

QUEEN ANNE'S SCHOOL

Henley Road

Caversham

Reading

RG4 6DX



HERITAGE STATEMENT

JUNE 2026



EDGINGTONS
ARCHITECTS

QUEEN ANNE'S SCHOOL - RE-ROOFING HERITAGE STATEMENT

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Key Personnel: CMc, HPS

This document is to be read in conjunction with both the drawings and the heritage statement attached within the listed building consent application to which this document relates.

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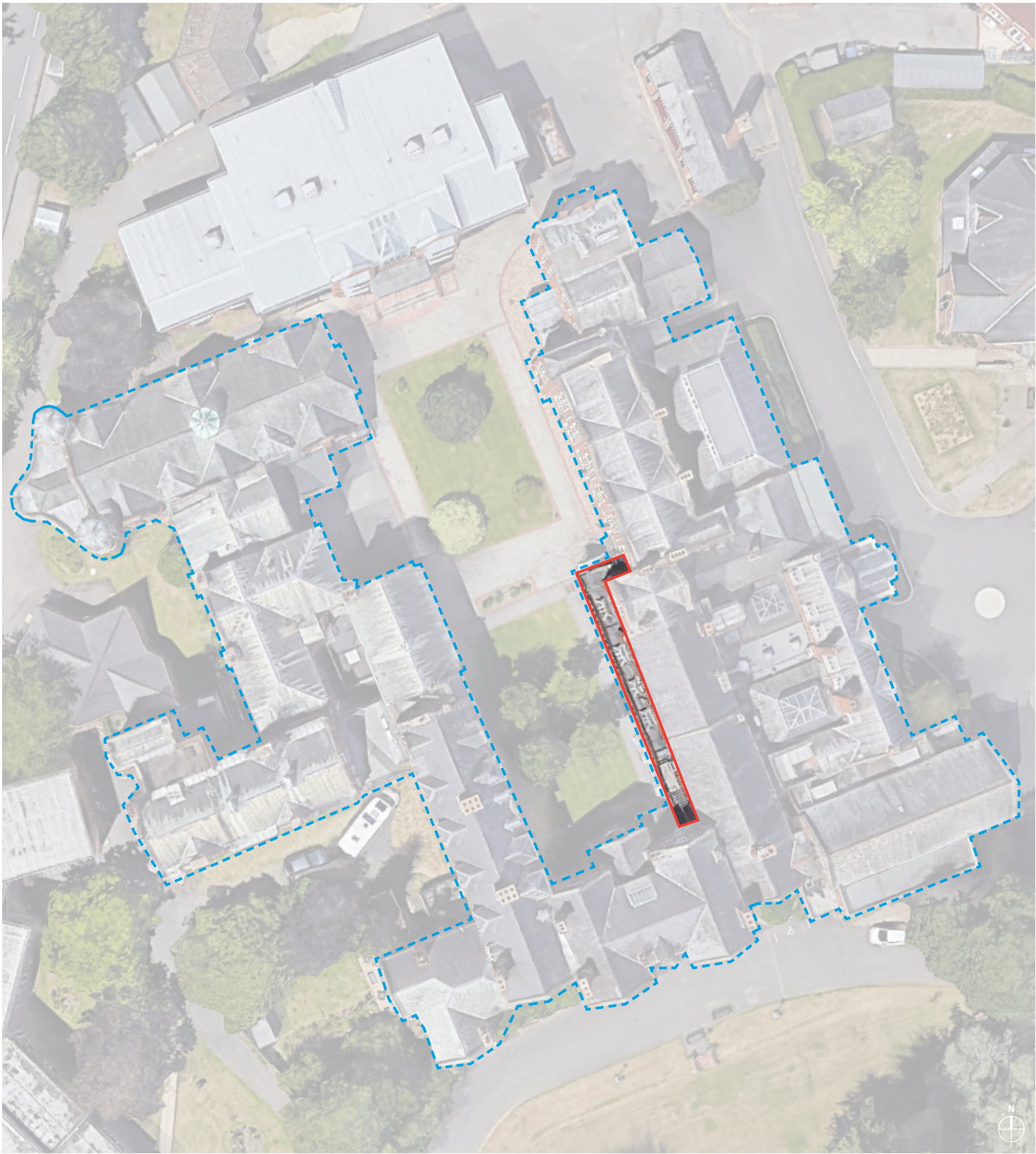
1. BACKGROUND

1.1 INTRODUCTION

This statement is presented in support of the listed building consent application being made on behalf of Queen Anne's school in Caversham, an independent boarding a day school for girls aged 11-18.

During the Christmas holidays of 2025, thieves stole the lead sheet roof covering to the ground floor corridor, highlighted in red in the aerial view to the right.

