

UPDATE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 1st June 2022

ITEM NO. 12
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Ward: Abbey

App No.: 220125/LBC

Address: Oxford Road Primary School, 146 Oxford Road, Reading, RG1 7PJ

Proposal: Listed Building Consent for proposed works to Oxford Road Community School - repairs and refurbishment to the pitched roof and replacement of bitumen felt covering to a number of small flat roofs.

Applicant: Reading Borough Council

1. The Main agenda report omitted to include the following information to be considered by the Committee:

1.1 PROPOSED LIME MOTOR MIXTURE

The proposed ratio is 1: 2.5 of NHL3.5 hydraulic lime and sand respectively.

1.2 PRE-COMMENCEMNT CONDITION

The recommended pre-commencement condition (MLC - Listed Building Materials (to be submitted and approved)) has been agreed.

1.3 PHOTOS OF EXISTING

Photos showing the condition of the existing roof are attached below.

Case officer: Beatrice Malama

Photos of existing roof



*Photo 1: Ridges tiles are broken or have been replaced with a poor match.
(Original ridge tiles centre)*



Photo 2: Typical lead gutter between roofs
(Also show further tile & ridge damage)

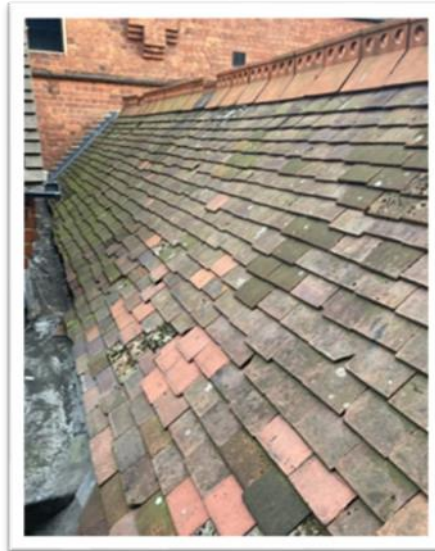


Photo 3 & 4: Existing roof section showing slipped/missing tiles & recent replacements



Photo 5 & 6: Remains of possible straw and plaster torching below tiles where roof voids accessible.