

## Schedule of Repairs – PLANNING



Job No 1053  
Job Name Caversham Court  
Employer Reading Borough Council

The Byre Lantern Courtyard  
The Street Bramley  
Hampshire RG26 5DE

Project West Retaining Wall to Raised Walkway - Causeway  
Schedule No: SCH-02  
Issue Date 24<sup>th</sup> April 2026  
Issue/Revision: PR00 **Preliminary for client review**

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| Item No:    | Works                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Costs - £.p. |
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| <b>1.00</b> | <b>Preamble</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |              |
| 1.01        | <p>The retaining walls to the raised walkway (causeway) to the riverside pavilion (gazebo) is situated on the west side of the garden at Caversham Court. The retaining walls are orientated north south and support the causeway which provides level access to the first floor of the gazebo. The retaining walls are constructed of brickwork quoins and banding with flintwork panels between with projecting brickwork buttresses to the west face. Either side of the raised walk (causeway) are brickwork parapets with brick on edge copings.</p> <p>The retaining walls to the raised walkway (causeway) to the riverside pavilion (gazebo) is a designated grade II listed heritage asset of architectural and historic significance in its own right. The retaining walls are part of the Caversham Court Garden, a grade II listed registered historic Park and Garden. Caversham Court is located within the St Peters Conservation Area.</p> <p>Reading Borough Council, the owners and custodians of Caversham Court, now intend to investigate and repair a bulge in the west face (situated between brick buttresses) of the west retaining wall.</p> <p>The bulge in the flint panel is historical and has been ever present since the last major repair and restoration works to the retaining walls carried out in 2008. However, cracks and loose flints have appeared in the area of the bulge which need further investigation and repair, depending on the findings.</p> <p>Listed building consent and planning permission approval need to be obtained for these investigation and repairs works, as opening up and maybe partial taking down and rebuilding will be required, due to be the designated status of the wall and its immediate and wider setting.</p> |              |
| 1.02        | <p><b>Coordinated Information</b></p> <p>Schedule of repairs to be read in conjunction with the following drawings and documents:</p> <p><i>Morse Webb Architects drawings:</i></p> <ul style="list-style-type: none"> <li>• 1053-100-PL00-Location Plan</li> <li>• 1053-101-PL00-Block Plan-Gazebo and Causeway</li> <li>• 1053-103-PL00-Existing Site Plan Gazebo and Causeway</li> <li>• 1053-117-PL00-Causeway Elevations as Existing</li> <li>• 1053-118-PL00-Causeway Elevations as Existing Photographs</li> <li>• 1053-149-PL00-Causeway Elevations as Proposed</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |              |

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|             | <p><i>Morse Webb Architects drawings:</i></p> <ul style="list-style-type: none"> <li>Heritage Statement</li> </ul> <p><i>SFK Consulting Ltd. (Structural Engineer)</i></p> <ul style="list-style-type: none"> <li>Caversham Court Gardens, Causeway - Structural Report - reference: 25143/R03</li> <li>Drawing: Investigation and Repair to Local Bulged Area of West Retaining Wall – reference: 25143-SFK-CW-ZZ-DR-S-0001-P1</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| <b>2.00</b> | <b>Preliminaries</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |
| 2.01        | <ul style="list-style-type: none"> <li>i. Erect temporary fencing to secure the work area/compound at raised walkway (causeway) level and around the west side of the west face of the west retaining wall to bays 2, 3 and 4.</li> <li>ii. Before commencing work, record the west face of the west retaining wall to bays 2, 3 and 4 and the area of the raised walkway (causeway) above by measurements, added to drawings, and by digital photography.</li> <li>iii. As the opening up and dismantling works proceed continue to record the structure and fabric to form a digital record of the existing walls and the sequence of construction to inform reinstatement/rebuilding.</li> <li>iv. Provide temporary protection to the adjacent Gazebo, raised walkway (causeway) and the west face of the west retaining wall to bays 2, 3 and 4 for the duration of the works to protect from rain/inclement weather.</li> <li>v. Provide all necessary temporary support to ensure all parts of the retaining wall and causeway and adjacent Gazebo affected by the investigation and repair works remain stable during the works on site, all in full accordance with the Structural Engineer's instructions as detailed on their drawing 25143-SFK-CW-ZZ-DR-S-0001-P1 .</li> </ul> |  |  |
| 2.02        | <p><b>Preparation</b></p> <ul style="list-style-type: none"> <li>i. Contractor to inspect the raised walkway (causeway) level, the west side of the retaining wall and the west face of the west retaining wall to bays 2, 3 and 4 to familiarise themselves with the full nature of the opening up/investigations and repair works.</li> <li>ii. Determine the original/existing construction sequence of the wall and annotate on drawings/photographs prior to commencing work.</li> <li>iii. Identify the exact type of stone, flint, brick and mortar used to construct the existing wall and buttress.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |  |
| 2.03        | <p><b>Samples</b></p> <p>Provide the following sample materials and/or panels of inspection/ consideration and written approval prior to ordering materials:</p> <ul style="list-style-type: none"> <li>i. Up to 4 No. new knapped field flints to match existing</li> <li>ii. Up to 4 No. imperial multi-stock clay bricks to match existing in terms of type, size, surface finish/texture and colours.</li> <li>iii. Up to 4 No. new 100x100x30mm hydraulic lime mortar biscuit samples – available from <b>The Lime Centre</b>, or equal approved, as for the following mortar mixes: <ul style="list-style-type: none"> <li><b>Pointing mix:</b> 1 : 3½ NHL 3.5 : well graded sand with 3mm grit</li> <li><b>Bedding mix:</b> 1 : 2½ NHL 3.5 : well graded sand with 3mm grit</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |

