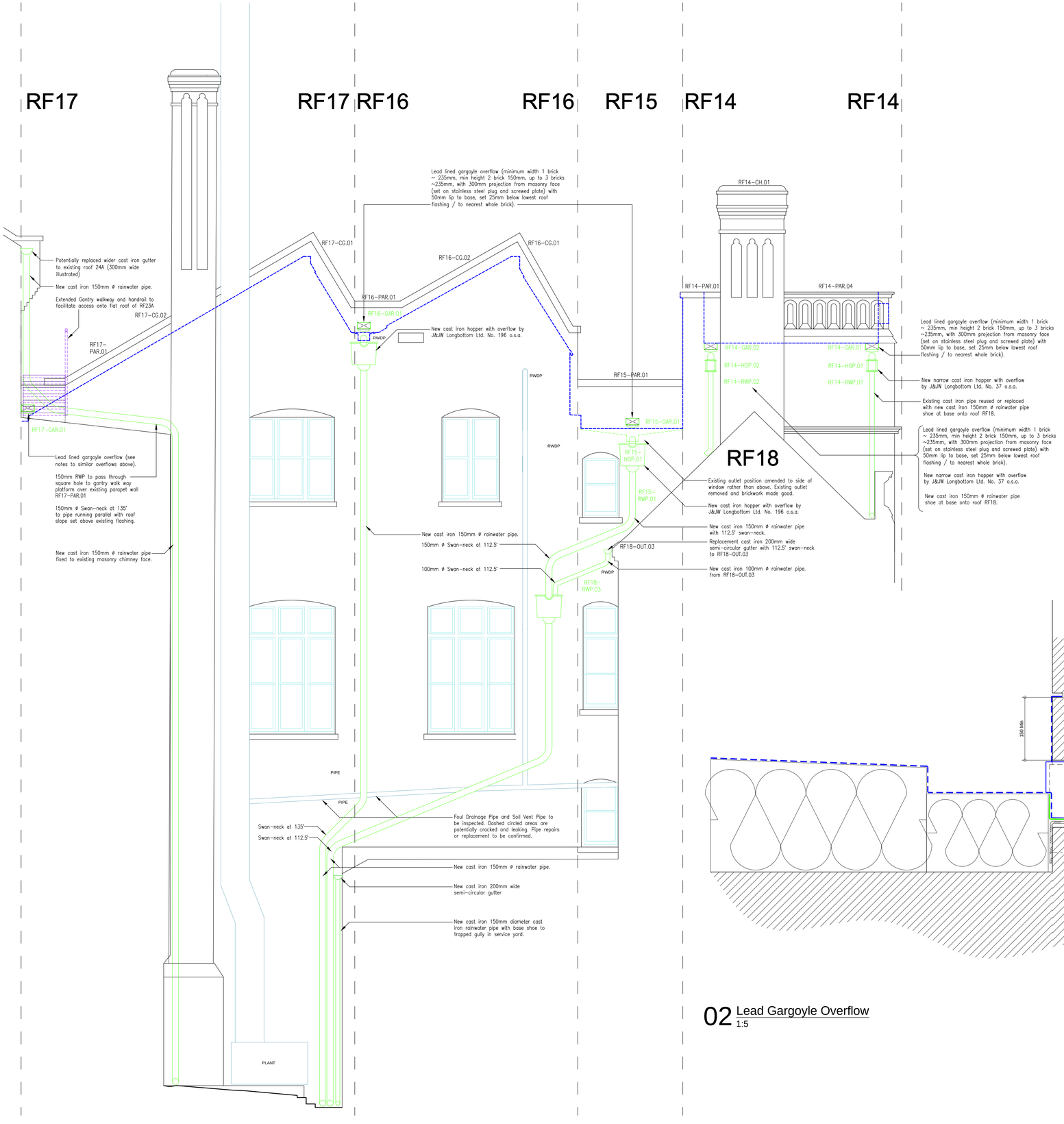
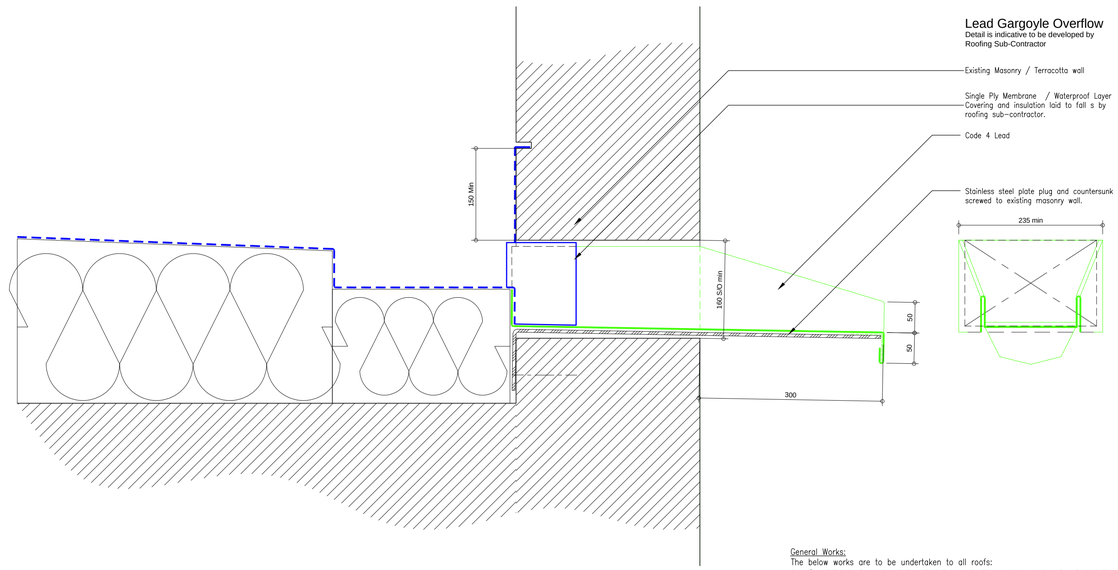


