

Job No: 997

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**READING TOWN HALL
BLAGRAVE STREET
READING
RG1 1QH**

**MUSEUM ROOFS RF7 TO RF23
CONSERVATION IMPROVEMENT WORKS
TO ROOFS RF7 TO RF23**



**HERITAGE STATEMENT
PRINCIPAL WORKS**

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CONTENTS

1.00	Introduction	3
1.01	Introduction	3
1.02	Purpose of the Heritage Statement	3
1.03	Conduct of the Heritage Statement	4
1.04	Research and Planning Policy	5
2.00	Section 1: The Heritage Asset	6
2.01	Extent of Designated Heritage Assets	6
2.02	Location and Setting	6
2.03	Nature of the Heritage Assets	9
2.04	Historical Development, Photographs & Maps	12
2.05	Designations and Protection	14
2.06	Assessment of Significance	16
3.00	Section 2: Proposals Affecting the Heritage Asset	19
3.01	Proposed Works	19
3.02	Initial Preliminary Proposal & Pre-Application Advice	29
3.03	Associated Drawings and Documents	36
3.04	Reasons and Justification for the Conservation Improvement Works	42
3.05	Assessment of Impact	42
3.06	Mitigation	42

1.00 Introduction

1.01 Introduction

Listed building consent and planning permission approvals are sought for the structural repair and conservation improvement works (repairs) to the roofs over the museum to Reading Town Hall. In the first instance, separate listed building consent approval has been requested for temporary opening up works essential to understand the existing historic structure and fabric of the building, to identify condition and building faults and to determine appropriate conservation improvement work proposals.

The proposed works affect designated heritage assets; Reading Town Hall, which is situated in the Market Place and London Street Conservation Area.

1.02 Purpose of this Heritage Statement

The purpose of this Heritage Statement is to demonstrate a clear understanding of the values that make the designated heritage assets, Reading Town Hall and the Market Place and London Street Conservation Area, culturally significant, and then to communicate the need for action, the appropriateness of proposed conservation improvement works to the roofs over the museum, and how these repairs respond to the historic nature of the place, without causing harm to this significance.

The Heritage Statement sets out the need and justification for the proposed conservation improvement works and explains why the particular types of repairs are proposed. It explains why these works are considered the most appropriate to maintain the character and detail of the Town Hall to retain and enhance its cultural significance, including the values that contribute to the wider setting and context of the Conservation Area. The Heritage Statement will also outline how the proposed repairs will contribute to the long-term sustainable conservation of the heritage assets and the mitigation measures adopted to remove the risk of potential harm to significance.

Listed Buildings and Conservation Areas are heritage assets statutorily designated for their special architectural and historic interest under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

1.03 Conduct of the Heritage Statement

This Heritage Statement is written following the guidance outlined in paragraphs 202, 203, 207, 208, 210, 212 and 215 in section 16, Conserving and Enhancing the Historic Environment, of the National Planning Policy Framework (NPPF) dated December 2024, which sets out the requirement for applicants to assess the significance and special interest of heritage assets and their settings to minimise or avoid potential conflict between proposed developments and the historic built environment.

In accordance with National Planning Policy Framework (NPPF) December 2024 section 16 item 207 (part):

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.'

National policy and guidance place significant emphasis on the need to conserve heritage assets in a manner appropriate to their significance, so they can be enjoyed and continue to contribute towards the quality of life of existing and future generations.

This Heritage Statement, along with all related investigations and research, have been carried out and compiled by Matt Taylor BSc Hons MA Arch Cons CIAT IHBC, Architectural Conservation Associate and Specialist Historic Building Consultant at Morse Webb Architects on instruction from the client, Reading Borough Council.

A visual understanding of tangible evidence was gained and has continued to be gathered during site visits to Reading Town Hall by Matt Taylor of Morse Webb Architects, from May 2024 to the present day. Inspections have been carried out of the building and its roofs to gain a clear understanding of the nature and character of the heritage asset and the values that make it significant. Observations were also made

in the immediate vicinity of the building within the Market Place and London Street Conservation Area to gain an understanding of the building's visual and historical contribution to its immediate and wider setting and context.

Photographs of the building, including the roofs, internal spaces below the individual roofs, and of its immediate setting from within the Market Place and London Street Conservation Area were taken by Morse Webb Architects during the course of the site visits. A selection of these photographs are included in this report to convey detail and character of the heritage assets and to substantiate points and evidence.

1.04 Research and Planning Policy

Research of archives and policy documents, held by the following bodies and organisations, has been undertaken to find information relating to Reading Town Hall relevant for this Heritage Statement:

- Reading Historic Area Assessment – February 2023
- Reading Borough Council – Market Place and London Street Conservation Area Appraisal – November 2018
- The National Archives
- Historic Environment Record (HER) - Berkshire
- Historic England – Listing Description
- Reading Borough Council Archive
- Historic Ordnance Survey maps

Reading Borough Council – Reading Borough Local Plan – adopted November 2019:

- Section 4.2 – Heritage (paragraphs 4.2.1 to 4.2.24)
- Planning policies:
 - EN1: Protection and Enhancement of the Historic Environment
 - EN2: Areas of Archaeological Significance
 - EN3: Enhancement of Conservation Areas
 - EN4: Locally Important Heritage Assets
 - EN5: Protection of Significant Views with Heritage Interest
 - EN6: New Development in a Historic Context

2.00 Section 1: The Heritage Asset

2.01 The Extent of Designated Heritage Assets

There are two designated heritage assets affected by the proposals for change which are considered as part of this heritage statement:

- Reading Town Hall (first listed: 22nd March 1957)
- Market Place and London Street Conservation Area (designated in 1972 and extended in 1982)

Proposed conservation improvement works are to be carried out to part of Reading Town Hall, specifically the roofs over the museum, art gallery and associated ancillary spaces situated on the north side of the building.

2.02 Location and Setting

Market Place and London Street Conservation Area

Market Place and London Street Conservation Area is located south of the River Thames and the railway station in the town centre of Reading in Berkshire. It extends north to south in a linear manner from Blagrove Street down London Street to its junction with London Road and includes the Market Place.

Situated in the northern half of the conservation area is the site of the town's medieval market place, now formally known as 'Market Place'. Immediately to the west is the commercial heart of Reading i.e. Broad Street and the modern Oracle Shopping Centre. Immediately to the east is Forbury Gardens, the site of the outer precinct of Reading Abbey, now a public park and the town centre's largest public open space.

The southern half of the conservation area, comprising London Street and Church Street, lies on the south side of the River Kennet which flows eastward under High Bridge, shortly to join the Thames. The southern half is severed from the town centre by the Inner Distribution Road (IDR), a wide dual carriageway.

The River Kennet passes through the narrow mid-point of this linear conservation area. The land rises gently northward from the river to St Laurence's Church where it becomes level. Similarly, the land rises gently southward from the river to the upper end of London Road.

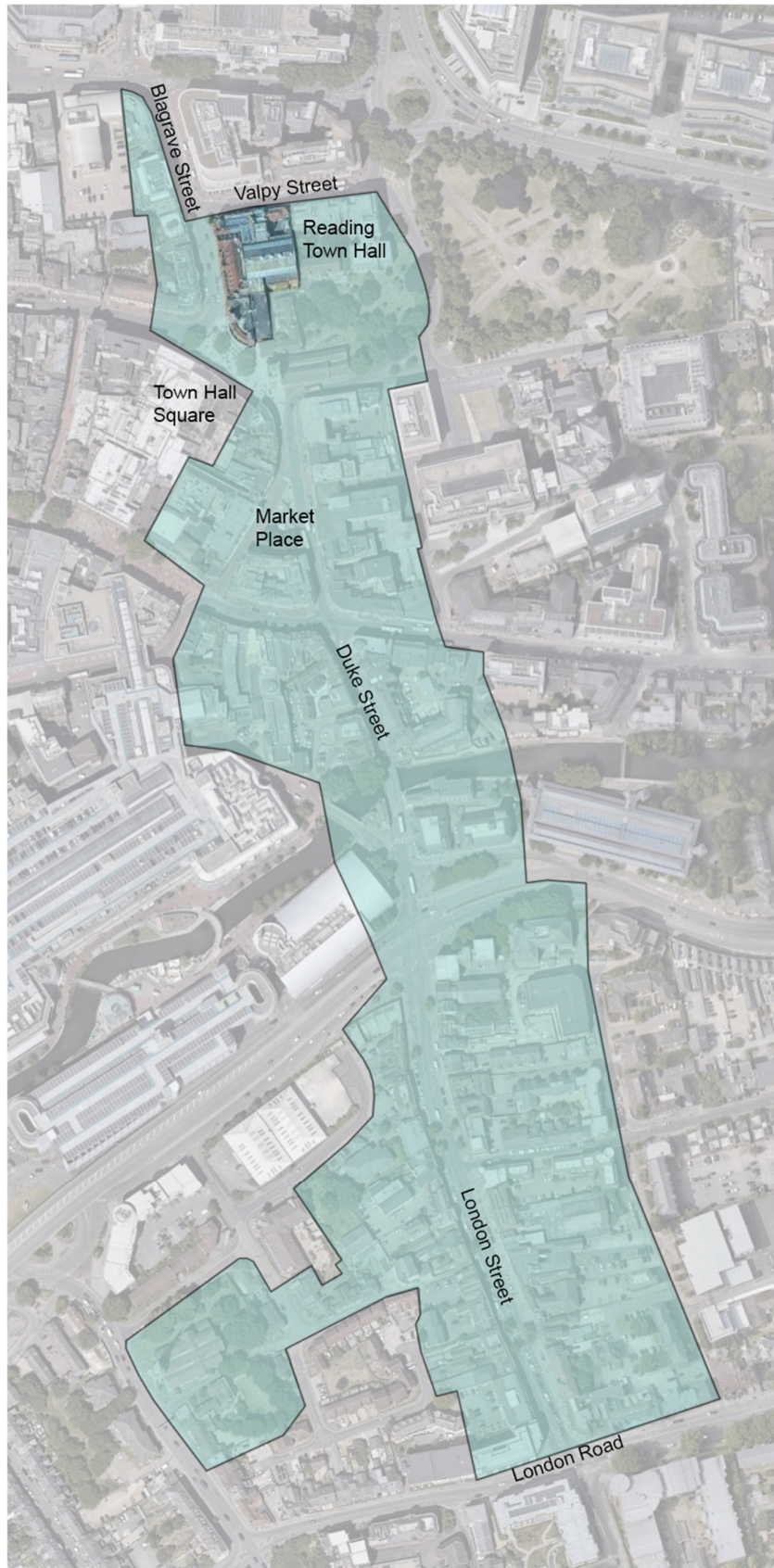
Reading Town Hall

Reading Town Hall is situated to the north of the Market Place at the junction of Blagrove Street and Friars Street and Blagrove Street and Valpy Street. It is set within an area of architectural and historic interest due to its townscape merit, form, layout, listed buildings and other buildings of interest, (such as the neighboring St. Lawrence's church situated to the south), trees and open spaces (including St. Lawrence's churchyard), and has important views and vistas in and out of the conservation area.

Address: The Town Hall, Belgrave Street, Reading RG1 1QH



Reading Town Centre



Market Place and London Street Conservation Area

2.03 Nature of the Heritage Assets

Reading Town Hall

Reading Town Hall is a building of both architectural and historic interest. The current building has physical origins that date back to the C18, although evidence suggests the site was occupied by earlier buildings before 1700.

It forms a group of late C19 municipal and civic buildings, which incorporates the C18 Victoria Hall (Small Town Hall) and is the town hall of Reading in Berkshire. Although it is no longer used for local authority administration, its public use is retained as it houses Reading Museum, concert hall, meeting spaces, conference rooms, ceremony rooms, a café and the Coroner's Court.

The C19 building is extensive in size and complex in form and configuration incorporating three distinctive phases of design and construction between 1871 and 1897.

The initial phase of the C19 building was designed by Alfred Waterhouse in a Victorian Gothic style. The new frontage was built with red and grey bricks, together with terracotta ornaments and detailing. The clock tower over the Town Hall entrance still forms a distinctive Reading landmark and townscape feature terminating views along Friar Street.

