

Condition Report

GLEBELANDS MAIN HOUSE ROOF

OWL Architects

Staithe Business Suite

Staithe Road

Bungay NR35 1ET

Date: **November 2019**

Revision: **Preliminary Issue**

ADDENDUM TO REPORT 14.02.25

This report was prepared in 2019 but never implemented; no further investigation has been undertaken though the wider proposals present the opportunity to undertake any essential repair works. Whilst condition has no doubt deteriorated in the intervening five years the roof and rainwater goods are not known to have failed. To further ascertain the condition of the fabric close inspection would be necessary as facilitated by the erection of scaffolding or use of mobile platform.

To this end the anticipated works are submitted for Listed Building Consent together with proposed alterations internally and removal (of the now defective) Conservatory. The full scope of works cannot however be confirmed prior to implementation of access arrangements.

SITE DETAILS

Property:	Glebelands House (private residential care home)
Address:	Glebelands House, Woolf Drive, Wokingham, Berkshire RG40 1DU
Hm Manager:	Sue Bickerstaffe
Tel. No.	0118 974 3260
Email.	glebelands@greensleeves.org.uk
Existing Beds:	41 beds

DESCRIPTION

The home is located close to the centre of Wokingham in landscaped grounds and comprises a number of elements including the main historic house, the Broccoli Cloister, and a selection of outbuildings. The main house and stables are separately listed Grade II both dating to 1897.

The main house was built by Sir Eric Newton as a substantial (proto) Edwardian House in something of a grand Arts and Crafts style. An L shaped wing was added to the north west end in the 1950s (but is more austere) and later still a further addition was added concurrent with construction of the Broccoli Cloister. These are considered respectively as the Main House, South West and North West Wings. Each is typified by a substantially brick façade with dressed openings to the main house, steeply pitched tiled and central flat roofs.

MANDATE

We understand that concerns about the condition of the fabric have existed for some-time given much of it is original and has not been inspected for some time (remedial work to the Conservatory has been separately proposed). Whilst the roofs are undoubtedly holding up well there are some areas of leakage, numerous patch repairs and the recommendation of a roofing contractor that the leadwork is reaching the end of its reasonable life span (some 120 years). The review also provides scope to address peripheral issues such as safe access, insulation and fire control. Notwithstanding the recommendations made in the report any works will be subject to Listed Building Consent.

The roofs were inspected over a period of two days on the 9th and 10th October 2019. The weather was fine and bright. Access to the high-level flats was possible but inspection of other sheet metal roofs was visual only.

Reference should be made to drawing 1920.110/02.

Report prepared by: **Simon Smeaton RIBA**

THE MAIN HOUSE

- Description:** Steeply pitched tiled roof with leaded ridge and parapeted gable ends. Projecting cornice at eaves and large central lead flat with wood cored rolls. Bow headed dormers with leaded cheeks and a number of substantial brick chimneys. Projecting bays with fanned leaded roofs and some decorative gutter work and a projecting asphalted balcony.
- Pitched Slopes:** Generally good but some slipped tiles.
- Flats:** The main flat roof has few visible defects but is now fairly old and has been repaired in a number of areas with a painted emulsion (Elastoseal Fibre Protect). There is also historic evidence that some panels were coated with a bituminous paint? Arguably the lead might last another fifty years but with increased tendency to fracture (there are no obvious movement or condensation problems with the roof). There are also a series of leaded flats on the lower pitched slopes of the roof with lead rolls that are of similar condition as the main flat. Stepped flashings, aprons and the like appear to be of similar condition to the main roof and problems pertaining to these tend to be associated with pointing and dressing.
- The asphalt flat roof to the projecting bay 03 has delaminating kerbs and should be repaired with some urgency as this will directly allow water into the fabric. There is also slight ponding and damp local to the over-flow pipe on the north western side. The adjacent low-level wing is leaded within a parapet and was not inspected though a straight joint at the abutment was noted that requires pointing and there are some rust stains on the downpipe.
- Dormers:** These are generally of shouldered curved profile with leaded cheeks and impart a good deal of character to the roof. They enclose curved leaded casements and it is of note that the cills of these windows are exposed. The cheeks appear to be of a single sheet and often display circular markings that would indicate some form of mechanical fix. In common with other leadwork they have a dull patina.
- Chimneys:** Chimney stacks are structurally sound (plumb with no obvious cracks) but some allowance for pointing (appears cementitious rather than lime?) and repair of spalled bricks to exposed facades is necessary particularly to the north and west faces. This is particularly true of chimney 03 and 06. A flagpole mount is also located on the north face of chimney 03 and the TV aerials are fixed with m.s angles that require abrading and coating with inhibitor.

Decorative Soffits:	Decorative soffits require closer inspection and whilst generally good they are holed and defective in areas.
Rainwater Goods:	Pipes are cast iron and appear to serve half round section gutters. These are generally painted and so it is easy to identify historic staining and leaking sockets and in a limited number of instances some damp in local brickwork. There are also several lead vent pipes projecting upslope in various states of condition. The projecting bays 02, 03 and 05 have decorative boxed lead gutters and square form downpipes that must be preserved intact.
Other:	The projecting bay above the main entrance has a perimeter railing (CI?) mounted on lead upstands. This appears to be sound subject to decoration and the lead assumed contemporary with the main flat and is not reported as leaking. The main entrance has a curved projecting canopy with a leaded weathering that is sound but requires redressing and pointing. Stonework in this area shows erosion (bed joint rather than abrasion?). Two rooflights are located on the main roof which are of basic construction (bespoke kerbs and Georgian wired glass) and have since been repaired. These are not defective but may be improved by replacement both thermally and visually - perhaps opening for ventilation? The main roof hatch (lantern) is enclosed with louvre vents and glazed panels with a lead roof and not unsurprisingly is exposed and in poor condition; it is therefore close to requiring replacement. The main gate piers are broadly sound but require some maintenance given local wash out of mortar at low-level.

