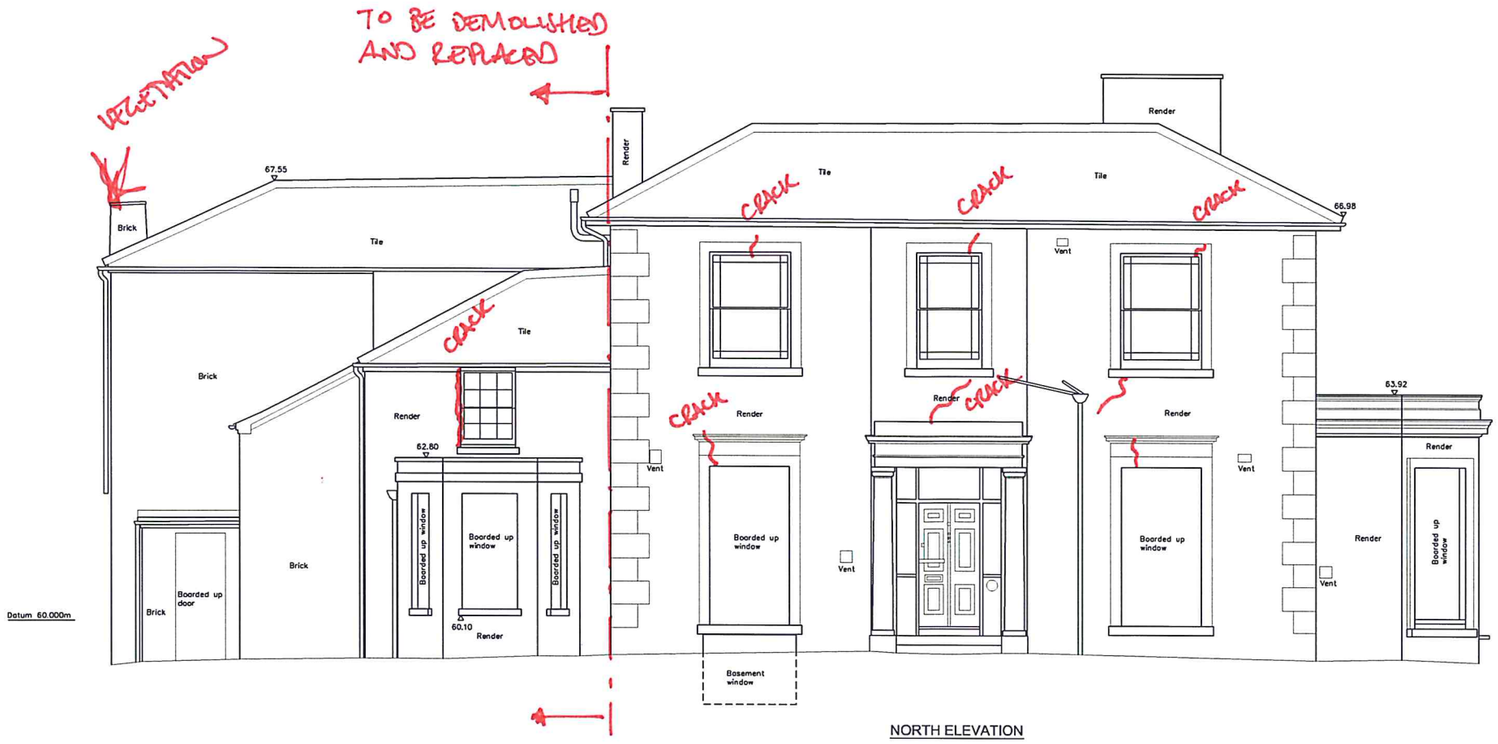
