

External Wall Investigation

Addendum Photographic Report

19-21 Castle Street

Reading

RG1 7SB

Prepared for College of Integrated Chinese Medicine
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Photographic Report

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1.0 Introduction

1.1 **Purpose and scope of the report**

1.1.1 The primary aim of this appraisal is to determine the condition and record the type and arrangement of the materials used in the external wall.

1.1.2 Trident's role was to investigate and to report findings relating to the vertical clay tiles and the structural condition of the façade.

1.2 **Survey Details**

1.2.1 The survey and this report were prepared following visits to the site from Tuesday, May 19th 2026.

1.2.2 The Surveys were undertaken by Sophie Janman BA (Hons) MSc and Structural Engineer and a technician from Service Corporation Ltd.

1.2.3 During the survey visits, inspections were undertaken from the scaffold levels to the elevations, where a individual clay tiles were removed by raking out the mortar joints at vertical and horizontal cuts to loosen the clay tile. 10mm hole was formed for a Borescope inspection.

1.2.4 This investigation acts to support the scope of works necessary to be undertaken to ensure it is safe.

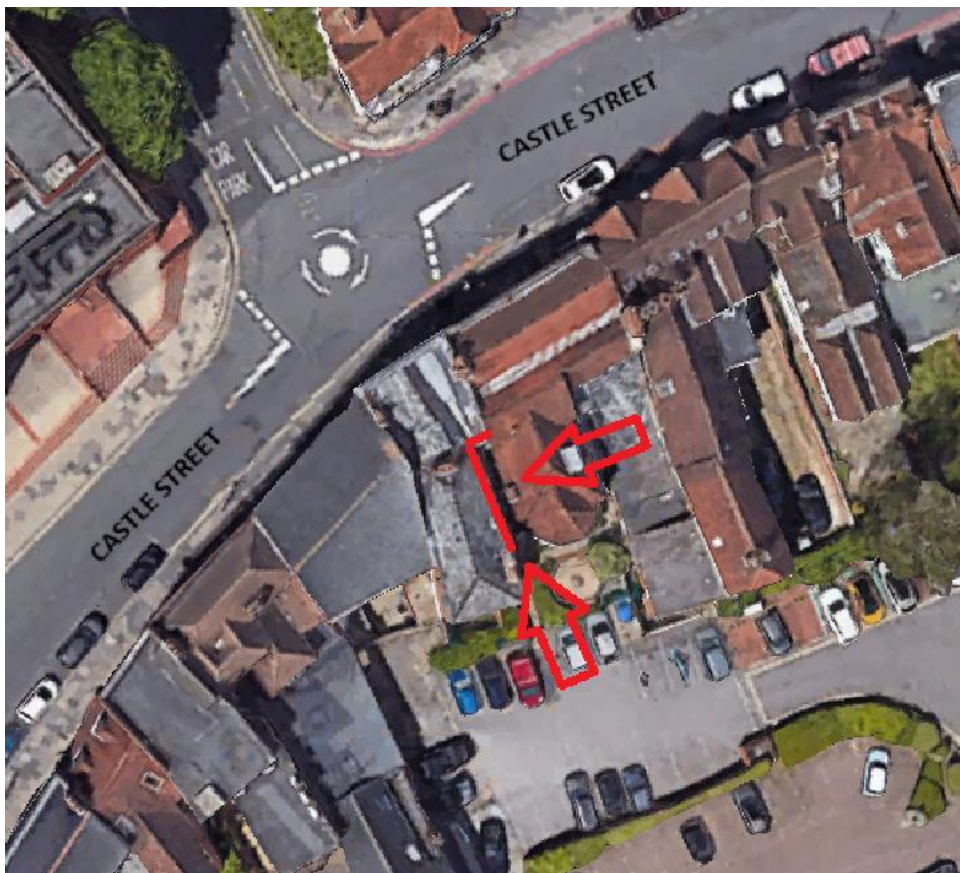
1.3 **Weather**

1.3.1 The weather at the time of the inspections was dry and sunny.

1.4 **Trident Building Consultancy**

1.4.1 Our team of Surveyors all have many years of experience in the understanding and practical application of relevant legislation, regulations and associated codes of practice and technical standards.

1.5 **Location plan**



2.0 Survey of External Wall

2.1 The façade is finished in a vertical clay tile, with numerous areas that have been replaced and repaired. The mortar joints are a mix of lime and concrete. Investigations were only undertaken in a reduced amount. We did not undertake a survey to the newly installed clay tiles however note that all new and existing mortar joints are recommended to be replaced.

