



RIDGE

DESIGN & ACCESS STATEMENT

Main Building, Chapel, South
House - Reading School
Erleigh Road
Reading
RG1 5LW
May 2024



5022262 DESIGN AND ACCESS STATEMENT MAIN BUILDING, CHAPEL, SOUTH HOUSE

May 2024

Prepared for

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1. VIEW OF REAR ELEVATION (CHAPEL)



Rear Elevation of Chapel

Full photo library appended to this report, showing Main Building, Chapel and South House.

2. INTRODUCTION

2.1. Introduction

Ridge and Partners LLP have been appointed by the applicant, Reading School, to manage the Listed Building Consent application process and form the Scope of Works for the external repairs to Main Building, Chapel and South House.

This statement is to accompany the listed building consent application related to external repairs at Main Building, Chapel and South House.

Reading School is located off Erleigh Road in Central Reading. The property is a mix of two to three storey buildings. The properties are constructed in brickwork and features tiled pitched roofs.

2.2. Property Address

Main Building, Chapel, South House
Reading School
RG7 5AL

2.3. Listing Details and Features

1. Chapel

Information retrieved from Historic England;

Entry Name: Chapel at Reading School

Listing Date: 19 March 1975

Grade: II

List Entry Number: 1321946

Legacy Number: 38923

Statutory Address: Chapel at Reading School

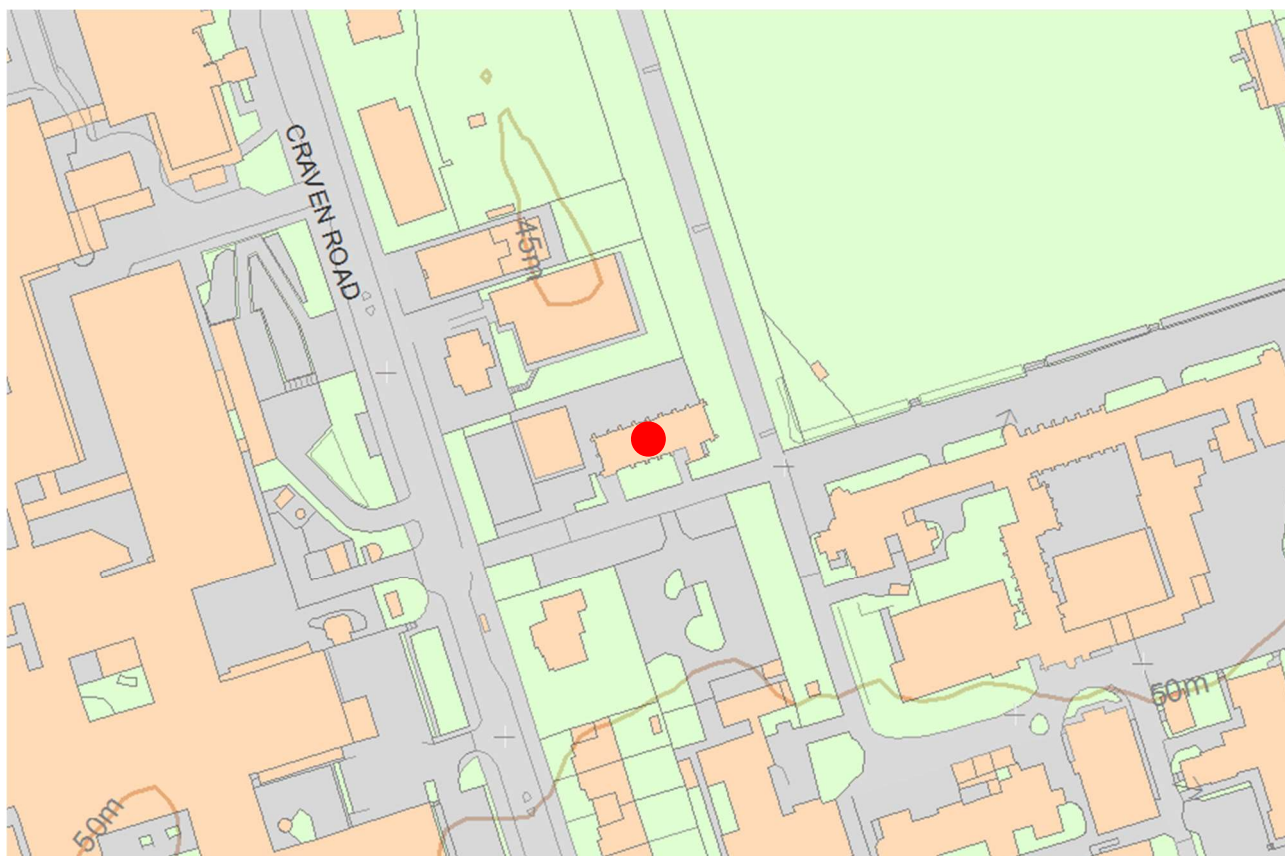
District: Reading (Unitary Authority)

