



Thames Valley Surveying

Scope of Works Document

Incorporating

Design and Access Statement

and

Heritage Statement



Osbert House

Peppard Road, Notley Place, Reading, RG4 8PW

On behalf of

91 Peppard Rd Management Company

Thames Valley Surveying Limited

Greenbank
University of Reading
London Road Campus
London Road
Reading
Berkshire
RG1 5AQ



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1.0 Introduction

Instruction

Thames Valley Surveying are instructed by the 91 Peppard Rd Management Company to obtain listed building consent for the proposed roofing works at Osbert House.

Property Address

Osbert House
Peppard Road
Notley Place
Emmer Green, Reading
RG4 8PW

Client

91 Peppard Road Residents Management Company Limited
C/O Pinnacle Property Management
Units 1, 2 & 3 Beech Court
Wokingham Road
Hurst
Reading
RG10 0RU

2.0 History and Listing

Osbert House is a Grad II listed building located in Caversham. The original building was constructed in the early C19 and was listed in 1957. The listing describes the building as:

Early C19. Large 3 storey painted stucco villa, altered, with unusual 2 storey portico and veranda to south. Coupled Doric columns with entablature and low balustrade over. 1st floor veranda has slender coupled columns. Moulded cornice below 2nd floor, window cills with upright cresting along eaves. Smaller cornice and blocking course over 2nd floor and hipped slate roof. 3 windows on 2nd floor with either drip moulds or architraves, broken by shutters. 6-light transomed windows to ground and 1st floors. C20 8 panel doors in centre in plain raised surround. Later C19 extension to right - a 2 storey angled bay - and a further modern 3 storey brick extension to right. Interior arranged circa 1920s with oak panelling and dividing balustered staircase. The house is approached by a short avenue of lime trees from Peppard Road.

The building was extended and subdivided into flats, we do not know when the conversion took place.

