



Reading Town Hall

Blagrove Street, Reading, RG1 1QH

Conservation Improvement Works:
Main Application

Design and Access Statement

April 2026

Contents

1.0	Introduction	p.3
1.1	Purpose	
1.2	Site Location	p.4
1.3	Conservation	
1.4	Property Listing Description	p.5
1.5	Property Listing Details	
1.6	Associated Documents	p.6
2.0	Existing Building	p.7
2.1	Description	p.8
3.0	Proposal	p.9
3.1	Scope of Works	
3.2	Description	
4.3	Reasons for Change	p.10
4.0	Existing Access	p.10
4.1	General Access Site and Vehicular Access	
4.2	Pedestrian Access	
5.0	Proposed Access	p.12
5.1	Vehicular Access	
5.2	Pedestrian Access	
6.0	Sustainability Statement	p.16

1.0 Introduction

Site Location: Reading Town Hall
Blagrove Street
Reading, RG1 1QH
Applicant: Reading Borough Council
Architect: Morse Webb Architects

This Design and Access Statement has been produced by Morse Webb Architects to support a Planning Permission and Listed Building Consent Applications for the proposed Conservation Improvement Works to the museum roofs at Reading Town Hall. Reading Town Hall is a Grade II* listed building of significant architectural and historical interest situated in the Market Place and London Street Conservation Area. This report should be read together with the submitted drawings, and heritage statement which are included as part of the applications.

The principal aim of the Conservation Improvement Works are to stop water ingress into the building and to reduce the risk of rainwater penetration in the future. This will ensure the long-term conservation of the listed building and designated heritage asset. The project will employ a “repair-and-renew” methodology and adopt a sympathetic approach to maintain the building’s aesthetic integrity and ensures other historic details of architectural and historic significance are retained.

1.1 Purpose

The purpose of this document is:

- i. To communicate the scope of works proposed for the Conservation Improvement Works to the roofs and how this responds to the significance of the existing historic host building and heritage asset within the boundary of the site and the environs of the Conservation Area.
- ii. To identify opportunities, limitations and the mitigation measures taken to avoid potential harm to the heritage assets.
- iii. Communicate the design principles associated with the proposals.
- iv. To communicate access arrangement to the site.

A visual understanding was gained and has continued to be gathered during site visits to Reading Town Hall by Matt Taylor of Morse Webb Architects, from May 2024 to the present day and by reviewing the drone photo survey provided by Ridge carried out in October 2024. The photographs included in this report illustrate key details and character to support the proposal; however, this document is not intended as a comprehensive photographic survey.

Scaled existing survey drawings (plans, elevations, and sections) of Reading Town Hall, dated September 2025 produced by SOVA were made available to Morse Webb Architects for use in this statement for identification purposes.





READING TOWN CENTRE- LOCATION PLAN
997- READING TOWN HALL- CONSERVATION IMPROVEMENT WORKS: MAIN APPLICATION - DESIGN & ACCESS STATEMENT

1.2 Site Location

Reading Town Hall is located within the Market Place and London Street Conservation Area in Reading Town Centre, to the north of Market Place at the junction of Blagrove Street, Friars Street, and Valpy Street. The conservation area encompasses the historic medieval market core of the town and extends southwards along London Street to London Road, with the River Kennet forming its central midpoint.

The Town Hall sits within an area of architectural and historic interest, close to other heritage assets including St Laurence's Church and its churchyard. The surrounding townscape, historic street pattern, and key views towards nearby landmark buildings contribute to the setting and significance of the Town Hall within Reading's historic town centre core.

1.3 Conservation Area

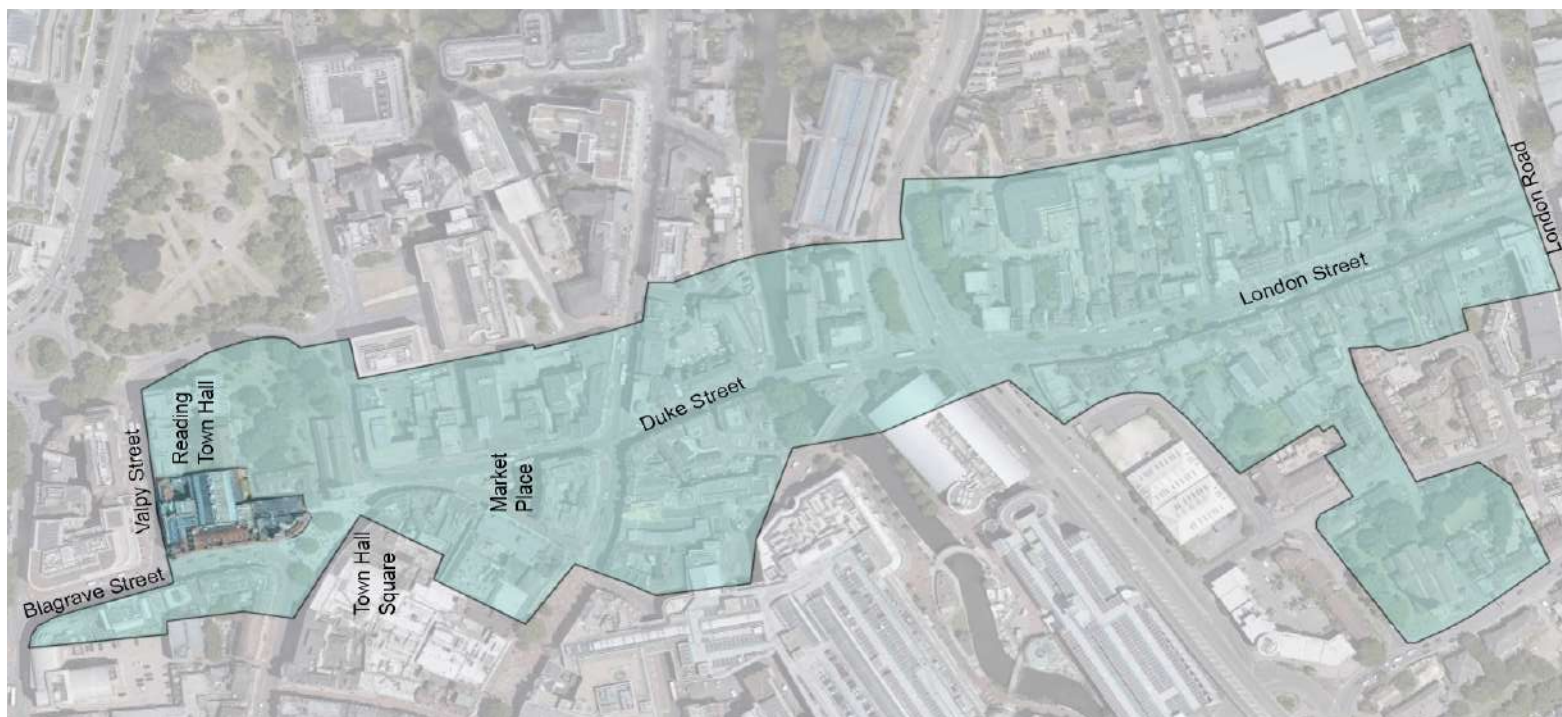
Heritage Category: Conservation Area

Date designated: 1972, extended 1982

Reference: Reading Borough Council – Market Place and London Street Conservation Area – Conservation Area Appraisal, 20th March 2007 – by The Conservation Studio

The Market Place/London Street Conservation Area is one of two conservation areas in Reading town centre; the other is St Mary's Butts/Castle Street. It straddles the IDR starting near Queen Victoria's statue in Town Hall Square and then going south to the junction of London Street with London Road and Crown Street. It also includes Church Street and St Giles Church.

