

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 Gazebo
Schedule No: SCH-01
Issue Date 24th April 2026
Issue/Revision: PR00 Preliminary for client review

T 01256 587 888
E studio@morsewebb.co.uk
W morsewebb.co.uk

Item No:	Works	Costs - £.p.
1.00	Preamble	
1.01	The Gazebo, situated in the south west part of the garden at Caversham Court, has a number of defects to the structure and fabric identified following recent structural and condition surveys. The Gazebo is a significant designated heritage asset being listed grade II listed on the statutory list. Its built origins date back to at least the early C17. The Gazebo is located within the Caversham Court 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 including the Gazebo, now intend to carry out repairs to return the structure and fabric to a good condition. 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 SFK Consulting Ltd. (structural engineer's document– Caversham Court Gardens, Gazebo - Structural Report reference: 25143/R02 dated 5th January 2026. Schedule of repairs to be read in conjunction with Morse Webb Architects drawings: 1053.130.PL00 – Caversham Court – Gazebo – Floor Plans – Repairs 1053.1??.PL00 – Caversham Court – Gazebo – North Elevation - Repairs 1053.1??.PL00 – Caversham Court – Gazebo – East Elevation - Repairs 1053.1??.PL00 – Caversham Court – Gazebo – South Elevation - Repairs 1053.1??.PL00 – Caversham Court – Gazebo – West Elevation - Repairs 1053.1??.PL00 – Caversham Court – Gazebo – Section AA - Repairs 1053.1??.PL00 – Caversham Court – Gazebo – Section BB - Repairs 1053.1??.PL00 – Caversham Court – Gazebo – Section CC - Repairs 1053.1??.PL00 – Caversham Court – Gazebo – Section DD - Repairs	
2.00	Preliminaries	
2.01	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 areas of the existing Gazebo affected by the works by measurements added to drawings and by digital photography. Provide temporary protection to the Gazebo as a whole and individual elements for the duration of the works to protect from rain/inclement weather. Provide temporary protection to the Gazebo as a whole and individual elements for the duration of the works to protect from impact damage. Identify existing materials used in the construction the Gazebo including the exact type of timber (timber frame, windows and external doors), flint, brick, plaster/lathe and plaster, clay/terracotta floor tiles, paint finishes and mortar used to construct and finishes.		
2.02	Preparation Remove all stored materials from the lower ground floor chamber to alternative store. Remove existing vegetation growth from the south and west elevations to expose all external surfaces to allow access to inspect the wall and carry out necessary repairs. Temporarily remove and/or protect plants in planting beds adjacent to the north elevation on the causeway. Make good planting beds disturbed and reinstate plants on completion of the repair works. Lightly brush down all internal surfaces to the lower ground floor and upper first floor chambers to remove dirt and debris to allow all surfaces to be inspected thoroughly prior to commencing work. Lightly brush down all external wall surfaces from ground level from external ground level up to eaves height, including upper wall plate and eaves gutters, to the north, east, south and west elevations to remove dirt and debris to allow all surfaces to be inspected thoroughly prior to commencing work.		
2.03	Samples Provide the following sample materials and/or panels of inspection/consideration and written approval prior to ordering materials: i. Up to 6 No. new knapped field flints to match existing ii. Up to 6 No. imperial multi-stock clay bricks to match existing in terms of type, size, surface finish/texture and colours. iii. 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: iv. Up to 3 No. seasoned/air dried 100x100x25mm English oak piece samples, unfinished v. Up to 4 300x300mm lime wash samples – for internal wall finishes vi. Up to 4 300x300mm Keim mineral paint samples – for internal wall finishes • Pointing mix - brickwork: 1 : 3½ NHL 3.5 : well graded sand with 3mm grit with 10 to 15mm mortar joints. • Pointing mix - flintwork: 1 : 3 NHL 3.5 : well graded sand with 5mm 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/		
	EXTERNAL WORKS		
3.00	Roof and Roof Features Inspect/check condition/fixing/security of weathervane and lead apex capping at high level from the scaffolding and report findings. Inspect/check condition of plain clay tile roof coverings, including bonnet hip tiles and mortar bedded, to all 4 No. roof slopes at high level from the scaffolding and report findings. Allow for refixing loose/detached/displace individual plain clay tiles and or hip tiles.		
4.00	Rainwater Disposal System Inspect/check condition of existing cast iron rainwater eaves gutters and downpipe, including brackets, to all 4 No. roof slopes at high level from the scaffolding and report findings. Remove leaves/vegetation and dirt and debris. Remove rust isolated/localised corrosion from all cast iron rainwater goods, treat with rust inhibitor, prime bare metal and redecorate/paint with Dulux Trade solvent/oil based Metalshield paint system in full accordance with the manufacturer's instructions/ specification, including preparation. Colour/finish: black/gloss Paint/coat internal surfaces of all existing rainwater goods with 2 No. coats of cold bitumen solution in full accordance with the manufacturer's instructions/ specification, including preparation.		
5.00	North Elevation		
5.01	<u>Timber Frame Corner Posts – see also east and west elevations</u> Cut out bottom 75mm of existing 2 No. north west and north east posts directly above lower wall plate and remove timber. Treat with preservative exposed end grain exposed to existing post retained in situ. Inspect the top of the existing wall plate previously concealed by post. Report findings. Supply and fix new code 4 milled lead capping over wall plate below post and lap over existing adjacent lead cappings either side min 50mm. Supply and apply min 2 No coats of patination oil to all new leadwork (all surfaces). Piece/scarf in new piece of seasoned/air dried English oak post and fix to existing post retained (moisture content to be confirmed) to bear on to existing wall plate below over new lead capping. Grain of new post section to match appearance and direction of existing oak post.		