01 Elevation 24 - Proposed Remedial Works to Rainwater goods (RF14, RF15, RF16 & RF17 External Face)

1:50

Scale Bar. 1:50

0 1 2.5 5



02 Lead Gargoyle Overflow

1:5

NOTES:

1. This drawing has been based on the following survey information prepared by others.
   - Initial issue as per SOVA240903 MBS - received 17th January 2026.
   - Updated sections as per SOVA240903 MBS REV A - received 26th February 2026.
2. Further detail has been added to embellish the surveyed information this has been based on:
   - Photographs taken from site visits from May 2024 onwards.
   - Images of drone survey prepared by others October 2024.
   - Opening up works carried out September to December 2025
3. As the above information is not fully intrusive and exhaustive the Main Contractor needs to investigate and take measurements prior to any ordering of building materials dependant on this information.

Repair Legend

All dimensions must be checked by the contractor before commencing work on site.
No deviation from this drawing will be permitted without the prior written consent of the Architect.
This drawing is to be read with all relevant Morse Webb Ltd, Structural, M&E and Specialist drawings, reports and specifications.
Any discrepancies in dimensions or details on or between these drawings / reports / specifications should be brought to the attention of Morse Webb Ltd in writing for clarification.
Refer to S.Eng drawings and documents.

Rainwater goods key

- Existing Hidden Roof (concealed behind walls or parapets) as Sova measured survey.
- Proposed Hidden Roof (concealed behind walls or parapets) including flat roof gutters laid to 1:40 design falls and sumps to rainwater outlets.
- Proposed Drainage Access: Galvanised steel gantry access, steps, handrail and 'Mansafe' (o.s.a.) fall restraint system illustrated indicatively to specialist design and support to existing structure to be confirmed by S.Eng.
- Existing rainwater goods (or soil pipes / soil vent pipes as labelled) to be retained.
- Existing rainwater goods (or soil pipes / soil vent pipes as labelled) to be removed.
- New rainwater goods (or soil pipes / soil vent pipes as labelled) to be removed.
- New projecting lead lined gargoyle overflow and drip
- New cast iron hopper with top overflow and base transition to specified rainwater pipe diameters.
- New narrow cast iron hopper to existing or specified rainwater pipe diameters.
- New access platform and steps

Refix or remove and replace loose / defective / lifting lead flashings to coped gables and repoint fixing mortar joints.

