

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 North Courtyard Screen Wall and Buttress
Schedule No: SCH-04
Issue Date 24th April 2026
Issue/Revision: PR00 **Preliminary for client review**

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Item No:	Works	Costs - £.p.
1.00	Preamble	
1.01	The north boundary (screen wall) situated between the main west courtyard to Caversham Court Garden and the courtyard to the Stable Block sustained damage when an unauthorised vehicle entered Caversham Court Garden and hit the south face of the wall damaging one of the stonework buttresses. The north boundary (screen wall) is the north return of the east boundary (screen) wall which is a designated grade II listed heritage asset of architectural and historic significance in its own right. The wall is 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. Reading Borough Council, the owners and custodians of Caversham Court, now intend to repair the damaged buttress. Although not damaged by the accident, parts of the adjoining and attached wall either side of the buttress is defective in localised/isolated areas and requires repairs. Listed building consent and planning permission approval need to be obtained for these works due to be the designated status of the wall and its immediate and wider setting.	
1.02	Coordinated Information# Schedule of repairs to be read in conjunction with Morse Webb Architects drawings: 1053.122.PL00	
2.00	Preliminaries	
2.01	Although it has been allowed for the whole of the buttress to be dismantled and rebuilt, it may be possible to retain the upper part of the buttress in situ, with adequate temporary support, with only the lower displaced/ loose parts of the buttress being dismantled and rebuilt. Erect temporary fencing to secure the work area/compound. Erect, maintain/inspect and strike mason's scaffolding required to undertake and complete the works. Before commencing work, record the existing buttress and wall by measurements, added to drawings, and by digital photography. Measure size of individual stone blocks and associated section mouldings. Measure and record widths of bedding and vertical mortar joints.	

	Provide temporary protection to the buttress and wall for the duration of the works to protect from rain/inclement weather. Provide all necessary temporary support to ensure all parts of the wall affected by the repair works remain stable during the works on site.		
2.02	Preparation Contractor to inspect the buttress and the adjoining attached walls either side to determine the security and fixing of the existing stonework, flintwork and brickwork along with associated mortar pointing and bedding from the base to the head of the wall. Determine the original/existing construction sequence of the buttress and annotate on drawings/photographs prior to commencing work. Identify the exact type of stone, flint, brick and mortar used to construct the existing wall and buttress.		
2.03	Samples Provide the following sample materials and/or panels of inspection/consideration and written approval prior to ordering materials: - Up to 2 No. 100x100x50mm new natural stone blocks to match the existing stone in terms of type, source, geological matrix, texture and colour. - Up to 4 No. new knapped field flints to match existing - Up to 4 No. imperial multi-stock clay bricks to match existing in terms of type, size, surface finish/texture and colours. - Up to 4 No. stone dust/lime putty stone repair mixes. - Up to 4 No. new 100x100x30mm hydraulic lime mortar biscuit samples – available from The Lime Centre, or equal approved, as for the following mortar mixes: Pointing mix: 1 : 3½ NHL 3.5 : well graded sand with 3mm grit Bedding mix: 1 : 2½ NHL 3.5 : well graded sand with 3mm grit The Lime Centre Hazeley Road Morestead Winchester SO21 1LZ Tel: 01962 713636 Email: info@thelimecentre.co.uk Website: https://www.thelimecentre.co.uk/products/lime-render/ecomortar/		
3.00	Dismantling Starting at the top/head of the existing buttress, dismantle and take down to ground level in reverse sequence/order of original/last existing construction. Temporarily remove whole pieces of stone releasing at bedding and vertical joists by loosening/removing pointing and bedding mortar. As the buttress is dismantled, give each individual stone a unique reference number marked on its hidden bedding or back face using an indelible marker. Cross reference numbers onto drawings/sketches photographs. Place dismantled stones on timber pallets. Do not stack individual stones. Place		

