



- Algae and moss on coping stones on parapet wall
- Vegetation growth across flat roof
- Algae and moss on coping stones on parapet wall
- Efflorescence present on parapet wall
- Isolated defective/open mortar joints and damaged/defective bricks to chimney
- Isolated defective/open mortar joints and damaged/defective bricks in parapet wall
- Algae, efflorescence, and staining, indicating possible leaks in gutter
- Failed mortar joint in parapet wall to lead flashing
- Severe vegetation growth across flat roof and along upstand



- Algae growth to top of chimney
- Severe algae and vegetation growth to top of chimney
- Isolated defective/open mortar joints and damaged/defective bricks to chimney
- Loose / missing brick due to failed mortar joints
- Vegetation growth in open mortar joints
- Loose vent grille with failed mortar joints
- Efflorescence present on chimney
- Recently replaced bricks
- Defective / delaminating bricks
- Loose brick due to failed mortar joints
- Loose vent grille with failed mortar joints



01 FLAT ROOF AND PLANT RF20-PLANT.01
NTS - Date Taken: 08/10/24

02 CHIMNEY RF20-CH.01
NTS - Date Taken: 17/10/24

03 CHIMNEY RF20-CH.02
NTS - Date Taken: 17/10/24



- Failed mortar joint in external wall to lead flashing
- Algae and moss on coping stones on parapet wall
- Lead cover flashings damaged and lifting
- Gaps where lead flashings overlap
- Standing water on flat roof
- Severe vegetation growth across flat roof
- No plinth, upstands, or flashing to plant footings, presumed fixed to loose laid slabs
- Standing water along the full length of the eaves gutter
- Debris, moss, and vegetation growth along the full length of the eaves gutter
- Splits in asphalt flat roof covering



- Moss and vegetation growth along coping stones and on brickwork of parapet wall
- Disconnected plant pipework with damaged waterproofing covers
- Detached mortar pointing from upstand to parapet wall
- Possible blocked outlet / outlet of insufficient diameter to enable drainage
- Standing water in parapet gutter
- Cracked/damaged cover flashing over eaves gutter with evident gaps
- No plinth, upstands, or flashing to plant footings
- Loose paving slab overhanging eaves gutter
- Isolated defective/open mortar joints and damaged/defective bricks in parapet wall



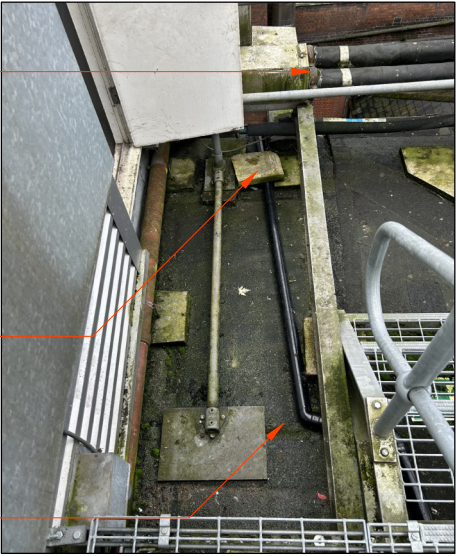
04 FLAT ROOF COVERING RF20
NTS - Date Taken: 10/10/24

05 GUTTER RF20-EGUT.01
NTS - Date Taken: 17/10/24

06 GUTTER RF20-VGUT.01
NTS - Date Taken: 17/10/24



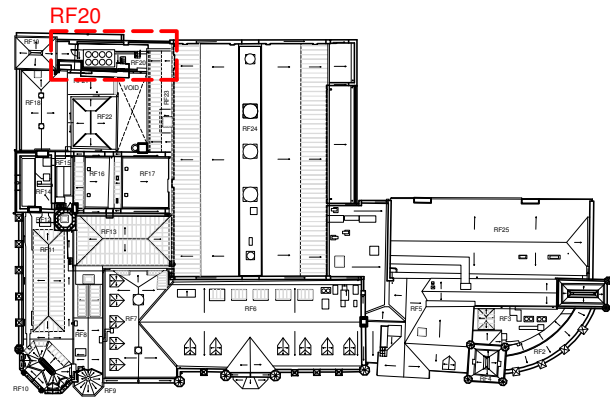
- Damaged waterproofing covers and corroded fixings to plant ducting
- Lead cover flashings damaged and lifting, with gaps in overlaps
- Lifting roof covering creating gaps around upstands
- Loose plant coverings and frames stored on roof
- Adhoc uPVC rainwater drainage laid across flat roof, held in place by paving slabs
- Walkway footing oversailing loose laid paving slab below
- No plinth, upstands, or flashing to plant footings
- Splits and gaps in flat roof covering, evidence of localised isolated repairs
- General dirt and debris below plant



07 FLAT ROOF COVERING AND PLANT RF20-PLANT.01
NTS - Date Taken: 17/10/24

08 ROOF COVERING RF20
NTS - Date Taken: 17/10/24

- To be read in conjunction with:**
- 015-Existing Roof Plan
 - 070-Existing Individual Roof Plan RF20
 - SCH-RF20 Roof RF20 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 RF20**

scale NTS @A3	status PLANNING	
job no. 997	dwg no. 120	status/revision PL00

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