The school were unaware of this until the start of the new term, in January 2026, when it was also discovered that there was water damage in the corridor beneath. In response to this, a temporary roof covering was then installed to protect the building fabric, which is shown in silver in the image to the right.



- Key
- Main Block
 - Application Site

2. HISTORY

2.1 BACKGROUND

The Academy to Educate the Sons of Liberal Gentlemen was a "school for nonconformist boys" in England. From 1829 to 1861, it was located in Elmodesham House in Amersham, Buckinghamshire. Then, in 1861, it relocated to a site in Caversham.

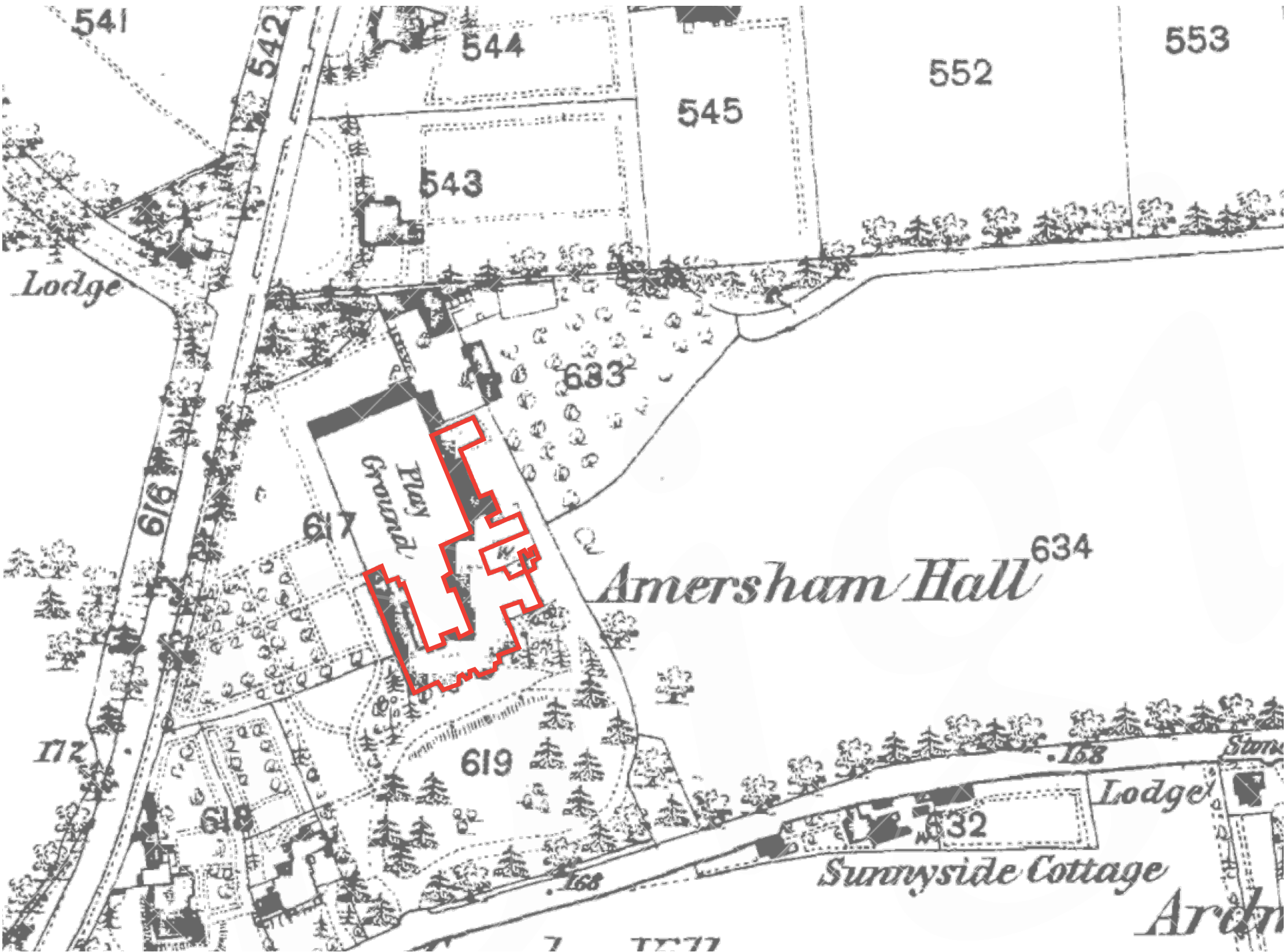
The Reverend Ebenezer West, who set up the school, funded for Amersham Hall to be built in the late 1860s / early 1870s. The building was designed by Alfred Waterhouse, and consisted of a large, 3-storey, U-shaped building. The school continued to grow and was successful for several decades until there was a compulsory closure following a severe outbreak of scarlet fever.