Source: Historic England



1.4 Property Listing Description

Reading Town Hall

Grade: II*

Date First Listed: 22-March-1957

Listing Entry Number: 1113400

Location: Town Hall, Blagrove Street, Reading, RG1 1QH

National Grid Reference: SU 71674 73578

Latitude / Longitude: 51.45696, -0.96998

District: Reading (Unitary Authority)

1.5 Property Listing Details

Summary

'A group of municipal buildings which include the Town Hall, two Concert Halls, Museum and Register Office for Reading, but which formerly also housed the Library and Art college, together with office space. Constructed in 1871-1872 to the designs of Alfred Waterhouse, 1879-1882 by Thomas Lainson, 1896-1897 by John James Cooper and William Roland Howell. With later C20 and C21 additions and restoration by Architects Design Partnership in 1988-1989 and also in 1993 and 2000. The complex of interconnected buildings also contains the Victoria Hall (formerly Small Town Hall) of 1785-1786, designed by Charles Poulton and remodelled in 1863 by WH Woodman.'

Reasons for Designation

Architectural interest:

The building, designed by the highly regarded architect, Alfred Waterhouse together with Thomas Lainson and John James Cooper and William Roland Howell and including the earlier Victoria Hall by Charles Poulton and William Henry Woodman, has a consistent and accomplished design to both the exterior and interior which clearly has more than special interest; * notwithstanding alterations made in the late C20 to aid the flow of activities around the interior of the building, the impressive internal spaces dating from the C19 have been retained with little alteration to their original appearance.

Historic interest:

As an indication of the development of Reading in the C19 and a representation of the prestige of the town as it grew; * a demonstration of the expansion of the functions housed within a town hall building as a result of new legislation as the C19 advanced.

For full listing description see: Reading Town Hall Official List Entry

Source: Historic England



1.6 Associated Documents

This design and access statement is to be read in conjunction with the following submitted planning drawings:

- | | |
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| 997-001-PL01-Location Plan And Existing And Proposed Block Plans | 997-287-PL00-Roof RF17 As Existing- Recording Of Investigations |
| 997-002-PL01-Existing And Proposed Site Plans | 997-289-PL00-Roof RF19 As Existing- Recording Of Investigations |
| 997-015-PL00-Existing Roof Plan | 997-290-PL00-Roof RF20 As Existing- Recording Of Investigations |
| 997-040-PL00 Section 1 | 997-291-PL00-Roof RF21 As Existing- Recording Of Investigations |
| 997-041-PL00 Section 2 | 997-292-PL00-Roof RF22 As Existing- Recording Of Investigations |
| 997-042-PL00 Section 3 | 997-457-PL00-Roof RF7 Proposed Conservation Improvements |
| 997-043-PL00 Section 4 North | 997-458-PL00-Roof RF8 Proposed Conservation Improvements |
| 997-044-PL00 Section 4 South | 997-459-PL00-Roof RF9 Proposed Conservation Improvements |
| 997-045-PL00 Section 5 East | 997-460-PL00-Roof RF10 Proposed Conservation Improvements |
| 997-046-PL00 Section 5 West | 997-461-PL00-Roof RF11 Proposed Conservation Improvements |
| 997-047-PL00 Section 6 East | 997-462-PL00-Roof RF12 Proposed Conservation Improvements |
| 997-048-PL00 Section 6 West | 997-463-PL00-Roof RF13 Proposed Conservation Improvements |
| 997-049-PL00 Section Details | 997-464-PL00-Roof RF14 Proposed Conservation Improvements |
| 997-057-PL00 Existing Individual Roof Plan RF7 | 997-465-PL00-Roof RF15 Proposed Conservation Improvements |
| 997-058-PL00 Existing Individual Roof Plan RF8 | 997-466-PL00-Roof RF16 Proposed Conservation Improvements |
| 997-059-PL00 Existing Individual Roof Plan RF9 | 997-467-PL00-Roof RF17 Proposed Conservation Improvements |
| 997-060-PL00 Existing Individual Roof Plan RF10 | 997-468-PL00-Roof RF18 Proposed Conservation Improvements |
| 997-061-PL00 Existing Individual Roof Plan RF11 | 997-469-PL00-Roof RF19 Proposed Conservation Improvements |
| 997-062-PL00 Existing Individual Roof Plan RF12 | 997-470-PL00-Roof RF20 Proposed Conservation Improvements |
| 997-063-PL00 Existing Individual Roof Plan RF13 | 997-471-PL00-Roof RF21 Proposed Conservation Improvements |
| 997-064-PL00 Existing Individual Roof Plan RF14 | 997-472-PL00-Roof RF22 Proposed Conservation Improvements |
| 997-065-PL00 Existing Individual Roof Plan RF15 | 997-473-PL00-Roof RF23 Proposed Conservation Improvements |
| 997-066-PL00 Existing Individual Roof Plan RF16 | 997-480-PL00-Elevation 01-02 Proposed Remedial Works To Brickwork And Parapets |
| 997-067-PL00 Existing Individual Roof Plan RF17 | 997-481-PL00-Elevation 03 Proposed Remedial Works To Brickwork And Parapets |
| 997-068-PL00 Existing Individual Roof Plan RF18 | 997-482-PL00-Elevation 04-07 Proposed Remedial Works To Brickwork And Parapets |
| 997-069-PL00 Existing Individual Roof Plan RF19 | 997-483-PL00-Elevation 08-19 Proposed Remedial Works To Brickwork And Parapets |
| 997-070-PL00 Existing Individual Roof Plan RF20 | 997-484-PL00-Elevation 20-25 Proposed Remedial Works To Brickwork And Parapets |
| 997-071-PL00 Existing Individual Roof Plan RF21 | 997-485-PL00-Elevation 26-28 Proposed Remedial Works To Brickwork And Parapets |
| 997-072-PL00 Existing Individual Roof Plan RF22 | 997-486-PL00-Elevation 29-30 Proposed Remedial Works To Brickwork And Parapets |
| 997-073-PL00 Existing Individual Roof Plan RF23 | |
| 997-107-PL00-Photosheet Of Existing Roof RF7 | |
| 997-108-PL00-Photosheet Of Existing Roof RF8 | |
| 997-109-PL00-Photosheet Of Existing Roof RF9 | |
| 997-110-PL00-Photosheet Of Existing Roof RF10 | |
| 997-111-PL00-Photosheet Of Existing Roof RF11 | |
| 997-112-PL00-Photosheet Of Existing Roof RF12 | |
| 997-113-PL00-Photosheet Of Existing Roof RF13 | |
| 997-114-PL00-Photosheet Of Existing Roof RF14 | |
| 997-115-PL00-Photosheet Of Existing Roof RF15 | |
| 997-116-PL00-Photosheet Of Existing Roof RF16 | |
| 997-117-PL00-Photosheet Of Existing Roof RF17 | |
| 997-118-PL00-Photosheet Of Existing Roof RF18 | |
| 997-119-PL00-Photosheet Of Existing Roof RF19 | |
| 997-120-PL00-Photosheet Of Existing Roof RF20 | |
| 997-121-PL00-Photosheet Of Existing Roof RF21 | |
| 997-122-PL00-Photosheet Of Existing Roof RF22 | |
| 997-123-PL00-Photosheet Of Existing Roof RF23 | |
| 997-277-PL00-Roof RF7 As Existing- Recording Of Investigations | |
| 997-278-PL00-Roof RF8 As Existing- Recording Of Investigations | |
| 997-280-PL00-Roof RF10 As Existing- Recording Of Investigations | |
| 997-281-PL00-Roof RF11 As Existing- Recording Of Investigations | |



