



- Lead cover flashings lifting and showing signs of water ingress
- Vegetation growth under tiles
- Lead cover flashings damaged and lifting
- No lead saddle or flashings
- Severe vegetation growth under tile covering
- Slumping and splitting asphalt upstand along external wall
- Localised isolated repairs to flat roof covering
- Isolated cracked/damaged clay tile creasing below brick copings
- Algae growth and staining along the length of eaves gutter
- Standing water along the full length of the eaves gutters



- Debris on flat roof covering
- Vegetation growth under tiles
- Isolated cracked/damaged clay tile creasing below brick copings
- Gaps where lead flashings overlap
- Severe vegetation growth under tile covering
- Vegetation growth between paving slab joints and along junction to parapet wall
- Damaged / defective bricks along brickwork soldier course
- Open / defective mortar joints between brick copings with moss in joints
- Damaged roof covering with missing fragments along exposed edge



01 **FLAT ROOF AND PARAPET RF21-PAR.01**
NTS - Date Taken: 10/10/24

02 **ROOF COVERING RF21**
NTS - Date Taken: 10/10/24

03 **PARAPET RF21-PAR.01**
NTS - Date Taken: 17/10/24



- No flashing detail at junction between tiles and external wall
- Efflorescence and staining to tiles on redundant chimney
- Localised isolated repairs to flat roof covering
- Isolated defective/open mortar joints and damaged/defective bricks in chimney
- Vegetation growth between paving slab joints
- Damaged / defective bricks to brick on edge copings
- Open / defective mortar joints between brickwork copings, moss in joints
- Isolated cracked/damaged clay tile creasing below brick copings



- Slipped/displaced tiles to top of redundant chimney
- Isolated cracked / damaged roof tiles to top of redundant chimney
- Debris, vegetation growth, and standing water along edge of flat roof covering
- Isolated cracked / damaged roof tiles to remains of tiled covering
- Cracked and damaged flat roof covering with open joints
- Gaps where lead flashings overlap
- Open joints between stone paving slab flat roof coverings
- Remains of tiled pitched roof and associated flashing are saturated with water, possible leak in eaves gutter above



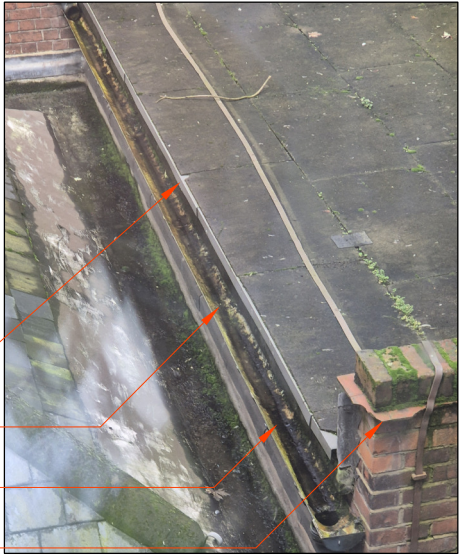
04 **ROOF COVERING AND PARAPET RF21-PAR.01**
NTS - Date Taken: 10/10/24

05 **CHIMNEY RF21-CH.01**
NTS - Date Taken: 17/10/24

06 **ROOF COVERING RF21**
NTS - Date Taken: 10/10/24



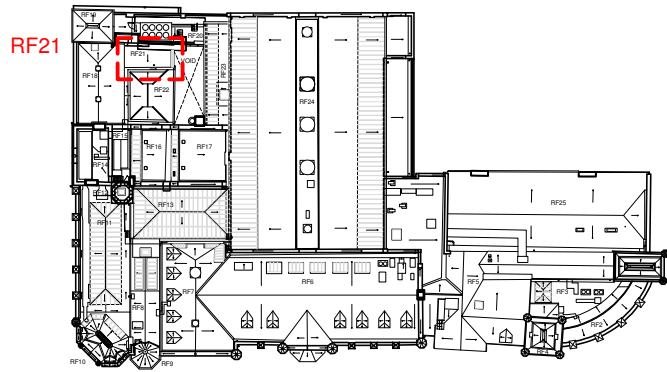
- Lead flashings damaged and lifting
- Isolated cracked / damaged roof tiles to remains of tiled covering
- Cracked and damaged flat roof covering
- Severe vegetation growth under tile covering
- Standing water on flat roof covering
- Damaged roof covering with missing fragments along exposed edge
- Algae growth and staining along the length of eaves gutter
- Standing water along the full length of the eaves gutters
- Isolated cracked/damaged clay tile creasing below brick copings



07 **ROOF COVERING RF21**
NTS - Date Taken: 10/10/24

08 **GUTTER RF21-EGUT.01**
NTS - Date Taken: 17/10/24

- To be read in conjunction with:**
- 015-Existing Roof Plan
 - 071-Existing Individual Roof Plan RF21
 - SCH-RF21 Roof RF21 Condition Schedule



09 **KEY ROOF PLAN**
NTS

00/05.03.26
revision/date
Issued for Planning
note

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project
**Reading Town Hall,
Alterations & Improvements**

title
**Photosheet Of Existing
Roof RF21**

scale NTS @A3	status PLANNING	
job no. 997	dwg no. 121	status/revision PL00

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