The Town Hall was subsequently extended from 1882 with designs by the Thomas Lainston which continued Waterhouse's Gothic style externally, again employing Gothic detailing and red and grey bricks with terracotta features.

A final phase and extension opened in 1897 and contained an extension to the library and an art gallery. This was designed by John James Cooper and William Roland Howell, and includes the frontage to Valpy Street.

The building is a heritage asset of significant architectural and historic interest. It is grade II* listed on the National Heritage List for England (NHLE). It is important as an example of C18 and C19 municipal public architecture in Classical and Gothic revival styles design by celebrated architects. In terms of its historic interest, it is significant

as an indication of the development of Reading in the C19 and a representation of the prestige of the town as it grew.

Reading Town Hall makes a significant physical and visual contribution to the conservation area and provides a central focal point for public activity and gathering. It is important because of its relationship with other buildings of historic value by adding a sense of status and value to the north side of the Market Place as well as the wider town centre.



Reading Town Hall viewed from Friar Street with the statue of Queen Victoria in the foreground

Market Place and London Street Conservation Area

The Market Place and London Street Conservation Area is significant due to its architectural and historic interest, its layout and form, historical evolution and development, townscape features, individual buildings and structures and vistas and views that collectively contribute to its overall character. The following features individually are composed within the conservation area which give the whole place its unique distinctiveness and identity:

- Linear conservation area with medieval southern approach road over the River Kennet to a market place and church outside one of Reading Abbey's gateways
- The Hospitium of St John the Baptist, founded in 1189 (Scheduled Monument)
- Medieval churches of St Laurence's and St Giles' and their associated churchyards
- Isolated timber-framed C16 and C17 century buildings - No's 26 and 27 Market Place, No's 49 to 53 London Street and No's 3 and 5 London Road
- Georgian town houses in London Street
- C19 municipal buildings in Blagrove Street, including Alfred Waterhouse's Town Hall, Victoria Hall, Concert Hall and Museum, Library and Art Gallery
- Groups of historic building around Market Place
- Special historic and architectural character around St Laurence's Church and the Town Hall
- Building built of bricks (red, blue and buff) from Reading's local brickworks
- Examples of C19 century banks and commercial buildings notably Barclays Bank, King Street and NatWest Bank, Market Place
- Green open spaces, including the churchyards of St Laurence's and St Giles' and the burial ground of the Friends Meeting House
- Public open space composed of Market Place Square and Town Hall Square. including the area around the statue of Queen Victoria
- Jacksons Corner, a local landmark
- Significant and important trees, particularly in London Street, Market Place Square and Town Hall Square
- River Kennet and riverside walks along with the significant C18 bridge at the southern end of Duke Street
- Historic stone kerb and paving details in the courtyard of The George Hotel, Thorn Lane and alleys off London Street
- Examples of C19 century monuments: Sir John Soane's Simeon Monument and the Queen Victoria statue

2.04 Historical Development and Maps

1786: 1st phase of the current Town Hall completed as the Victoria Hall, designed by Charles Poulton.

1864: The Victoria Hall was restored and adapted to house the Father Willis Organ.

1875: Alfred Waterhouse designed a new building including a council chamber, and the landmark clock tower, creating the building's principal facade.

1879-1883: New wing containing the library & museum opening to the public in 1883.

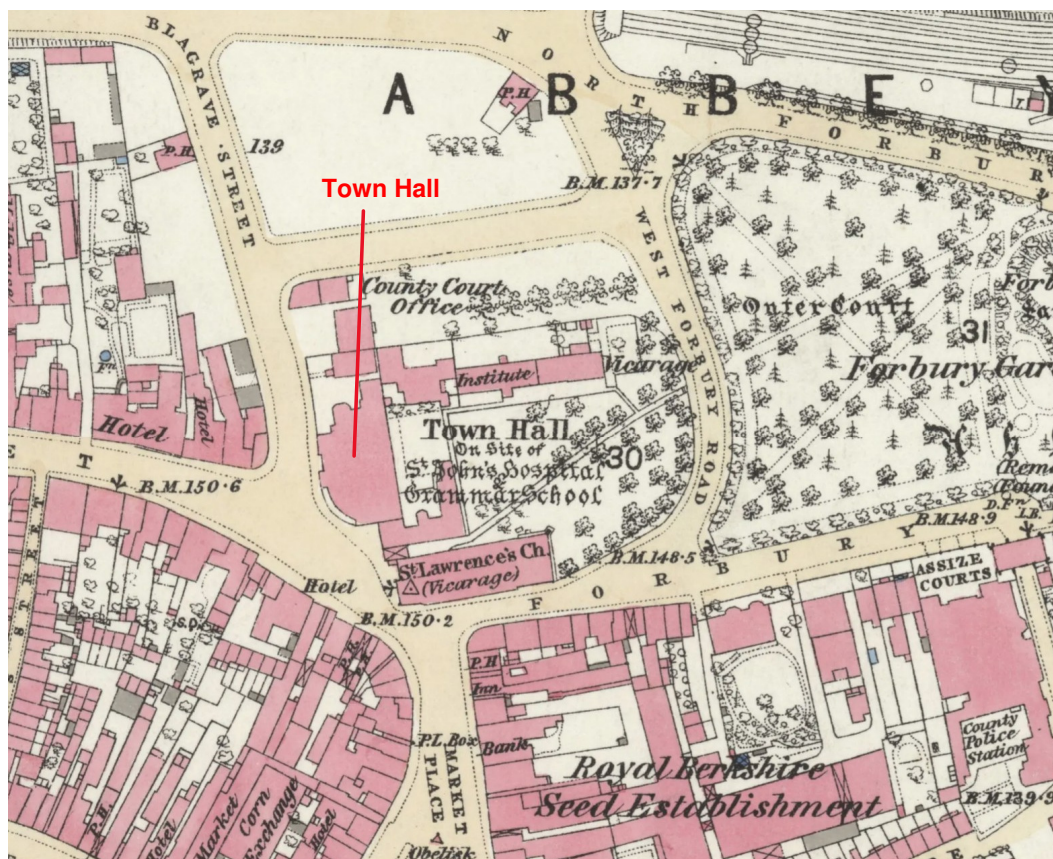
1882: The Concert Hall, along with the Museum and Science and Art School, was designed by local architect Thomas Lainson.

1897: Three art galleries were added to the building.

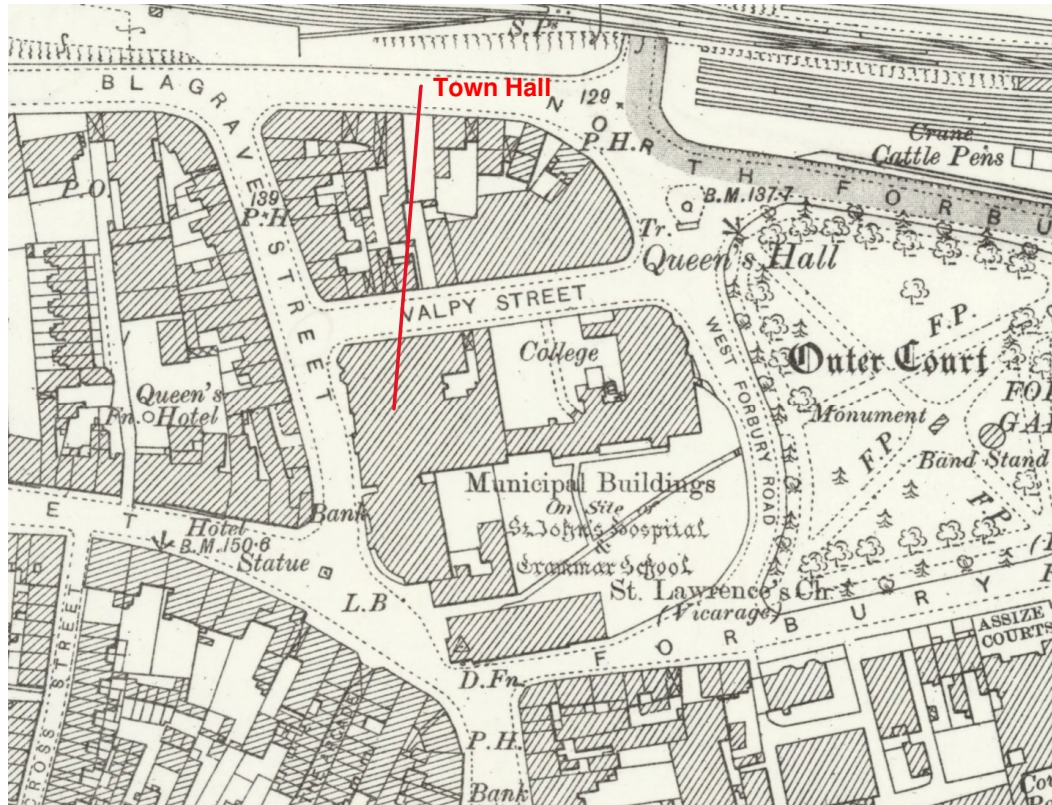
1975: Reading Borough Council moved its administrative offices to the new Civic Centre, ending the Town Hall's primary civic function.

Late 1980s: The building was comprehensively refurbished, saving it from demolition and adapting it for modern use.

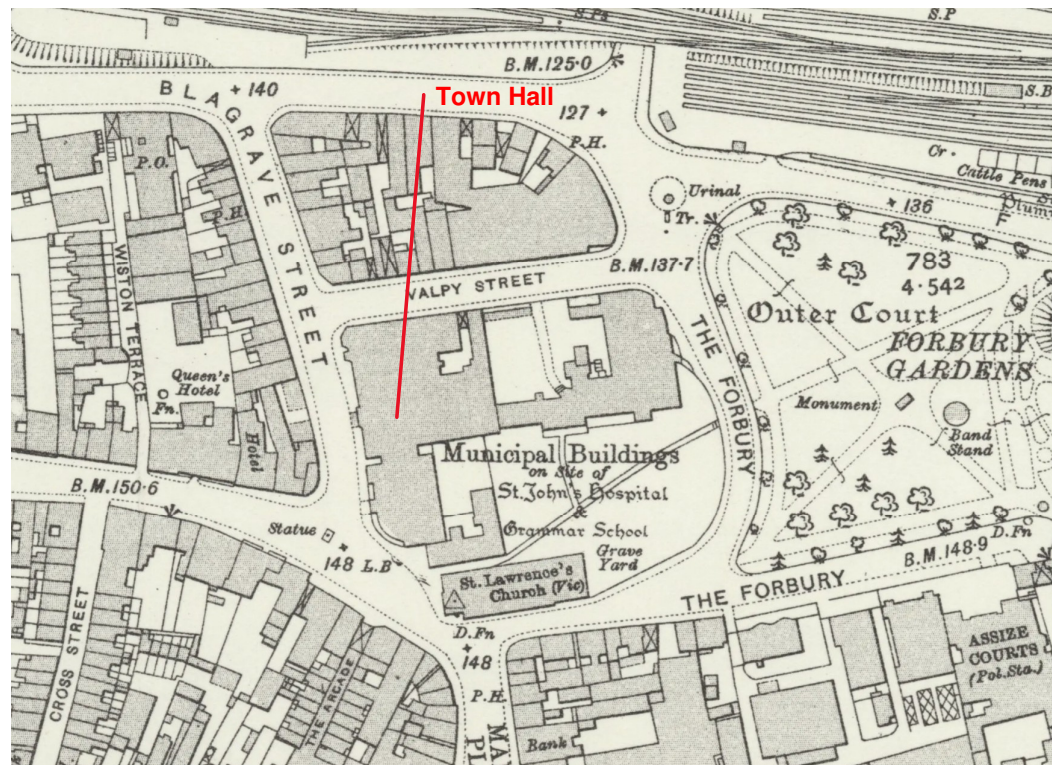
The four historic maps below show the development of the Town Hall from 1879 to 1931.