EXISTING AND PROPOSED BLOCK PLAN - NTS

- 997-487-PL00-Elevation 31-32 Proposed Remedial Works To Brickwork And Parapets
- 997-570-PL01-Existing Drainage-Roof Zone Plan
- 997-571-PL00-Proposed Drainage-Roof Zone Plan
- 997-581-PL00-Elev 03 Prop Rainwater Goods
- 997-583-PL00-Elevs 11-18 Prop Rainwater Goods
- 997-584-PL00-Elev 24 Exist Rainwater Goods
- 997-587-PL00-Elev 31-32 Prop Rainwater Goods
- 997-590-PL00-Elev 33 Prop Rainwater Goods
- 997-594-PL00-Elev 24 Prop Rainwater Goods
- 997-SCH-01-PL00-RF7 to RF23-Schedule of Works
- 997-SCH-02-PL00-Rainwater Calculations
- 997-SCH-RF7-PL00-Roof 7 Condition Schedule
- 997-SCH-RF8-PL00-Roof 8 Condition Schedule
- 997-SCH-RF9-PL00-Roof 9 Condition Schedule
- 997-SCH-RF10-PL00-Roof 10 Condition Schedule
- 997-SCH-RF11-PL00-Roof 11 Condition Schedule
- 997-SCH-RF12-PL00-Roof 12 Condition Schedule
- 997-SCH-RF13-PL00-Roof 13 Condition Schedule
- 997-SCH-RF14-PL00-Roof 14 Condition Schedule
- 997-SCH-RF15-PL00-Roof 15 Condition Schedule
- 997-SCH-RF16-PL00-Roof 16 Condition Schedule
- 997-SCH-RF17-PL00-Roof 17 Condition Schedule
- 997-SCH-RF18-PL00-Roof 18 Condition Schedule
- 997-SCH-RF19-PL00-Roof 19 Condition Schedule
- 997-SCH-RF20-PL00-Roof 20 Condition Schedule
- 997-SCH-RF21-PL00-Roof 21 Condition Schedule
- 997-SCH-RF22-PL00-Roof 22 Condition Schedule
- 997-SCH-RF23-PL00-Roof 23 Condition Schedule
- 997-HS-01-PL00-Heritage Statement-Opening Up Works

2.0 Existing Building

Reading Town Hall is a Grade II* listed civic building located on Blagrove Street in the centre of Reading, Berkshire. The building occupies a prominent position within the historic town centre and lies within the Market Place and London Street Conservation Area, an area characterised by a mixture of historic civic, commercial and ecclesiastical buildings.

The present complex developed through several phases of construction between the late eighteenth and late nineteenth centuries. The earliest surviving element is the Victoria Hall, constructed in 1785–1786 to the designs of Charles Poulton.



READING TOWN HALL WITH THE QUEEN VICTORIA STATUE IN VIEW

During the nineteenth century the building was significantly expanded to accommodate the growing administrative and civic functions of the town.

The principal Victorian and phase earliest C19 was designed by Alfred Waterhouse in the Gothic Revival style and includes the distinctive clock tower that remains a prominent landmark within Reading in 1878. Further later C19 extensions by Thomas Lainson, John James Cooper and William Roland Howell expanded the complex to include museum, gallery and civic facilities.

Although the Town Hall ceased to function as the borough's administrative headquarters following the relocation of council offices in 1975, the building continues to serve an important civic and cultural role. It currently accommodates Reading Museum, art gallery, event spaces and public facilities, maintaining its historic association with civic and community activities.

2.1 Description

Reading Town Hall is a large civic building formed through multiple phases of development between the eighteenth and nineteenth centuries. The complex incorporates the earlier Victoria Hall together with later Victorian Gothic additions, resulting in an extensive interconnected building arranged around a series of internal spaces and courtyards.

The principal elevations are constructed primarily of red and grey brick with decorative terracotta detailing, typical of Victorian civic architecture. The design reflects the Gothic Revival style introduced by Alfred Waterhouse, with steeply pitched roofs, decorative gables and the prominent clock tower forming a key architectural feature within the townscape.

Roof structures across the building vary due to the phased development of the complex. The museum areas to the north of the building are covered by a series of pitched slate roofs incorporating valleys, parapet gutters and glazed rooflights which provide natural light to the galleries below.

Internally, the building retains a number of significant historic spaces associated with its civic and cultural functions, including galleries, museum spaces and assembly rooms. Despite later alterations, the building retains a high level of architectural and historic character and continues to make a significant contribution to the character of the conservation area.