5.02	<u>Timber Frame</u> Remove remains of existing paint/stained finish back to bare timber. Allow for carrying out small localised/isolated traditional carpentry repairs to repair minor defects in the existing timber frame identified following the removal of existing oil/paint finishes. Minor repairs to be agreed and scheduled on site. Supply and apply 2 No. coats of clear/matt Osmo Protection Oil finish (or raw linseed oil) to approved sample in full accordance with the manufacturer's instructions/ specification, including preparation, to all exposed surfaces of existing timber frame.		
5.03	<u>Brickwork Wall</u> Rake out and repoint with hydraulic lime mortar horizontal mortar joint below lower timber wallplate.		
5.04	<u>External Door</u> Remove exiting timber threshold cill and replace with new seasoned/air dried English oak threshold cill to match existing on a 'like for like basis'. Supply and apply 2 No. coats of clear/matt Osmo Protection Oil finish (or raw linseed oil) to approved sample in full accordance with the manufacturer's instructions/ specification, including preparation. Supply and apply 2 No. coats of clear/matt Osmo Protection Oil finish (or raw linseed oil) to approved sample in full accordance with the manufacturer's instructions/ specification, including preparation, to 2 No. door leafs including external and internal faces and all edges.		
5.05	<u>Paving</u> Remove 1 No. existing fracture paving slab immediately in front of the timber threshold cill to the external door and replace with a new paving slab to match existing on a 'like for like basis'. Bed and point in new hydraulic lime mortar to approved sample. Remove loose/lifted existing paving slabs immediately in front of the timber threshold cill to the external door and relay in former positions. Bed and point in new hydraulic lime mortar to approved sample.		
6.00	East Elevation		
6.01	<u>Timber Frame Corner Posts – see also north and south elevations</u> Cut out bottom 75mm of existing 2 No. north west and north east posts directly above lower wall plate and remove timber. Treat with preservative exposed end grain exposed to existing post retained in situ. Inspect the top of the existing wall plate previously concealed by post. Report findings. Supply and fix new code 4 milled lead capping over wall plate below post and lap over existing adjacent lead cappings either side min 50mm. Supply and apply min 2 No coats of patination oil to all new leadwork (all surfaces).		

