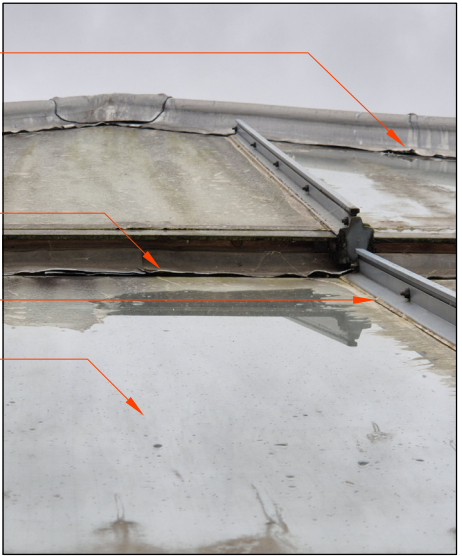




- Defective sealant between glazed panes and roof lantern structure / frame
- Older double glazed Georgian wired glass to roof lantern offering limited thermal insulation
- Damaged or missing solar film
- Lifting lead flashings over and under glazed panes
- Defective asphalt valley gutter covering and standing water
- Discolouration / algae on base of lead roof lantern covering
- Algae / black mould growth at junctions between glazed panes and lantern frame



- Lifting lead waterproofing over roof lantern
- Lifting lead flashings at junction where the roof lantern's glazed panes overlap
- Defective sealant between glazed panes and roof lantern structure / frame
- Damaged or missing solar film
- Condition of glazed panes under solar film unknown – cracked panes may be present
- Remaining solar film cracked and discoloured



01 ROOF LANTERN RF13-RFL.01
NTS - Date Taken: 09/10/24

02 RF13-RFL.01 COVERING
NTS - Date Taken: 09/10/24

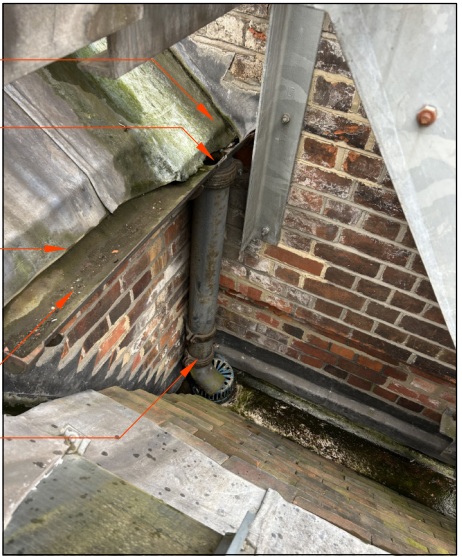
03 RF13-RFL.01 FLASHING
NTS - Date Taken: 08/10/24



- Older double glazed Georgian wired glass roof to lantern offering limited thermal insulation
- Lifting lead flashings over and under glazed panes
- Minimal upstand height to roof lantern
- Older double glazed Georgian wired glass to roof lantern offering limited thermal insulation
- Damaged or missing solar film
- Remaining solar film cracked and discoloured
- Condition of glazed panes under solar film unknown – cracked panes may be present
- Remaining solar film cracked and discoloured



- Discolouration / algae on base of lead roof lantern covering
- Outlet partially blocked by lead roof lantern covering
- Standing water in valley gutter
- Lifting lead flashings at the base of the roof lantern
- Defective asphalt valley gutter covering
- Debris in eaves gutter
- Outlet from eaves to discharge directly into existing outlet in valley gutter
- Lead cover flashings damaged and lifting



04 ROOF LANTERN RF13-RFL.01
NTS - Date Taken: 09/10/24

05 GUTTER RF13-VGUT.03
NTS - Date Taken: 09/10/24

06 OUTLET RF13-EGUT.01
NTS - Date Taken: 08/10/24



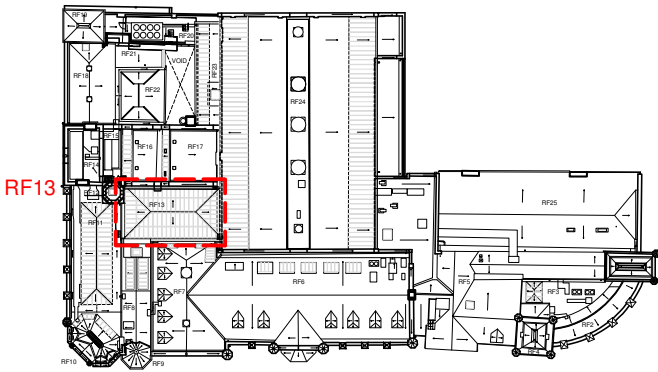
- Discolouration / algae on base of lead roof lantern covering
- Standing water in valley gutter
- Defective mortar joints in wall above lead cover flashings
- Lead cover flashings damaged and lifting
- Defective asphalt valley gutter covering
- Multiple splits in asphalt valley gutter covering
- Remaining solar film cracked and discoloured
- Standing water in valley gutter
- Defective sealant between glazed panes and roof lantern structure / frame



08 GUTTER RF13-VGUT.01
NTS - Date Taken: 08/10/24

07 VALLEY GUTTER RF13-VGUT.01
NTS - Date Taken: 09/10/24

- To be read in conjunction with:**
- 015-Existing Roof Plan
 - 063-Existing Individual Roof Plan RF13
 - SCH-RF13 Roof RF13 Condition Schedule



09 KEY ROOF PLAN
NTS

00/05.03.26 Issued for Planning
revision/date note

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

title
**Photosheet Of Existing
Roof RF13**

scale NTS @A3	status PLANNING	
job no. 997	dwg no. 113	status/revision PL00

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