AERIAL VIEW OF TOWN HALL ROOFS. ROOF OVER THE MUSUEM IN THE FOREGROUND

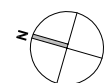
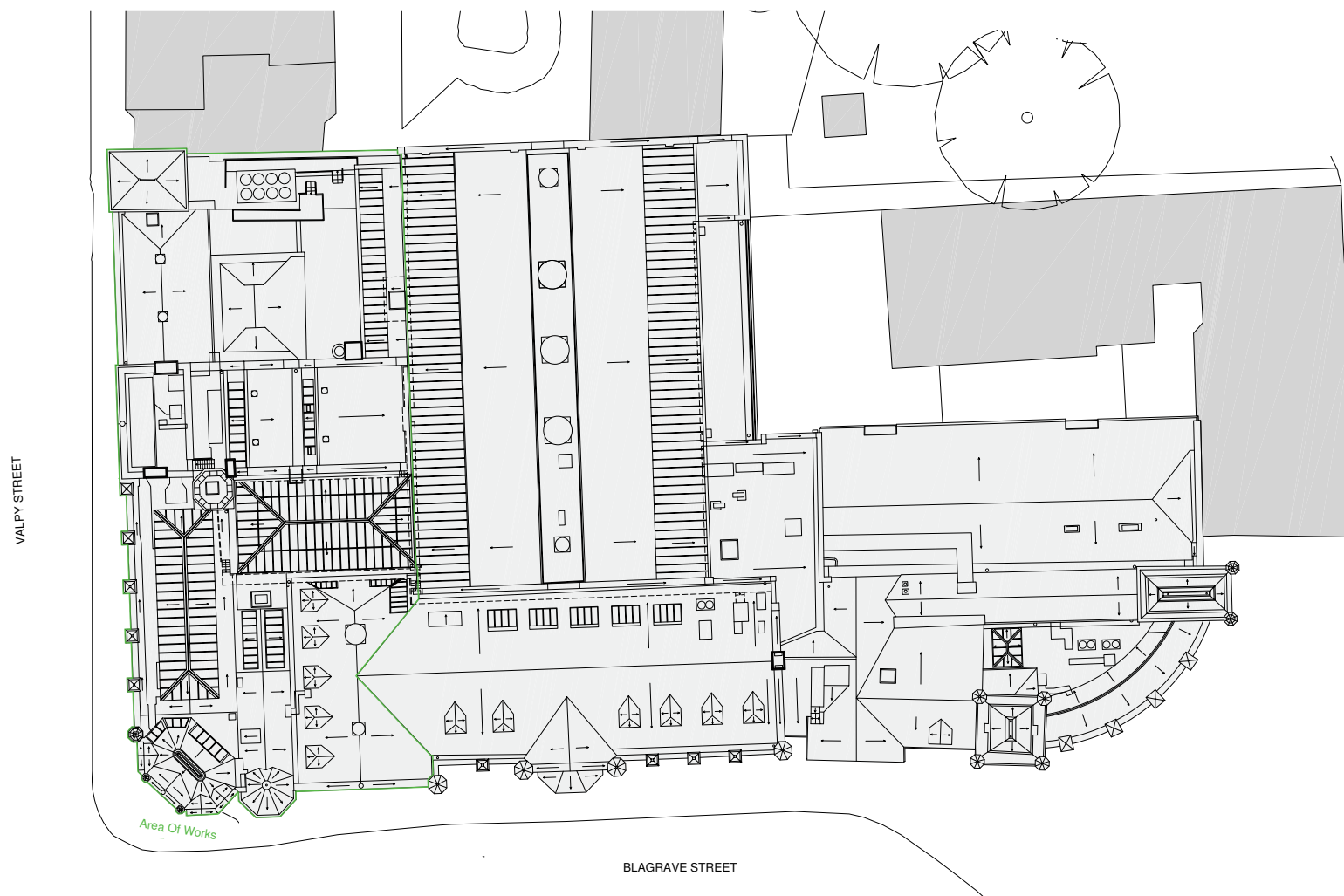
3.0 Proposal

3.1 Scope of works

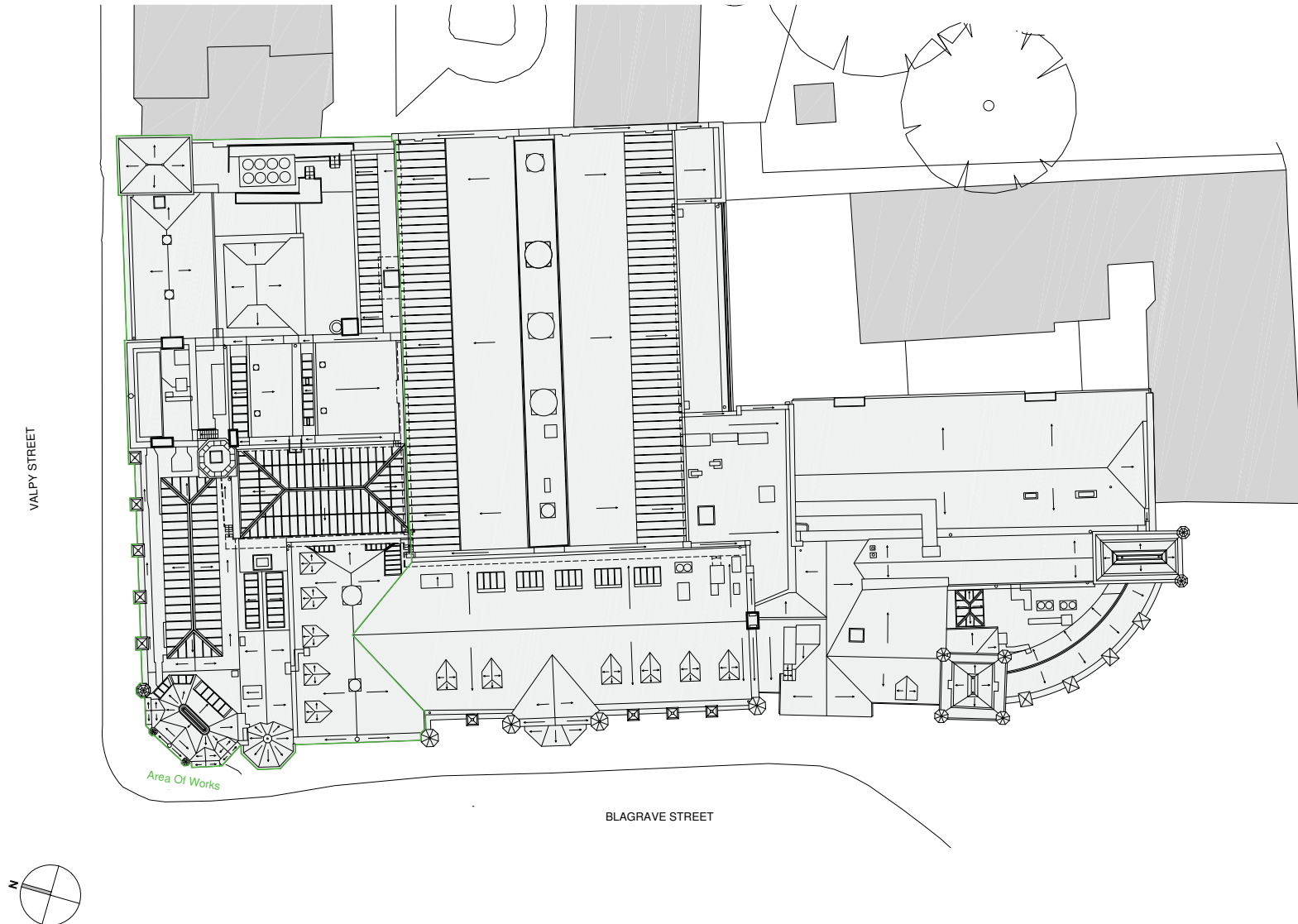
The proposed works to Reading Town Hall comprise conservation improvements to the museum roofs on the northern side of the Grade II* listed building, addressing defects in roof coverings and associated features that have resulted in water ingress, through the careful dismantling, repair and reinstatement of roof elements.