	timber packers between individual stones side by side. As the buttress is dismantled take digital sequenced photographs at each course of stone removed to create a photographic record of the original construction sequence of the buttress.		
4.00	Reconstruction Following the dismantling of the existing buttress, inspect the wall behind and record condition. If defects of a structural nature are identified, the structural engineer is to inspect the exposed buttress wall socket in the brickwork/flintwork to identify/confirm any structural repairs necessary. Make good/repair the brickwork wall at the rear of the buttress prior to its reconstruction. Rebed loose/displaced existing bricks in hydraulic lime mortar. Rake out defective/perished/loose existing mortar from brickwork bedding joints and perp ends and fill/point to full depth of the brick/wall thickness with new hydraulic lime mortar. Reconstruct the buttress matching the original/last construction sequence ensuring all existing stone is reinstated in its former positions bedded in new hydraulic lime mortar. All new bedding and vertical/perp end joints to match existing buttress prior to dismantling. Structural engineer to confirm if new stainless steel ties are to be incorporated in the rebuilding of the buttress. Point the stone reinstated/reconstructed stonework buttress with hydraulic lime mortar to match the appearance, style, texture and colour of the existing mortar pointing to the adjacent existing stonework. Ensure the face of the new pointing is slightly recessed to reveal the arrises of the edges of the individual stones to match the adjacent existing stonework. Repair existing damaged individual stone blocks prior to reconstruction of the buttress. Include for the following repairs: - Repair existing fractured stones. Fix with epoxy resin recessed 10mm from the surface of the stone. Fill joints between new and existing stone with stone dust mortar repair mix and work back flush with surface. For larger indent repairs, 6 to 10mm diameter stainless steel threaded dowels may be used and the stonemasons discretion. - Piecing in new sections of stone to replace defective existing or replace missing sections to individual stone blocks. New stone to match existing to approved sample. Cut out minimum amount of existing to square lines to allow new stone to be fitted. Fix with epoxy resin recessed 10mm from the surface of the stone. Fill joints between new and existing stone with stone dust/lime putty mortar repair mix, to approved sample to match existing, and work back flush with surface. For larger indent repairs, 6 to 10mm diameter stainless steel threaded dowels may be used and the stonemasons discretion. - For small non-structural defects to individual stones, carry out stone dust mortar repairs, to approved sample, to replace missing sections of stone. Work back repair to match the surface and profile of the host stone. The extent of these repairs are to be agreed on site. The intent is to prevent water pooling on the stonework and ensure water does not pond. These are not intended to be cosmetic repairs.		
5.00	Repairs to Flint Panels to South Face of Wall Remove surface vegetation from the surface of the wall. The flintwork within the panels between brickwork to bays between the		

	buttresses to the south face of the wall is defective in localised/isolated areas. This is caused by the mortar bedding and pointing to the flintwork perishing and losing its strength and adhesion bond resulting in loose, detached, displaced and, in some cases fallen individual flints. Allow for the following repairs: Rake out and repoint defective mortar joints to flintwork across the south face of the wall and repoint in hydraulic lime mortar to match exiting mortar joint and pointing removed. Sound existing mortar pointing in good condition to be retained in situ. Any existing cement based mortars to be carefully removed and replaced with new lime mortar pointing to approved sample. Individual existing loose, detached and displaced flints are to be removed along with associated defective loose/defective mortar bedding. Pockets to flintwork are to be made good to ensure the wall is sound and stable. Removed individual flints, along with flints that have previously fallen to the ground are to be re-bedded in hydraulic lime mortar, to the approved sample, in their former positions (bays). Replaced flintwork to be repointed in new hydraulic lime mortar, to approved sample to match the existing mortar pointing		
6.00	Completion Lightly brush down the reconstructed buttress and repaired sections of wall to remove dry dust and mortar residue. Lightly clean all repaired and reconstructed surfaces with clean water. Make good all areas around the base of the repaired/reconstructed walls and gate piers and remove all dirt and debris from site. Reinstate grassed areas, planting beds and paved areas back to their previous condition prior to the commencement of the work.		