

RIDGE

PROPERTY & CONSTRUCTION CONSULTANTS

35 UPPER REDLANDS ROAD, ROOF REPLACEMENT

07 April 2020

Prepared for

University of Reading
Whiteknights
Reading
Berkshire
RG6 6AH

Prepared by

Ridge and Partners LLP
Beaumont House
59 High Street
Theale
Reading
RG7 5AL

Tel: 0118 932 3088

Project Name	Reading School – External Inspection and Remedial Works
Project No.	5012341

5007902

CONTENTS

1. INTRODUCTION	1
2. SITE AND SURROUNDINGS	1
3. DESIGN AND APPEARANCE	1
4. ACCESS	1
5. JUSTIFICATION	2

1. INTRODUCTION

Ridge & Partners LLP, acting on behalf of The University of Reading, have prepared design proposals for external replacement of the existing roof covering to 35 Upper Redlands Road, Reading.

This Design and Access Statement relates to important refurbishment requirement to the main roof covering.

The proposed repair works are to match the existing materials, like for like where possible, inclusive of profile and colour. The condition of the roof covering, rainwater goods and elevations have been in decline for several years, with piecemeal repairs and additions having been undertaken. Recent investigations have highlighted that sections of the roof covering and masonry have become damaged and perished over the years. Existing rainwater goods and drainage pipework has become significantly damaged, causing further damage to the already worn masonry elevations. Repair works are considered necessary as to preserve the building fabric and reduce the risk of further damage.

The purpose of this Design and Access Statement, is to inform the reader of the design principals influencing the design process and to provide valid justification for the proposed works.

2. SITE AND SURROUNDINGS

35 Upper Redlands site lies south of Reading town centre. The property is located off Upper Redlands road and opposite Avebury Square. The neighbouring property, St George's Hall is also owned by the University of Reading.

The building is located within the Redlands Conservation area.

There is a carpark located to the front and side of the property. To the rear there is a large lawned area.

3. DESIGN AND APPEARANCE

The proposal includes to replace the existing roof covering. This includes for the renewal of the roof tiles, battens, and felt underlay. Works will also include replacement of rainwater goods, including gutters, downpipes and hoppers, lead replacement, and minor masonry repairs to the existing chimney stacks.

All proposed repair replacements work will use materials matching those that have been removed due to significant damage. This will include the areas that have been mentioned above. Further localised repairs may be identified as works progress. Again, these will be undertaken in the same materials as the existing where possible.

4. ACCESS

No alterations are proposed to change access to or within the building. Vehicular access to the site will remain as existing, via Upper Redlands Rd.

5. JUSTIFICATION

The proposed external refurbishment works are necessary to reduce to continuing deterioration to the building fabric. Without imminent repair work, the building will continue to fall into disrepair, with continued damage possibly leading to safety concerns to the end users.

Careful consideration has been paid to the design and materials of the repair works to maintain the existing appearance, minimise the impact of development and prolong the usable life of the building.

We consider the proposed works align with Reading Borough Council policy, including appropriate use of materials and seeking to maintain the character and appearance of the building. Subject to approval, the proposed works will result in extended lifetime of the building and reduced ongoing maintenance costs.

