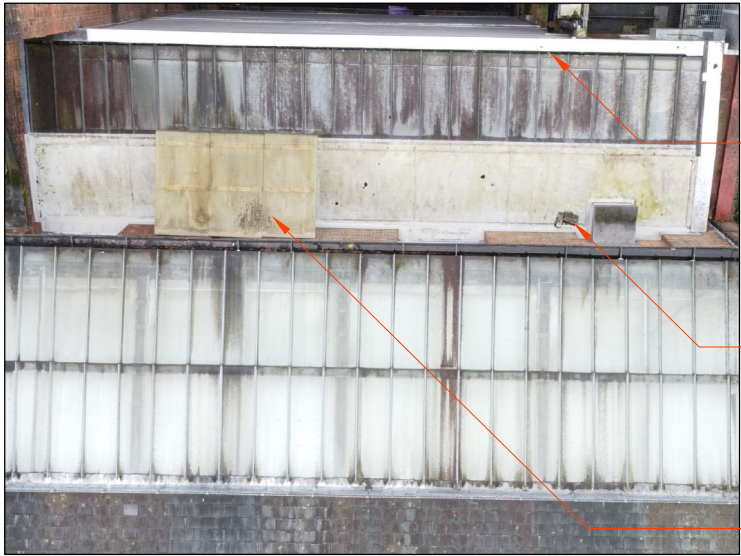
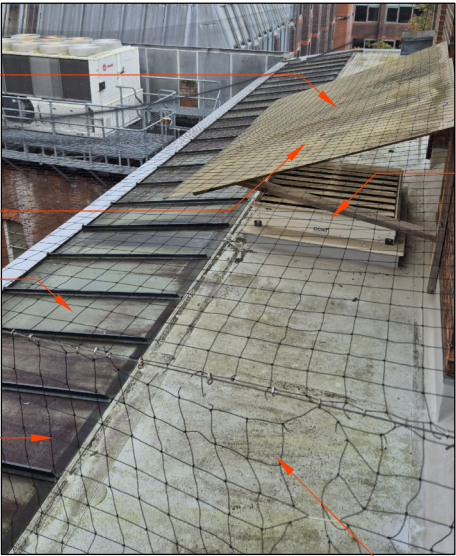




- Severe debris, moss, and vegetation in the parapet gutter
- Staining to sheet material, no permanent waterproof covering
- Patent glazing offering limited thermal insulation
- Loose debris stored on roof which may impact drainage routes
- Heavily stained patent glazing caused by water runoff, restricting daylight from entering the building
- Lean-to canopy constructed over smoke vent to prevent water ingress



- Evidence of water on the top edge of the flashing, staining to brickwork
- Standing water on parapet against brickwork chimney
- Smoke vent unit is open and insufficiently waterproofed
- Defective lead surface to parapet wall showing signs of slumping
- Lead cover flashings damaged and lifting, remedial works to mortar joint in wall
- Gaps where lead flashings overlap
- Open/defective mortar joints in brickwork and damaged/defective bricks
- Debris on flat roof from defective adjacent brickwork wall
- Algae growth and staining to flat roof covering



01 ROOF COVERING AND PARAPET GUTTER RF23

NTS - Date Taken: 10/10/24

02 ROOF COVERING RF23

NTS - Date Taken: 08/10/24

03 ROOF COVERING RF23

NTS - Date Taken: 17/10/24



- Heavily stained patent glazing caused by water runoff, restricting daylight from entering the building
- Existing remedial repairs to the metal coping along the parapet are lifting
- Failed and peeling surface finish to parapet
- Lifting and defective asphalt upstands, evidence of water ingress
- Standing water along the metal coping of the parapet wall and asphalt upstands
- Algae growth and staining to parapet and adjacent plant
- Algae growth and staining to parapet
- Failed and displaced mastic sealant
- Standing water on adjacent plant, signs of high water level



- Strength of existing fall arrest system bolt eyes is unknown
- Standing water along the metal coping of the parapet
- Staining to upstand, likely high water level
- Severe debris, moss, and vegetation in the parapet gutter
- Existing outlets concealed by vegetation / moss and may be blocked by debris
- Localised remedial repairs to the metal coping along the parapet
- Heavily stained patent glazing caused by water runoff, restricting daylight from entering the building
- Localised remedial repairs to the metal coping along the parapet



04 ROOF COVERING AND PARAPET RF23-PAR.01

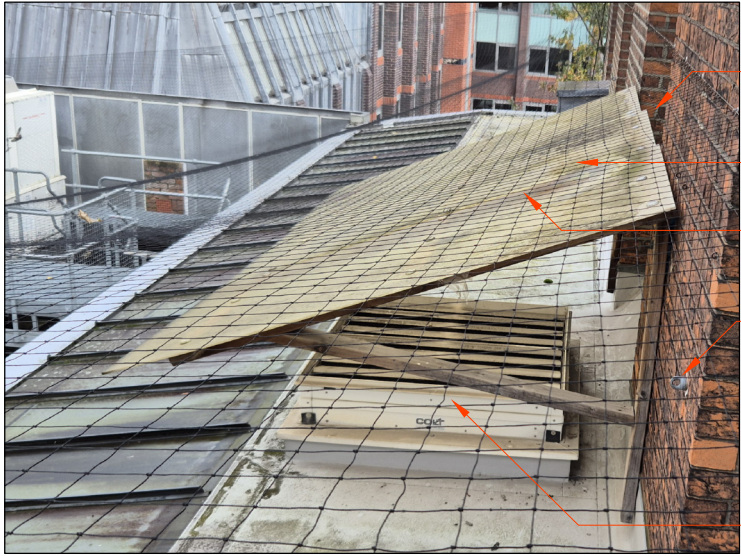
NTS - Date Taken: 10/10/24

05 PARAPET RF23-PAR.02

NTS - Date Taken: 17/10/24

06 GUTTER RF23-PGUT.01

NTS - Date Taken: 17/10/24



- Space between lean-to canopy and existing window for water to penetrate
- Lean-to canopy constructed over smoke vent to prevent water ingress
- Staining to sheet material, no permanent waterproof covering
- Strength of existing fall arrest system bolt eyes is unknown
- No sign of water ingress on the underside of the flat roof timber decking
- Split in timber wall plate that continues along the length of the timber
- Smoke vent unit is open and insufficiently waterproofed

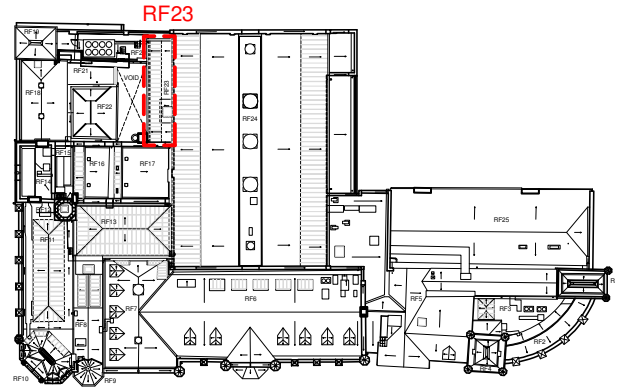


08 PLANT ROOM RF23

NTS - Date Taken: 17/10/24

To be read in conjunction with:

- 015-Existing Roof Plan
- 073-Existing Individual Roof Plan RF23
- SCH-RF23 Roof RF23 Condition Schedule



07 SMOKE VENT RF23-VENT.01

NTS - Date Taken: 08/10/24

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 RF23**

scale	status	
NTS @A3	PLANNING	
job no.	dwg no.	status/revision
997	123	PL00

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