2.2 Access was granted by use of scaffold and removal of clay tiles, in total, we investigated 10 locations and an additional location involving the timber beam to the façade:

2.3

Elevation	Survey points
North	1 (<i>timber beam only</i>)
South	0
West	9 (<i>not including W02</i>)
East	0
Total	10

2.4 The different wall types have been detailed below.

2.5 Wall type 1 – Vertical Clay Tile (Lower level)

- Clay vernacular tile (not measured) S02
- Timber battens (not measured)
- Masonry Structural Wall (not measured)



2.6 Wall type 2 – Vertical Clay Tile (Upper levels)

- Clay vernacular tile y (not measured) S10
- Timber battens (not measured)
- Timber backing board fixed to timber board (not measured)
- Cavity (not measured)
- Timber stud (assumed / not measured)



3.0 Existing Elevation Investigatory Points

4.0 Photographic Record of External Wall System

	
1. North Elevation looking up from alley way.	2. West Elevation looking up from alley way.

4.1 SURVEY POINT W01

Survey point information	
Trident Reference	West 01
Date of Survey	Tuesday, 26 th May, 2026
Location	Ground floor
Access	Floor level from alley way
Opening	Clay tile removal

Element	Material(s)	Comment
Outer Leaf finish	Clay tile	Tile came off easily during investigation works
Timber backing board / battens	Timber	No timber backing board / battens in place. Evidence of rot due to decay to timber
Nails	Assumed iron.	Evidence of corrosion to nails
Other comments		N/A

	
W01-01	W01-02
	
W01-03	W01-04
	
W01-05	W01-06

4.2 SURVEY POINT W02

Survey point information	
Trident Reference	West 02
Date of Survey	Tuesday, 26 th May, 2026
Location	Ground floor
Access	Floor level from alley way
Opening	Existing opening

Element	Material(s)	Comment
Outer Leaf finish	Clay tile	No clay tile present when undertaking inspection
Timber backing board / battens	Timber	Evidence of rot to timber in situ. Extent of rot to timber unknown.
Nails		N/A
Other comments		Rot to timber at vertical and horizontal joints. Previous concrete repair undertaken adjacent to horizontal timber joint.

			
W02-01	Survey location on elevation photo	W02-02	Close up view of existing opening.
			
W02-03	Close up view of opening formed by removing clay tiles	W02-04	Close up view behind clay tiles.
			
W02-05	View within structure, no timber batten evident.	W02-06	Check measurement of

4.3 SURVEY POINT W03

Survey point information	
Trident Reference	West 03
Date of Survey	Tuesday, 26 th May, 2026
Location	Between Ground and First Floor
Access	First Scaffold lift
Opening	Clay tile removal

Element	Material(s)	Comment
Outer Leaf finish	Clay tile	Tile came off easily during investigation works
Timber backing board / battens	Timber	Backing board appeared dry at time of inspection.
Nails	Assumed iron.	Evidence of corrosion to nails
Other comments		N/A

			
W03-01	Survey location on elevation photo	W03-02	Close up view of existing opening.
			
W03-03	Close up view of opening formed by removing clay tiles		

4.4 SURVEY POINT W04

Survey point information	
Trident Reference	West 04
Date of Survey	Tuesday, 26 th May, 2026
Location	First Floor
Access	Second Scaffold lift
Opening	Concrete mortar removal

Element	Material(s)	Comment
Outer Leaf finish	Concrete mortar	N/A
Timber backing board / battens	Timber	Area of timber backing board previously removed (assume from a boiler flu). Timber board appeared dry at time of inspection.
Nails	N/A	N/A
Other comments		Remove insulation to cavity / backing board.

	
W04-01 Survey location on elevation photo	W04-02 Close up view of location.
	
W04-03 Close up view of opening formed by removing concrete mortar.	W04-04 Close up view behind concrete mortar.

4.5 SURVEY POINT W05

Survey point information	
Trident Reference	West 05
Date of Survey	Tuesday, 26 th May, 2026
Location	First Floor
Access	Second Scaffold lift
Opening	Clay tile removal

Element	Material(s)	Comment
Outer Leaf finish	Clay tile	Tile came off easily during investigation works
Timber backing board / battens	Timber	Backing board appeared dry at time of inspection, evidence of rot to timber.
Nails	Assumed iron.	N/A
Other comments		Mortar joints to the newer addition clay tile are showing early signs of cracking and deterioration.

			
W05-01	Survey location on elevation photo	W05-02	Close up view of location.
			
W05-03	Close up view of opening formed by removing clay tile.	W05-04	Close up view behind clay tile.
			
W05-05	Rot evident to timber backing board.		

4.6 SURVEY POINT W06

Survey point information	
Trident Reference	West 06
Date of Survey	Tuesday, 26 th May, 2026
Location	Second Floor
Access	Third Scaffold lift
Opening	Clay tile removal

Element	Material(s)	Comment
Outer Leaf finish	Clay tile	Tile came off easily during investigation works
Timber backing board / battens	Timber	N/A
Nails	N/A	N/A
Other comments		Mortar joints surrounding clay tile showing signs of cracking.