The works include:

- Removal of existing defective flat and pitched roof coverings, valley and parapet gutter coverings, roof lanterns, patent glazing, and north lights.
- Inspection of existing structure to understand its form and construction/ fabrication and to determine how loads are transferred downwards.
- Allowance for structural strengthening and improvements in accordance with the structural engineer's design and specification to carry the additional implied loads from new proposed double glazed roof lanterns, patent glazing, north lights, and new mechanical and electrical plant.
- Localised remedial works to the building's historic structure and fabric to make good areas damaged by historic rainwater ingress caused by defective roof coverings. This primarily relates to the localised repairs to RF14's timber roof structure and modern plasterboard ceiling finish.
- Installation of new thermal insulation and associated air and vapour control membranes over existing roof structures to improve the internal thermal condition of the building, mitigate thermal bridges which contribute to condensation buildup internally, and to reduce the risk of water vapour ingress from internal occupied spaces.
- Installation of new flat and pitched roof coverings, valley and parapet gutter coverings, roof lanterns, patent glazing, and north lights to form new watertight roof coverings to prevent rainwater from getting into the building's structure and fabric.
- Alterations and replacement of existing defective rainwater goods, including eaves gutters, secret gutters, rainwater outlets, and rainwater downpipes. The aim of this is to create a new rainwater management system that effectively dispels rainwater from the building's roof, carrying it to ground level and connecting into the existing surface water disposal system.



READING TOWN HALL- OVERALL ROOF PLAN AS EXISTING



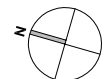
- Installation of rainwater detection systems to notify the building maintenance team of any roof outlets which are becoming overwhelmed with rainwater. This early warning system will help mitigate rainwater ingress into the building's structure and fabric.
- Alterations or replacement of existing lightning protection system to avoid structural damage, fire risks, and Health & Safety risks to occupants.
- Removal and replacement of the existing bird deterrent systems with a new holistic bird protection system across roofs RF7 to RF23, to improve building maintenance, reduce Health & Safety risks to maintenance operatives, and to reduce the likelihood of rainwater outlets becoming blocked by debris.
- Alterations or replacement of the existing access system, comprising raised walkways, staircases, ladders, associated guarding, and fall arrest systems for maintenance operatives. Improved roof access system to be installed across roofs RF7 to RF23, providing a safer access system for maintenance operatives to use, which is fully compliant with current regulations and standards. Roof access is to be extended across the roof to ensure all areas of the roof can be easily and safely accessed for future maintenance at roof level.

3.2 Description

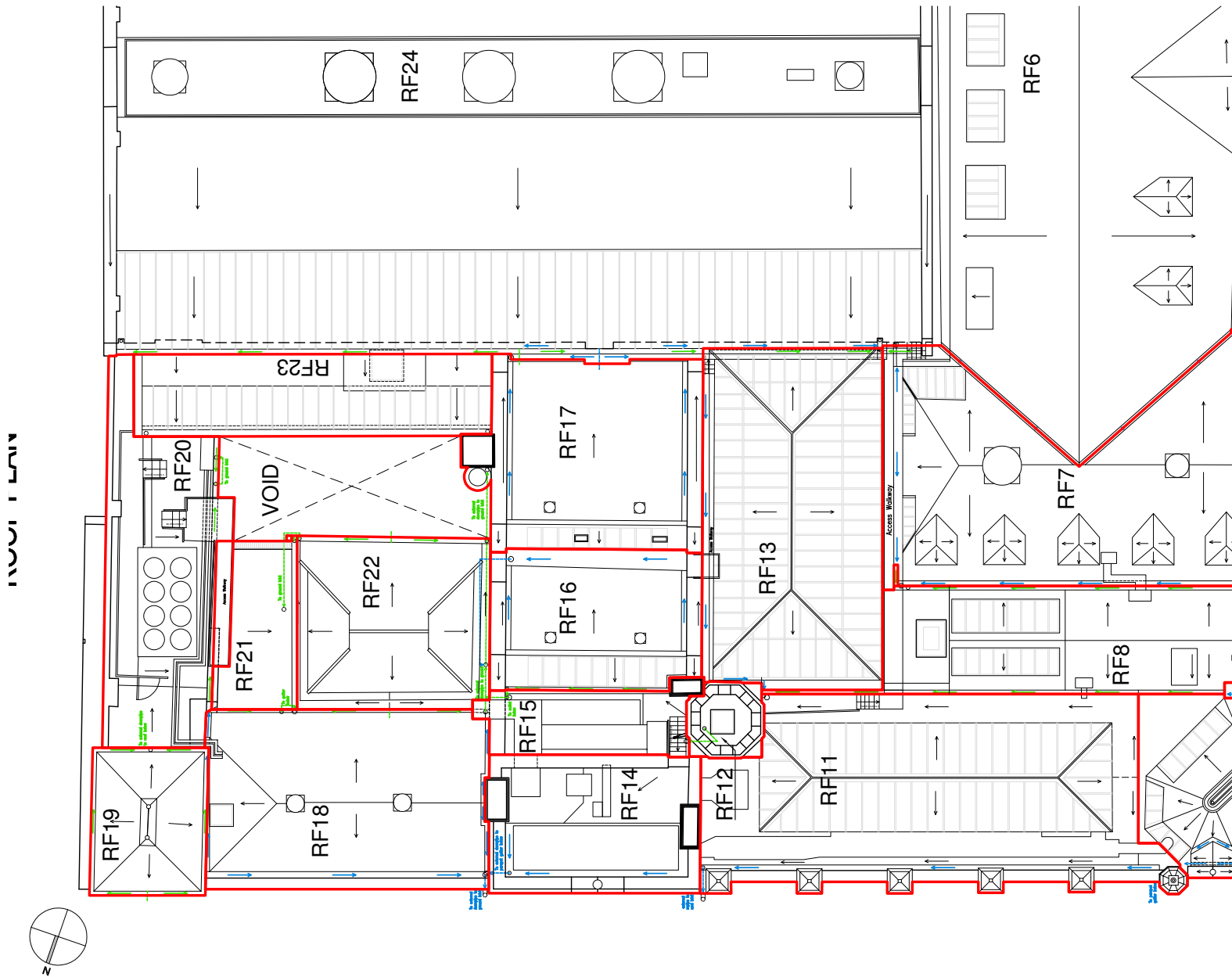
The proposed works involve the repair and conservation of the roofs over the museum at Reading Town Hall (RF7–RF23) to address defects in roof coverings, rooflights, flashings and rainwater goods that have resulted in water ingress to spaces below, including sensitive museum and gallery areas. The programme of works will repair and recover roof coverings, gutters and associated features to restore effective rainwater disposal and protect the building's historic structure and interiors.