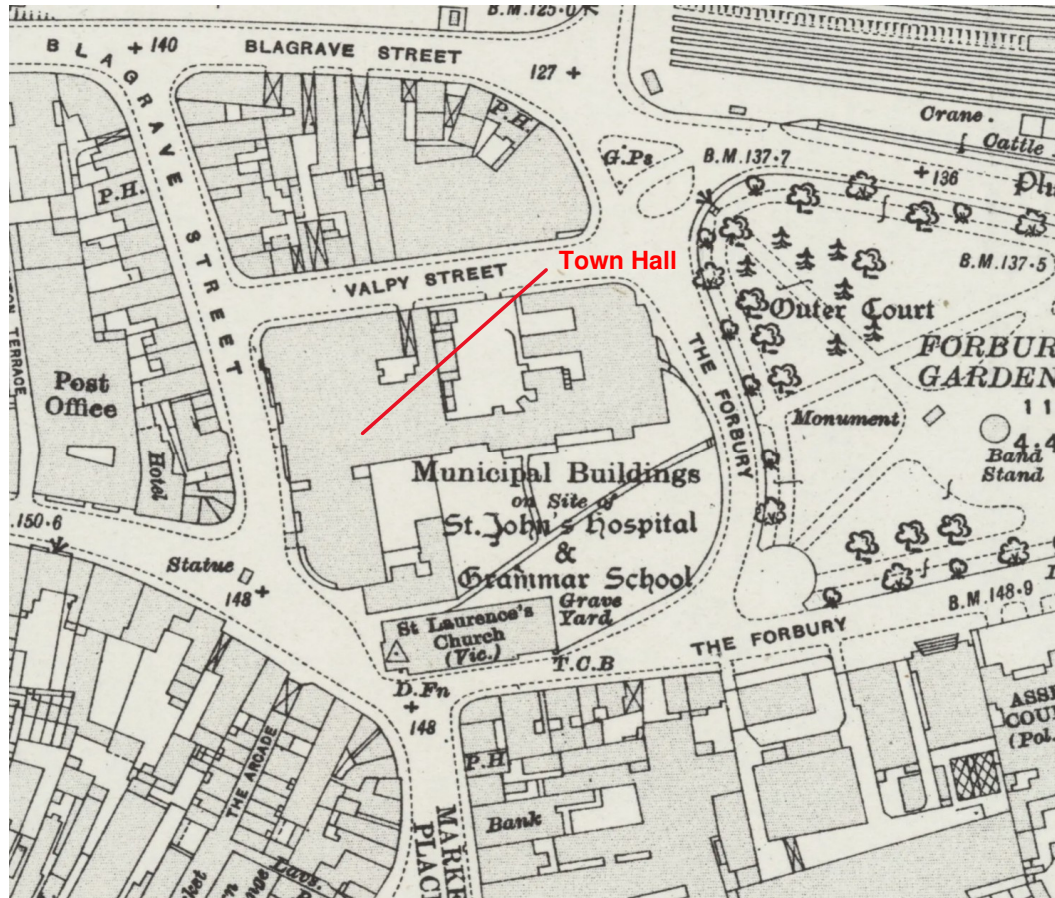
Historic map 1: 1879 – extract. The initial phase of the new C19 Town Hall designed by Alfred Waterhouse shown.



Historic map 2: 1900 – extract. Ordnance Survey Historic Maps. All three phases of the C19 Town Hall completed



Historic map 3: 1912 – extract. Ordnance Survey Historic Maps. No significant change from 1900



Historic map 3: 1931 – extract. Ordnance Survey Historic Maps. No significant change from 1912

2.05 Designations and Protection

Reading Town Hall

Heritage Category: Listed Building
 Grade: II*
 List entry number: 1113400
 Date first listed: 22nd March 1957
 List Entry Name: Reading Town Hall

Historic England list entry:

Summary

'A group of municipal buildings which include the Town Hall, two Concert Halls, Museum and Register Office for Reading, but which formerly also housed the Library

and Art college, together with office space. Constructed in 1871-1872 to the designs of Alfred Waterhouse, 1879-1882 by Thomas Lainson, 1896-1897 by John James Cooper and William Roland Howell. With later C20 and C21 additions and restoration by Architects Design Partnership in 1988-1989 and also in 1993 and 2000. The complex of interconnected buildings also contains the Victoria Hall (formerly Small Town Hall) of 1785-1786, designed by Charles Poulton and remodelled in 1863 by WH Woodman.'

Reasons for Designation

Architectural interest:

*The building, designed by the highly regarded architect, Alfred Waterhouse together with Thomas Lainson and John James Cooper and William Roland Howell and including the earlier Victoria Hall by Charles Poulton and William Henry Woodman, has a consistent and accomplished design to both the exterior and interior which clearly has more than special interest; * notwithstanding alterations made in the late C20 to aid the flow of activities around the interior of the building, the impressive internal spaces dating from the C19 have been retained with little alteration to their original appearance.*

Historic interest:

*As an indication of the development of Reading in the C19 and a representation of the prestige of the town as it grew; * a demonstration of the expansion of the functions housed within a town hall building as a result of new legislation as the C19 advanced.*

For full listing description see: Reading Town Hall Official List Entry

Source: Historic England

Market Place and London Street Conservation Area

Heritage Category: Conservation Area
Date designated: 1972, extended 1982
Reference: Reading Borough Council – Market Place and London Street
Conservation Area – Conservation Area Appraisal, 20th March
2007 – by The Conservation Studio

2.06 Assessment of Significance

Reading Town Hall

Reading Town Hall is significant for its initial Alfred Waterhouse-designed Victorian Gothic architecture, including a prominent clock tower, and its historical role as the town's administrative centre and cultural venue. Today, it houses the Reading Museum, a renowned concert hall featuring a historic Father Willis Organ, and serves as a popular conference and events venue, making it a central hub for both history and modern-day culture in the town.

Architectural Significance

- **Victorian Gothic Design:** The principal façade and clock tower were designed by Alfred Waterhouse, a leading 19th-century architect, in the Victorian Gothic style.
- **Architectural Details:** The building features locally made red and grey bricks with terracotta panels, and decorative friezes that were intended to show Reading's history.
- **Historic Layers:** It incorporates older buildings, notably the 1786 Victoria Hall (originally the Small Town Hall), which Waterhouse skilfully integrated into his design.

Historical & Cultural Significance

- **Former Administrative Centre:** The Town Hall served as the centre for the town's administration before new civic offices were built in 1975.

- **Cultural Hub:** It has long been a significant cultural venue, housing the Reading Museum and a large concert hall, which continues to host performances and events.
- **Historical Artifacts:** The museum within the Town Hall showcases Reading's history, including items related to the world-famous Huntley & Palmers biscuit company.

Modern Role & Location

- **Conference and Banqueting Venue:** The Town Hall is now a leading venue for conferences, banquets, and events, offering various spaces for public and private functions.
- **Visitor Hub:** It acts as a visitor hub for the historic Reading Abbey Quarter, enhancing its appeal as a destination for tourists and locals.
- **Central Location:** Its location in the town centre, adjacent to other historical landmarks like St Laurence's Church, makes it a focal point for exploring Reading's past and present.

Market Place and London Street Conservation Area

The Market Place and London Street Conservation area is significant because its designation provides awareness leading to the retention, enhancement and protection to the special character of areas with distinctive historical and architectural interest, preserving the town's identity, quality of life, and unique economic assets for current and future generations. The designation of the conservation area aims to control demolition and development that could harm the local historic environment, including building materials, street layouts, and green spaces which could undermine distinctiveness and local character.

The conservation area is important due to its historic urban layout, which includes medieval elements like St. Laurence's and St. Giles' churches and the Hospitium of St. John the Baptist, alongside well-preserved Georgian townhouses and 19th-century municipal buildings like the distinctive Reading Town Hall. This area provides a rich historical narrative of the town's development as a medieval approach to the market place.

Key reasons for its significance

- **Medieval Origins:** The linear layout follows a planned medieval southern approach to a market place outside Reading Abbey's gateways.
- **Architectural Mix:** It showcases a range of architectural styles, from medieval timber-framed buildings to prestigious Georgian townhouses and notable Victorian municipal buildings.
- **Historic Buildings:** It features significant structures such as the Hospitium of St. John the Baptist (a Scheduled Monument) and two of the town's medieval churches, St. Laurence's and St. Giles'.
- **Civic Identity:** The presence of prominent 19th-century municipal buildings, including Waterhouse's distinct Reading Town Hall, gives the area importance in the town's civic life.
- **Urban Character:** The conservation area designation recognizes the unique historical character and the interrelationship between buildings, streets, and spaces.

3.00 Section 2: Proposals Affecting the Heritage Asset

3.01 Proposed Works

Water ingress into parts of Reading Town Hall has been attributed to defects and building fabric faults to roof coverings and roof features, such as glazed rooflights and lanterns, abutment flashings to chimneys and parapet walls, linings to valley and parapet gutters etc. These faults have led to rainwater penetration into rooms below, including important spaces containing artefacts, exhibits, pictures and art work in the museum and art gallery.

Reading Borough Council are now proposing a programme of Conservation Improvement works with the aim of making the roofs over the museum part of the Town Hall watertight to prevent rainwater getting into the structure and fabric, which ultimately affects rooms and spaces below impacting on the operation and functions of the building. The current issue with water ingress places a wider risk of damage to other parts of the building which threatens significance of the heritage asset, and which will ultimately lead to the need for more extensive repairs placing greater demand on funding and resources.

As part of the Conservation Improvement Work to prevent water ingress, an opportunity will be created to improve the thermal performance and vapour control to parts of the building when roof voids and spaces along with the existing structure and fabric are opened up and exposed following the removal of existing roof coverings. This access will allow both insulation and vapour control measures to be inserted and fixed locally before flat roofs and gutters are recovered.

Location of the Proposed Works

Conservation improvement works are proposed to the roof specifically over the museum to the Town Hall (the northern side of the building). This roof is made up of 17 No. individual roofs which have been numbered RF7 to RF23. See Morse Webb Architect's drawing 997-015-Existing Roof Plan.

The Conservation Improvement Works along with an assessment of their impact on the significance of the heritage asset and the justification and mitigation for the proposals are summarised and set out in the table below :

	Summary of Proposed Conservation Improvement Works	Impact	Justification and Mitigation
	Summary to be read with the Reading Town Hall Roofs RF7 to RF23 Conservation Improvement Works – Schedule of Works and all associated drawings		
Temporary removals	• Temporary removal and reinstatement on completion of the works of existing roof access walkways and associated balustrades and handrails. • Temporary removal and reinstatement on completion of the works of existing roof mounted mechanical and electrical plant. • Temporary remove of existing lightning protection systems and reinstatement on completion of the works	• Neutral impact. • No visual change. • Surface mounted generally. • New plant mountings associated with new replacement roof structure to RF14	• Essential to provide access to facilitate the conservation improvement works (repairs) • To be reinstated back in former positions on completion of the works. • Mechanical and electrical plant and associated ducts reinstated back in former positions. Some very minor alterations to positions locally to some roofs to improve visual impact on the historic structure and fabric and to improve rainwater discharge and drainage off the roofs.
Scaffolding	• External scaffolding, including temporary fixing of the scaffolding to the existing structure and fabric to provide support and lateral restraint. • External temporary scaffolding roof • Internal temporary crash-deck/bird cage scaffolding below roofs RF8, RF10, RF11, RF12, RF13, RF14, RF15, RF16 RF17, RF19 and RF20	Temporary visual impact. Possible impact damage. Temporary localised fixings into existing structure and fabric to provide lateral restraint and support.	• Essential to provide necessary access to carry out the works. • Essential to provide temporary protection from water ingress during the works on site. • Essential to protect internal spaces from potential damage during the works on site. • Fixings to the existing structure and fabric will be in inconspicuous areas and fixing holes will be made good to match the existing surfaces on a like for like basis. • Temporary protection to be put in place to protect from impact damage, including during erection and striking of the scaffolding.
RF7	• Repair existing tile roof coverings. • Repair and redecorate existing timber dormer windows. • Repairs to existing glazing to pitched rooflights. • Repair roof vents. • Renewal of lining to sloping intersecting valley gutters between roof slopes. • Repairs to existing metal rainwater goods (gutters and downpipes retained in situ or localised temporary removals only to facilitate the repair works. • Lay new vapour control membranes • Replace existing thermal insulation laid over the ceiling joists in the roof void and replace with new thermal insulation.	• Neutral impact. • Existing roof coverings retained and repaired.	• Prevent/reduce the risk of rainwater penetration into the building and or existing historic structure and fabric. • Reinstatement the roof coverings back to a good state of repair. • Reduce heat losses from the museum spaces below. • Reduce the risk of condensation in roof voids. • Replacement older historical materials to match existing on a like for like basis based on a thorough understanding of the existing materials.
RF8	• Repair existing tile roof coverings. • Renew mineral felt flat roof covering with new flat roof membrane incorporating new insulation (warm roof). • Renew flat roof rooflight/smoke vent. • Renewal of lining to flat valley gutter between roofs RF7 and RF8. • Repairs to existing metal rainwater goods (gutters and downpipes retained in situ or localised temporary removals only to facilitate the repair works. • Replace existing single glazing to existing roof lantern with new double glazed patent glazing system	• Neutral impact. • Existing tile roof coverings retained and repaired. • Existing roof form and details retained and/or replicated. • Minimal visual change restricted to different type of flat roof covering and new flat rooflight/smoke vent. • Minimal visual change due to new patent glazing system. • Materials/details being replaced are modern (circa late C20) .	• Prevent/reduce the risk of rainwater penetration into the building and or existing historic structure and fabric. • Reinstatement the roof coverings back to a good state of repair. • Reduce heat losses from the museum spaces below. • Reduce the risk of condensation in roof voids. • Replacement older historical materials to match existing on a like for like basis based on a thorough understanding of the existing materials. • Replacement of modern late C20 materials and details with new material and details to achieve long-term weather protection to protect the historic structure and fabric and to maintain the operation function of the Town Hall.

