

DESIGN & ACCESS STATEMENT – READING SCHOOL MAIN SCHOOL HALL DRY ROT REMOVAL

Significant dry rot was discovered to internal joinery within the first-floor main school hall. The affected area is to the front elevation centred around one external rainwater hopper and downpipe which has been leaking for some time, causing dampness internally.

Two window boards and the section of skirting board below the windows were found to be severely decayed due to dry rot and beyond repair. The timber was removed to prevent further spread and loss of more building fabric. The plan below shows the location of the two affected window boards outlined in red and the section of skirting board in green.

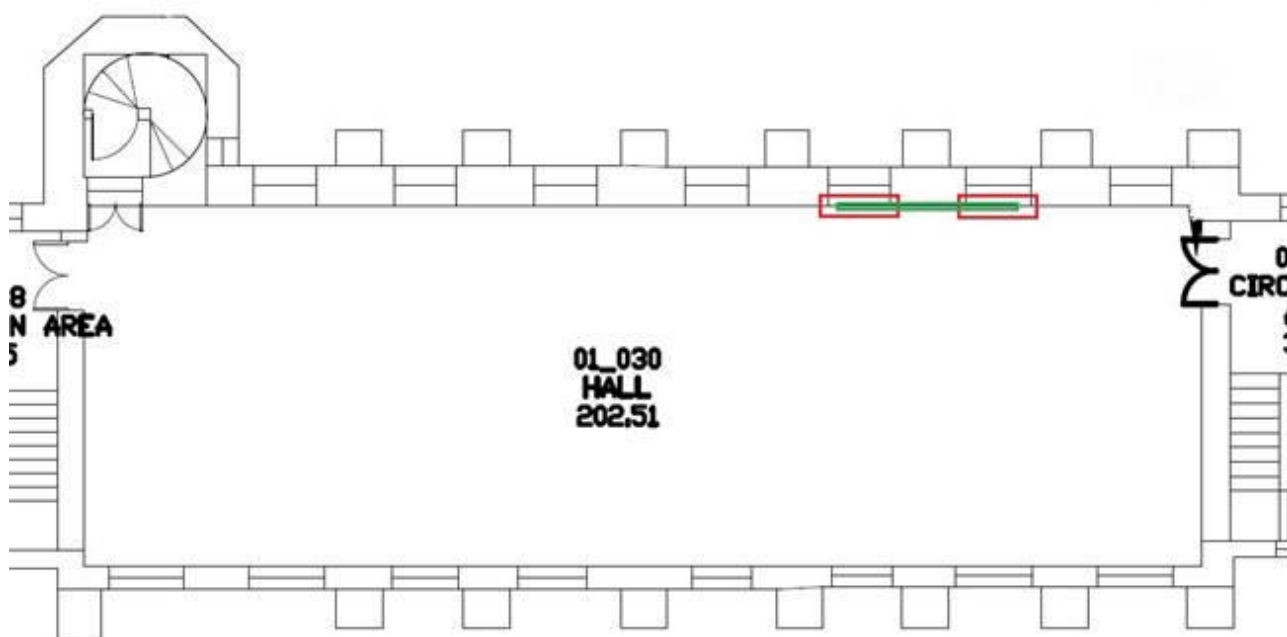


Figure 1: Location of decayed joinery.

A survey of the affected area of the building was undertaken by Southern Remedial Services Ltd. Their report is included in this application.

The proposal is to reinstate the decayed and unsalvageable window boards and section of skirting board. The new timber will be carefully selected and installed to match the pre-existing joinery in terms of species, appearance and dimensions.

The proposal will have negligible impact on the historic significance of the building and purely seeks to preserve as much of the original building fabric as possible and replacing on a like-for-like basis that which is unsalvageable. Works to prevent future water ingress through the defective rainwater goods have been included under current Listed Building Consent application 190292.



Figure 2: Exposed dry rot to window board 1.

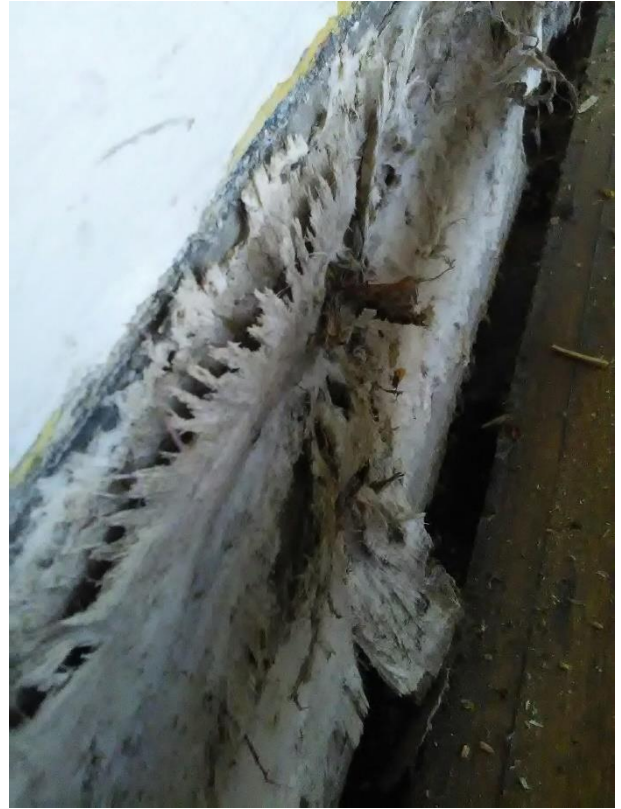


Figure 4: Exposed dry rot to skirting board.



Figure 3: Exposed dry rot to window board 2.



Figure 5: Showing both windows following the removal of the decayed joinery.