



- Defective bricks and mortar around flashing by eaves gutter
- Damaged ridge tiles with open / missing mortar joints / moss
- Slipped / displaced roof tiles in isolated areas
- Single glazed Georgian wired glass to roof lantern offering limited thermal insulation
- Outlet level sits above the internal surface level of the eaves gutter
- Standing water in eaves gutter
- Standing water around upstands on mineral felt flat roof covering



- Defective asphalt valley gutter covering to RF13 valley gutter
- Single glazed Georgian wired glass to roof lantern offering limited thermal insulation
- Minimal upstand to roof lantern
- Moss and lichen present on surface of roof tiles
- Slipped / displaced roof tiles
- Discolouration / algae on base of lead roof lantern covering
- Standing water in eaves gutter
- Standing water along the full length of the eaves gutter



01 ROOF LANTERN RF8-RFL.01
NTS - Date Taken: 08/10/24

02 OUTLET RF13-OUT.02
NTS - Date Taken: 08/10/24

03 GUTTER RF8-EGUT.01
NTS - Date Taken: 08/10/24



- Damaged crests to ridge tiles with open / missing mortar joints / moss
- Older uPVC external access door offering limited thermal insulation
- Slipped / displaced roof tiles
- Cracked/damaged roof tiles above flat roof to access door hatch
- Moss and algae on roof tiles, lead apron, eaves gutter, and on uPVC access door
- Insufficient lap to tiles below ridge tiles to either side of ridge
- Slipped / displaced roof tiles
- Moss on surface of roof tiles
- Cracked / damaged roof tiles along eaves of northern roof slope



- Damaged crests to ridge tiles with open / missing mortar joints / moss
- Standing water on flat roof covering
- Likely single glazed / older double glazed smoke vent offering limited thermal insulation, water ingress evident
- Roof coverings lifting around upstands
- Multiple cracked single glazed panes in the Georgian wired glass roof lantern
- Outlet level sits above the internal surface level of the eaves gutter
- Slipped / displaced roof tiles along eaves of northern roof slope
- Slumped / cracked /defective asphalt upstands to roof
- Standing water along the full length of the eaves gutter



04 EXTERNAL ACCESS SURROUND RF8-HATCH.01
NTS - Date Taken: 09/10/24

05 ACCESS RF8-HATCH.01
NTS - Date Taken: 08/10/24

06 SMOKE VENT RF8-RFL.02
NTS - Date Taken: 08/10/24



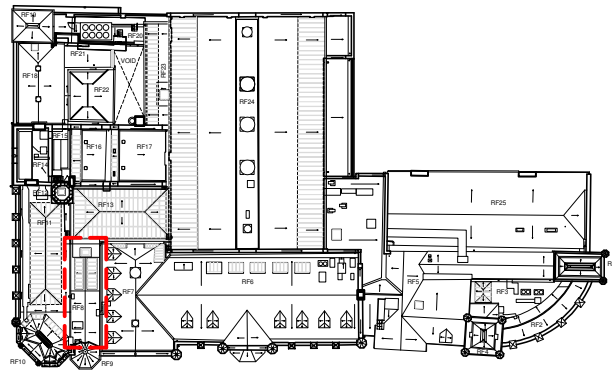
- Single glazed Georgian wired glass to roof lantern offering limited thermal insulation
- Standing water along the full length of the eaves gutters
- Previous remedial waterproofing to ducting has become damaged
- Slipped / displaced / damaged roof tiles across both roof slopes
- Single glazed Georgian wired glass to roof lantern offering limited thermal insulation
- Existing plant and ducting restricting access to remedial roof works
- Historic glazed laylight in generally good condition
- Damaged ridge tiles with open / missing mortar joints / moss



08 CLAY TILED ROOF RF8
NTS - Date Taken: 09/10/24

07 INTERNAL ROOF LANTERN RF8
NTS - Date Taken: 17/10/24

- To be read in conjunction with:
- 015-Existing Roof Plan
 - 058-Existing Individual Roof Plan RF8
 - SCH-RF8 Roof RF8 Condition Schedule



09 KEY ROOF PLAN
NTS

00/05.03.26 Issued for Planning
revision/date note

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

title
**Photosheet Of Existing
Roof RF8**

scale NTS @A3	status PLANNING	
job no. 997	dwg no. 108	status/revision PL00

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