	• Replace existing thermal insulation laid over the ceiling joists and to lantern gables in the roof void and replace with new thermal insulation. • Lay new vapour control membranes .		
REF9	• Repair existing tile roof coverings. • Repairs to existing metal rainwater goods (gutters and downpipes retained in situ or localised temporary removals only to facilitate the repair works. • Replace existing thermal insulation laid over the ceiling joists in the roof void and replace with new thermal insulation. • Lay new vapour control membranes	• Neutral impact. • Existing roof coverings retained and repaired. • Existing roof form and details retained and/or replicated.	• Prevent/reduce the risk of rainwater penetration into the building and or existing historic structure and fabric. • Reinstate the roof coverings back to a good state of repair. • Reduce heat losses from the museum spaces below. • Reduce the risk of condensation in roof voids. • Replacement older historical materials to match existing on a like for like basis based on a thorough understanding of the existing materials.
REF10	• Removal of existing tile roof coverings. • Repair and redecorate existing timber dormer windows. • Repairs to existing glazing to pitched rooflights. • Repair roof vents. • Renewal of lining to sloping intersecting valley gutters between roof slopes. • Repairs to existing metal rainwater goods (gutters and downpipes retained in situ or localised temporary removals only to facilitate the repair works. • Lay new vapour control membranes • Replace existing thermal insulation laid over the ceiling joists in the roof void and replace with new thermal insulation. • Joinery repairs to existing internal channel box gutters lined with lead and associated repairs to lead linings. • Repairs and repointing to the brickwork/terracotta gables and parapets. • Removal of existing bird control measures including netting and spikes. Installation of new bird control measures to specialist design and recommendations.	• Neutral impact. • Existing roof coverings retained and repaired. • Existing roof form and details retained and/or replicated.	• Prevent/reduce the risk of rainwater penetration into the building and or existing historic structure and fabric. • Reinstate the roof coverings back to a good state of repair. • Reduce heat losses from the museum spaces below. • Reduce the risk of condensation in roof voids. • Replacement older historical materials to match existing on a like for like basis based on a thorough understanding of the existing materials – brickwork and terracotta repairs and repointing..
REF11	• Removal of existing flat roof and flat gutter coverings and associated insulation and mattings. • Temporarily remove flat roof/gutter deckings and Repair existing timber flat roof/gutter structures.. • Repairs and upgrading works to the existing supporting steel structure in accordance with the structural engineer's details • Supply of new flat roof gutter deckings. • Laying of new flat roof membrane system incorporating new thermal insulation (warm roof) with associated upstands and lead cover flashings. • Lay new vapour control membranes as part of new roofing system to flat roofs/gutters. • Carry out strengthening to the existing roof lantern structure, in accordance with the structural engineer's details. recommendations to support new double glazed patent glazing system. • Replace existing single glazing to existing roof lantern with new double glazed patent glazing system.	• Neutral impact. • Existing roof form and details retained and/or replicated. • New flat roof/gutter linings similar in appearance as existing. • Existing matting, with an inferior appearance having a negative impact on the heritage asset removed. • Minimal visual change restricted to different type of flat roof/gutter coverings • Minimal visual change due to new patent glazing system. • Materials/details being replaced are modern (circa late C20).	• Prevent/reduce the risk of rainwater penetration into the building and or existing historic structure and fabric and in particular into the art gallery below to prevent negative impact on operations and damage to displays. • Reinstate the roof coverings back to a good state of repair. • Reduce heat losses from the museum spaces below. • Reduce the risk of condensation in roof voids. • Replacement materials to match existing on a like for like basis based on a thorough understanding of the existing materials. • Replacement older historical materials to match existing on a like for like basis based on a thorough understanding of the existing materials – brickwork and terracotta repairs and repointing. • Replacement of modern late C20 materials and details with new material and details to achieve long-term weather protection to protect the historic structure and fabric and to maintain the operation function of the Town Hall.

	• Fit new flat roof rainwater outlets connected to existing internal rainwater pipes associated with new flat gutter lining membranes. • Fix new cast iron rainwater hopper the existing external rainwater pipe. • Form new lead lined outlet through parapet wall with new external lead line gargoyle chute to create an emergency rainwater outlet. • Repairs to existing metal rainwater goods (gutters and downpipes retained in situ or localised temporary removals only to facilitate the repair works. • Repairs and repointing to the brickwork/terracotta parapets and to adjacent roof level brickwork walls. • Removal of existing bird control measures including netting and spikes. Installation of new bird control measures to specialist design and recommendations.		
RF12	• Removal of existing flat roof mineral felt covering. • Repairs to timber flat roof structure. • Repairs and repointing to existing brickwork and terracotta parapet. • Laying of new flat roof membrane with associated upstands and lead cover flashings. • Fit new flat roof rainwater outlet connected to existing internal rainwater pipe. • Opening up of existing gargoyle drainage chute, relining in lead and integration with new roof covering to create an emergency rainwater outlet • Replace existing thermal insulation laid over the ceiling joists in the roof void and replace with new thermal insulation. • Repairs and repointing to the adjacent brickwork chimneystack. • Repairs and repointing to the brickwork the walls of the tower below RF12 down to roof level below. • Improved/new internal access ladder with landing platforms. • Installation of new bird control measures to prevent birds getting into the tower via the existing louvres.	• Neutral impact. • Existing roof form and details retained and/or replicated. • New flat roof/gutter linings similar in appearance as existing. • Existing matting, with an inferior appearance having a negative impact on the heritage asset removed. • Minimal visual change restricted to different type of flat roof covering. • Materials/details being replaced are modern (circa late C20) • Historic detail brough back into original intended use.	• Prevent/reduce the risk of rainwater penetration into the building and or existing historic structure and fabric. • Reinstate the roof coverings back to a good state of repair. • Replacement materials to match existing on a like for like basis based on a thorough understanding of the existing materials. • Replacement older historical materials to match existing on a like for like basis based on a thorough understanding of the existing materials – brickwork and terracotta repairs and repointing. • Replacement of modern late C20 materials and details with new material and details to achieve long-term weather protection to protect the historic structure and fabric and to maintain the operation function of the Town Hall. • Reuse of an existing feature (gargoyle rainwater chute) to provide emergency drainage of the roof if rainwater outlet becomes blocked to prevent water leaking into the structure and fabric below
RF13	• Removal of existing flat gutter coverings and associated insulation and mattings. • Temporarily remove flat gutter deckings and Repair existing timber flat gutter structures below • Repairs and upgrading works to the existing supporting steel structure in accordance with the structural engineer's details • Supply of new flat roof gutter deckings. • Laying of new flat gutter membrane system incorporating new thermal insulation (warm roof) with associated upstands and lead cover flashings. • Lay new vapour control membranes as part of new roofing system to flat gutters. • Carry out strengthening to the existing roof lantern structure, in accordance with the structural engineer's details. recommendations to support new double glazed patent glazing system.	• Neutral impact. • Existing roof form, glazed lantern and details retained and/or replicated. • New flat gutter linings similar in appearance as existing. • Minimal visual change restricted to different type of flat gutter covering • Minimal visual change due to new patent glazing system. • Materials/details being replaced are modern (circa late C20).	• Prevent/reduce the risk of rainwater penetration into the building and or existing historic structure and fabric and in particular into the museum spaces below to prevent negative impact on operations and damage to displays. • Reinstate the roof coverings back to a good state of repair. • Reduce heat losses from the museum spaces below. • Reduce the risk of condensation in roof voids. • Replacement materials to match existing on a like for like basis based on a thorough understanding of the existing materials. • Replacement older historical materials to match existing on a like for like basis based on a thorough understanding of the existing materials – brickwork repairs and repointing. • Replacement of modern late C20 materials and details with new material and details to achieve long-term weather

	• Replace existing double glazing to existing roof lantern with new double glazed patent glazing system. • Fit new flat roof rainwater outlets connected to existing internal rainwater pipes associated with new flat gutter lining membranes. • Fix new cast iron rainwater hopper the existing external rainwater pipe. • Repairs to existing metal rainwater goods (gutters and downpipes retained in situ or localised temporary removals only to facilitate the repair works. • Repairs and repointing to the brickwork of adjacent roof level brickwork walls.		protection to protect the historic structure and fabric and to maintain the operation function of the Town Hall.
RF14	• Remove existing roof mounted mechanical and electrical plant and associated ducting. • Remove existing flat roof coverings. • Removal of existing flat roof decking. • Repair the exiting timber flat roof structure incorporating new isolated structural flat roof joists, to replace defective existing in full accordance with the structural engineer's recommendations. Trim out for reinstalled ducts through the roof structure • Install new steel beams and posts in existing timber roof structure to support new roof mounted mechanical and electrical plant. • Fix of new flat roof deckings. • Laying of new flat gutter membrane system incorporating new thermal insulation (warm roof) with associated upstands and lead cover flashings. • Lay new vapour control membranes as part of new roofing system to flat roofs. • Adjust existing parapet wall between roofs RF14 and RF15 to allow for repositioned ducting • Install new supplementary flat roof rainwater outlet through east parapet wall to discharge into a new cast iron hopper and downpipe to drain into the existing internal courtyard. • Form new 2 no. lead lined outlets through north and east parapet walls with new external lead line gargoyle chute to create an emergency rainwater outlet to discharge onto roof RF18 below. • Fix new cast iron rainwater hopper the existing external rainwater pipe to north elevation. • Install new steel plant support frame over the new roof covering. • Install new replacement roof mounted mechanical and electrical plant and associated ducting. • Repairs and repointing to the brickwork/terracotta parapets and to adjacent roof level brickwork walls. • Repairs and repointing to the 2 No. associated brickwork chimneystack. • Removal of existing bird control measures including netting and spikes. Installation of new bird control measures to specialist design and recommendations.	• Neutral impact. • Existing roof form and details retained and/or replicated. • New flat roof/gutter linings similar in appearance as existing. • Existing matting, with an inferior appearance having a negative impact on the heritage asset removed. • Minimal visual change restricted to different type of flat roof covering. • Materials/details being replaced are modern (circa late C20)	• Prevent/reduce the risk of rainwater penetration into the building and or existing historic structure and fabric. • Reinstate the roof coverings back to a good state of repair. • Replacement materials to match existing on a like for like basis based on a thorough understanding of the existing materials – brickwork and terracotta repairs and repointing • Replacement older historical materials to match existing on a like for like basis based on a thorough understanding of the existing materials – brickwork and terracotta. • Replacement of modern late C20 materials and details with new material and details to achieve long-term weather protection to protect the historic structure and fabric and to maintain the operation function of the Town Hall. • Improvements to rainwater drainage over the flat roof by raising the roof mounted plant so rainwater can flow beneath it thus reducing the risks of blockages/rainwater buildup.