	Piece/scarf in new piece of seasoned/air dried English oak post and fix to existing post retained (moisture content to be confirmed) to bear on to existing wall plate below over new lead capping. Grain of new post section to match appearance and direction of existing oak post.		
6.02	<u>Timber Frame</u> Remove remains of existing paint/stained finish back to bare timber. Allow for carrying out small localised/isolated traditional carpentry repairs to repair minor defects in the existing timber frame identified following the removal of existing oil/paint finishes. Minor repairs to be agreed and scheduled on site. Supply and fix 1 No. new seasoned/air dried oak timber frame peg in existing mortice joint hole in wall plate below south mullion to window W101. Inspect and investigate split in upper eaves wall plate above south mullion to window. Inspect the lower wall plate below window W101 from the scaffolding at high level to investigate the possibilities of fitting a new code 4 lead capping over the wall plate (which also forms the cill of the window). New detail to be agreed on site. Supply and apply 2 No. coats of clear/matt Osmo Protection Oil finish (or raw linseed oil) to approved sample in full accordance with the manufacturer's instructions/ specification, including preparation, to all exposed surfaces of existing timber frame.		
6.03	<u>Brickwork Wall</u> Rake out and repoint with hydraulic lime mortar horizontal mortar joint below lower timber wallplate. Rake out and repoint with hydraulic lime mortar vertical crack in brickwork to south side of gate opening DG01. Remove up to 5 No. existing spalling/decayed bricks from brickwork wall above gate opening DG01. Supply and build in up to 5 No. 'new' secondhand salvaged bricks to match existing removed on a 'like for like basis' bedded and pointed in lime mortar. Ped and point in hydraulic lime mortar to approved sample.		
7.00	<u>South Elevation</u>		
7.01	<u>Timber Frame Corner Posts – see also east and west elevations</u> Cut out bottom 75mm of existing 2 No. north west and north east posts directly above lower wall plate and remove timber. Treat with preservative exposed end grain exposed to existing post retained in situ. Inspect the top of the existing wall plate previously concealed by post. Report findings. Supply and fix new code 4 milled lead capping over wall plate below post and lap over existing adjacent lead cappings either side min 50mm. Supply and apply min 2 No coats of patination oil to all new leadwork (all surfaces). Piece/scarf in new piece of seasoned/air dried English oak post and fix to existing post retained (moisture content to be confirmed) to bear on to existing		

	wall plate below over new lead capping. Grain of new post section to match appearance and direction of existing oak post.		
7.02	<u>Timber Frame</u> Remove remains of existing paint/stained finish back to bare timber. Allow for carrying out small localised/isolated traditional carpentry repairs to repair minor defects in the existing timber frame identified following the removal of existing oil/paint finishes. Minor repairs to be agreed and scheduled on site once inspected at high level from the scaffolding. Allow for carrying out small localised/isolated traditional carpentry repairs to repair vertical splits in the south east corner post to the timber repair. Repairs to be agreed and scheduled on site once inspected at high level from the scaffolding. Inspect the lower wall plate below window W102 from the scaffolding at high level to investigate the possibilities of fitting a new code 4 lead capping over the wall plate (which also forms the cill of the window). New detail to be agreed on site. Supply and apply 2 No. coats of clear/matt Osmo Protection Oil finish (or raw linseed oil) to approved sample in full accordance with the manufacturer's instructions/ specification, including preparation, to all exposed surfaces of existing timber frame.		
7.03	<u>Brickwork Wall</u> Rake out and repoint with hydraulic lime mortar horizontal mortar joint below lower timber wallplate. Rake out 4 No. horizontal mortar joints in brickwork wall between ground (WG01) and first floor (W102) windows and insert 4 No. new sets of stainless steel 6mm Helefi Helibars each approximately 2 metres long across vertical cracks in the brickwork in full accordance with the structural engineers and manufacturer's details/specifications. Repoint mortar joints with hydraulic lime mortar. Rake out and repoint with hydraulic lime mortar 2 No. vertical cracks brickwork wall between ground (WG01) and first floor (W102) windows following the insertion of the Helibars. Rake out and repoint with hydraulic lime mortar 1 No. vertical crack in brickwork/ flintwork to east side of window WG01. Rake out and repoint with hydraulic lime mortar area of brickwork below ground floor window WG01.		
8.00	<u>West Elevation</u>		
8.01	<u>Timber Frame Corner Posts – see also north and south elevations</u> Cut out bottom 75mm of existing 2 No. north west and north east posts directly above lower wall plate and remove timber. Treat with preservative exposed end grain exposed to existing post retained in situ. Inspect the top of the existing wall plate previously concealed by post. Report findings. Supply and fix new code 4 milled lead capping over wall plate below post and		

