



Minimal upstand height between valley gutter and external window sill

Heavy moss growth around upstands to adjoining external brickwork wall

Minimal upstand heights between valley gutters and window sills

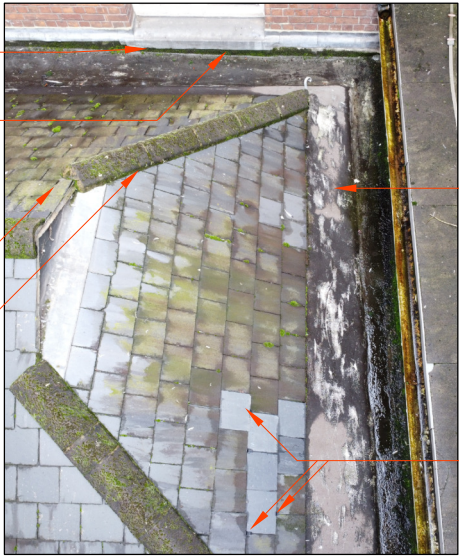
Isolated cracked / damaged slates across roof covering

Localised defective mortar bedding to some hip tiles, with moss over joints

Defective asphalt valley gutter covering, showing signs of cracking, slumping, and blistering

Isolated slipped/displaced slates where slate has cracked

Standing water along the full length of the eaves gutter



Standing water in valley gutter

Defective asphalt valley gutter covering, showing signs of cracking, slumping, and blistering

Damaged surface finish of asphalt dressed up roof slope

Heavy moss growth around upstands to adjoining roof RF21

Hip tiles with localised defective open mortar joints, with moss between joints

Moss growth between and on the surface of slates

New replacement slates, previously refixed with tingles

No mortar verge to slates, possible location for water ingress



01 ROOF COVERING AND VALLEY GUTTERS RF22

NTS - Date Taken: 10/10/24

02 VALLEY GUTTERS RF22

NTS - Date Taken: 10/10/24

03 GUTTER RF22-VGUT.03

NTS - Date Taken: 10/10/24



Algae growth and staining to brickwork due to downpipe leak

Algae /moss growth on upstands from high water level in gutters

Isolated slipped/displaced slates where slate has cracked

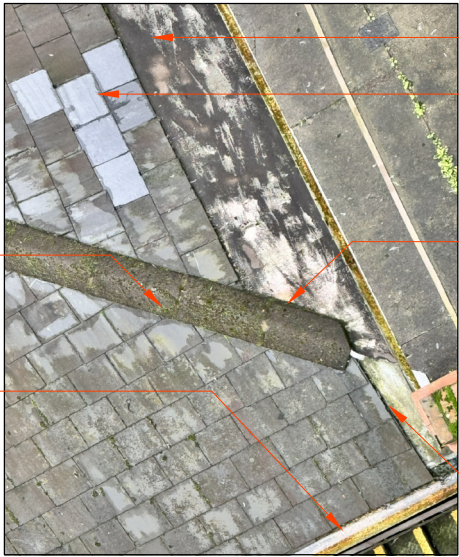
Hip tiles with localised defective open mortar joints, with moss between joints

Standing water along the full length of the eaves gutter

Standing water along the full length of the eaves gutter

Moss growth between and on the surface of slates

Debris and moss growth along the full length of the eaves gutter



Damaged surface finish of asphalt dressed up roof slope

New replacement slates, previously refixed with tingles

Staining to brickwork indicating possible leaks in gutter

Localised defective mortar bedding to some hip tiles, with moss over joints

Minimal upstand height between valley gutter and external window sill

Heavy moss growth around upstands to adjoining external brickwork wall

Minimal distance between valley gutter and bottom of slate roof covering

No mortar verge to slates, possible location for water ingress

Isolated cracked / damaged slates across roof covering



04 ROOF COVERING AND GUTTER RF22-EGUT.01

NTS - Date Taken: 10/10/24

05 GUTTER RF22-VGUT.03

NTS - Date Taken: 10/10/24

06 GUTTER RF22-VGUT.01

NTS - Date Taken: 17/10/24



Defective asphalt valley gutter covering, showing signs of cracking, slumping, and blistering

Lead cover flashings damaged and lifting, failed mortar joint in wall above

Isolated slipped/displaced slates where slate has cracked

Isolated slipped/displaced slates, previously refixed with tingles

Defective asphalt valley gutter covering, showing signs of cracking, slumping, and blistering

Heavy moss growth around upstands to adjoining roof RF21

Isolated cracked / damaged slates across roof covering

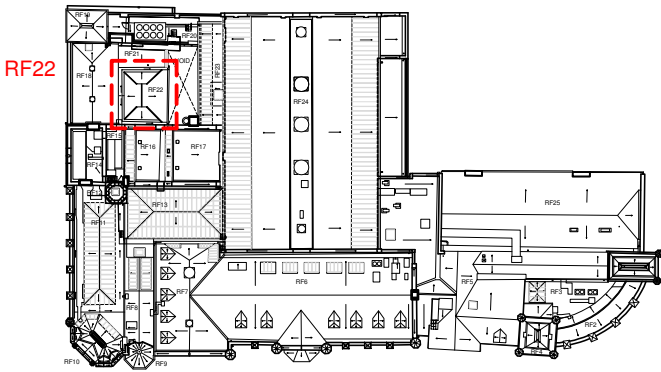
Isolated slipped/displaced slates

Moss growth between and on the surface of slates



To be read in conjunction with:

- 015-Existing Roof Plan
- 072-Existing Individual Roof Plan RF22
- SCH-RF22 Roof RF22 Condition Schedule



07 ROOF COVERING RF22

NTS - Date Taken: 10/10/24

08 GUTTER RF22-VGUT.03

NTS - Date Taken: 17/10/24

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 RF22**

scale NTS @A3	status PLANNING	
job no. 997	dwg no. 122	status/revision PL00

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