

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 Stable Block, Courtyard Wall and Gate Piers
Schedule No: SCH-03
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 Stable Block courtyard boundary wall and north gate pier were previously hit by a vehicle which caused the north stone and flint gate pier and part of the adjoining north wall to collapse. Collapsed existing materials are stored on site and temporary protection placed over the damaged wall sections retained in situ. The Stable Block, including its courtyard boundary wall and gate piers, is a significant designated heritage asset being listed grade II listed on the statutory list. The Stable Block is also 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 Stable Block, now intend to rebuild the collapsed gate pier and wall section and repair the damaged part of the wall retained in situ. 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 Stables, Courtyard Wall - Structural Report reference: 25143/R01A dated 10th December 2025. Schedule of repairs to be read in conjunction with Morse Webb Architects drawings: 1053.122.PL00	
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 existing wall by measurements added to drawings and by digital photography. Provide temporary protection to the wall for the duration of the works to protect	

	from rain/inclement weather. Sort and identify all existing materials collected from the collapsed wall and gate pier. Set out on timber pallets to determine sequence of construction and position/location in the wall and gate pier. Remove residue mortar from individual pieces of stone, flint and brick in readiness for reconstruction. Inspect existing materials collected from the collapsed wall to determine condition/ damage. Identify repairs required to individual pieces of stone. Identify materials where poor condition renders them beyond reuse and therefore replacement materials will be needed. Identify the exact type of stone, flint, brick and mortar used to construct the existing wall and gate pier.		
2.02	Preparation Remove/extract 1 No. existing iron hinge pin from the existing base stone of the collapsed north gate pier. Remove rust corrosion. Inspect condition or damage and/or defects and report findings. Allow for forged/blacksmith ironwork repairs. Treat areas where rust corrosion removed with inhibitor. Prime and paint. Inspect the existing north wall section and base of collapsed north gate pier to identify any loose material. Temporarily remove loose material back to sound solid wall section/gate pier. Identify removed materials and store on timber pallets.		
2.03	Samples Provide the following sample materials and/or panels of inspection/consideration and written approval prior to ordering materials: - Up to 3 No. 100x100x50mm new natural stone blocks to match the existing stone in terms of type, source, geological matrix, texture and colour. - Up to 6 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. new 100x100x30mm hydraulic lime mortar biscuit samples – available from The Lime Centre, or equal approved, as for the following mortar mixes: Pointing mix - stonework: 1 : 4 NHL 3.5 : well graded sand with 2mm grit with 10 to 15mm mortar joints. 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/		

3.00	Reconstruction Reconstruction of the collapsed section of wall and gate pier is to be carried out in full accordance with the structural engineer's report - Caversham Court Stables, Courtyard Wall - Structural Report reference: 25143/R01A dated 10th December 2025 Reconstruct the collapsed north section of the wall using existing salvaged flints and bricks supplemented with new flints and bricks to match existing as approved samples bedded and pointed in new hydraulic lime mortar to approved samples. The pointing of the new flintwork is to match the pointing style, texture and colour of the existing mortar of the retained wall. Pointing is to be recessed back around the arrises of the individual flints to match the existing wall. Reconstruct the collapsed north gate pier using existing salvaged stone and flints supplemented with new stone and flints to match existing as approved samples bedded and pointed in new hydraulic lime mortar to approved samples. Repair existing damaged individual stone blocks prior to reconstruction of the north gate pier. Include for the following repairs: i. 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 mx and work back flush with surface. For larger fractures and jointing two pieces of fractured stone, 6 to 10mm diameter stainless steel threaded dowels maybe used and the stonemasons discretion. ii. Piecing in new sections of stone to replaced 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 maybe used and the stonemasons discretion. iii. Refix existing/repared lower hinge pin to base of north gate pier in former position. Fix with epoxy resin recessed 10mm from the surface of the stone. Point joint with stone dust/lime putty mortar repair mix, to approved sample to match existing, stone and work back flush with surface. Carefully remove the existing coping stones from the remaining lower north section of wall from the collapsed section to the first step up. Remove existing residual mortar bedding and pointing from the existing coping stones. Rebed existing salvaged coping stones on new lime mortar bed to the approved mortar sample in their former position. Point bedding joints below and butt joints between to match existing coping stones retained in situ.	
4.00	Repairs to existing north and south boundary walls Remove ivy/vegetation from the south section of wall.	

	Inspect the west and east faces of the existing boundary walls retained in situ to the north and south side of the vehicular gate opening for a distance of 3 metres in either direction to determine condition. Inspect south gate pier, flint walling and coping stones. Report findings. Allow for the following repairs: Remove 2 No. existing iron hinge pins from the south gate pier. Remove rust corrosion. Inspect condition or damage and/or defects. Allow for forged/blacksmith ironwork repairs. Treat areas where rust corrosion removed with inhibitor. Prime and paint. Carryout localised repairs to individual stones around the sockets to the 2 No. removed existing hinge pins. Refix 2 No. lower and upper existing/repared hinge pins to south gate pier in former position. Fix with epoxy resin recessed 10mm from the surface of the stone. Point joint with stone dust/lime putty mortar repair mix, to approved sample to match existing, stone and work back flush with surface. Rake out and repoint defective mortar joints to stonework and flintwork to 3 No. faces and returns to existing south gate pier in localised/isolated areas 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. Rake out and repoint defective mortar joints to flintwork to west and east faces of existing south wall in localised/isolated areas and repoint in hydraulic lime mortar to match exiting mortar joint and pointing removed. Area to be confirmed on site. 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. Check fixing/security of existing coping stones to the south section of wall and report condition. Temporarily remove loose and/or displaced individual existing coping stones and re-bed in lime mortar in former position. Point bedding joints below and butt joints between to match existing coping stones retained in situ.		
5.00	Completion Lightly brush down the repaired/reconstructed walls and gate piers 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. Reinststate both planting beds and paved areas back to their previous condition prior to the commencement of the work.		