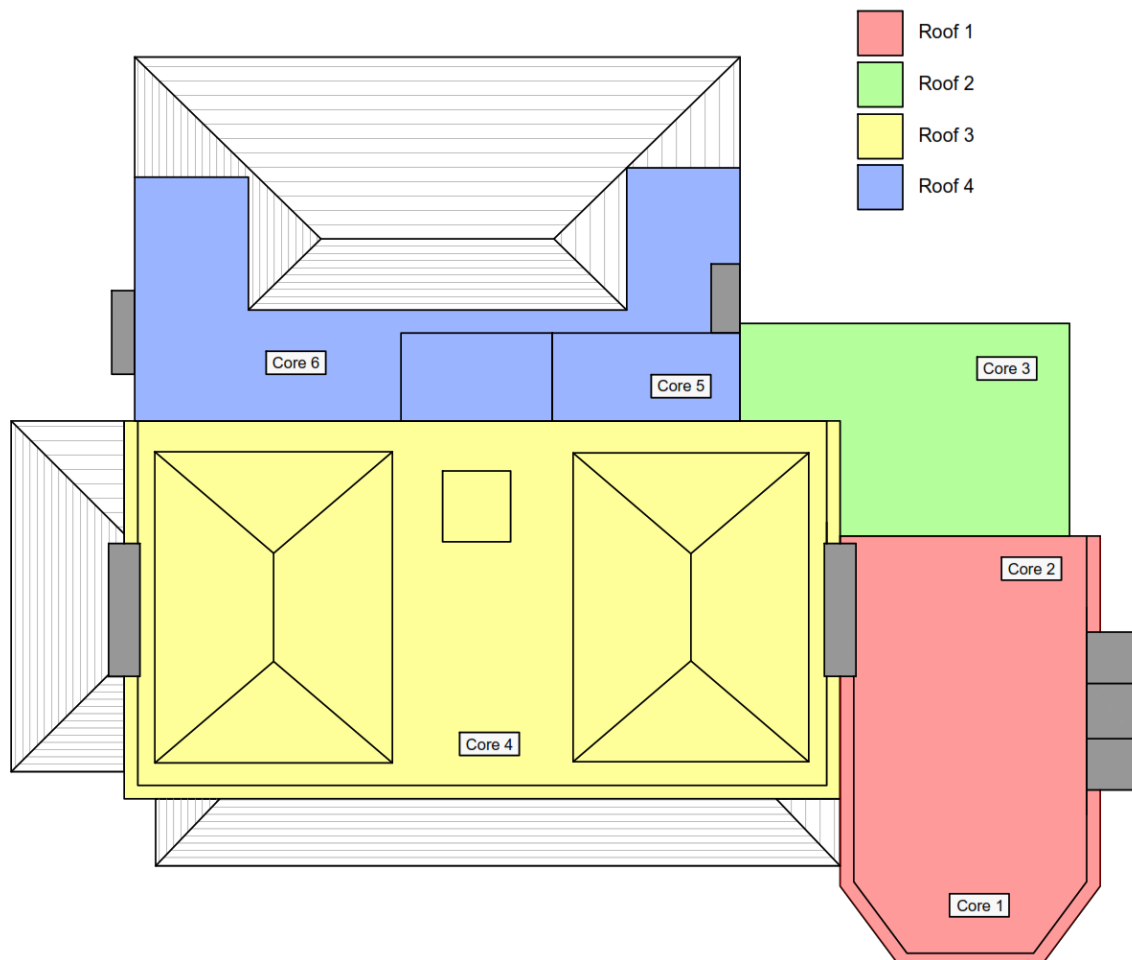
3.0 Background

The felt covered flat roofs to the building have reached the end of their life, and are assumed to be in excess of 30 years old.

Water ingress is apparent in numerous areas, and if not addressed will cause significant damage to the historic fabric of the building.

The roofs are all relatively modern, with the exception of Roof 3 which is part of the original building these roofs are all over more recent extensions to the main building.

Investigation works, including core samples, have found that roofs 1, 2 and 3 have a build up of water beneath the bitumen felt which will lead to decay of the structure if not addressed. Roofs 5 and 6 do not have any insulation, nor ventilation, which provides poor thermal properties and also leaves the roofs vulnerable to condensation within the structure which will also cause decay of the structure if not addressed.



4.0 Proposed Works

The following works are proposed to roofs 1, 2, 3 and 4 which are highlighted on the plan on the previous section:

- Strip the existing felt roof coverings back to the structural deck.
- Undertake repairs to the deck if required.
- Install a vapour control layer over the deck.
- Install insulation to meet current building regulations.
- Install a modern high performance felt roof covering with a mineral felt facing.
- Replace the existing modern Velux rooflight to the centre of Roof 3.

To facilitate the works the lower courses of slate and tiles will need to be removed and reinstated to the adjoining sections of pitched roof. These will be reinstated on a like for like basis.

5.0 Conclusion

The replacement of the roof coverings are essential to prevent water ingress to the building and subsequent damage to the historic building fabric.

The felt roofs are all relatively modern, i.e. likely to be around 30 years old.

The replacement of the roof coverings will have no detrimental effect on the historical features of the building, and will protect the historic elements of the structure.

There will be no visible changes to the external appearance of the building.

The works are in line with the recommendations of PPG16 (Conserving and enhancing the historic environment).

On that basis we recommend that these works are approved to allow works to be carried out as soon as possible.

Appendix A - Survey and Core Samples

Roof Area 1

Area 1 comprises of a flat roof covered with a mineral faced felt cap sheet.

The mineral face cap sheet is in fair condition, however several areas of felt have 'ruckled' and joints appear to have been relatively poorly formed when the felt was first installed. There is no extruded 'bead' of bitumen to joints, and the mineral surface has not been removed to improve bond between layers.

2 nr core samples were carried out at the positions noted on the plan above:

Core 1	Softwood timber boards Bitumen felt. Plywood (to perimeter, around 500mm only) 30mm PIR insulation Fibreboard topping 2 layers felt
Core 2	As above, without plywood boarding

The fibreboard lining beneath the felt was damp in both core sample areas. It is not known where water ingress is occurring.

The roof deck in the two areas that were exposed was sound.

We recommend that the areas below this roof are monitored for water ingress and that an allowance is made to completely strip this roof back to the timber deck and recover the roof, including upgraded insulation to meet current building regulations, within the next 5 years.

