

RIDGE

PROPERTY & CONSTRUCTION CONSULTANTS

READING SCHOOL, EXTERNAL REFURBISHMENT TO THE WATER HOUSE BUILDING – DESIGN AND ACCESS STATEMENT

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Prepared for

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Project Name	Reading School – External Inspection and Remedial Works
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1. INTRODUCTION

Ridge & Partners LLP, acting on behalf of the Reading Foundation, have prepared design proposals for external repairs to The Waterhouse Building located on the main Reading School site.

This Design and Access Statement relates to important repair works required to the elevations, including windows, rainwater goods and roof coverings.

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 corroded, causing further damage to the already worn masonry elevations. Timber repairs will also be required to a number of windows across the property. 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

The Reading School site lies south of Reading town centre. The school is encircled by Erleigh Road, Craven Road, Alexandra Road and Addington Road. The main access to Reading School is from Erleigh Road. An additional exit road leads out onto Craven Road.

The building is subject to statutory protection, having obtained Grade II listed status in 1975. A number of other listed buildings are situated within the boundary of the school. Listed buildings include South House and the Chapel building.

The Waterhouse building is located centrally within the site and faces out onto the sports field located towards the front of the site. The building currently provides teaching space and living accommodation for pupils. The building is formed from the main central Waterhouse building and the West and East Wings. To the rear of the building there have been various additional extensions built at varying times.

3. DESIGN AND APPEARANCE

The proposal includes to repair, and in some cases, renew damaged and worn sections of external finishes to the Waterhouse building, inclusive of the East and West Wing. This includes for the renewal of damaged roof coverings, isolated pointing and masonry repairs and the, replacement and splice repairs of timber sash windows. In addition replacement of corroded and defective rainwater goods and drainage pipes, is also proposed. We consider that no changes of significance are proposed to the appearance of the building as part of this application.

All proposed repair replacements works will use materials matching those that have been removed due to significant damage. This will include the areas that have been mentioned above. Proposals also include the repair and replacement as indicated on the proposed drawings. Further localised repairs may be identified as works progress. Again, these will be undertaken in the same materials as the existing where possible. All subsequent repairs and replacements will be confirmed with the Local Authorities Conservation Officer before progression. All repair works will be carried out on a like for like basis, and there is no proposed intention to change, or encourage any new design to the building.

4. ACCESS

No alterations are proposed to change access to or within the building. Vehicular access to the site will remain as existing, via a gated entrance located on Erleigh Road. Exiting vehicles will leave through Craven Road.

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 Waterhouse building and reduced ongoing maintenance costs.