Parish: Non Civil Parish

Listing Details:

ERLEIGH ROAD 1. 5128 Chapel at Reading School SU 7272 9/478 19.3.75. II 2. 1870s, probably by Alfred Waterhouse who designed the school. Plain Early English style. English bond red brick with blue brick bands and chequering especially to eaves which have small chevron decoration. Tiled roof with fishscale bands. 8 bays, with dividing buttresses, 5 bays of paired lancets, small gabled porch to south-west and a single lancet to east bay. Stepped triple lancet to east. Small 2 light ambled extension to south (vestry) with small belfry and tall octagonal chimney. Interior : plain brick, arch braced collar beam trusses on corbels, long benches to sides.

Listing NGR: SU7266772700



Location map taken from English Heritage: CHAPEL AT READING SCHOOL, Non Civil Parish - 1321946 | Historic England.

The red outline on the map above indicates the approximate location of Chapel, Reading School.

2. South House

Information retrieved from Historic England;

Entry Name: *South House at Reading School*

Listing Date: *14 December 1978*

Grade: *II*

List Entry Number: *1155171*

Legacy Number: *38924*

Statutory Address: *South House at Reading School*

District: *Reading (Unitary Authority)*

Parish: *Non Civil Parish*

Listing Details:

ERLEIGH ROAD 1. 5128 South House at Reading School SU 7272 9/479 II GV 2. 1888, designed by Charles Smith in a subdued Gothic style echoing Waterhouse's main block. Irregular but restrained elevation. 3 storeys red brick with grey brick cill and lintel bands, end gable breaks and slight central break. 2+5+3+3+1 bays with irregular windows; decorative gables over 4 left hand bays, 2 half dormers to right. Segmental headed windows with plate glass sashes and bead moulded reveals. Gables have tripartite ground floor windows with moulded brick mullions. Gabled porch adjacent to right hand gable, pointed doorway.

Listing NGR: SU7276072612



Location map taken from English Heritage: [SOUTH HOUSE AT READING SCHOOL, Non Civil Parish - 1155171 | Historic England](#).

The red outline on the map above indicates the approximate location of South Block, Reading School.

3. Main Building

Information retrieved from Historic England;