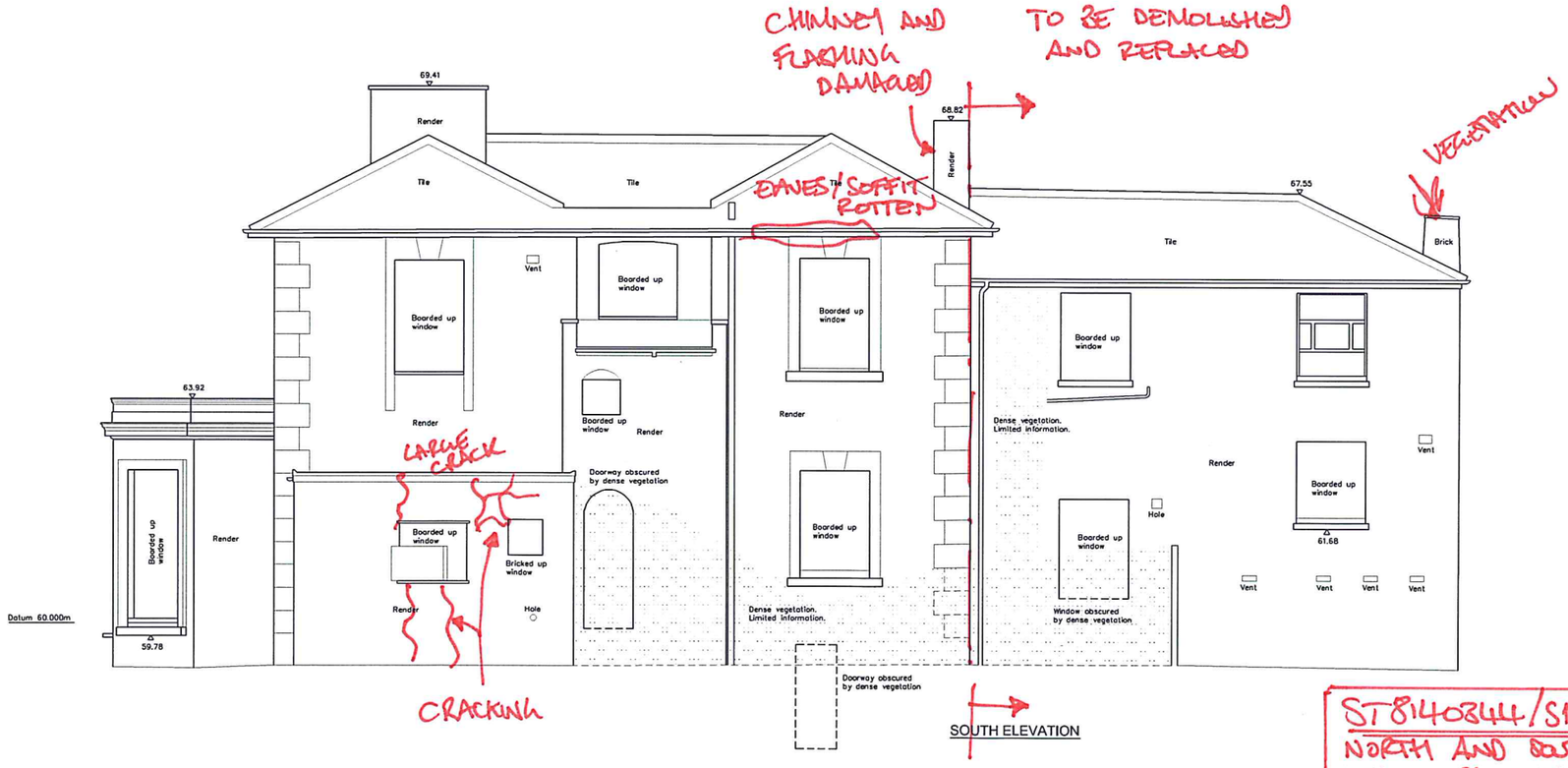
Title: LANDING & FIRST FLOOR PLANS