RF15	• Remove existing roof mounted mechanical and electrical plant and associated ducting. • Remove existing flat roof coverings. • Remove the existing flat roof decking. • Repair the exiting timber flat roof structure • Fix new flat roof decking. • Laying of new flat gutter membrane system incorporating new thermal insulation (warm roof) with associated upstands and lead cover flashings. • Lay new vapour control membranes as part of new roofing system to flat roofs. • Adjust existing parapet wall between roofs RF14 and RF15 to allow for repositioned ducting • Form new 1 no. lead lined outlet through east parapet wall with new external lead line gargoyle chute to create an emergency rainwater outlet to discharge onto roof RF22 below. • Fix new cast iron rainwater hopper the existing external rainwater pipe to east elevation. • Install new mounted mechanical and electrical plant steel support framework over the new roof covering. • Install new replacement mechanical and electrical plant. • Repairs and repointing to the brickwork parapets and to adjacent roof level brickwork walls. • Repairs and repointing to the 1 No. associated brickwork chimneystack. • Removal of existing bird control measures including netting and spikes. Installation of new bird control measures to specialist design and recommendations.	• Neutral impact. • Existing roof form and details retained and/or replicated. • New flat roof/gutter linings similar in appearance as existing. • Existing matting, with an inferior appearance having a negative impact on the heritage asset removed. • Minimal visual change restricted to different type of flat roof covering. • Materials/details being replaced are modern (circa late C20).	• Prevent/reduce the risk of rainwater penetration into the building and or existing historic structure and fabric. • Reinstate the roof coverings back to a good state of repair. • Replacement materials to match existing on a like for like basis based on a thorough understanding of the existing materials – brickwork repairs and repointing. • Replacement older historical materials to match existing on a like for like basis based on a thorough understanding of the existing materials – brickwork and terracotta. • Replacement of modern late C20 materials and details with new material and details to achieve long-term weather protection to protect the historic structure and fabric and to maintain the operation function of the Town Hall. • Improvements to rainwater drainage over the flat roof by raising the roof mounted plant so rainwater can flow beneath it thus reducing the risks of blockages/rainwater buildup.
RF16	• Existing slate roof covering to be removed and recovered utilising existing salvaged slates supplement with new natural slates to match existing. • Replacement of lead soakers and cover flashings to internal abutments with parapets to gable walls. • Repairs to existing roof vents. • New thermal insulation fitted between existing rafters. • Lay new vapour control membranes as part of new re-roofing • Existing modern clear single glass glazing and window frames to north light to be replaced with a new double glazed system in a new painted timber window frame (fixed light) incorporating toughened/laminated glass • Repairs and repointing to the brickwork parapets and coping stones to brickwork gable walls. • Removal of existing flat gutter covering between roofs RF16 and RF17 • Temporarily remove flat gutter deckings and repair existing timber flat gutter structures below • Supply of new flat roof gutter deckings. • Laying of new flat gutter membrane system incorporating new thermal insulation (warm roof) with associated upstands and lead cover flashings. • Lay new vapour control membranes as part of new roofing system to flat gutters.	• Neutral impact. • Existing roof coverings renewed on a like or like basis. • Existing roof form and details retained and/or replicated. • New flat gutter linings similar in appearance as existing. • Minimal visual change restricted to different type of flat gutter coverings. • Materials/details being replaced are modern (circa late C20).	• Prevent/reduce the risk of rainwater penetration into the building and or existing historic structure and fabric. • Reinstate the roof coverings back to a good state of repair. • Replacement materials to match existing on a like for like basis based on a thorough understanding of the existing materials – slate roof covering ,brickwork repairs and repointing. • Replacement older historical materials to match existing on a like for like basis based on a thorough understanding of the existing materials – slate roof covering, brickwork repairs and repointing. • Replacement of modern late C20 materials and details with new material and details to achieve long-term weather protection to protect the historic structure and fabric and to maintain the operation function of the Town Hall. • Improvements to rainwater drainage.

	- Form new 1 no. lead lined outlet through east parapet wall with new external lead line gargoyle chute to create an emergency rainwater outlet to discharge onto roof RF22 below. - Fix new cast iron rainwater hopper the existing external rainwater pipe to east elevation.		
RF17	- Existing slate roof covering to be removed and recovered utilising existing salvaged slates supplement with new natural slates to match existing. - Replacement of lead soakers and cover flashings to internal abutments with parapets to gable walls. - Repairs to existing roof vents. - New thermal insulation fitted between existing rafters. - Lay new vapour control membranes as part of new re-roofing - Existing modern Georgian wired single glass glazing to north light to be replaced with a new double glazed patent glazing system by specialist incorporating toughened/laminated glass - Repairs and repointing to the brickwork parapets and coping stones to brickwork gable walls. - Removal of existing flat gutter covering between roofs RF17 and RF24 - Temporarily remove flat gutter deckings and repair existing timber flat gutter structures below - Supply of new flat roof gutter deckings. - Laying of new flat gutter membrane system incorporating new thermal insulation (warm roof) with associated upstands and lead cover flashings. - Lay new vapour control membranes as part of new roofing system to flat gutters.	- Neutral impact. - Existing roof coverings renewed on a like or like basis. - Existing roof form and details retained and/or replicated. - New flat gutter linings similar in appearance as existing. - Minimal visual change restricted to different type of flat gutter coverings. - Materials/details being replaced are modern (circa late C20).	- Prevent/reduce the risk of rainwater penetration into the building and or existing historic structure and fabric. - Reinstate the roof coverings back to a good state of repair. - Replacement materials to match existing on a like for like basis based on a thorough understanding of the existing materials – slate roof covering ,brickwork repairs and repointing. - Replacement older historical materials to match existing on a like for like basis based on a thorough understanding of the existing materials – slate roof covering, brickwork repairs and repointing. - Replacement of modern late C20 materials and details with new material and details to achieve long-term weather protection to protect the historic structure and fabric and to maintain the operation function of the Town Hall. - Improvements to rainwater drainage.
RF18	- Repair existing tile roof coverings. - Repair roof vents. - Renewal of lining to sloping intersecting valley gutters between roof slopes. - Renewal of lining to external parapet gutter and to gutter between RF18 and RF19. - Lay new vapour control membranes. - Lay thermal insulation laid between/over the ceiling joists in the roof void and replace with new thermal insulation. - Fix new cast iron rainwater hopper the existing external rainwater pipe. - Form new lead lined outlet through parapet wall with new external lead line gargoyle chute to create an emergency rainwater outlet. - Repairs to existing metal rainwater goods (gutters and downpipes) retained in situ or localised temporary removals only to facilitate the repair works. - Repairs and repointing to the brickwork/terracotta parapets and to adjacent roof level brickwork walls. - Removal of existing bird control measures including netting and spikes. Installation of new bird control measures to specialist design and recommendations.	- Neutral impact. - Existing roof coverings retained and repaired. - Overall visual appearance of the roof remains as existing. - Limited physical impact. - Only modern/late C20 materials and details replaced/renewed.	- Prevent/reduce the risk of rainwater penetration into the building and or existing historic structure and fabric. - Reinstate the roof coverings back to a good state of repair. - Reduce heat losses from the museum spaces below. - Reduce the risk of condensation in roof voids. - Replacement older historical materials to match existing on a like for like basis based on a thorough understanding of the existing materials – slate roof covering ,brickwork repairs and repointing. - Replacement of modern late C20 materials and details with new material and details to achieve long-term weather protection to protect the historic structure and fabric and to maintain the operation function of the Town Hall. - Improvements to rainwater drainage. - Improve roof void access for maintenance

	Remove existing 'Velux' style roof access rooflight and replace with a new roof void access hatch and associated hatch frame in existing trimmed opening in east hipped roof slope.		
RF19	- Repair existing tile roof coverings. - Lay new vapour control membranes. - Lay thermal insulation laid between/over the ceiling joists in the roof void and replace with new thermal insulation. - Fix new additional supplementary cast iron rainwater pipe to the existing eaves gutter to discharge onto roof RF18 below. - Repairs to existing metal rainwater goods (gutters and downpipes) retained in situ or localised temporary removals only to facilitate the repair works. - Repairs and repointing to the brickwork/ brickwork walls to the tower. - Form new internal roof void access hatch in existing floor/ceiling between lower and upper roof voids to provide access into the upper roof void for maintenance access, to structural engineer's details. Install new access hatch.	- Neutral impact. - Existing roof coverings retained and repaired. - Overall visual appearance of the roof remains as existing. - Limited physical impact limited to the existing ceiling joists over the lower roof void to provide access to the upper roof void to the tiled roof.	- Prevent/reduce the risk of rainwater penetration into the building and or existing historic structure and fabric. - Reinstate the roof coverings back to a good state of repair. - Reduce heat losses from the museum spaces below. - Reduce the risk of condensation in roof voids. - Replacement older historical materials to match existing on a like for like basis based on a thorough understanding of the existing materials – slate roof covering ,brickwork repairs and repointing. - Replacement of modern late C20 materials and details with new material and details to achieve long-term weather protection to protect the historic structure and fabric and to maintain the operation function of the Town Hall. - Improvements to rainwater drainage. - Improve roof void access for maintenance.
RF20	- Temporary removal of existing roof mounted mechanical and electrical plant and associated ducting. - Temporary removal of existing plant support framework to facilitate works to the roof coverings. - Remove existing flat roof coverings. - Removal of existing flat roof decking. - Repair the exiting timber flat roof structure in full accordance with the structural engineer's recommendations. - Fix of new flat roof deckings. - Laying of new flat gutter membrane system incorporating new thermal insulation (warm roof) with associated upstands and lead cover flashings. - Lay new vapour control membranes as part of new roofing system to flat roofs. - Reinstall plant roof top support framework. - Reinstall new replacement roof mounted mechanical and electrical plant and associated ducting. - Fix new additional supplementary cast iron rainwater pipe to the existing eaves gutter to discharge onto internal courtyard below - Repairs and repointing to the brickwork parapet/party walls above roof level and to adjacent roof level brickwork walls. - Removal of existing bird control measures including netting and spikes. Installation of new bird control measures to specialist design and recommendations. - Clean existing brickwork below eaves line soiled by water leaking from eaves gutters.	- Neutral impact. - Existing roof form and details retained and/or replicated. - New flat roof/gutter linings similar in appearance as existing. - Existing matting, with an inferior appearance having a negative impact on the heritage asset removed. - Minimal visual change restricted to different type of flat roof covering. - Materials/details being replaced are modern (circa late C20).	- Prevent/reduce the risk of rainwater penetration into the building and or existing historic structure and fabric. - Reinstate the roof coverings back to a good state of repair. - Replacement materials to match existing on a like for like basis based on a thorough understanding of the existing materials – brickwork and terracotta repairs and repointing - Replacement older historical materials to match existing on a like for like basis based on a thorough understanding of the existing materials – brickwork and terracotta. - Replacement of modern late C20 materials and details with new material and details to achieve long-term weather protection to protect the historic structure and fabric and to maintain the operation function of the Town Hall. - Improvements to rainwater drainage.
RF21	- Remove existing mineral felt tile flat roof coverings. - Removal of existing flat roof decking.	- Neutral impact. - Existing roof form and details retained and/or replicated. - New flat roof linings similar in appearance as existing.	- Prevent/reduce the risk of rainwater penetration into the building and or existing historic structure and fabric. - Reinstate the roof coverings back to a good state of repair.