Where roof voids and existing fabric are opened during the works, opportunities will be taken to introduce insulation and vapour control measures to improve the building's thermal performance with minimal impact on the historic fabric. The proposals will be informed by a detailed understanding of the building's construction, materials and historic rainwater management systems to ensure repairs are appropriate and sympathetic to the character of the heritage asset.

Overall, the works aim to safeguard the building from further deterioration, protect important internal spaces and support the long-term conservation of Reading Town Hall.



READING TOWN HALL- OVERALL ROOF PLAN AS EXISTING



3.3 Reasons for Change

Reading Town Hall, the town hall of Reading, is a Grade II* listed Victorian Gothic style building dating from circa 1871 which has gradually deteriorated due to age, weathering and more recent water penetration. Evidence of water ingress and deferred maintenance has resulted in localised decay to parts of the building fabric, highlighting the need for repair and intervention to prevent further decline.

The proposed works aim to stabilise, repair and sensitively restore Reading Town Hall, enabling it to accommodate a range of community, cultural, and civic functions while safeguarding and enhancing its historic and architectural significance.

Change is necessary for the following reasons:

- Areas of the historic fabric require repair following long-term exposure and water ingress.
- Targeted insulation upgrades are proposed to improve the building's energy performance where compatible with the historic fabric. This supports Reading Borough Council's commitment to decarbonising its estate.
- To ensure that the building can provide an essential public facility to the people and residents of Reading.

The proposals aim to retain and repair historic fabric, ensuring that Reading Town Hall continues positively to the historic environment while supporting its continued civic, cultural, and community use.

4.0 Existing Access

4.1 General Access Site & Vehicular Access

The site is situated on the corner of Blagrove Street and Valpy Street, fronting Blagrove Street. Both of these streets provide vehicular access around the site via one-way streets, approaching the Town Hall from the Northwest corner.

One vehicular entrance is available to the North of the site from Valpy street, secured by full height locked metal gates. This provides private access for delivery vehicles into the courtyard for loading and unloading and for refuse collection. As the site contains only the Town Hall building and the associated internal courtyard, there are no other roads or highways contained within the site.

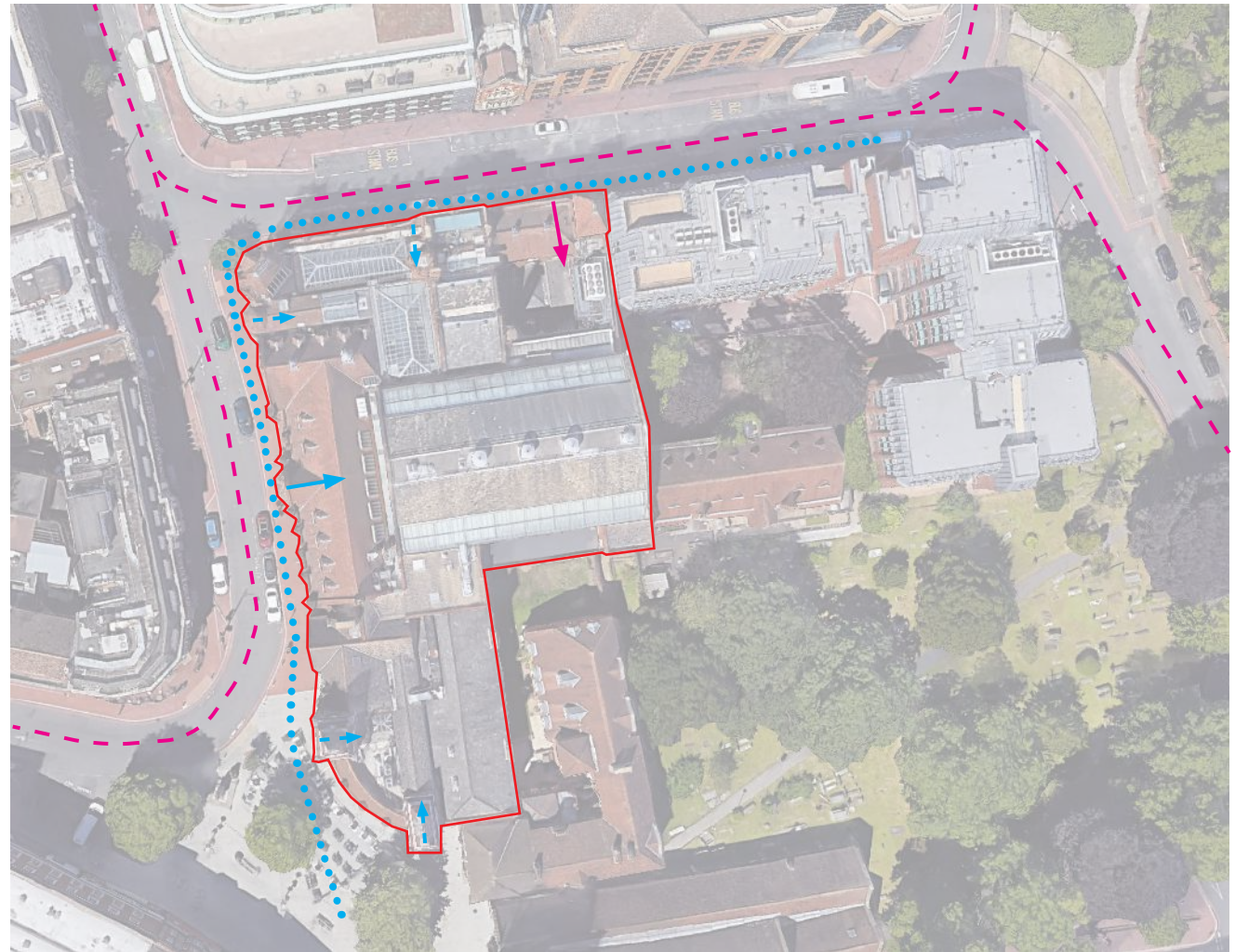
There are provisions for approximately 13no. designated on-street parking bays, located on both Blagrove Street and Valpy street, primarily used by Reading Borough Council permit holders. A further 2no. on-street parking bays are provided for loading and unloading on Valpy Street. There are no proposed increase in vehicular traffic or car parking provisions for the site.

