

ST JOSEPH'S COLLEGE
Reading

DESIGN AND ACCESS STATEMENT

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CONTENTS

1.0 Introduction

2.0 Design Response

3.0 Access

Revision	Date	Comments
P01	30.04.2024	Issued for Planning

1.0 Introduction

This Design & Access Statement is submitted in support of a full planning application at St Joseph's College for the provision of replacement windows to the eastern wing of the building, known as B1 English Block, together with replacement roof tiles and the provision of PV Panels to the South slope of the roof.

2.0 Design Response

Following a recent building condition survey undertaken by Fisher German LLP Chartered Surveyors a number of elements of B1 Block were identified as needing urgent replacement, of which the windows and roofing affect the external appearance.

The existing windows are painted timber single glazed windows and are in a poor state of repair. Part of the timber frames and cills are rotten.

The proposed windows are UPVC framed triple glazed windows with glazing bars to match the original fenestration. The building will benefit from both the thermal improvement provided by the new windows and the improved airtightness preventing further heat loss through air leakage.

The original roof tiles are Bridgewater profiled tiles with a large number that are cracked or broken with some missing. Their large format is now redundant and it is impractical to provide replacement tiles as a result it is proposed to replace them with a modern version. As part of the re-roofing works it is proposed to improve the thermal performance of the roof space.

The College also propose to provide PV panels to the South facing roof slope. This will provide the College with a valuable source of renewable energy.

3.0 Access

The proposal does not impact on the current access arrangements at the College.