	lap over existing adjacent lead cappings either side min 50mm. Supply and apply min 2 No coats of patination oil to all new leadwork (all surfaces). Piece/scarf in new piece of seasoned/air dried English oak post and fix to existing post retained (moisture content to be confirmed) to bear on to existing wall plate below over new lead capping. Grain of new post section to match appearance and direction of existing oak post.		
8.02	<u>Timber Frame</u> Remove remains of existing paint/stained finish back to bare timber. Allow for carrying out small localised/isolated traditional carpentry repairs to repair minor defects in the existing timber frame identified following the removal of existing oil/paint finishes. Minor repairs to be agreed and scheduled on site once inspected at high level from the scaffolding. Remove existing timber lower wall plate/window cill below window W103 to full width of window opening and cart away. Supply and fix new seasoned/air dried English oak wall plate to match existing on a 'like for like basis' using tradition carpentry details incorporating mortice and tenon pegged joints and scarf joints. This work may necessitate the temporary removal of the existing timber frame/window above. Following the replacement of the section of wall plate/window cill below window W103, supply and fit a new code 4 lead capping over the new wall plate/cill. New detail to be agreed on site. Supply and apply 2 No. coats of clear/matt Osmo Protection Oil finish (or raw linseed oil) to approved sample in full accordance with the manufacturer's instructions/ specification, including preparation, to all exposed surfaces of existing timber frame.		
8.03	<u>Brickwork Wall and Flintwork Surround/Quoins</u> Rake out and repoint with hydraulic lime mortar horizontal mortar joint below lower timber wallplate. Rake out and repoint with hydraulic lime mortar area of brickwork to north side of gate opening DG02. Remove up to 10 No. existing spalling/decayed bricks from brickwork wall above and to the north of gate opening DG02. Supply and build in up to 10 No. 'new' secondhand salvaged bricks to match existing removed on a 'like for like basis' bedded and pointed in lime mortar. Ped and point in hydraulic lime mortar to approved sample. Carefully dismantle flintwork/brickwork bottom quoin on the north side of gate opening DG02 ad set aside/salvage existing bricks and flints for reuse. Reconstruct the quoin using existing salvaged bricks and flints supplemented with 'new' secondhand bricks and flints to match existing on a 'like for like basis' to replace existing defective beyond reuse. Bed and point in hydraulic lime mortar.		
	INTERNAL WORKS		
9.00	Lower (ground floor) Chamber		
9.01	<u>New Post</u>		

