



- 1 REMOVE VEGETATION**
Check chimney and roof for any vegetation taking hold and remove and check for damage.
- 2 ROOF REPAIRS**
Existing leadwork has been historically repaired and this repair may have failed. Area to be inspected for broken tiles and leadwork inspected for cause of water ingress. If necessary, leadwork to be replaced. Underlying substrate to be inspected for signs of damp and rot and replaced if necessary. Breathable construction/good ventilation to be maintained throughout.
- 3 REPAINTING OF TIMBERWORK**
Window and door frames and shutters, as well as roof verges and horizontal timber beam cornices to be carefully stripped with heat gun and inspected for the need for repairs. Assuming no repair work required, all woodwork to be repainted in new colour using lime-based breathable paint.
- 4 REPAIR OF LIME RENDERED WALLS**
Significant cracking and some delamination can be seen in the existing render from street level. Full extent of existing plaster to be tested for soundness and removed if at risk of coming away from substrate. Areas that are in good condition but have started to come away to be pinned back to lathes with stainless steel screws, 40mm mesh squares and 25mm washers. Patch repairs to be undertaken with lime render in a mix with additives to match that found in the existing render being removed. If condition of whole rendered surface is found to be poor (this is not expected), all render to be removed and lathes/substrate checked for soundness and replaced like-for-like as necessary. It is not anticipated that structural timbers will be affected.
- 5 REPAIRS TO TIMBERWORK**
Evidence of historic deterioration of timber elements can be seen from street level. Areas to be inspected and tested for soundness of timber. Timber in poor condition to be cut away to expose good wood and appropriate hardwood fillets fitted as patch repairs. Should any timber elements show significant rot and a patch repair would not suffice, said element should be replaced in full, using same-species material and respecting existing joints and techniques.
- 6 SURFACE WATER DRAINAGE**
All rainwater goods assessed for continuity and effectiveness. If condition of overall system is insufficient, it should be replaced wholesale with metal rainwater goods in a 'cast-iron appearance' style. It is understood the central valley drains along a pipe enclosed in the external wall as shown dotted. This should be inspected and recorded during the replastering work (if possible without material damage) with repairs made at junctions if there are any signs of leaks. Internal pipe to be lagged if space permits with breathable material.
- 7 BUSINESS ARTWORK**
Black painted steel gallows bracket with business artwork on both sides. See Figure 1.
- 8 SURFACE MOUNTING WIRING**
Redundant wiring removed and nail holes made good.
- 9 REPAINTING OF BRICKWORK WALLS**
Existing brickwork walls have been painted in a non-breathable paint. It is likely that the removal of this paint may cause some damage to the substrate. A small inconspicuous patch should be tested and if the paint can be removed without damage to the brickwork beneath it should be stripped back carefully with chemical and/or low pressure water. Whether stripped or cleaned, the wall should be repainted in a colour to match render over. If paint is stripped, lime-based breathable paint must be used.
- 10 STONE STEP RE-LAID**
Existing stone step has shifted due to poor foundation. Existing stone to be taken up and re-laid on solid footing so it sits level to ground.

KEY:

- Cracks in render
- Surface mounted wiring
- Surface water drainage goods

FIGURE 1:



colony

Collaborating with:
Arthur op den Brouw

Job: Drawing: Revision:
1025 05-10

Project:
**15 Castle Street
RG1 7SB**

Drawing:
**Front Elevation As
Proposed**

Date: Status:
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Drawn By: Checked By:
JL SH

RIBA Chartered Practice

Colony Architects Ltd.
The Wine Store, Brewery
Court, Theale, Reading, RG7 5AJ
+44 (0)118 380 0328
hello@colonyarchitects.com
colonyarchitects.com