

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 East Boundary (Screen) Wall Opening and Gates
Schedule No: SCH-05
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 existing central double arched head oak gates to the principal vehicular opening in the north east boundary (screen) wall sustained severe damage when they were hit by an unauthorised vehicle, which subsequently entered Caversham Court Garden and hit the south face of the adjacent boundary wall causing damaging one of the stonework buttresses. In addition some minor cosmetic damage was caused to the stonework reveals to the arched vehicular opening along with damage to the existing upper iron gate hinge pins. The north east boundary (screen) wall, including the oak gates, are 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 replace the damages gates, as they are beyond repair, and carry out some minor repairs to the stonework to the reveals of the arched vehicular opening in the wall where it was damaged by the vehicle impact. In summary, the proposed works are: - Replace the damaged existing double gates with new oak gates to match existing on a 'like for like basis'. - Replace the damaged existing bollard with a new oak bollard to match existing on a 'like for like basis'. - Repair or replace the two upper gate hinge pins with new iron hinge pins to match existing on a 'like for like basis' - Repair the existing stonework around the upper hinge pin sockets to allow the new replacement hinge pins to be set and fixed securely in the vehicular opening reveals to enable the new replacement oak gates to be hung. - Carry out cosmetic repairs to the stone reveals of the vehicular opening where damaged by the impact of the car.	
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	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 remains of the existing oak double gates and hinge pins by measurements, added to drawings, and by digital photography. Provide temporary protection to the wall/vehicular opening 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 and Existing Ironmongery/door furniture Remove the remains of the damaged double gates and oak bollard back to the joinery workshop to assess the existing timber sections/components to determine if any are salvageable and capable of being reused as part of the new gates. Remove the remains of the concrete footing to the oak post from the ground and prepare ground for new concrete footing to be cast. Once in the workshop, all existing ironmongery and gate furniture is to be removed and salvaged from the remains of the existing gates. This is to include: i. Upper strap hinges and pintles ii. Lower strap hinges iii. Central base gate rollers and associated housings and roller pins iv. Vertical central locking (monkey) bolts and associated locking bolt plates v. Square head stud coach screws Check the condition of all existing removed and salvaged ironmonger/gate furniture and report. Carry out traditional ironwork/forged/blacksmith repairs to damaged items of existing ironmonger/door furniture. Redecorate all existing removed and salvaged ironmonger/gate furniture: i. Remove defective/flaking/detached existing paint coatings back to sound paint ii. Remove rust corrosion and treat with rust inhibitor iii. Prepare existing painted surfaces iv. Prime bare metal (primer compatible with new paint system) v. Supply and apply new Dulux Trade oil/solvent based Metalshield paint system in full accordance with the manufacturer's detailed specification/instructions.		
2.03	Samples Provide the following sample materials and/or panels of inspection/consideration and written approval prior to ordering materials: i. Up to 4 No. new 100x100x25mm solid seasoned/airdried English oak planks ii. Up to 4 No. stone dust/lime putty stone repair mixes.		

	iii. Up to 2 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 : 3¹/₂ 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	Hinge Pins Check condition and alignment of the remains of the 2 No. existing upper hinge pins and report findings. These appear to be cut with the outer exposed portion removed. The impact of the vehicle may have knocked these out of line or bent the remaining embedded hinge pins. These pins are fixed/bolted to an embedded steel column with in the masonry/stonework reveal or the arched opening. Removal of the hinge pin will necessitate the removal of a significant amount of masonry/stonework to provide access to the bolted connections. Confirm if hinge pins need to be repaired or replaced. Repairs will entail new forged steel pins being welded to the existing steel stubs. Blacksmith/contractor to confirm if this is feasible. Check condition and alignment of the 2 No. existing lower vertical hinge pins and report findings. The impact of the vehicle may have knocked these out of line and plumb or bent the hinge pin. These pins are set/fixed into a cast concrete base. Removal of the hinge pin will necessitate the removal of the concrete base. Confirm if hinge pins need to be repaired or replaced.		
4.00	New Gates and Bollard Supply and fabricate new seasoned/air dried English oak replacement double leaf central arched head gates to match existing on a 'like for like basis' in accordance with Morse Webb Architect's drawing: 1053.123.PL00 and Hampshire County Council's drawing: E1280-380 – New Oak Gates – Main Entrance. Joinery specialist to propose the moisture content of the new oak prior to ordering for approval. Depending on condition, either: i. Repair existing upper and lower hinge pins and align in readiness to rehang existing gates. Oil repaired hinge pins or ii. Remove existing upper defective hinge pins damaged beyond reuse and fix new hinge pins: • Remove minimum amount of stone only from reveal to vehicular arched opening to gain access to the bolted connections to the embedded steel columns • Unbolt and remove existing hinge pins • Supply and fix new forged steel hinge pins to match existing bolted to existing embedded steel columns • Make good stonework to reveal to vehicular arched opening to match existing on a 'like for like basis'.		

	• Oil new hinge pins iii. Remove existing lower defective vertical hinge pins damaged beyond reuse and fix new hinge pins: • Remove vertical hinge pins and associated housing • Remove existing below ground concrete pad/footing • Supply and fix new forged steel vertical hinge pins and associated housing cast into the ground with a new cast in situ concrete pad/footing. • Oil new hinge pins. Refit repaired/refurbished/redecorated gate ironmongery/gate furniture in former positions. Rehang the new double oak gates on hinge pins/roller tracks. Ensure gates align and meet correctly and bolts secure Gates without binding. Supply and fix new removable/demountable seasoned/air dried English oak bollard to match existing. Cast in new below ground bollard housing in new cast in situ concrete pad.		
5.00	Repairs to Flint Panels to South Face of Wall Lightly brush down the surface damage/scuff marks to the arises to the lower reveal to the south side of the central vehicular gate opening and allow to weather naturally.		
6.00	Completion Make good all disturbed areas around the base of the gates and gate opening and remove all dirt and debris from site. Reinstate hoggin/gravel paved areas back to their previous condition prior to the commencement of the work.		