Entry Name: *Main Building at Reading School*

Listing Date: 19 March 1975

Grade: II

List Entry Number: 1155155

Legacy Number: 38922

Statutory Address: *Main Building at Reading School*

District: *Reading (Unitary Authority)*

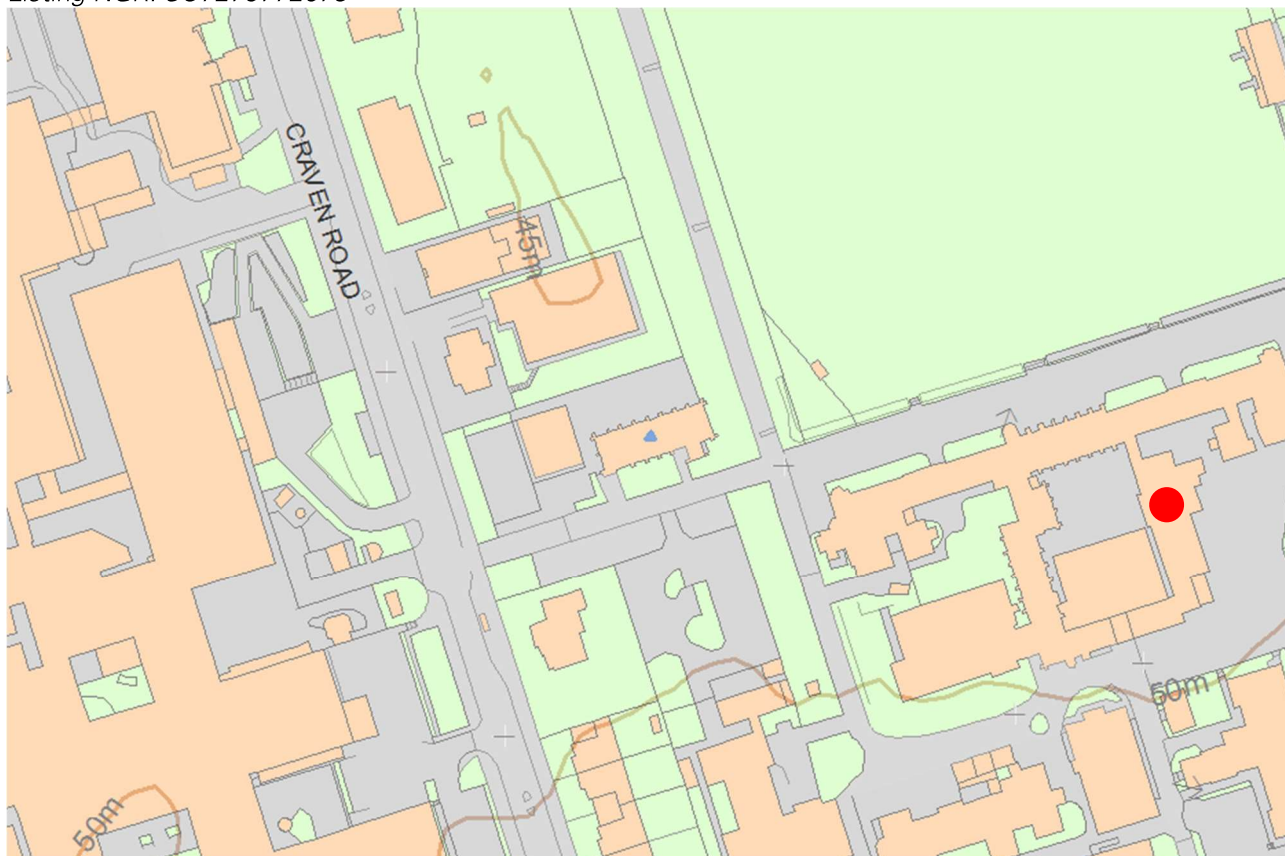
Parish: *Non Civil Parish*

Listing Details:

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.

Listing NGR: SU7275772673



Location map taken from English Heritage: [MAIN BUILDING AT READING SCHOOL, Non Civil Parish - 1155155](#) | Historic England.

The red outline on the map above indicates the approximate location of Main Building, Reading School.

3. ACCESS REQUIREMENTS

3.1. Summary of Works

The works required relate to the external repair of the Main Building, Chapel and South House at Reading School. This includes works to the roof, chimneys, rainwater goods, window repairs / replacement and other elevation works including decoration.

The general construction of the properties is brickwork with tiled roofs.

4. DESIGN STATEMENT

4.1. Works Overview

The works proposed have been carefully considered and are intended to return the facades to their original appearance as far as reasonably possible as well as to prevent further degradation.

The proposed works include general repairs to the Main Building, Chapel and South House. The decorative works should be undertaken in accordance with manufacturer instructions.

The works have been considered to protect and maintain the remaining original historic fabric to the building.

4.2. Building Fabric: Repairs and Replacement

External Repairs: General Scope

Main Roof:

- Re-bedding any loose and debonding tiles.
- Replace tiles as existing.
- Removal of moss and lichen.
- Removal of all existing broken and cracked tiles.
- Replacing of mortar with 1:1:5 mortar.

Chimney:

- Flaunching and mortar repairs.
- Soaker replacement.

Rainwater Goods:

- Clean gutters.
- New Alumasc cast iron rainwater pipes to match existing colour and dimension.

Elevations:

- Removal of ivy and moss.
- Cleaning of brickwork (non-abrasive solution/methodology). Trial to be undertaken first.
- Repointing mortar.
- Replacing of bricks where badly spalled or decayed.

Windows:

- Where Listed Building Consent is provided, windows are to be replaced at the Main Building with a double-glazed substitute to the same colour and design.
- General repairs including sash cords, latches, pullies, balancing of weights.
- Decoration.

5. CONCLUSION

5.1. Summary Conclusion

The works proposed to the Main Building, Chapel and South House comprise general maintenance and to prevent further damage to the historic fabric of the property. Where possible, works have been kept to a minimum to retain and protect the historic nature of the property. Any new materials will be sensitive to the existing character of the building and any proposed works will be in keeping with the style and nature of the property.

The works are generally not wholesale replacement or redevelopment but are necessary removal and repairs. The windows of the Main Building are intended to be replaced with a double-glazed substitute in the same colour and design.

Overall, the works will not impact or alter the internal or external layout of the property and no works are to be undertaken internally. The external works proposed are sensitive to the existing character of the property and the appearance of the property will be unaffected.

6. APPENDIX ONE – PHOTOGRAPHIC SCHEDULE



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