| | | | |
|---|---|---|---|
| Project Engineer: | AB | Scale: | 1:50 @ A1 |
| Project Director: | CE | Date: | SEPT 2014 |
| Status: | | | |

Drawing No. GS8140344/102 Rev




NORTH ELEVATION




SOUTH ELEVATION

ST8140844/SK003 25/09/14
NORTH AND SOUTH ELEVATION
STRUCTURAL VISUAL INSPECTION
SURVEY NOTES

NOTES

1. All levels are related to an Ordnance Survey Bench Mark located on the E angle, SE face of No.16 Castle Crescent. Value 60.169m (above Newlyn Datum).

| Rev. | Description | Date | Chkd |
|---|---|---|---|

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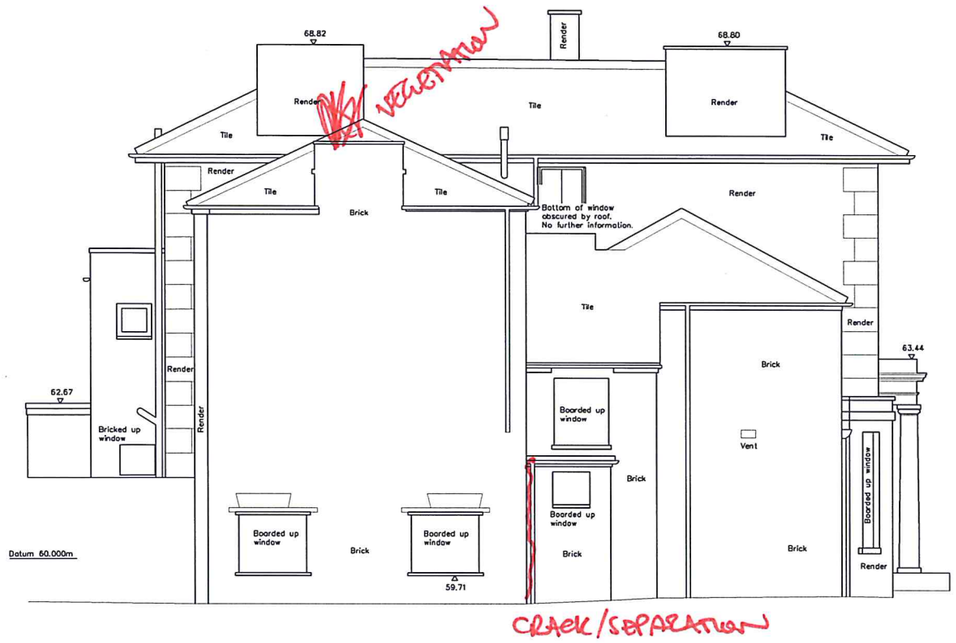
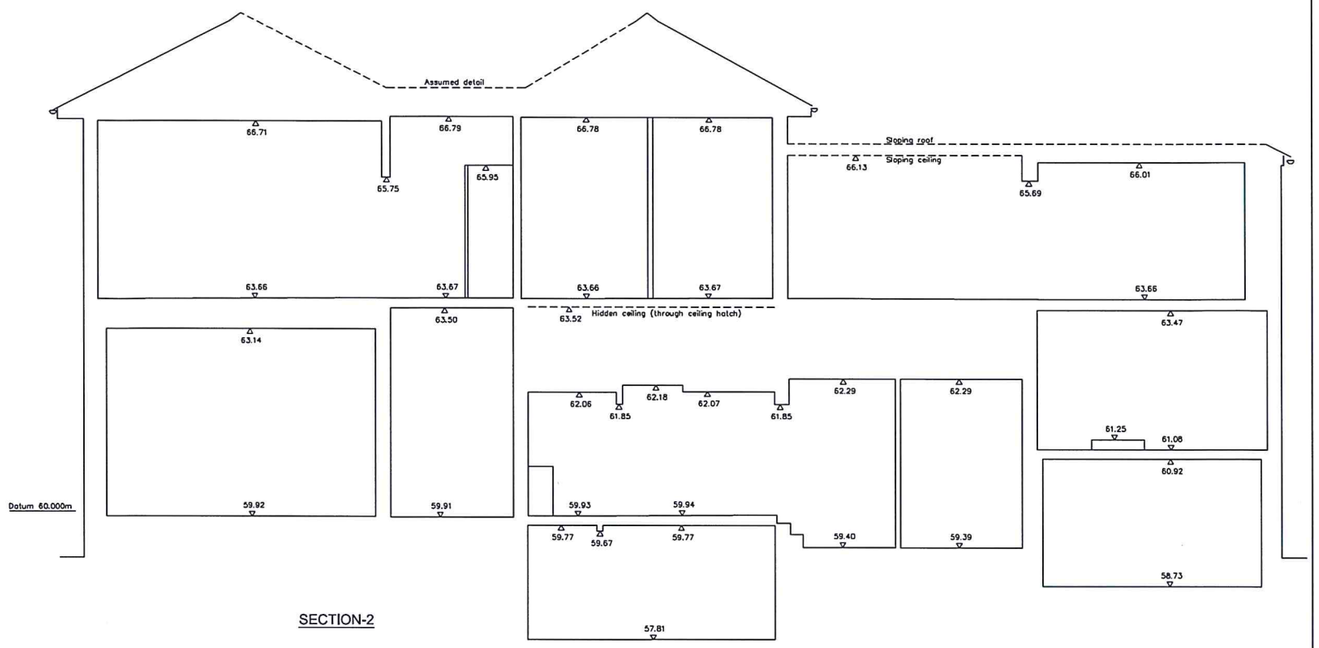
Title: NORTH & SOUTH ELEVATIONS

| | | | |
|---|---|---|---|
| Project Engineer: | AB | Scale: | 1:50 @ A1 |
| Project Director: | CE | Date: | SEPT 2014 |
| Status: | | | |