	• Repair the exiting timber flat roof structure in full accordance with the structural engineer's recommendations. • Fix of new flat roof deckings. • Laying of new flat gutter membrane system incorporating new thermal insulation (warm roof) with associated upstands and lead cover flashings. • Lay new vapour control membranes as part of new roofing system to flat roofs. • Remove existing coping stones and dismantle existing south parapet wall to courtyard and rebuild using ne bricks to match existing and raise to a new height. Incorporate new damp proof course. Fix ne natural stone copings over • Repairs to the raking tiled and brickwork projecting flue line. • Removal of existing bird control measures including netting (over the whole of the courtyard) and spikes. Installation of new bird control measures to specialist design and recommendations. • Clean existing brickwork below eaves line soiled by water leaking from eaves gutters.	• Minimal visual change restricted to different type of flat roof covering. • Materials/details being replaced are modern (circa late C20).	• Replacement materials to match existing on a like for like basis based on a thorough understanding of the existing materials – brickwork and terracotta repairs and repointing • Replacement older historical materials to match existing on a like for like basis based on a thorough understanding of the existing materials – brickwork and terracotta. • Replacement of modern late C20 materials and details with new material and details to achieve long-term weather protection to protect the historic structure and fabric and to maintain the operation function of the Town Hall. Improvements to rainwater drainage.
RF22	• Existing slate roof covering to be removed and recovered utilising existing salvaged slates supplement with new natural slates to match existing. • Replacement of lead soakers and apron flashings valley gutters below • New thermal insulation fitted between existing rafters. • Lay new vapour control membranes as part of new re-roofing • Repairs and repointing to the brickwork walls directly above the new cover flashings at abutments and to brickwork wall below eaves gutter to roof RF21. • Removal of existing perimeter flat gutter coverings. • Remove flat gutter deckings and repair existing timber flat gutter structures below • Supply of new flat roof gutter deckings. • Laying of new flat gutter membrane system incorporating new thermal insulation (warm roof) with associated upstands and lead cover flashings. • Lay new vapour control membranes as part of new roofing system to flat gutters. • Form new external roof void access hatch in existing north hipped roof slope by trimming existing structure to provide access into the upper roof void for maintenance access, to structural engineer's details, and fix new external roof void access hatch and associated hatch frame in new trimmed opening.	• Neutral impact. • Existing roof coverings renewed on a like or like basis. • Existing roof form and details retained and/or replicated. • New flat gutter linings similar in appearance as existing. • Minimal visual change restricted to different type of flat gutter coverings. • Materials/details being replaced are modern (circa late C20).	• Prevent/reduce the risk of rainwater penetration into the building and or existing historic structure and fabric. • Reinstate the roof coverings back to a good state of repair. • Replacement materials to match existing on a like for like basis based on a thorough understanding of the existing materials – slate roof covering, brickwork repairs and repointing. • Replacement older historical materials to match existing on a like for like basis based on a thorough understanding of the existing materials – slate roof covering ,brickwork repairs and repointing. • Replacement of modern late C20 materials and details with new material and details to achieve long-term weather protection to protect the historic structure and fabric and to maintain the operation function of the Town Hall.

RF23	- Existing modern flat roof coverings and roof glazing to be retained in situ. - Roof coverings and roof glazing to be cleaned. - Existing concealed gutter to be cleaned out. - Repairs and repointing to the brickwork walls above roof RF23. - Existing smoke vent to be replaced. - Existing modern/C20 temporary timber/plastic cover over existing smoke vent removed.	- Neutral impact. - Existing roof coverings retained with no replacement works proposed. - Cleaning works and inspections proposed only. - Visual improvement by removal of temporary timber/plastic cover over existing smoke vent.	N/a
Lightning Protection	- Temporary removal of existing lightning protection down tapes/conductors to provide access for the conservation improvement works (repairs) and refitting on completion of the works – by specialist/specialist design. - Localised/isolated upgrading of the existing lightning protection system to ensure the system complies with all current standards and requirements – by specialist/specialist design	- Neutral impact. - Existing roof coverings retained with no replacement works proposed. - Cleaning works and inspections proposed only. - Visual improvement by removal of temporary timber/plastic cover over existing smoke vent.	- Necessity to protect life from the impacts of a lightning strike. - Necessity to protect the structure and fabric building from the impacts of a lightning strike. - Necessity to protect mechanical and electrical systems from the impacts of a lightning strike. - Design to take account of the significance of the historic structure and fabric to reduce visual and physical impact.
Bird Control	- Localised and isolated bird control incorporating netting and surface mounted spikes – by specialist/specialist design. - Design to be confirmed.	- Less than substantial harm. - Limited visual impact - Limited physical impact where associated fittings are fixed into or onto the existing structure and fabric.	- Necessity for bird control. - Necessity for health and safety reasons. - Design to take account of the significance of the historic structure and fabric to reduce visual and physical impact.
Roof Access	- Fixed equipment to provide safe access to all roofs externally and roof voids. - Alterations to existing access walkways. - Roof access maintenance light to all roofs externally and roof voids.	- Less than substantial harm. - Limited visual impact - Limited physical impact where associated fittings are fixed into or onto the existing structure and fabric.	- Necessity for safe roof access for maintenance to all roofs and roof voids, including monitoring and clearing debris from roofs and gutters.. - Necessity for health and safety reasons. - To ensure the existing access walkways meet/complies with all current standards and health and safety requirements

3.02 Pre-Application Advice

An application for pre-application advice was made to Reading Borough Council with regards to the Conservation Improvement Works. A response letter dated 19th January 2026 was received from Reading Borough Council reference PL/25/1613 outlining the Council's pre-application application equity response. The following table sets out the individual responses received from Reading Borough Council along with the Morse Webb Architect's confirmation on how the proposed Conservation Improvement Works have responded to the comments received.

Application for Pre-Application Advice to Reading Borough Council			
Reading Borough Council Ref: PL/25/1613			
Response Received From Reading Borough Council Dated 19 th January 2026 – copy of Reading Borough Council's full response letter attached.			
Summary of Planning Permission and Listed Building Comments Received From the Reading Borough Council's Planning Case Officer & Conservation Officer, and Morse Webb Architect's Responses			
		Conservation Officer Comments	MWA Response & Proposal
Conservation Officer Comments	1	Condition survey, preferably following the opening up works and investigations of the interior of roof space(s) and construction details.	MWA information included with drawings and documents submitted as part of the Planning Permission and Listed Building Consent. See schedules: 997-SCH.RF7-PL00 to 997-SCH.RF23-PL00 (17 No. condition sheets) See drawings: 997-277 to 997-292 for recording of opening up works.
	2	Significance assessment for the roof section(s), not the whole roof. This could be a periodised plan or phases of construction supported by photos of the roof plan.	MWA drawings/plan showing the historical development of the Town Hall. The existing roofs RF7 to RF20, subject to the conservation improvement works (repairs and recovering) are part of the second and third phase of late Victorian/late C19 redevelopment and extension of the Town Hall as follows: • Roof RF7 – 1879 to 1882 by architect Thomas Lainson. • Roof RF8 to RF20 1896 to 1897 by architects JJ Cooper and WR Howell. • Roofs RF21 & RF22 (lower roofs in the courtyard are possibly late C19 are more probably the first half of the C20. • Roof 23 is modern dating from the late C20 or early C21.
	3	After the condition survey and significance assessment of the roof sections, the proposed works, the methodologies, material specifications and details should be included within the schedule of works. If the existing/original material is the reason for the deterioration or any condition problem, proposed new material(s) should be justified to maximise the life expectancy of this significant building fabric.	Methodologies, material specifications and details are included in the revised schedule of works for each individual roof. Existing flat roof coverings, generally asphalt, are deteriorating and at the end, or beyond the end of their design life. New alternative materials have a longer expected life span and are compatible with new insulation systems and vapour control membranes. Due to economic factors, it is imperative to provide new flat roofing and guttering systems that are, not only appropriate and sympathetic with the historic structure and fabric, but work with and are compatible to existing roof gradients, falls and drainage systems, as well as providing the maximum guaranteed design life span which will protect the structure and fabric and reduce the risk of water and moisture penetration into the internal spaces of the building.

Case Officer	4	The drawing – file name SOVA240903 MBS.pdf – do these drawings include ceiling plans as well? If the proposed works would also have an impact on the ceiling(s) of the sixth, fifth, and fourth floors, it might be necessary to include drawings for the sections of the roof where there is potential work on the ceiling.	No reflected ceiling plans of the existing building are provided. Where works affect existing ceilings these are described on floor plan and section drawings and described within the schedule of works. The only ceiling to be replaced in its entirety is the ceiling below roof RF14. This is a modern plasterboard ceiling and must be removed to provide access to the roof structure to enable it to be repaired/replaced. Other ceilings will be repaired in part associated with repairs to the particular roof structure above. All ceilings affected are modern replacement comprising plasterboard with a gypsum plaster skim finish.
	5	Are there any internal works proposed? Possibly there would be. If so, section drawings - section or section elevation might be required.	No major internal works are proposed. Internal works are limited to making good existing ceilings in localised area and making good internal decorations affected by water ingress or affected by the completion of the conservation improvement works. Internal works are included on plan drawings and described within the schedule of works.
	6	On the drawing – Existing and Proposed Site Plans ref 997 002 PL00 – please show the area /section of the roof for the works	On the location plan the overall site area, to which the proposed works relate is annotated by a red line. Individual roofs, to which the proposed works relate, are shown on drawing 997.000.PL00 each outlined by a red line.
	7	There should be written confirmation about the protection of the building fabric during treatment and repair. This could be in the updated heritage statement.	A temporary scaffolding roof is to be put over the entire area of the roofs to be repaired (RF7 to RF8) and the sides of the scaffolding sheeted from parapet level up to the underside of the temporary scaffolding roof. The aim is to reduce the risk of rainwater ingress into the building and or historic structure and fabric during the works Localised temporary protection is also to be provided to individual roofs to minimise the impact of potential damage by water, dust and physical impact. Temporary internal scaffolding crash-decks/bird cage scaffolding will be erected below existing roof lanterns and rooflights subject to the conservation improvement works. These being roofs RF8, RF10, RF11, RF13, RF16 and RF17. Temporary internal scaffolding crash-decks/bird cage scaffolding will be erected below existing roofs where major repairs to or replacement of the existing roof structure is proposed as part of the conservation improvement works. These being roofs RF12, RF14, and RF20.
	8	To summarise and provide a systematic way of impact assessment, impacts of proposed works could be given via table	Impact assessment provided in the table included in this heritage statement below.
	9	Submit details, drawings, and/or written explanation for works to roof covering materials, roof features / elements, materials / M&E services, and any new works.	Detailed drawings and schedule of works submitted as part of the planning permission and listed building consent applications, including mechanical and electrical engineers and structural engineer's information as listed.
	10	Existing Individual Roof Plan RF7 – Update the annotation 'To be read in conjunction with' accordingly, as the condition is included within the Photo sheet?	All drawings, condition schedule and schedule of proposed conservation improvement works (repairs and roof coverings) coordinated roof by roof.

	11	There might be some original elements to be affected by the removal of access walkways, stairs, guarding, etc. As such, I would recommend a photographic survey to be carried out so as not to lose any original detail or element during opening up works. This is necessary to assess the impact of existing and proposed fixing methods; whether the existing methods caused some condition problems requiring change, and what the proposed design and detailing would be.	All modern walkways, external stairs, and guarding are lightly fixed to the existing building, and where they are fixed, the fixing are currently proposed to be retained in situ. The upper part of the access walkways will be removed to provide access to facilitate the works then reinstated in their former positions on completion of the works.
	12	Where the top of the ceiling is proposed to be removed, record the ceiling.	Top of ceiling is not proposed to be removed - this may reference re-laying existing / replacing defective insulation over ceiling finishes. Modern plasterboard ceilings to roofs RF14 and RF20 to be removed to allow repairs to be carried out and then replaced with new plasterboard with Gypsum plaster finish to match existing on a 'like for like' basis.
	13	During the investigations, record the internal structure of the roof section via photographs and section drawings. Drawings would be necessary if the insulation is proposed or if any element is to be replaced or added to the roof structure; details of materials would also be required.	Recordings completed for accessible areas of the internal roof structure. Measured survey of the accessible internal roof structure undertaken and drawn up, photographs have also been included and issued as part of the planning permission and listed building consent applications.. Insulation material specification (and specifications for any other new materials) to be proposed and included in the drawings and documents.
	14	More information on chimneys are required, existing lighting protection system, bird proof system, etc., removal and works related to this issue, explanation would be helpful.	Ongoing enquiries with specialists, experienced working with historic and listed buildings, for lightning protection, bird control and safe roof access. Proposals, sympathetic to the historic structure and fabric of the historic asset to follow. Information for repairs to the chimneys included on the drawings and in the schedule of works included in the planning permission and listed building consent applications.
	15	There are also some works noted from the drawing 'Photo sheet of Existing Roof RFX'	Photo sheets of roofs generally denote existing condition. Proposed conservation improvement works conveyed on the drawings 997.457 to 997-473.
	16	Noted that there would be timber repairs - Timber window frames	Repairs to windows included on the drawings and in the schedule of works 997-SCH-01-RF7.
	17	How would the removal of existing plant and ducting be carried out?	In reverse order of installation by taking apart the existing equipment. Methodology to be confirmed by the mechanical and electrical consulting engineer.
	18	Existing glazing to be replaced with a modern double or triple-glazed system – details and justification would be required	New replacement double-glazed patent glazing system to replace existing glazing to roof lanterns to roofs RF8, RF11 and RF13. New replacement double-glazed glazing in new timber frames to existing north light windows to roofs RF16 and RF17. Information included on the drawings and in the schedule of works included in the planning permission and listed building consent applications. Structural engineer has confirmed capacity of structures to support new proposed double glazing. M&E consulting engineers have calculated target U-values to reduce heat losses.