4.2 Pedestrian Access

Public pedestrian access is available around the north and west of the site via the Public Highway. These are common pedestrian routes through the centre of Reading, and provide pedestrian routes between Reading Station and the Centre of Town.

The main pedestrian entrance for both members of the public and for the Town Hall's staff is from Blagrove Street. Several other ancillary pedestrian entrances and emergency exits are available along Blagrove Street, Valpy Street, and the Town Hall Square to the south of the site.

Access to the site is available to members of the public between 9am to 5pm weekdays and Saturdays. The Town Hall staff have more frequent access to the site throughout the week. Public access is available internally to the museum, gallery, and cafe spaces. Private access is available to all other areas of the Town Hall by staff members.



- Existing Vehicular Entrance
- Existing Primary Pedestrian Entrance
- - - Existing Secondary Pedestrian Entrances

- - - Existing Public Vehicular Access
- ● ● ● Existing Public Pedestrian Access

EXISTING GENERAL & VEHICULAR ACCESS

5.0 Proposed Access

5.1 Vehicular Access

The proposed public vehicular access around the site, and the designated on-street parking bays are to remain unchanged by the proposal. The vehicular access into the site and associated site security are also to remain unchanged by the proposal.

Due to the temporary site setup and contractor's welfare facilities required for the duration of the works, some or all of the on-street parking bays may need to be temporarily suspended and used to accommodate welfare facilities and site offices. These facilities may also be located within the Town Hall's courtyard, meaning the on site vehicular access may need to be temporarily suspended or altered accordingly.

Temporary road closures and traffic diversions may also be required for large deliveries to site, particularly for removing and reinstating mechanical and electrical equipment.