SOUTH WEST WING

Description:	Steeply pitched tiled roof with mono-pitch ridge and central asphalted well. Projecting soffit at eaves with cove – records suggest this is a cast concrete structure with a rooflight that has been infilled and is not thought to have any thermal value. Flat headed dormers with standing seam copper roofs and cheeks. The wing adjoins the main wing on the south east front with a lift tower rising four storeys above a single storey porch. On the south west (garden front) this is a single storey infill with a membrane roof.
Pitched Slopes:	Generally good but some slipped tiles. The mono ridge tiles are however loose and even missing in areas.
Flats:	The asphalt is coated in a solar reflective paint making a judgement of its condition difficult – it appears sound. There are a number of pipe

penetrations, a domed rooflight and a TV aerial mounting none of which give any grounds for concern. However, the drain sumps that discharge through the roof to the pitched slopes are all blocked with silt / vegetation and need clearing out (there are no grates). There is a smaller asphalted flat to the western corner, but this is of similar condition as the main roof. The membrane roof at lower level is very lumpy and possibly directly laid over a previous substrate but appears to otherwise be in good condition.

Dormers:	It is assumed the copper roofs are contemporary with the building itself and they have a matt finish with standing seam panels and a continuous flat at abutment. There have been two instances of leaking from the dormers particularly on the west side that is thought to originate from the abutment with the tiled roof. The nature of this detail and therefore repair requires stripping back of the pitched roof to properly investigate the defect. We understand that some discussion of replacement in a single ply membrane has been suggested.
Chimneys:	No chimneys.
Decorative Soffits:	This appears to be a curved painted casting and shows no signs of deterioration.
Rainwater Goods:	Cast iron with a number of vent pipes projecting upslope.
Other:	The inside wall of the central flat is rendered and is cracked in areas and has been patched repaired – the section to the lift tower has been replaced but is also defective at what appears a change of substrate. Cables to the aerial are draped across the roof unfixed.

NORTH WEST WING

Description:	T shaped addition with pitched tiled roofs to south east and north west front but otherwise a standing seam metal roof that adjoins the link to the Broccoli Cloister. Flat headed dormers with leaded roofs.
Pitched Slopes:	Generally, in good order given this is a much more recent addition and there are no reported or visible defects. Some vegetation growth and staining at copings mainly to southwest but of little concern.
Chimneys:	No chimneys.
Decorative Soffits:	Exposed rafter toes at eaves sound.

Rainwater Goods: Aluminium circular flush fit pipes and half round gutters sound.

Other: No visible defects; fabric in good order.

CONCLUSION

Summary: To avoid potential failures the main lead roof and flats of the main house may be replaced on the basis that the stripped material has a residual value. It is suggested that asphalt of the south west wing whilst sound could be replaced to improve its longevity and thermal performance. Other specific repairs are noted in the text but there is redecoration, fabric repair and maintenance that whilst perhaps not crucial is advisable. Access given the layout of the roofs and the constraints of the building footprint poses a significant obstacle and therefore cost. Whilst a cost report is appended to this report it envisages wholesale replacement and whilst it is suggested this may not be necessary it is recommended a sizeable contingency is allowed as the scope of repair cannot be confirmed without closer inspection and historic buildings tend to be unforgiving. Little or nothing needs to be done to the north west wing.

Man safe: If future access is to be afforded to each of the main flats a man safe system may be employed though the south west wing does have guarding in the form of a parapet. However, as the existing rooflight could be replaced with a hatch to afford access to the lift tower this remains a consideration.

Asphalt: The flat adjacent bay 03 needs urgent attention though much of the roof appears otherwise sound. The flat to the south west wing is difficult to assess the condition of though the asphalt is not leaking, and probe tests are available. The benefit of replacement is improvement of the thermal performance of the roof.

Dormers: It is only the dormers of the southwest wing that are reported as leaking (it is thought given insufficient up-slope kerb though this is unproven) and these are of copper. The standing seam detailing appears adequate and the copper in good condition and so wholesale replacement would be resisted in favour of localised investigation. Other dormer replacement would be scoped on a provisional basis only.

Fabric Repairs: It is recommended that sundry pointing, flashing and sealing work is undertaken. The roof access hatch should be replaced together with roof windows.

Fire Breaks / Insulation: It was noted that the fire break curtain adjacent hatch was not adequately fitted and some review is recommended in this regard together with insulation of the loft void subject to there being adequate ventilation (it was noted the kerb flashing of the main flat does not afford ventilation).

Joinery / RW Goods: It is suggested that gutters and RWPs are removed to facilitate repairs and decoration and replaced with new seals. The coffered soffits will require some repair which may be limited but cannot be adequately quantified prior to scaffolding.