

Design and Access Statement

To: Reading Borough Council

From: Peter Higginbottom, Planning Insight

Subject: Reading School – Rainwater Good and Roof Repair LBC

Introduction

This statement has been prepared in support of a listed building consent submitted on behalf of Reading School for the proposed works at the application site.

The application site

The site comprises of the Reading School, a Grade II listed building in the administrative area of Reading Borough Council.

The proposed works

The proposed works comprise of roof repairs to the main school building together with replacement rainwater goods.

The works are required urgently to address the current rainwater ingress issues that are compromising the building. The works are scheduled to take place in the summer months.

Listing

The Reading School was first listed on 19th March 1975 with the following listing entry:

"ERIEIGH ROAD 1. 5128 Main building at Reading School SU 7272 9/477 19.3.75. II 2. 1865-71, designed by Alfred Waterhouse. Gothic style with rigorous symmetry except for octagonal turret with pyramidal roof to right of central hall. 2 storeys and attics. Built of red brick with blue brick decoration. Gabled tiled roof with fishscale bands, vents etc designed to add to interest of skyline as well as chimneys with 3 shafts at joined capping and with tumbled brick. Terracotta window dressings and details. Diaper panel to 1st floor cill. Hall:8 bays with 2 stages of pointed geometric tracery windows and dividing buttresses, corbelled cornice and central vent. Turret projects from north-west corner with arched louvred openings to belfry stage. Entrance in 2 central bays with corbelled arches of 3 orders and with decorative wrought and cast iron gates with wrought iron tympana. Leads through to quadrangle ("Cloister") at rear. East and west wings have central and end gables and further minor gables in reflected symmetry. Roughly 11 bays each with plate glass sash windows 1st floor and plate tracery windows on ground floor. Entrances in 5th bay and in recessed corners to north-west and north-east. Rear elevation equally symmetrical with projecting double gable wings to sides. The "Cloisters" and associated buildings are included in this item. They are probably not by Waterhouse (probably by Charles Smith in the 1880s) in polydrome brick work. The boiler house chimney springs from the south-east corner of a building with apsed south end. The interiors of the main block contain many original fittings. Marble pillar in "cloisters" with foundation stone laid by HRH Prince of Wales 1.vij. 1870. The school has had a long and distinguished history. Re-endowed by Henry VII in 1488. Archbishop Laud was taught at this school."

Statement of Significance and Impact

The proposed works are considered repairs and are replacement of the roof tiles and rainwater goods on a like for like basis. As such there is not considered to be any impact on the special character of the listed building.

Conclusion

The proposed works are an urgent repair of the main school building to preserve the character. The works comprising of repair and like for like replacement are not considered to affect the special character of the listed building and listed building consent should be granted.