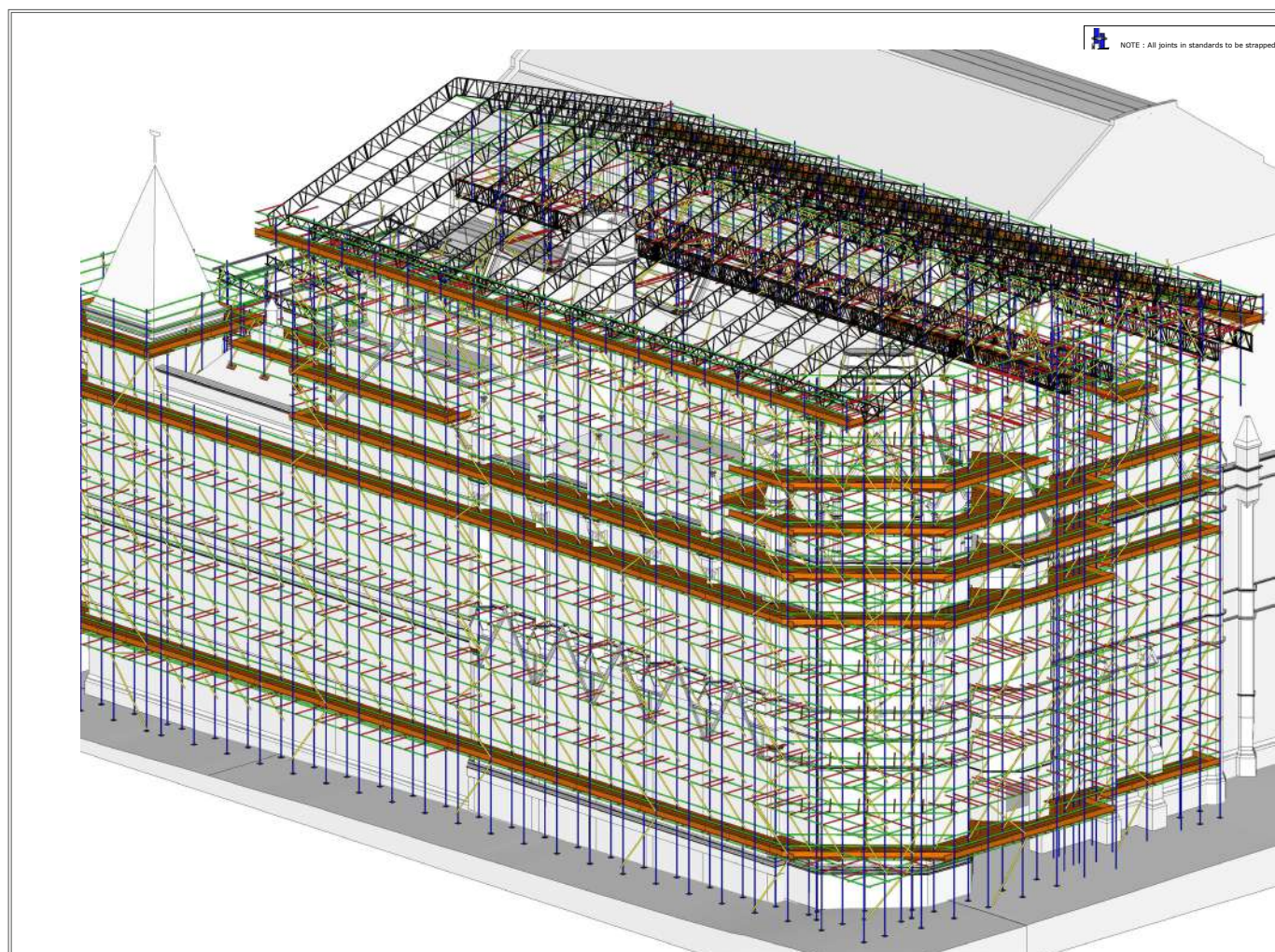
5.2 Pedestrian Access

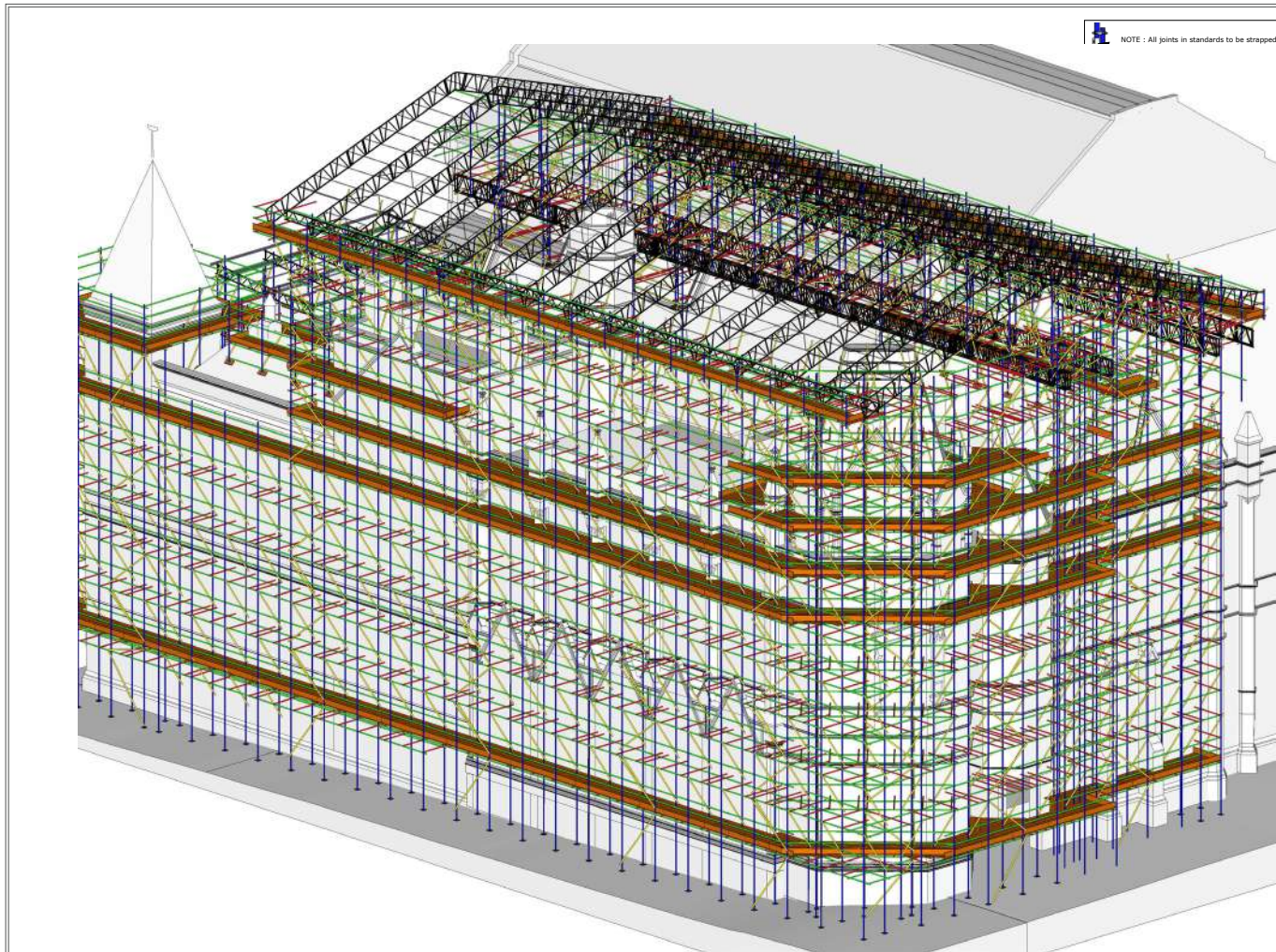
The permanent pedestrian access around and into the site are to be unchanged by this proposal. The public and staff access within the Town Hall are also to remain unchanged on completion of the works.

As a temporary scaffold roof covering will be required over roofs RF7 to RF23, it is proposed that the public footpaths immediately adjacent to the Town Hall are temporarily closed, and foot traffic is diverted to the public footpaths opposite. This is due to potential Health and Safety risks to members of the general public if they were to walk directly below the scaffolding and associated live construction site.

The existing pedestrian entrances and emergency exits for the Town Hall will be in full uninterrupted use for the duration of the works. Access will be maintained in a fully functional state by creating boarded and protected tunnels below the temporary scaffolding, leading from the Public Highway to each of the entrances to the Town Hall.

Internally, public access will be excluded for any rooms located immediately below roofs RF8, RF10, RF11, RF12, RF13, RF14, RF16, RF17, RF19, and RF20. This is due to the Health and Safety risk posed to members of the general public by the construction works being carried out overhead.





5.3 Construction Access

Temporary crash decks will be erected internally below roofs RF8, RF10, RF11, RF12, RF13, RF14, RF16, RF17, RF19, and RF20 for the welfare and safety of the construction workers undertaking the necessary conservation improvements to the roof above. The crash decks will be supported on the existing internal floor structures off of pedestals, and will not be fixed into the building's structure or fabric.

The temporary scaffold roof covering over the Town Hall will include several scaffold lifts which will provide access at high level to all necessary roof features. This will enable the essential conservation improvements to be undertaken safely and with unimpeded access.

5.4 Future Maintenance Access

The access provisions for future maintenance operatives is also to be improved as part of the proposed works. This includes amendments and improvements to existing raised walkways, staircases, ladders, associated guarding, and fall arrest systems.

The current access provisions are either insufficient, as they do not allow maintenance operatives to safely access all areas of the roofs. This severely restricts the ongoing maintenance of the roof, results in gutters and associated rainwater outlets becoming blocked by debris and limiting the extent of visual inspections which can be undertaken to ensure no defects are present.

Existing access provisions are to either be upgraded, or removed and replaced, to ensure that the new access systems are in full accordance with all current British Standards and Building Regulation requirements. This will ensure that maintenance operatives can safely and easily access all parts of the roof to clear blocked rainwater goods and carry out minor remedial works where required.

A new external lighting system is to be installed along the main access routes across the roof. This will enable safe access to the main areas of the roof by maintenance operatives, particularly in the evenings or winter months.

6.0 Sustainability Statement

The primary aim of the proposed conservation improvements is to stop rainwater ingress into the historic building's structure and fabric. A secondary aim is to help decarbonise the heritage asset, by improving the building's thermal performance. By removing the existing roof coverings and exposing the existing roof voids, there is an opportunity to install additional thermal insulation and vapour control layers.

The following proposals are being made that will have a positive effect on reducing fuel and power use and improving the thermal performance of the existing building:

- All roof spaces are to receive additional thermal insulation between / over the existing structure. This aims to improve the thermal performance of the building, creating a more comfortable internal environment and aiding to help decarbonise the heritage asset.
- New vapour control layers are to be installed to stop water vapour from entering the existing building fabric from internal occupied spaces. The airtightness of the existing building is also to be improved, which will further improve the building's thermal performance.
- Install new double glazed and thermally broken roof lanterns, patent glazing, and north lights. These are to replace existing older double glazed or single glazed elements which have poor U-values.
- Existing plant equipment which is reaching the end of its serviceable life will be removed and replaced with new modern plant equipment. The replacement plant equipment will be more efficient than the older defective units. Existing reinstated plant will be serviced and upgraded as necessary to improve its lifespan and operational abilities.

Please refer to document '011270 RTH- Roof Upgrades Summary for DAS V1' for further information on the proposed sustainability improvements.