



Condition 06 – Schedule of Repairs					
Project	Hollin Cross, Glossop		Local Authority	High Peak Borough Council	
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Drawn by	DJS		Checked by	IP	

INTRODUCTION:

The purpose of this schedule of repairs is to further highlight areas of external wall which require repairs / replacement. This document has been prepared in conjunction with the Structural Survey report which forms the basis of the repair works required. The Redcourt building is a substantial early 20th-century brick and stone structure comprising a basement, ground and first floors with a traditional pitched slate roof. A later steel-framed extension adjoins the right-hand side of the property. Externally, the primary masonry walls remain generally plumb and broadly stable in form; however, defective finishes, blocked rainwater goods, and extensive vegetation have enabled water penetration into the fabric over an extended period. Several areas of slipped or deteriorated roof coverings, heavy moss growth, and locally failed eaves and porch structures confirm that the building envelope is no longer providing adequate weather protection. While the roofline appears largely unchanged, the internal condition of the supporting structure beneath cannot be verified without intrusive inspection.

EXTERNAL WALL REPAIRS:

STEEL FRAMED EXTENSION REPAIRS:

The steel framed extension is to be demolished. The following statement has however been presented by the engineers within the structural report. The extension has undergone substantial deterioration, both to its external envelope and exposed steel elements. Several columns and vertical steel members exhibit surface corrosion, particularly at their mid height and connections. In multiple locations the protective paint system has completely failed, and corrosion is clearly visible, indicating prolonged exposure to moisture. Timber packers/ framing abutting the steel are also visibly decayed, providing further pathways for water ingress and exacerbating corrosion. Stepped cracking is present above window openings and is attributed to corrosion of the masonry support system. Vegetation presents a substantial constraint to inspection and is contributing to the structure's deterioration. Dense ivy growth covers large areas of the extension, including steel columns, window frames and external walls. In some locations, ivy has grown into gaps between the cladding and steelwork, and vegetation has propagated up the full height of the structure, obscuring loadbearing elements. Where visible behind the foliage, the surfaces of the steelwork appear heavily weathered, and moisture staining is present. Vegetation is also growing around and through the adjacent stair structure. Of particular concern is the condition of steel members at or near ground level, where corrosion is most pronounced and where ivy and soil contact appear greatest. A detailed review will be essential once safe access is achievable. In summary, while no clear global structural failure of the steel frame was observed externally, the extension is in a severely neglected and deteriorated condition. Heavy corrosion, slight cladding displacement, advanced vegetation growth, failed windows, and collapsed internal finishes all represent significant concerns. A full internal investigation, including localised corrosion assessment, and verification of base

connections, will be required as soon as safe access is possible. The extension should be considered structurally vulnerable until such investigations are completed.

SUMMARY OF REPAIRS TO MAIN BUILDING FOLLOWING DEMOLITION OF STEEL EXTENSION:

- Locally sourced recalimed brickwork required to rebuild up areas where damage will occur following the demolition of the steel framed extension, particularly where the extension abuts the main house.
- Exposed framework to be removed, any connections / brickwork from the main building to be repaired / replaced.
- Vegetation and overgrowth - Externally, extensive vegetation removal will be essential before meaningful repair work can begin. Ivy and root systems have penetrated brickwork, concealed steel members, obstructed gutters and contributed to moisture retention. Following removal, localised masonry repairs, repointing and reinstatement of protective finishes will be required to restore the integrity of the exterior envelope.

MAIN PROPERTY REPAIRS:

It has been noted in the structural report that the condition of the main property is in a state of repair. The primary brickwork walls still appear generally plumb and without evidence of major global movement or settlement. Nonetheless, widespread deterioration of surface finishes, mortar joints and external elements is now clearly visible and is contributing to significant water penetration into the structure. Across all elevations, the external paint system has degraded extensively, with large areas of flaking, blistering and complete loss of adhesion. The appended photographs illustrate multiple zones where the underlying brickwork is exposed and visibly saturated, particularly beneath roof eaves, around window openings and above projecting features. Mortar joints appear eroded and friable in several areas, and vegetation such as moss and small rooted plants are now emerging directly from joints, confirming ongoing moisture retention and lack of maintenance. Stone features, including window surrounds, mullions and sills, remain largely intact in form but exhibit clear signs of advanced surface decay. They show heavy staining, biological growth and spalling of the external coatings, with some sections cracked or delaminated. The lower stone sills in particular appear heavily weathered and have areas of surface loss that will require repair. Broken glazing and damaged window frames, as evident on multiple elevations, have further exposed internal wall faces to weather effects. The chimneys appear upright from ground level, consistent with earlier assessments; however, they now demonstrate areas of open mortar joints, staining and biological and vegetative growth at high level. The upper brickwork appears saturated, and several courses show stepped weathering patterns indicating prolonged exposure. A closer inspection will be required once safe roof access is possible, particularly given the extent of internal water ingress. Vegetation is a significant concern, dense ivy has overtaken extensive sections of the right-hand and rear elevations, obscuring brickwork and rainwater goods. Ivy growth extends across walls, windows, pipework and roof verges. In these areas, assessment of the underlying masonry is currently not possible. The presence of roots within mortar joints was observed and is indicated in several appended images; this poses a risk of progressive displacement and moisture retention. The external stair serving the upper doorway to the steel frame extension is entirely overgrown with moss, leaf debris and small saplings, rendering it slippery and hazardous. The

treads show signs of saturation and heavy organic buildup, and debris is accumulating against the retaining walls. Localised impact damage and deterioration at window assemblies is also evident. Several window openings show cracked or missing panes, heavily decayed timber frames and areas where the stone surrounds have fractured. Overall, the external elevations do not currently display evidence of global structural instability; however, the building envelope has deteriorated to the extent that it is no longer protecting the interior. Defective paint systems, open mortar joints, vegetation intrusion and poorly functioning or blocked rainwater systems are collectively allowing extensive water penetration into the structure. The presence of biological growth, staining and saturation patterns on the walls confirms persistent moisture ingress and highlights the need for comprehensive external remedial works, including vegetation removal, repointing, localised masonry repair and reinstatement of protective finishes.

SUMMARY OF REPAIRS TO EXTERNAL ENVELOPE ON MAIN BUILDING:

- Remove all vegetation and ivy to allow full exposure of all external elements.
- Replace damaged brickwork with locally sourced reclaimed bricks to match existing.
- Re pointing of mortar to match existing mortar as best as possible.
- Removal / repainting of brickwork.
- Stone cills / lintels / opening surrounds to be replaced where cracked / broken
- Stained/Saturated brickwork to be replaced with locally sourced reclaimed brickwork, Rainwater goods and roof to be repaired first to prevent further spoiling of the brickwork/mortar

OTHER AREAS OF EXTERNAL WALLS:

The property has a series of external stairs which are enclosed by brickwork walls. The walls are of similar condition to the main property whereby long periods of exposure has allowed extensive overgrowth of vegetation.

SUMMARY OF REPAIRS TO OTHER EXTERNAL WALLS:

- Vegetation to be removed from brickwork / steps of external stairs.
- Damaged brickwork to be replaced with locally sourced reclaimed brickwork.
- Repointing of mortar.
- Stone / concrete steps to be repaired / replaced in line with the approved planning drawings.

DEMOLITION OF CONSERVATORY AND MAKING GOOD THE MAIN PROPERTY:

The existing conservatory is to be demolished.

SUMMARY OF REPAIRS:

- Where the existing conservatory abuts the main property and ties in to the mortar, brickwork to be replaced with locally sourced reclaimed brickwork.
- Re pointing of mortar to brickwork