	19	Repair dormer cheeks – methodology and material would be required	Information included on the drawings and in the schedule of works included in the planning permission and listed building consent applications.
	20	An asbestos survey to be carried out – if there are works due to the existing asbestos, please include them and the report as an appendix to the heritage statement	Asbestos watching briefs undertaken as opening up works were carried out. Asbestos reports and tests completed for localised areas affected by the works. Reports appended to the heritage statement.
RF9	21	Cleaning of terracotta copings – Details would be required	Information included on the drawings and in the schedule of works included in the planning permission and listed building consent applications.
RF10	22	There are works proposed to the internal space – timber panelling, timber beams.	No works to internal spaces proposed. Some localised/isolated joinery repairs to timber guttering boxes/channels in roof void to ensure no leaks from internal lead lined channel gutters. Information included on the drawings and in the schedule of works included in the planning permission and listed building consent applications.
	23	Under the repair legend it is stated that the work for patent glazing in situ ... replace individual defective glazed panels on like for like basis while it is proposed to be replaced with double or triple-glazed system – clarification and correction on drawings/annotations would be necessary	Existing single glazed Georgian wired glass is cracked in localised/isolated areas. Glass is stable and is to be retained in situ. Cracks to be sealed. Information included on the drawings and in the schedule of works included in the planning permission and listed building consent applications.
RF11	24	Existing plant and ducting to be temporarily removed to enable roof works, cables to be temporarily removed – mentioned before, methodology, any additional work or element proposed, how that would impact on the significance of the heritage asset	Existing roof mounted plant and ducts to be removed in reverse order of installation by taking apart the existing equipment. Methodology to be confirmed by the mechanical and electrical consulting engineer. Information for new plant/duct installations or reinstatement of existing plant/ducts, on completion of the conservation improvement works (repairs and roof re-covering) included on the M&E consulting engineer's drawings and in the schedule of works included in the planning permission and listed building consent applications. There will be no new impact on the existing historic structure and fabric. Minor alterations to plant/duct layout will have a neutral impact on the existing structure and fabric as conveyed on the drawings and in the schedule of works.
RF12	25	Among the conservation work, further explanation for 'supply and fix new timber decking to falls and install new roof covering / lining systems with associated upstands, down stands, and flashings to specialist design and specification would be required. I do not understand this.	
RF13	26	Scaffold lower to be temporarily erected internally to inspect purlins and associated roof lantern structure – further information please. The cover letter for this pre app states there would be an application or inclusion of this scaffold, so please provide details. In relation to this matter, it might be helpful to submit section drawing and ceiling plan, if applicable/necessary	This related to opening up works previously carried out as part of the investigation under Listed Building Consent application approval PL/25/1396.
	27	Removal of rust corrosion – methodology/details would be required	Information included on the drawings and in the schedule of works included in the planning permission and listed building consent applications. Using hand tools only in collaboration with rust remover/inhibitor solution following successful samples/trials, with all affected existing metalwork retained in situ.

RF14	28	Proposed thermal improvements - New ceiling finish, new roof coverings should be well-explained and justified. It would be preferable to refer to the Historic England's Advice about cold roofs and other roof insulation guidance found on Insulating Roofs in Historic Buildings Historic England	Modern defective plasterboard ceiling finish to be removed and reinstated to match existing on a like for like basis. Insulation between structure to be specified and detailed in accordance with Historic England's guidance. Note, most roofs are to be warm roofs with insulation over / between structural timbers. Information included on the drawings and in the schedule of works included in the planning permission and listed building consent applications.
	29	Signs of standing water – noted	Proposals to rectify existing standing water - information included on the drawings and in the schedule of works included in the planning permission and listed building consent applications. Information included on the drawings and in the schedule of works included in the planning permission and listed building consent applications.
RF15	30	Ceiling finish – 'typically modern plasterboard – may require replacing', needs to be clarified in the formal application	Modern defective plasterboard ceiling finish to be removed and reinstated to match existing on a like for like basis. Insulation between structure to be specified and detailed in accordance with Historic England's guidance. Note, most roofs are to be warm roofs with insulation over / between structural timbers. Information included on the drawings and in the schedule of works included in the planning permission and listed building consent applications.
	31	Proposed thermal improvements drawing – decarbonisation works – which are they? Are these different from the ones previously proposed for other sections of the roof?	Nature of decarbonisation works will be similar to those on other roofs. Exact materials, product specifications, and depths have been confirmed by M&E consulting engineer. Information included on the drawings and in the schedule of works included in the planning permission and listed building consent applications.
	32	Remove and renew bird proofing – small detail, but needs to be included with further explanation	Generally, the proposed strategy, components, and fixing methods to be confirmed by specialist.
RF16	33	Temporary removal of slates, battens, felt, and inspect – ok. Then how the inspection results would be integrated into the project should be considered.	Temporary opening up works and investigations completed. Findings have informed the proposals for the conservation improvement works (repairs). Information included on the drawings and in the schedule of works included in the planning permission and listed building consent applications.
	34	Scaffold tower to be temporarily erected internally to access the underside of roofs – ok, as mentioned, details needed.	Scaffolding information included on the drawings and in the schedule of works included in the planning permission and listed building consent applications.
	35	RF16-3.iv .. Exact locations TBC on site – The confirmation of this before the determination of the proposed works is preferable	Whole slate roof covering to be temporarily removed to allow new breathable roof membrane and insulation between rafters to be installed. Information included on the drawings and in the schedule of works included in the planning permission and listed building consent applications.
RF17	36	Annotated - .. determine approach to insulate and ventilate existing roof structure.	Information included on the drawings and in the schedule of works included in the planning permission and listed building consent applications.
	37	Replacement glazing – details would be required – existing/original and proposed	Information included on the drawings and in the schedule of works included in the planning permission and listed building consent applications.

RF18	38	Removal of rust corrosion – how, methodology, details/explanation would be required	Information included on the drawings and in the schedule of works included in the planning permission and listed building consent applications. Using hand tools only in collaboration with rust remover/inhibitor solution following successful samples/trials, with all affected existing metalwork retained in situ.
RF19	39	Details of new loft hatch for permanent access should be submitted.	Information included on the structural engineer's drawings and in the schedule of works included in the planning permission and listed building consent applications.
RF20	40	Scaffold tower – details required	Temporary opening up works and investigations completed. Findings have informed the proposals for the conservation improvement works (repairs). Information included on the drawings and in the schedule of works included in the planning permission and listed building consent applications.
	41	Noted that there are condition problems with the chimney and uPVC rainwater drainage. Therefore, the works to the chimney and possible replacement of uPVC drainage with sympathetic material would be desirable	New rainwater goods proposed. Repairs to chimney proposed. Information included on the drawings and in the schedule of works included in the planning permission and listed building consent applications.
RF21	42	Stone paving slabs over assumed asphalt roof covering, cast aluminium eaves gutter, lead cover flashings, severe vegetation growth under tile covering – methodology and details for removal of the vegetation would be required	Information for proposed conservation improvement works (repairs) included on the drawings and in the schedule of works included in the planning permission and listed building consent applications.
	43	Investigate existing flue at high level, remove existing tiles on raking and investigate flashings to determine watertightness – we should see the investigation results and appropriate treatment to the historic fabric	Information for proposed conservation improvement works (repairs) included on the drawings and in the schedule of works included in the planning permission and listed building consent applications.
	44	Chimneybreast – which works?	Information for proposed conservation improvement works (repairs) included on the drawings and in the schedule of works included in the planning permission and listed building consent applications.
	45	There is an option annotated on the drawing title 'Roof RF21 Proposed Thermal Improvements' - in the formal application rather than an option, there should be the clear proposal for this matter	Information for proposed conservation improvement works (repairs) included on the drawings and in the schedule of works included in the planning permission and listed building consent applications.
	46	Install new DPC – why, how, which materials – please include this in the heritage statement with a few sentences and schedule of works	Information for proposed conservation improvement works (repairs) included on the drawings and in the schedule of works included in the planning permission and listed building consent applications.
RF22	47	On drawing title 'Roof RF22 Temporary M & E Removals' there is an annotation 'As drawing 165: All existing plant and all associated ducting and cabling overhanging RF22 is to be fully removed – then what will happen? Making good or anything else? Explanation please	Generally, the M&E consulting engineer has confirmed which M&E equipment is to be temporarily removed and reinstated, and which M&E equipment is to be carted away and replaced. This specific plant (on RF15) is to be carted away and replaced, as specified by the M&E consulting engineer
	48	For the roof sections where all roof covering is proposed to be removed – state /confirm that original materials would be stored in safe & dry space and reused.	Generally, any salvageable materials of historic value or significance which is removed will either be reinstated in existing locations, reused elsewhere within the building, or set aside to store in a secure and weatherproof store.

	49	Details / sample for new slates	Material datasheets or samples to be provided to LPA for approval.
	50	Scaffold cover, existing services / meter cupboards on the second floor are to be opened to inspect construction behind – ok, include the results and propose appropriate works.	Information for proposed conservation improvement works (repairs) included on the drawings and in the schedule of works, including the M&E consulting engineer's information, included in the planning permission and listed building consent applications.
RF23	51	'Whether the existing insulation is present' among the thermal improvements, there can be a part within a heritage statement explaining all thermal improvements by providing existing insulation, condition, proposed one and impact of the proposed insulation. Section drawings would be required.	Existing roof coverings and insulation to be retained undisturbed and in situ.

