



- Moss, lichen, and dirt present on surface of coping stones
- Metal enclosure for external access ladder
- Isolated defective/open mortar joints in brickwork and damaged/defective bricks
- Staining/discolouration to bricks
- Previous remedial works to coping stone joints has begun to crack and fail
- Lead cover flashings damaged and lifting, gaps in flashings to coped gable
- Detached mortar pointing from junction between lead flashing and coped gable
- Cracked / damaged slates across RF16A
- Rainwater downpipe from outlet RF16-OUT.01 to ground



- Moss, lichen, and dirt present on surface of coping stones, moss in joints
- Open/defective mortar joints between coping stones
- Isolated slipped/displaced slates, previously refixed with tingles
- Lifting lead flashing along ridge
- Defective bricks in parapet wall, some bricks previously filled using mortar
- Slumping and cracked asphalt upstand to parapet wall
- Defective asphalt valley gutter covering, showing signs of cracking, slumping, blistering, and wrinkling, particularly at junctions and around outlets
- Dirt present on surface of slates on RF16A



01 SOUTH SLOPE RF16A AND GUTTER RF16-VGUT.01
NTS - Date Taken: 09/10/24

02 SOUTH SLOPE RF16A
NTS - Date Taken: 08/10/24

03 OUTLET RF16-OUT.01
NTS - Date Taken: 08/10/24



- Discolouration/weathering to vents
- Open/defective mortar joints along coped gable
- Severe algae growth to leadwork
- Standing water and debris in lead back gutter to chimney
- Single glazed Georgian wired glass patent glazing
- Debris and standing water along the length of the eaves gutter
- Staining / discolouration and algae growth to brickwork
- Moss and algae growth at the bottom of glazed panes
- Minor localised damage to timber frame finish for north light



- Loose and lifting lead flashings and upstands
- Stepped lead flashings warped and lifting, gaps in flashings to coped gable
- Moss, algae and lichen at the bottom of glazed panes
- Damaged/defective bricks to coped gable
- Defective sealant between glazed panes and patent glazing structure / frame
- Cracks/damage to eaves gutter and associated rainwater downpipe
- Single glazed north light
- Failing sealant between north light and chimney



04 PATENT GLAZING RF16-PG.01
NTS - Date Taken: 09/10/24

05 CLERESTORY RF16-CL.01
NTS - Date Taken: 08/10/24

06 RF16-CL.01 AND RF16-PG.01
NTS - Date Taken: 08/10/24



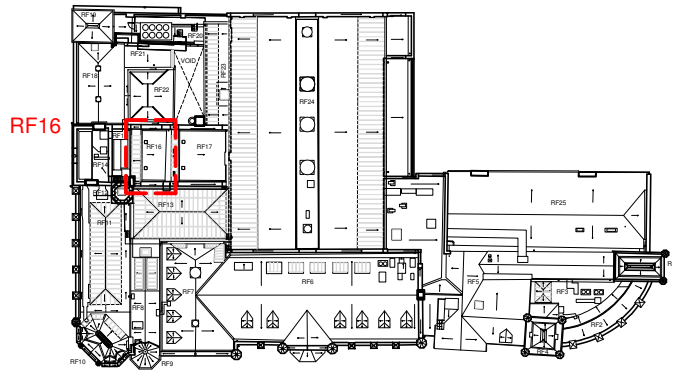
- Insufficient outlet guard to prevent debris from entering the outlet and downpipe
- Discolouration/weathering to vents
- Evidence of friable / degrading surface to the underside of slates in isolation
- Signs of standing water / slowly draining water on flat roof
- Defective asphalt valley gutter covering, showing signs of cracking, slumping, blistering, and wrinkling, particularly at junctions and around outlets
- Insufficient rainwater drainage to back of roof vents
- Algae and dirt present on the bottom courses of slates on RF16A
- Slumping and splitting asphalt upstand and minimal lead cover flashing to RF16A
- Isolated slipped/displaced slates, previously refixed with tingles



08 GUTTER RF16-VGUT.01
NTS - Date Taken: 08/10/24

07 SOUTH SLOPE RF16A AND ROOF VENTS
NTS - Date Taken: 09/10/24

- To be read in conjunction with:
- 015-Existing Roof Plan
 - 066-Existing Individual Roof Plan RF16
 - SCH-RF16 Roof RF16 Condition Schedule



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 RF16**

scale NTS @A3	status PLANNING	
job no. 997	dwg no. 116	status/revision PL00

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