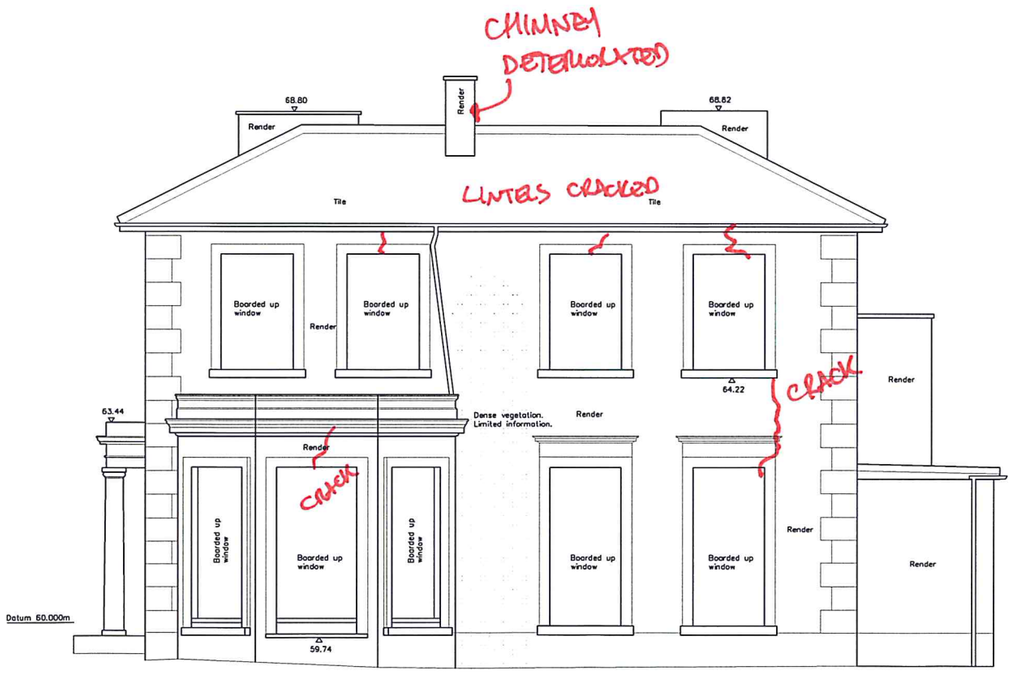
Drawing No. GS8140344/103 Rev



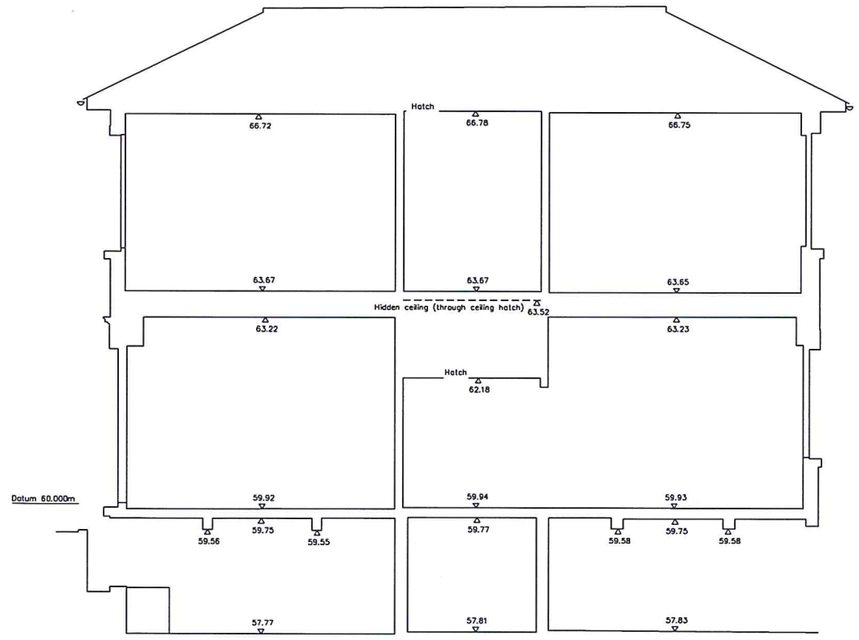

EAST ELEVATION




SECTION-2




WEST ELEVATION




SECTION-1

ST8140344/SK004 25/09/14
EAST AND WEST ELEVATIONS STRUCTURAL VISUAL INSPECTION SURVEY NOTES

NOTES

1. All levels are related to an Ordnance Survey Bench Mark located on the E angle, SE face of No.16 Castle Crescent. Value 60.169m (above Newlyn Datum).

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|---|---|---|---|

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Project : NO.1-3 CASTLE CRESCENT, READING

Title : EAST & WEST ELEVATIONS, SECTIONS 1 & 2

| | | | |
|---|---|---|---|
| Project Engineer : | AB | Scale : | 1:50 @ A1 |
| Project Director : | CE | Date : | SEPT 2014 |
| Status : | | | |

Drawing No. GS8140344/104 Rev

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