

Design and Access Statement

Like-for-Like Roof Repairs to a Grade II Listed Property

1. Introduction

This Design and Access Statement has been prepared in support of an application for Listed Building Consent for the repair of the existing roof at 7 Christchurch Road, a Grade II listed building located in one of Reading's conservation areas.

The proposed works are limited to essential maintenance and repair of the roof structure and coverings on a strictly like-for-like basis, with the objective of preserving the historic fabric and ensuring the long-term integrity of the building.

2. Site and Heritage Context

The property is a designated Grade II listed building, recognised for its special architectural and historic interest. It contributes positively to the character and appearance of the surrounding area.

The roof is a key element of the building's historic fabric, constructed using natural slate. Over time, sections of the roof have deteriorated due to weathering and age, necessitating repair to prevent further damage.

3. Design Principles

3.1 Amount and Scope of Development

The proposed works are limited to repair and do not involve extension, alteration, or enlargement of the building. The scope includes:

- Replacement of damaged or slipped roof tiles/slates
- Correction of batten gauge to align with adjoining roof
- Rebedding/replacement of ridge system
- Chimney repair:
 - Repointing
 - Brickwork repair
 - Replacement of lead flashings
- General upgrade of leadwork to compliant standards

All works will be undertaken on a like-for-like basis.

3.2 Materials

Materials will match the existing. Natural slate will be sourced from a reclaim yard to ensure it matches the existing roof as closely as possible. Where existing materials are salvageable, they will be reused. Any new materials will be carefully sourced to ensure compatibility with the historic fabric.

3.3 Appearance

As the works are like-for-like repairs, there will be **no change to the external appearance** of the building. The character, profile, and detailing of the roof will remain unchanged.

3.4 Impact on Significance

The proposals are considered to have **no harmful impact** on the significance of the listed building. Instead, they will:

- Preserve historic fabric where possible
- Prevent further deterioration
- Sustain the building's long-term condition

The works align with conservation best practice and relevant heritage guidance.

4. Access

4.1 Site Access

Access to the site will remain as existing, via Christchurch Road. No permanent changes to access arrangements are proposed.

4.2 Construction Access

Temporary access will be required for scaffolding to facilitate safe roof repairs. This will:

- Be erected for the minimum time necessary
- Avoid damage to historic fabric
- Be carefully positioned to minimise visual and physical impact

4.3 Inclusive Access

The proposed works relate solely to roof repairs and do not affect internal or external access arrangements to the building. Therefore, no changes to inclusive access are proposed.

5. Conclusion

The proposed like-for-like roof repairs are necessary to maintain the structural integrity and weatherproofing of this Grade II listed building. The works have been carefully designed to preserve the building's historic character and significance, with no alteration to its appearance.