If works are not carried out in the long-term timber decay to the roof deck and underlying structure is likely.



Photo 1 - Core 1 – Note plywood to perimeter.



Photo 2 - Core 2 – Note damp fibre board over insulation.



Photo 3 - General view of Roof 1



Photo 4 - Chimney to Roof 1

Roof Area 2

Area 2 comprises of a flat roof covered with a mineral faced felt cap sheet.

The mineral face cap sheet is in fair condition, however several areas of felt have ‘ruckled’ and joints appear to have been relatively poorly formed when the felt was first installed. There is no extruded ‘bead’ of bitumen to joints, and the mineral surface has not been removed to improve bond between layers.

A single core sample was carried out at the positions noted on the plan above:

Core 3	Plywood deck
	Bitumen felt (VCL)
	50mm PIR insulation
	4 Layers of felt (roof previously overlaid before fibreboard installed)
	Fibreboard topping
	2 layers felt

The fibreboard lining beneath the felt was saturated. It is not known where water ingress is occurring, however several areas of poorly jointed felt was apparent.

The roof deck in the two areas that were exposed was sound.

If works are not carried out in the long-term timber decay to the roof deck and underlying structure is likely.



Core 3



Roof 1 (upper) and Roof 2 (Lower) – note 'ruckled' felt)



Photo 5 - General view of roof 2 from above

Roof Area 3

Area 3 comprises of a flat roof covered with a mineral faced felt cap sheet.

The mineral face cap sheet is in fair condition, however several areas of felt have 'ruckled' and joints appear to have been relatively poorly formed when the felt was first installed. There is no extruded 'bead' of bitumen to joints, and the mineral surface has not been removed to improve bond between layers.

A single core sample was carried out at the positions noted on the plan above:

Core 4	Softwood board deck (Likely to be original)
	Bitumen felt (VCL)
	50mm PIR insulation
	Single ply roof covering
	Fibreboard topping
	2 layers felt

The fibreboard lining beneath the felt was saturated. (Refer to video issued by email alongside this report) It is not known where water ingress is occurring, however several areas of poorly jointed felt was apparent.

The roof deck in the two areas that were exposed was sound and comprises of what we assume are original softwood boards with 'penny gaps' between the boards.

If works are not carried out in the long-term timber decay to the roof deck and underlying structure is likely.

The roof incorporates 2 nr slate covered hipped roofs as part of the structure. Although there are several damaged slates these roofs are in fair condition, however, to undertake repair works to the flat roofs the lower courses of slate will need to be stripped and reinstated to provide a good weathering detail.

The modern Velux rooflight within the roof 3 area is showing signs of age, and the upstand requires re-placement



Photo 6 - Core 4 - Saturated fibre board



Photo 7 - Core 4 - Note insulation and softwood boards with ventilation gaps.



Photo 8 - Poorly bonded joint to roof 3.



Photo 9 - Perimeter detail to Roof 3



Photo 10 – Opposite side of roof 3 parapet detail. Note slipped and cracked slates.



Photo 11 - Detail of above



Photo 12 – Roof 3 – Note liquid applied coating to rooflight.



Photo 13 - Roof 3 - Liquid applied coating to cable outlet



Photo 14 - Unnecessary detailing to step between Roof 3 and Roof 4. Note liquid applied coating.

Roof Area 4

Area 4 comprises of a flat roof covered with a mineral faced felt cap sheet.

The mineral face cap sheet is in fair condition. The felt is laid directly onto a plywood deck. PIR insulation is visible within the roof void, between the joists.

This creates an unventilated 'cold void' which is vulnerable to condensation.

Core samples were carried out in the positions noted on the plan above:

Core 5	Plywood deck Bitumen felt (VCL) 50mm PIR insulation 4 Layers of felt (roof previously overlaid before fibreboard installed) Fibreboard topping 2 layers felt.
Core 6	As core 5



Photo 15 – Core sample 5 (Upper section of roof area 4) – Felt directly onto plywood.



Photo 16 - Core sample 6 – (Lower section of roof area 4)



Photo 17 - View looking towards upper section of roof area 4.