



- Discolouration/corrosion to finials and decorative ridge capping
- Isolated missing roof tiles
- Staining on terracotta copings
- Open / defective mortar joints between copings on coped gable, moss in joints
- Algae growth and staining along typical drainage routes
- Isolated cracked/damaged roof tiles across all roof slopes
- Defective / lifting flashings to inner faces of all coped gables
- Single glazed leaded glass windows
- Gaps where intersecting pitched lead valley gutter sections overlap
- Vegetation growth on terracotta around windows



- Open / defective mortar joints between copings on coped gable, moss in joints
- Gaps between mitred cut roof tiles at hips
- Vegetation growth around windows and terracotta finials
- Isolated slipped/displaced roof tiles
- Algae growth and staining around typical drainage routes on leadwork dressings
- Single glazed leaded glass windows
- Crested ridge tiles with open mortar joints/moss between joints
- Open / defective mortar joints between copings on coped gable, moss in joints



01 WESTERN ROOF SLOPES RF10
NTS - Date Taken: 09/10/24

02 VALLEY GUTTERS RF10
NTS - Date Taken: 09/10/24

03 NORTH SLOPES RF10
NTS - Date Taken: 09/10/24



- Discolouration/corrosion to finials and decorative ridge capping
- Isolated slipped/displaced roof tiles
- Slipped/displaced hip tiles with gaps to lower part of hips
- Splits in rubber matting over flat roof
- Multiple cracked/shattered single glazed Georgian wired panes, some with missing fragments
- Gaps between rubber matting and upstands, evidence of water ingress
- Lead cover flashings damaged and lifting
- Slumping and splitting asphalt upstand below patent glazing



- Single glazed Georgian wired glass patent glazing offering limited thermal insulation
- Lead cover flashings damaged and lifting
- Leadwork rainwater channel with bird prevention spikes, internal condition unknown
- Standing water and debris around rainwater channels, possible water ingress
- Slumping and splitting asphalt upstand below patent glazing
- Defective and lifting lead flashings around rainwater channels
- Missing sealant between glazed panes and structure / frame
- Isolated missing roof tiles, revealing lead flashings below



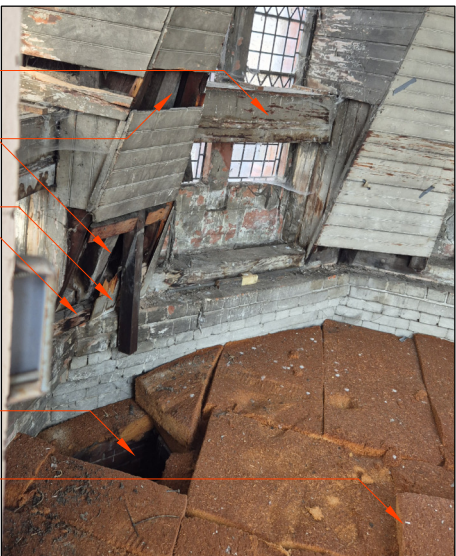
04 EASTERN ROOF SLOPES RF10
NTS - Date Taken: 09/10/24

05 UPSTANDS RF10
NTS - Date Taken: 09/10/24

06 RAINWATER CHANNEL RF10
NTS - Date Taken: 17/10/24

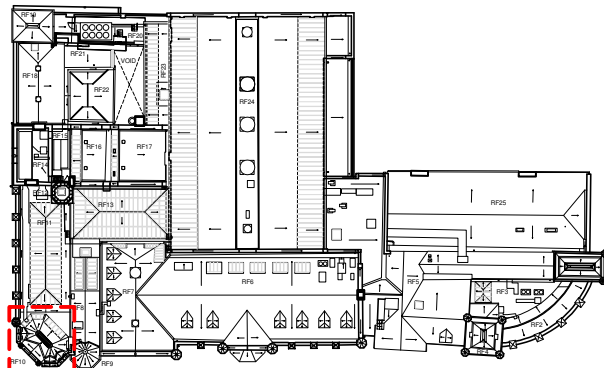


- Boxing containing rainwater channel which provides drainage to spaces between dormers, staining to underside of boxing
- Damaged or missing timber panelling around structure
- Staining and wood rot to timber beams and panelling, evidence of water ingress
- Uneven eaves tiles with disconnected lead flashing below
- Vegetation growth on upstands and flashings
- Missing insulation over joists, open to void below
- Several lifted / displaced insulation rolls across floor
- Loose debris stored on roof which may impact drainage routes



08 INTERNAL SPACE RF10
NTS - Date Taken: 17/10/24

- To be read in conjunction with:**
- 015-Existing Roof Plan
 - 060-Existing Individual Roof Plan RF10
 - SCH-RF10 Roof RF10 Condition Schedule



09 KEY ROOF PLAN
NTS

00/05.03.26
revision/date

Issued for Planning
note



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project

**Reading Town Hall,
Alterations & Improvements**

title

**Photosheet Of Existing
Roof RF10**

scale

NTS @A3

status

PLANNING

job no.

997

dwg no.

110

status/revision

PL00

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07 ROOF SLOPES AND PATENT GLAZING RF10
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