Prior to laying new roof, waterproofing materials, and rainwater goods: remove all moss / vegetation / staining and redundant roofing materials. Clean all existing substrate surfaces prior to installation in accordance with manufacturers recommendations.

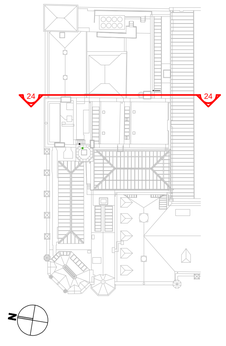
Damaged Brickwork – Spot Repairs

Refer to Brick Repair drawings 480–487 for general Brick Repairs, including areas of efflorescence, replacing loose or damaged bricks.

Where removing rainwater goods:

- If individual bricks are cracked, surface is spalled, or severely damaged by efflorescence: remove entire brick and replace removed bricks and re–bed. To match existing appearance on a like for like basis.
- Where clean holes remain from prior fixings, remove plugs and broken screws, point with lime–based mortar matched to material's colour, texture and porosity. (Do not use cement based products as these are too rigid and impermeable and could lead to moisture trapping, spalling and long term further damage to masonry).
- Where mastic or other sealants are adhered to brick face, carefully scrape clean and remove residue from brick faces using an approved gentle method:
  1. Manual removal (cold pack)
  2. Heat application (for bitumen)
  3. Low pressure superheated water (DOFF System)
  4. Specialised low impact abrasive systems (TORC).

Key Plan



General Works:

The below works are to be undertaken to all roofs:

1. Specialist to inspect existing lightning protection system and review installation / testing certificates to ensure it is in accordance with current standards and regulations (in collaboration with all roofs RF7 to RF23). Locally remove the existing lightning protection system where required to undertake works to the roof, and refix existing system when roof works are finished.
2. Remove existing mansafe fall arrest system and cart away. Supply and fix new mansafe fall arrest system in full accordance with British Standards and specialist recommendations and design scheme to enable access for maintenance.
3. Specialist to inspect existing bird proof system and determine its suitability. If required, remove existing bird proof system, including all adhesive and fittings from the building's structure and fabric. Specialist to design, supply and fix new bird control and bird proofing to roof including replacement bird–proof netting and/or anti–perch spikes.
4. Remove all dirt debris, and rubbish from all roof voids and cart away.
5. Inspect all chimneys at high level to determine repairs. Condition of existing flaunching to be reviewed and flues to be inspected for natural ventilation at head and former fireplace level. Repairs and remedial works to be reviewed on site.

Roofs and Rainwater Goods:

6. Inspect all existing roof finishes, flashings, walkable gutters, sumps and roof outlets.
7. Inspect condition of existing transition between roof types and roof planes for evidence of damage due to differential movement.
8. Inspect condition of patent glazing and individual rooflights and access hatches.
9. Inspect condition of all gaskets and (mastic) weathering sealants to patent glazing systems, rooflights, access hatches and plant penetrations.
10. Inspect all existing metal (cast iron, aluminium) rainwater gutters, downpipes, swan–necks, plinth offsets, shoes, branches, connectors, access pipes / inspection plates and brackets etc.

PL00/20.03.26 Planning issue.

revision/date note

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project

Reading Town Hall, Alterations and Improvements

title

Elevation 24 (RF14-17) Proposed Remedial Works to Rainwater Goods

scale	status
1:50 @A1	PLANNING

job no.	dwg no.	status/revision
997	594	PL00

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