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|             | <p><b>The Lime Centre</b><br/> Hazeley Road<br/> Morestead<br/> Winchester<br/> SO21 1LZ</p> <p>Tel: 01962 713636<br/> <b>Email:</b> <a href="mailto:info@thelimecentre.co.uk">info@thelimecentre.co.uk</a><br/> <b>Website:</b> <a href="https://www.thelimecentre.co.uk/products/lime-render/ecomortar/">https://www.thelimecentre.co.uk/products/lime-render/ecomortar/</a></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |  |
| <b>3.00</b> | <p><b>Investigation</b></p> <ul style="list-style-type: none"> <li>i. Remove (by others/gardener in advance) plants to temporary store from west side planting bed to the area above bays 2, 3 and 4 to the west retaining wall.</li> <li>ii. Provide plywood sheets over heavy duty polythene sheets as a temporary storage area for excavated material adjacent to the raised walkway/causeway (location to be agreed). Excavated material is not to be temporarily stored on the causeway so as not to overload the existing structure.</li> <li>iii. Excave by hand dig only the planting bed on the west side of the raised walkway/causeway to expose the rear of the west retaining wall to bay 2 only. Removed soil/spoil to be removed by hand propelled wheelbarrow to the temporary storage area off the raised walk/causeway.</li> <li>iv. Provide temporary support to the sides of the excavation to prevent collapse and to create a safe working area.</li> <li>v. If required, provide and erect temporary support to exposed east concealed face of the of the retaining wall, in consultation with the Structural Engineer.</li> <li>vi.</li> <li>vii. Clean down the rear (concealed) east face of the west retaining wall to bay 2 to expose the brickwork and flintwork to enable inspection to determine structural arrangement, construction and condition.</li> <li>viii. Expose 2 No. existing weep vents/holes to the concealed east face of the wall to determine ground water drainage path and to determine if the weep holes are blocked/restricted.</li> <li>ix. Photograph/measure the exposed east concealed face of the of the retaining wall</li> <li>x. Allow the architect/CA and Structural Engineer to inspect and investigate the exposed east concealed face of the of the retaining wall.</li> </ul> |  |  |
| <b>4.00</b> | <p><b>Repair Works</b></p> <p>Repair works are dependant on the findings of the inspection of the concealed east face of the west retaining wall. The repairs may include (to be confirmed by the Structural Engineer):</p> <ul style="list-style-type: none"> <li>i. Carefully rake out the mortar to the area (2 metres wide, 1.5 metres high) of the bulge in the flintwork to bay 2 to the west face of the west retaining wall and remove the individual flints. Set aside flints locally.</li> <li>ii. Clean down the west concealed face of the inner brickwork retaining wall to enable it to be inspected.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |

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|             | <ul style="list-style-type: none"> <li>iii. Allow the architect/CA/Structural Engineer to visit site and inspect the west concealed face of the backing brickwork wall behind the flintwork to determine condition and any necessary repairs the buttress.</li> <li>iv. If required, repoint the east and west faces of the concealed brickwork retaining wall where exposed.</li> <li>v. Supply and fix new stainless steel Helibar fixings in the mortar joints to the west concealed face of the retaining wall in the area where the flints have been removed.</li> <li>vi. Reconstruct to west facing external skin of flintwork using the existing salvaged flints previously removed. As the flints are reinstated bend the new Helibar fixings at 90 degrees between flints to suit the new flintwork joints. Bed and point the reinstated flints in lime mortar to the approved sample.</li> <li>vii. Around the reconstructed flintwork, rake out and repoint any loose/defective mortar pointing to flintwork/and or brickwork retained in situ.</li> <li>viii. Mortar pointing to the reinstated/repared flintwork to match existing on a 'like for like' basis in terms of recessed depth around individual flints, colour, texture/finish (stippled) and grit content (exposed). Do not drag the pointing mortar along/across the joint.</li> <li>ix. Allow for clearing the drainage path to the weep holes to the rear east face of the retaining wall to ensure water can escape. Ensure the weep holes are clear of obstruction and are free draining.</li> <li>x. Before back filling the excavation on the east side of the wall supply and lay granular material to the Structural Engineer's specification to aide drainage.</li> </ul> |  |  |
| <b>5.00</b> | <b>Reinstatement</b> <ul style="list-style-type: none"> <li>i. Remove all temporary support on instruction from the Structural Engineer.</li> <li>ii. Back fill the excavation on the east side of the west retaining wall below the raised walkway/causeway with the previously excavated material set aside to store.</li> <li>iii. Reinstall plants previously temporarily removed and set aside to store in their former positions (by others/gardener).</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |
| <b>6.00</b> | <b>Completion</b> <ul style="list-style-type: none"> <li>i. Lightly brush down the reconstructed flintwork to remove dry dust and mortar residue. Lightly clean all repaired and reconstructed surfaces with clean water.</li> <li>ii. Brush down the paving to the raised walkway/causeway and internal face of the west side brickwork parapet over the retaining wall to remove dirt and debris. Lightly clean surfaces with clean water.</li> <li>iii. Make good all areas around the base of the repaired/reconstructed walls and remove all dirt and debris from site. Reinstall grassed areas, planting beds and paved areas back to their previous condition prior to the commencement of the work.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |  |