	Supply and fix new seasoned/air dried 150x150mm English oak post with new upper 150mm wide oak head beam, screw fixed to the underside of the existing first floor beam, on a new oak cap plate dowel fixed on to a new 325x323mm (brick and a half square) pier supported on a new 600x600x300mm mass concrete pad foundation below floor level, all in accordance with the structural engineer's details/specification. New brick pier to be constructed from new metric handmade multi stock red/orange bricks, to approved sample, bedded and pointed in new hydraulic lime mortar to approved sample.		
9.02	<u>Floor</u> The existing clay/terracotta tile floor finish is in a poor condition with many cracked and fractured tiles. The floor generally undulates and is not level. A number of tiles have lifted and or are displaced. Some tiles are loose. As the floor tiles will be disturbed when the new footing and brick plinth are constructed for the new oak post, consideration should be given to lifting the whole floor and relaying it on a prepared substrate to a level finish replacing defective existing tiles with 'new' secondhand/ reclaimed clay/terracotta floor tiles to match existing on a 'like for like basis' bedded and pointed in lime mortar. Before constructing/installing new oak post, carefully lift existing clay floor tiles in the location of the new concrete pad foundation sufficient to allow the pit to be excavated. Set aside removed tiles to store. Following the construction of the new foundation, brick pier and installation of the new oak post, relay the existing clay/terracotta floor tiles (in salvageable/reusable condition) in their former position cut and dressed around the new brick pier. Supply and fix 'new' secondhand/ reclaimed clay/terracotta floor tiles to match existing on a 'like for like basis' to replace defective existing beyond reuse. Bed and pointed in lime mortar.		
9.03	<u>Ceiling</u> Carefully remove existing lath and plaster ceiling on the east side of the existing oak beam and cart away. Inspect the exposed timber first floor structure and report findings. Allow for localised/isolated traditional carpentry repairs to existing floor structure where exposed. Treat exposed existing floor structure with min 2 No. flood coats of timber preservative. Supply and fix new oak riven laths fixed, with nonferrous wire nails, with min 6 to 8mm gap between to enable plaster key to form. Supply and apply 3 coat lime plaster finish, reinforced with animal hair, to new laths. Prepare existing/retained plaster ceiling finish to west side of oak beam. Remove existing defective loose/flaking paint finishes back to sound attached paint coatings on plaster finishes. Supply and apply up to 5 No. coats of natural pigmented lime wash to new and existing plaster ceiling finishes.		

9.04	<u>Walls</u> Brush down all wall surfaces to remove dirt and debris. Remove localises/isolated areas of loose/detached existing wall plaster back to sound plaster finish and cart away, Allow for localised/isolated areas of repointing to brickwork to replace missing and/or defective existing mortar pointing. Prepare internal wall surfaces. Remove existing defective loose/flaking paint finishes back to sound attached paint coatings on brickwork and plaster finishes. Supply and apply up to 5 No. coats of natural pigmented lime wash. External Gate Openings (DG01 and DG02) Treat all exposed faces of existing oak lintels over both gate openings with min 2 No. flood coats of timber preservative. Rake out and repoint, with hydraulic lime mortar defective/opened vertical brickwork/flintwork joint to the full height of the opening to the north reveal to east gate opening DG02.		
10.00	Upper (first floor) Chamber		
10.01	<u>Walls</u> Rake out and fill, with lime plaster repair mix to match existing wall plaster, 2 No vertical fine cracks in existing plaster finish from floor level to the underside of the cill plates to windows WG02 and WG03. Prepare internal plaster wall surfaces between floor level and underside of lower wall plate. Remove existing defective loose/flaking paint finishes back to sound attached paint coatings on plaster finishes. Supply and apply up to 5 No. coats of natural pigmented lime wash.		
10.02	<u>Windows WG01, WG02 and WG03</u> Prepare timber frames. Supply and apply 2 No. coats of clear/matt Osmo Protection Oil finish (or raw linseed oil) to approved sample in full accordance with the manufacturer's instructions/ specification, including preparation, to all exposed surfaces.		
10.03	<u>External Door D101</u> Prepare timber door leafs and doorframe. Supply and apply 2 No. coats of clear/matt Osmo Protection Oil finish (or raw linseed oil) to approved sample in full accordance with the manufacturer's instructions/ specification, including preparation, to all exposed surfaces.		
11.00	Completion		
11.01	Lightly brush down the repaired external wall surfaces 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 gazebo and remove all dirt and debris from site. Reinststate grass and paved areas back to their previous condition prior to the commencement of the work.		
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