			
W06-01	Survey location on elevation photo	W06-02	Close up view of location.
			
W06-03	Close up view of opening formed by removing clay tile.	W06-04	Close up view behind clay tile.
			
W06-05			

4.7 SURVEY POINT W07

Survey point information	
Trident Reference	West 07
Date of Survey	Tuesday, 26 th May, 2026
Location	Second Floor
Access	Third Scaffold lift
Opening	Clay tile removal

Element	Material(s)	Comment
Outer Leaf finish	Clay tile	Tile came off easily during investigation works
Timber backing board / battens	Timber	Backing board appeared dry at time of inspection.
Nails	Assumed iron.	N/A
Other comments		N/A

	
W07-01	W07-02
	
W07-03	W07-04
Survey location on elevation photo	Close up view of opening up Close up view of opening formed by removing clay tile Close up looking towards the left of the opening up

4.8 SURVEY POINT W08

Survey point information	
Trident Reference	West 08
Date of Survey	Tuesday, 26 th May, 2026
Location	Second Floor
Access	Third Scaffold lift
Opening	Clay tile removal

Element	Material(s)	Comment
Outer Leaf finish	Clay tile	Tile came off easily during investigation works
Timber backing board / battens	Timber	Backing board appeared dry at time of inspection.
Nails	Assumed iron.	N/A
Other comments		N/A

			
W08-01	Survey location on elevation photo	W08-02	Close up view of opening up
			
W08-03	Close up view of opening formed by removing clay tile	W08-04	Close up looking towards the left of the opening up
			
W08-03	Measurement of clay tile length	W08-04	Measurement of clay tile width

4.9 SURVEY POINT W09

Survey point information	
Trident Reference	West 09
Date of Survey	Tuesday, 26 th May, 2026
Location	Second Floor
Access	Third Scaffold lift
Opening	Clay tile removal

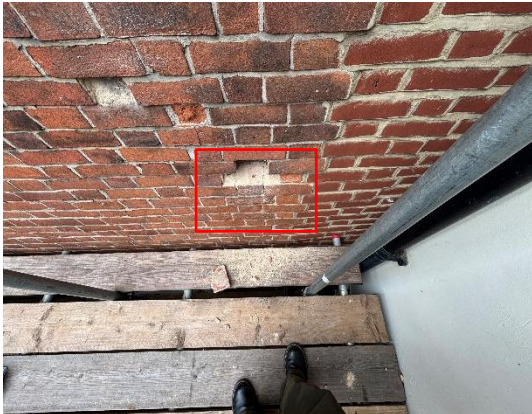
Element	Material(s)	Comment
Outer Leaf finish	Clay tile	Tile came off easily during investigation works
Timber backing board / battens	Timber	Backing board appeared dry at time of inspection.
Nails	Assumed iron.	N/A
Other comments		N/A

			
W09-01	Survey location on elevation photo	W09-02	Close up view of opening up
			
W09-03	Close up view of opening formed by removing clay tile	W09-04	Close up looking towards the left of the opening up

4.10 SURVEY POINT W10

Survey point information	
Trident Reference	West 10
Date of Survey	Tuesday, 26 th May, 2026
Location	Second Floor
Access	Third Scaffold lift
Opening	Clay tile removal

Element	Material(s)	Comment
Outer Leaf finish	Clay tile	Tile came off easily during investigation works
Timber backing board / battens	Timber	Backing board appeared dry at time of inspection. Evidence of rot
Nails	Assumed iron.	Evidence of corrosion to nails to backing board
Other comments		Extent of rot to timber unknown

			
W10-01	Survey location on elevation photo	W10-02	Close up view of opening up
			
W10-03	Close up view of opening formed by removing clay tile	W10-04	Close up looking towards the left of the opening up

4.11 SURVEY POINT N11

Survey point information	
Trident Reference	North 11
Date of Survey	Tuesday, 26 th May, 2026
Location	First Floor
Access	Second Scaffold lift
Opening	Timber beam

Element	Material(s)	Comment
Timber board	Timber – Assume Softwood	The timber board shows evidence of rot. Note: while undertaken the bore drill test through to the beam behind, a large piece had broken away from the structure
Timber ‘structural’ beam	Timber – Assume Oak	The timber beam shows evidence of rot, which will have implications for its structural integrity
Other comment		Refer to Timber Specialist Report

			
W08-01	Survey location on elevation photo	W08-02	Close up view of timber beam
			
W08-03	Close up view of timber beam	W08-04	Location of core drill testing to timber beam.
			
W08-03	Location of core drill testing to timber beam.	W08-04	Close up of rot to front board to timber beam.