







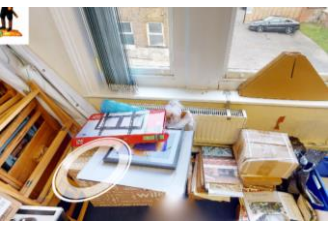
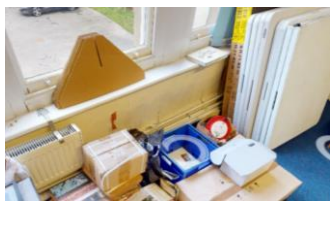









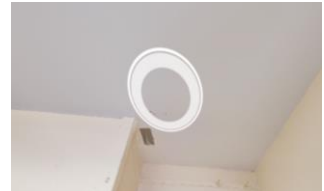



Outline Proposals	Structural exploratory and investigation works	Initial Soft Strip	Detailed Investigations
Background information	Radford House is a 17 th Century lodge that has been converted in the early 20 th Century to a Fire Station It is Grade II listed		
Reference Documents	CTP Proposed Site Investigation Locations (A8983-SI/01 P3 and SI/02 P3)		
Schedule of Items	Ground Floor		
1	External render to be lab tested for material and make up for future repairs		
2	Investigate horizontal cracking to external render by tap testing and under cutting section 100 either side of crack to expose structure behind		
3	Cracking to rendered bressummer features possibly caused by embedded structures. Tap test and record only until condition of structure behind can be determined		
4	Allowance for single square area of render to be carefully cut to confirm thickness and location of structure behind. Edges to be undercut for teeing in repairs		
5	Embedded steel lintel plate at low level with surface corrosion. Carefully remove single brick to confirm plate width and general condition.		
6	Mortar lab tested for material and make up for future repairs and repointing		
7	Careful removal of plaster 25mm each side of crack to expose structure behind. Plaster to be undercut for better reinstatement later.		
8a	Consider small pilot hole to investigate and record structural lintel over to use boroscope, or small 100mm wide hole carefully cut - allow reinstatement of existing plaster and lathe following works		
8b	Consider small pilot hole to investigate and record structural lintel over to use boroscope, or small 100mm wide hole carefully cut - allow reinstatement of existing plaster and lathe following works		
8c	Consider small pilot hole to investigate and record structural lintel over to use boroscope, or small 100mm wide hole carefully cut - allow reinstatement of existing plaster and lathe following works		
	First Floor		
9	Investigate vertical cracking to external render above window by tap testing and under cutting section 25mm either side of crack to expose structure behind		
10	Corroded Pallister tie bar to be inspected and confirmation of fixing within wall behind		
11	Vertical cracking in chimney flue - allow for local replacement of cracked bricks		
12	Surface corrosion and state of fixing bolts into masonry TBC		
13	Cementitious repair render infills above door to be carefully drilled to establish depth and make up with consideration for removal and suitable replacement to match existing		
14	External render to be lab tested for material and make up for future repairs.		
15	Crack in original ceiling within cupboard to be investigated by lifting floor boards above(see also 24c)		

Outline Proposals	Structural exploratory and investigation works	Initial Soft Strip	Detailed Investigations
16a	Series of openings in floor to be prepared through careful lifting of floor boards, recording and photographing condition and location for reinstatement. Confirm joist condition, location and condition of bressummer steel beams over openings below.		
16b	Series of openings in floor to be prepared through careful lifting of floor boards, recording and photographing condition and location for reinstatement. Confirm joist condition, location and condition of bressummer steel beams over openings below.		
16c	Series of openings in floor to be prepared through careful lifting of floor boards, recording and photographing condition and location for reinstatement. Confirm joist condition, location and condition of bressummer steel beams over openings below.		
16d	Series of openings in floor to be prepared through careful lifting of floor boards, recording and photographing condition and location for reinstatement. Confirm joist condition, location and condition of bressummer steel beams over openings below.		
16e	Series of openings in floor to be prepared through careful lifting of floor boards, recording and photographing condition and location for reinstatement. Confirm joist condition, location and condition of bressummer steel beams over openings below.		
16f	Series of openings in floor to be prepared through careful lifting of floor boards, recording and photographing condition and location for reinstatement. Confirm joist condition, location and condition of bressummer steel beams over openings below.		
17	Local opening in floor to confirm structure below. through careful lifting of floor boards, recording and photographing condition and location for reinstatement.		
18	Careful removal of plaster ceiling to expose and record condition of steel lintel over landing		
19	Careful removal of ceiling to confirm condition and location of loft hatch /joists and bearings (assuming no access to loft space). If lathe and plaster, use boroscope and/or 100mm cut opening		
19a	Careful removal of ceiling to confirm support structure over and around pier. If lathe and plaster, use boroscope and/or 100mm cut opening		
20	Local opening in floor to confirm structure below. through careful lifting of floor boards, recording and photographing condition and location for reinstatement.		
	Second Floor		
21	Damaged render to be temporarily sealed and exposed pins coated for protection.		

Outline Proposals	Structural exploratory and investigation works	Initial Soft Strip	Detailed Investigations
22	Cementitious render repair to stone cill to be examined and where possible carefully removed to expose stone and allow to breath. Assess weather proofing. Long term solution to be confirmed		
23	Crack in decorative rendered cornice to parapet to be examined to assess extent of damage and cause. Consider with 29.		
24a	Careful removal of modern plasters locally to establish and expose original finishes to wall below and around cill.		
24b	Careful removal of modern plasters locally to establish and expose original finishes to wall below and around cill.		
24c	Lift carpet and carefully removal floor boards to expose joists, trimmers and original ceiling plaster under (read with 15)		
25	Boroscope survey to ceiling plaster to investigate extent of water ingress and damage above.Or create small tidy cut hole 100mm and allow reinstatement repair to match existing		
26	Boroscope survey to ceiling plaster to investigate extent of water ingress and damage above.Or create small tidy cut hole 100mm and allow reinstatement repair to match existing		
	Roof		
26a	Safe access to loft to be arranged to ascertain damage to ceilings above and detail of parapet gutter support.		
27	Damaged render to be temporarily sealed and exposed pins coated for protection. Allowance for pinning and reinstatement of render pending lab test results.		
28	Vertical crack to chimney stack above roof line. Carefully undercut render 100mm each side and expose brick structure to confirm extent of damage and repair requirement.		
29	Pallister tie condition and functionality to be confirmed on site. Check relationship to crack at 23.		
30/31	Safe access to loft to be arranged to ascertain how cornice to parapet is secured and parapet wall/gutter condition. Option for allowance for inspection externally to ascertain structure, including pilot drill holes to verify thickness of render and structure behind if not confirmed from within roof.		