3.03 Associated Drawings and Documents

The Heritage Statement to be read with the following drawings and documents:

Sova Survey's Drawings

- SOVA240903 MBS – Basement Floor Plan as Existing - 17.01.2025
- SOVA240903 MBS – Ground Floor Plan as Existing - 17.01.2025
- SOVA240903 MBS – First Floor Plan as Existing - 17.01.2025
- SOVA240903 MBS – Second Floor Plan as Existing - 17.01.2025
- SOVA240903 MBS – Third Floor Plan as Existing - 17.01.2025
- SOVA240903 MBS – Fourth Floor Plan as Existing - 17.01.2025
- SOVA240903 MBS – Fifth Floor Plan as Existing - 17.01.2025
- SOVA240903 MBS – Sixth Floor Plan as Existing - 17.01.2025
- SOVA240903 MBS – Roof Plan as Existing - 17.01.2025
- SOVA240903 MBS – North Elevation as Existing - 17.01.2025
- SOVA240903 MBS – East Elevation as Existing - 17.01.2025
- SOVA240903 MBS – South Elevation as Existing - 17.01.2025
- SOVA240903 MBS – West Elevation as Existing - 17.01.2025
- SOVA240903 MBS – Courtyard Elevations as Existing - 17.01.2025
- SOVA240903 MBS – Section 1 Plan as Existing - 17.01.2025
- SOVA240903 MBS – Section 2 Plan as Existing - 17.01.2025
- SOVA240903 MBS – Section 3 Plan as Existing - 17.01.2025
- SOVA240903 MBS – Section 4 Plan as Existing - 17.01.2025
- SOVA240903 MBS – Section 5 Plan as Existing - 17.01.2025
- SOVA240903 MBS – Section 6 Plan as Existing - 17.01.2025
- SOVA240903 MBS – Section 7 Plan as Existing - 17.01.2025
- SOVA240903 MBS – Section 8 Plan as Existing - 17.01.2025
- SOVA240903 MBS – Section 9 Plan as Existing - 17.01.2025
- SOVA240903 MBS – Section 10 Plan as Existing - 17.01.2025
- SOVA240903 MBS – Section 11 Plan as Existing - 17.01.2025

Morse Webb Architect's Drawings

- 997-001-PL00-Location Plan And Existing And Proposed Block Plans
- 997-001-PL01-Location Plan And Existing And Proposed Block Plans

- 997-002-PL00-Existing And Proposed Site Plans
- 997-002-PL01-Existing And Proposed Site Plans
- 997-015-PL00-Existing Roof Plan
- 997-040-PL00 Section 1
- 997-041-PL00 Section 2
- 997-042-PL00 Section 3
- 997-043-PL00 Section 4 North
- 997-044-PL00 Section 4 South
- 997-045-PL00 Section 5 East
- 997-046-PL00 Section 5 West
- 997-047-PL00 Section 6 East
- 997-048-PL00 Section 6 West
- 997-049-PL00 Section Details
- 997-057-PL00 Existing Individual Roof Plan RF7
- 997-058-PL00 Existing Individual Roof Plan RF8
- 997-059-PL00 Existing Individual Roof Plan RF9
- 997-060-PL00 Existing Individual Roof Plan RF10
- 997-061-PL00 Existing Individual Roof Plan RF11
- 997-062-PL00 Existing Individual Roof Plan RF12
- 997-063-PL00 Existing Individual Roof Plan RF13
- 997-064-PL00 Existing Individual Roof Plan RF14
- 997-065-PL00 Existing Individual Roof Plan RF15
- 997-066-PL00 Existing Individual Roof Plan RF16
- 997-067-PL00 Existing Individual Roof Plan RF17
- 997-068-PL00 Existing Individual Roof Plan RF18
- 997-069-PL00 Existing Individual Roof Plan RF19
- 997-070-PL00 Existing Individual Roof Plan RF20
- 997-071-PL00 Existing Individual Roof Plan RF21
- 997-072-PL00 Existing Individual Roof Plan RF22
- 997-073-PL00 Existing Individual Roof Plan RF23
- 997-107-PL00-Photosheet Of Existing Roof RF7
- 997-108-PL00-Photosheet Of Existing Roof RF8
- 997-109-PL00-Photosheet Of Existing Roof RF9
- 997-110-PL00-Photosheet Of Existing Roof RF10
- 997-111-PL00-Photosheet Of Existing Roof RF11

- 997-112-PL00-Photosheet Of Existing Roof RF12
- 997-113-PL00-Photosheet Of Existing Roof RF13
- 997-114-PL00-Photosheet Of Existing Roof RF14
- 997-115-PL00-Photosheet Of Existing Roof RF15
- 997-116-PL00-Photosheet Of Existing Roof RF16
- 997-117-PL00-Photosheet Of Existing Roof RF17
- 997-118-PL00-Photosheet Of Existing Roof RF18
- 997-119-PL00-Photosheet Of Existing Roof RF19
- 997-120-PL00-Photosheet Of Existing Roof RF20
- 997-121-PL00-Photosheet Of Existing Roof RF21
- 997-122-PL00-Photosheet Of Existing Roof RF22
- 997-123-PL00-Photosheet Of Existing Roof RF23
- 997-277-PL00-Roof RF7 As Existing - Recording Of Investigations
- 997-278-PL00-Roof RF8 As Existing - Recording Of Investigations
- 997-280-PL00-Roof RF10 As Existing - Recording Of Investigations
- 997-281-PL00-Roof RF11 As Existing - Recording Of Investigations
- 997-284-PL00-Roof RF14 As Existing - Recording Of Investigations
- 997-285-PL00-Roof RF15 As Existing - Recording Of Investigations
- 997-286-PL00-Roof RF16 As Existing - Recording Of Investigations
- 997-287-PL00-Roof RF17 As Existing - Recording Of Investigations
- 997-289-PL00-Roof RF19 As Existing - Recording Of Investigations
- 997-290-PL00-Roof RF20 As Existing - Recording Of Investigations
- 997-291-PL00-Roof RF21 As Existing - Recording Of Investigations
- 997-292-PL00-Roof RF22 As Existing - Recording Of Investigations
- 997-457-PL00-Roof RF7 Proposed Conservation Improvements
- 997-458-PL00-Roof RF8 Proposed Conservation Improvements
- 997-459-PL00-Roof RF9 Proposed Conservation Improvements
- 997-460-PL00-Roof RF10 Proposed Conservation Improvements
- 997-461-PL00-Roof RF11 Proposed Conservation Improvements
- 997-462-PL00 -Roof RF12 Proposed Conservation Improvements
- 997-463-PL00-Roof RF13 Proposed Conservation Improvements
- 997-464-PL00-Roof RF14 Proposed Conservation Improvements
- 997-465-PL00-Roof RF15 Proposed Conservation Improvements
- 997-466-PL00-Roof RF16 Proposed Conservation Improvements
- 997-467-PL00-Roof RF17 Proposed Conservation Improvements

- 997-468-PL00-Roof RF18 Proposed Conservation Improvements
- 997-469-PL00-Roof RF19 Proposed Conservation Improvements
- 997-470-PL00-Roof RF20 Proposed Conservation Improvements
- 997-471-PL00-Roof RF21 Proposed Conservation Improvements
- 997-472-PL00-Roof RF22 Proposed Conservation Improvements
- 997-473-PL00-Roof RF23 Proposed Conservation Improvements
- 997-480-PL00-Elevation 01-02 Proposed Remedial Works To Brickwork And Parapets
- 997-481-PL00-Elevation 03 Proposed Remedial Works To Brickwork And Parapets
- 997-482-PL00-Elevation 04-07 Proposed Remedial Works To Brickwork And Parapets
- 997-483-PL00-Elevation 08-19 Proposed Remedial Works To Brickwork And Parapets
- 997-484-PL00-Elevation 20-25 Proposed Remedial Works To Brickwork And Parapets
- 997-485-PL00-Elevation 26-28 Proposed Remedial Works To Brickwork And Parapets
- 997-486-PL00-Elevation 29-30 Proposed Remedial Works To Brickwork And Parapets
- 997-487-PL00-Elevation 31-32 Proposed Remedial Works To Brickwork And Parapets
- 997-570-PL01-Existing Drainage-Roof Zone Plan
- 997-571-PL00-Proposed Drainage-Roof Zone Plan
- 997-581-PL00-Elev 03 Prop Rainwater Goods
- 997-583-PL00-Elevs 11-18 Prop Rainwater Goods
- 997-584-PL00-Elev 24 Exist Rainwater Goods
- 997-587-PL00-Elev 31-32 Prop Rainwater Goods
- 997-590-PL00-Elev 33 Prop Rainwater Goods
- 997-594-PL00-Elev 24 Prop Rainwater Goods

Morse Webb Architect's Documents

- 997-SCH-01-PL00-RF7 to RF23-Schedule of Works
- 997-SCH-02-PL00-Rainwater Calculations
- 997-SCH-RF7-PL00-Roof 7 Condition Schedule

- 997-SCH-RF8-PL00-Roof 8 Condition Schedule
- 997-SCH-RF9-PL00-Roof 9 Condition Schedule
- 997-SCH-RF10-PL00-Roof 10 Condition Schedule
- 997-SCH-RF11-PL00-Roof 11 Condition Schedule
- 997-SCH-RF12-PL00-Roof 12 Condition Schedule
- 997-SCH-RF13-PL00-Roof 13 Condition Schedule
- 997-SCH-RF14-PL00-Roof 14 Condition Schedule
- 997-SCH-RF15-PL00-Roof 15 Condition Schedule
- 997-SCH-RF16-PL00-Roof 16 Condition Schedule
- 997-SCH-RF17-PL00-Roof 17 Condition Schedule
- 997-SCH-RF18-PL00-Roof 18 Condition Schedule
- 997-SCH-RF19-PL00-Roof 19 Condition Schedule
- 997-SCH-RF20-PL00-Roof 20 Condition Schedule
- 997-SCH-RF21-PL00-Roof 21 Condition Schedule
- 997-SCH-RF22-PL00-Roof 22 Condition Schedule
- 997-SCH-RF23-PL00-Roof 23 Condition Schedule

Structural Engineer's (SFK Consulting) Drawings

- 24173-SFK-08-RF-DR-S-0080 P1
- 24173-SFK-08-RF-DR-S-1080 P1
- 24173-SFK-11-RF-DR-S-0110 P1
- 24173-SFK-11-RF-DR-S-0111 P1
- 24173-SFK-11-RF-DR-S-0112 P1
- 24173-SFK-11-RF-DR-S-1110 P1
- 24173-SFK-11-RF-DR-S-1111 P1
- 24173-SFK-13-RF-DR-S-0130 P1
- 24173-SFK-13-RF-DR-S-1130 P1
- 24173-SFK-14-RF-DR-S-0140 P1
- 24173-SFK-14-RF-DR-S-1140 P1
- 24173-SFK-15-RF-DR-S-0150 P1
- 24173-SFK-15-RF-DR-S-1150 P1
- 24173-SFK-16-RF-DR-S-0160 P1
- 24173-SFK-16-RF-DR-S-1160 P1
- 24173-SFK-18-RF-DR-S-0180 P1

- 24173-SFK-19-RF-DR-S-1190 P1
- 24173-SFK-20-RF-DR-S-0200 P1
- 24173-SFK-20-RF-DR-S-1200 P1
- 24173-SFK-21-RF-DR-S-0210 P1
- 24173-SFK-XX-XX-DR-S-5000 P1

Mechanical and Electrical Engineer's (Etc)

Drawings

- 011270-EAL-01-00-D-Z-9001
- 011270-EAL-01-00-D-Z-9901
- 011270-EAL-01-01-D-Z-9001
- 011270-EAL-01-01-D-Z-9901
- 011270-EAL-01-02-D-Z-9001
- 011270-EAL-01-02-D-Z-9901
- 011270-EAL-01-03-D-Z-9001
- 011270-EAL-01-03-D-Z-9901
- 011270-EAL-01-04-D-Z-9001
- 011270-EAL-01-04-D-Z-9901
- 011270-EAL-01-RF-D-M-5701
- 011270-EAL-01-RF-D-Z-9001
- 011270-EAL-01-RF-D-Z-9901
- 011270-EAL-01-XX-D-M-5701
- 011270-EAL-XX-XX-D-M-5001

Documents

- 011270-EAL-01-XX-L-M-5701 - Air Handling Unit Schedule
- 011270-EAL-01-XX-T-Z-9002 - MEP Performance Specification
- 011270 RTH - Roof Upgrades Summary for DAS
- 011270-Roof Upgrades Workshop-etch

Ecologist's (Bombus Ecology) Documents

- Preliminary Ecological Assessment & Bat Risk Assessment – August 2025

Alan and Foxworthy Drawings- Scaffolding Design

- 9453-25-01a to 12a - Reading Town Hall

Riverside Environmental Services Ltd. Documents- Asbestos Survey Reports

- Reading Town Hall Blagrove Street Reading - J330513 (1) - Roof Coverings
- Reading Town Hall Blagrove Street Reading - J356435 (2) - Opening Up Investigations
- Reading Town Hall Blagrove Street Reading - J359694 (1) - Roof 11 Investigations
- The Old Town Hall Blagrove Street - J303446 (2) - Internal Rooms

3.04 Reasons and Justification for the Conservation Improvement Works

Set out in the table above for works to individual roofs.

3.05 Assessment of Impact

Set out in the table above for works to individual roofs.

3.06 Mitigation

Set out in the table above for works to individual roofs.