



- Discolouration/weathering to vents
- Cracked/damaged slates and isolated slipped/displaced slates previously refixed with tingles
- Damaged/defective bricks to chimney
- Dirt present on mortar flaunching to chimney
- Mortar flaunching to chimney has become loose and detached
- Stainless steel gas boiler flue partially obscuring existing windows on floors below
- Vegetation growth along external face of parapet wall
- Open/defective mortar joints to chimney



- Moss, lichen, and dirt present on surface of coping stones
- Loose and lifting lead flashings and upstands
- Single glazed Georgian wired glass patent glazing
- Existing vent function unknown
- Previous water ingress from vents in patent glazing
- Lead cover flashing cracked and fragments missing, staining and algae growth
- Minimal upstand and cover flashing between valley gutter and patent glazing
- Damaged/defective bricks to chimney



01 SOUTH SLOPE RF17A AND EAST GABLE END
NTS - Date Taken: 09/10/24

02 RF17-CH.01 AND RF17-VENT.03
NTS - Date Taken: 09/10/24

03 GLAZING RF17-PG.01
NTS - Date Taken: 08/10/24



- Moss, lichen, and dirt present on surface of coping stones
- Open / defective mortar joints between coping stones along coped gable
- Discolouration/weathering to vents
- Staining/discolouration to bricks
- Isolated defective/open mortar joints in brickwork and damaged/defective bricks
- Algae and lichen present on the bottom courses of slates
- Algae and lichen on coping stones on coped gable and parapet wall
- Efflorescence present on brickwork along coped gable
- Cracked / damaged slates across RF17A



- Vegetation growth along coped gable
- Algae and lichen on lead coping on parapet wall and coped gable
- Lead cover flashings damaged and lifting, gaps in flashings to coped gable
- Isolated slipped/displaced slates, previously refixed with tingles
- Defective lead coping surface to parapet wall showing signs of slumping, standing water has been trapped due to uneven surface in coping material
- Loose lead flashing due to previously failed and repaired mortar joint
- Dirt and staining present on surface of slates on RF17A



04 SOUTH SLOPE RF17A AND WEST GABLE END
NTS - Date Taken: 09/10/24

05 COPED GABLE RF17-CG.04
NTS - Date Taken: 08/10/24

06 PARAPET RF17-PAR.01
NTS - Date Taken: 08/10/24

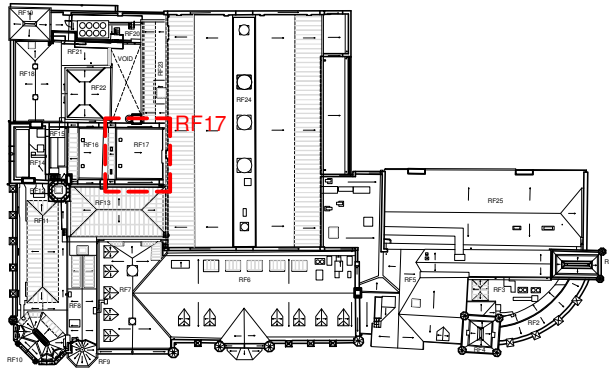


- Algae along lead flashings to roof slope RF17A
- Signs of possible moisture ingress where lead cover flashings overlap/is damaged
- Lead cover flashings are displaced and lifting
- Guard for outlet RF17-OUT.01 surrounded and blocked by debris
- Debris present along valley gutter RF17-VGUT.01
- Algae and lichen present on the bottom courses of slates
- Possible slumping and splitting asphalt upstands along valley gutters to roof slope RF17A
- Algae and lichen present on the bottom courses of slates



08 OUTLET RF17-OUT.01
NTS - Date Taken: 25/11/24

- To be read in conjunction with:**
- 015-Existing Roof Plan
 - 067-Existing Individual Roof Plan RF17
 - SCH-RF17 Roof RF17 Condition Schedule



07 SOUTH SLOPE RF17A AND GUTTER RF17-VGUT.02
NTS - Date Taken: 25/11/24

09 KEY ROOF PLAN
NTS

00/05.03.26 Issued for Planning
revision/date note

morsewebb
architects
The Byre The Street Bramley Hampshire RG26 5DE
T: 01256 587888 W: www.morsewebb.co.uk

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

title
**Photosheet Of Existing
Roof RF17**

scale NTS @A3	status PLANNING	
job no. 997	dwg no. 117	status/revision PL00

© Morse Webb Ltd