
DESIGN AND ACCESS STATEMENT

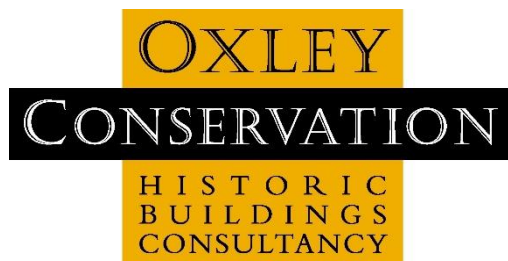
(incorporating justification statement)

Greenbank
University of Reading London Road Campus

Roof Repairs



Figure 1: The Front Elevation



JANUARY 2019

Summary of Application

Listed Building Consent is sought for the installation of a liquid applied roofing membrane on a section of flat roof from which the lead covering was recently stolen.

Introduction

The building is owned by the University of Reading and forms part of their London Road Campus.

The building is listed Grade II. The list description is provided below.

*LONDON ROAD 1. 5128 (South Side) No 42 (Greenbank)
SU 7272 9/163 22.3.57. II GV 2. Apparently mid-C18. Altered and restored. 2 storeys and attic. Silver grey brick headers with red dressings and quoins. Moulded and bracketed wood cornice. Hipped slate roof. 3 grey brick chimneys with stone moulded capping (probably C20 'replica' work). 2 dormers with moulded cornices, casements. Glazing bar sash windows otherwise: 4 to 1st floor, 3 on ground floor. Door in architrave surround broken at corners, panelled pilasters, console brackets, broken cornice and pediment: 6 panel door. Late C19 glazed porch in front. Return red brick with blue-grey headers, 1 panel per floor to east. Early C19 cast iron railings with panel standards on low wall with stone coping to street.*

Accessibility

The proposed works do not affect the accessibility of the building, nor do they fail to take any opportunities to improve accessibility.

Consultation

The proposed works will not significantly change the external appearance of the building from the neighbouring properties or from the road. Therefore no consultations have been undertaken.

Environmental and ecological matters

The proposed works will not change the thermal properties of the roof.

It is not believed that any wildlife (e.g. bats) use the building.

Analysis of Proposal

Rationale

The previous lead roof covering was stolen in the autumn of 2018. This section of roof is attractive to thieves because of the sheltered position behind the large tree combined with easy access and getaway along the London Road (see Figure 2 below).



Figure 2: The subject roof is outlined in red

Details

The lead has been stolen from the roof of the lower section of flat roof (see Figure 3 below) and from the lead gutter around the upper section.



Figure 3: The effected roofs

The upper, gutter section will be renewed in lead but it is proposed to replace the lower section with a liquid applied polymer coating. This will be lead grey in colour and incorporate “rolls” to mimic a traditional lead roof.



Figure 4: A typical application of lead grey liquid applied polymer.

Additional measures will be explored to deter theft, such as shortening the soil vent pipe (see Figure 5 below) and warning signage.



Figure 5: The flat roof in question is on the top of the extension on the right. The soil pipe (white) was probably used to scale on to the roof, but is unnecessarily long

Impact on Historic Significance

Neutral. The proposal obviously represents a change in fabric away from a traditional material, however this is mitigated by:

- The previous covering has been stolen so the historic fabric (if it was historic) has already been lost.
- The Grey colour and detailing of the proposed replacement make it clear that the roof was previously covered in lead.
- The change is easily reversible in future years if lead theft becomes no longer a problem.
- From the ground only the edge of the roof will be visible, and even that is to the side of the building and obscured from view by the trees.
- The roof is visible only from a stairwell window within the subject building, and from a similar side window in the adjacent building. Therefore the change of appearance is minimal.
- The building already has a mixture of roof coverings, with slate on the main roof.
- The roof is on a section of building which is clearly a later extension (see window scar in Figure 3).

Also the change of material brings a positive conservation benefit by reducing the risk of theft and associated damage.