



- Recently repointed stepped flashing
- Damaged ridge tiles with open / missing mortar joints / moss
- Discolouration/weathering to vents
- Defective asphalt valley gutter covering
- Slipped / displaced roof tiles
- Cracked / damaged coping stones
- Minor roof sag between dormers / raised tiles around dormers
- Existing plant and ducting restricting access to remedial roof works
- Moss and algae present on tiles along eaves of northern roof slope



- Signs of wood rot in window frames
- Defective bubbling asphalt valley gutter covering, trapping water
- Peeling paint on timber window frames
- Lime bloom on bricks around rainwater downpipe
- Moss / algae growth showing signs of standing water
- Standing water in valley gutter



01 NORTH SLOPE RF7A AND DORMERS
NTS - Date Taken: 09/10/24

02 VALLEY RF24-VGUT.14
NTS - Date Taken: 09/10/24

03 VALLEY RF7-VGUT.01
NTS - Date Taken: 09/10/24



- Single glazed Georgian wired glass patent glazing
- Uneven hip tiles on main roof and dormers
- Signs of wood rot in timber window frames
- Previous remedial waterproofing to ducting has become damaged
- Damaged finish to all timber window frames
- Slipped / displaced roof tiles
- Moss and algae present on tiles along eaves of northern roof slope
- Single glazed Georgian wired glass patent glazing



- Lifting lead flashings
- Defective asphalt valley gutter covering
- Lifting / warped lead flashings
- Moss, algae, and lichen present on surface of coping stones, moss in joints
- Delamination / spalling of terracotta stone on finials
- Open/defective mortar joints in terracotta
- Damaged/defective bricks
- Standing water in valley gutter
- Cracked / damaged coping stones
- Open/defective mortar joints in terracotta



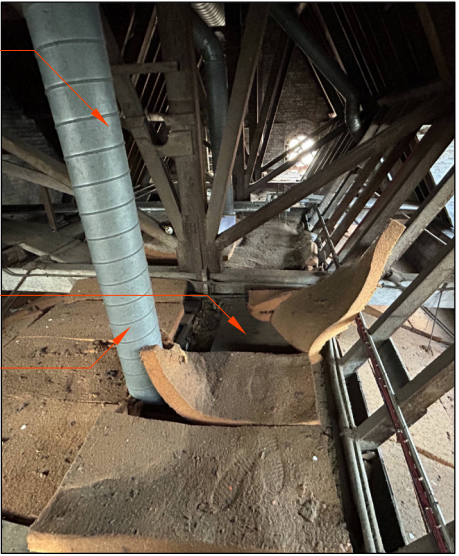
04 DORMERS ON NORTH SLOPE RF7A
NTS - Date Taken: 09/10/24

05 VALLEY RF7-VGUT.02
NTS - Date Taken: 08/10/24

06 COPED GABLE RF7-CG.02
NTS - Date Taken: 08/10/24

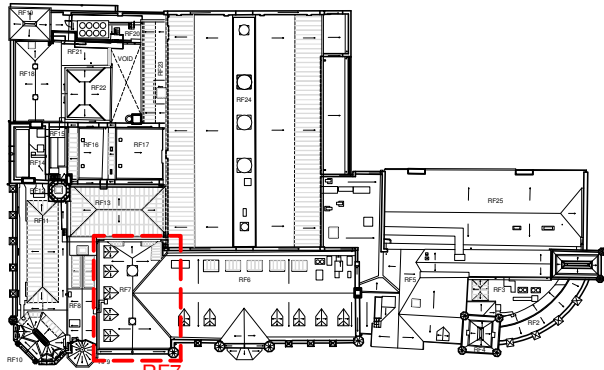


- Service ducts for space below, vented through chimneys on ridge
- Cracked/damaged coping stones with open/defective mortar joints
- Discolouration/weathering to vents, potential water ingress from RF7-VENT.01
- Several lifted / displaced insulation rolls
- Existing plant and ducting restricting access to remedial roof works
- Slipped / displaced roof tiles
- Staining on tiles below vents



08 INTERNAL VOID RF7
NTS - Date Taken: 17/10/24

- To be read in conjunction with:**
- 015-Existing Roof Plan
 - 057-Existing Individual Roof Plan RF7
 - SCH-RF7 Roof RF7 Condition Schedule



09 KEY ROOF PLAN
NTS

07 RIDGE VENTS RF7-VENT.01 AND RF7-VENT.02
NTS - Date Taken: 09/10/24

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 RF7**

scale NTS @A3	status PLANNING	
job no. 997	dwg no. 107	status/revision PL00

© Morse Webb Ltd