In 1894, the Grey Coat Hospital Foundation used part of its endowment to buy Amersham Hall, which then became known as Queen Anne's School. Since then, Queen Anne's has grown and prospered, becoming a well known and well-loved independent school.



2.2 1870S

The original building consisted of a large U-shaped layout, with additional 'add-ons' to the north and east. The U-shaped core of this building still remains, however, most of the other areas have been altered.

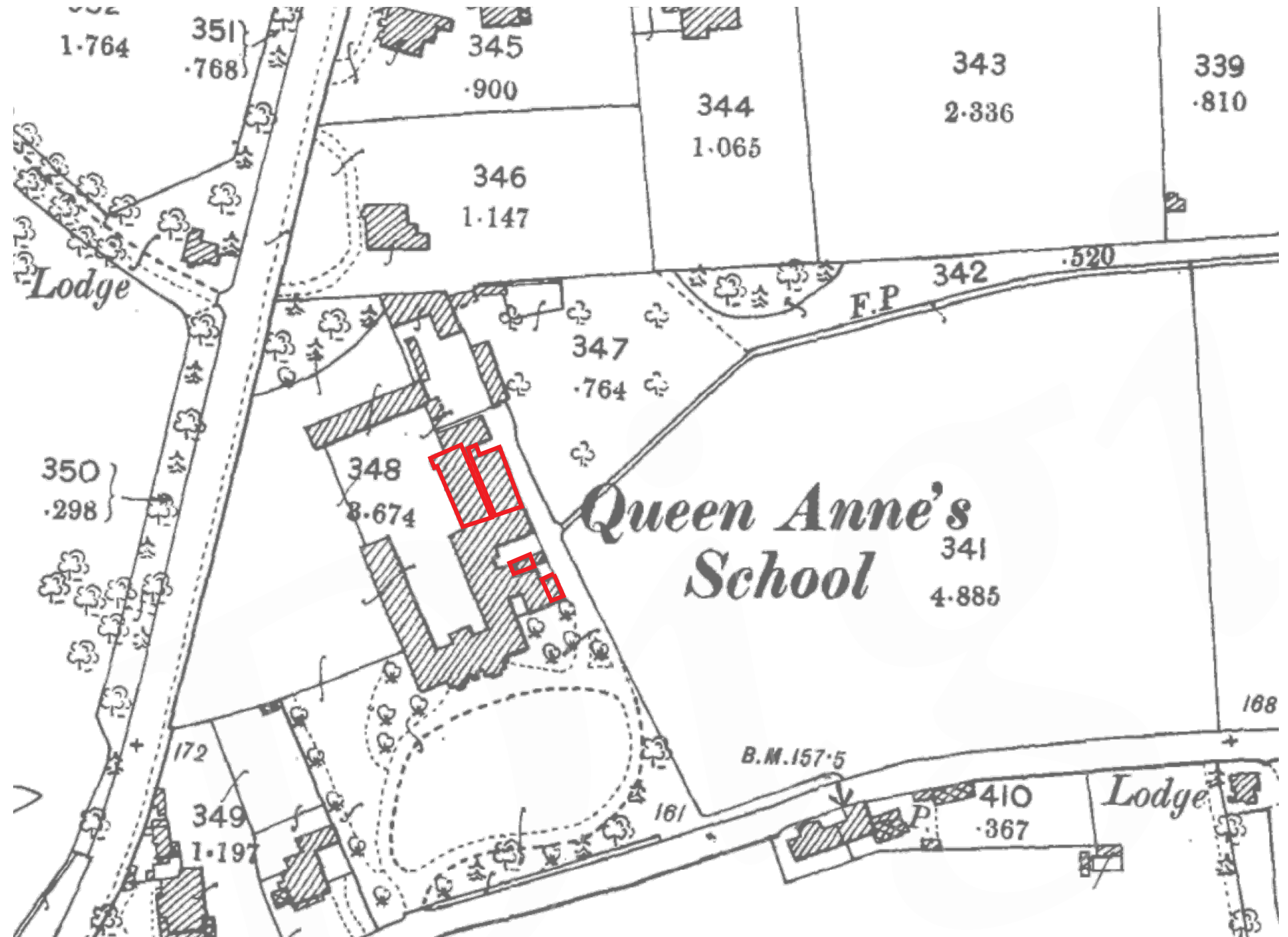


Key
1870s Construction

2.3 1890S

During the 1890s, Amersham Hall was extended by Joseph Morris. This included what is now known as Cafe 6, which is east of the main block, and was formally used as a gymnasium.

The three storey block to the west of Cafe 6 was also built during this period, along with some minor changes which took place to the east of the main block.



Key

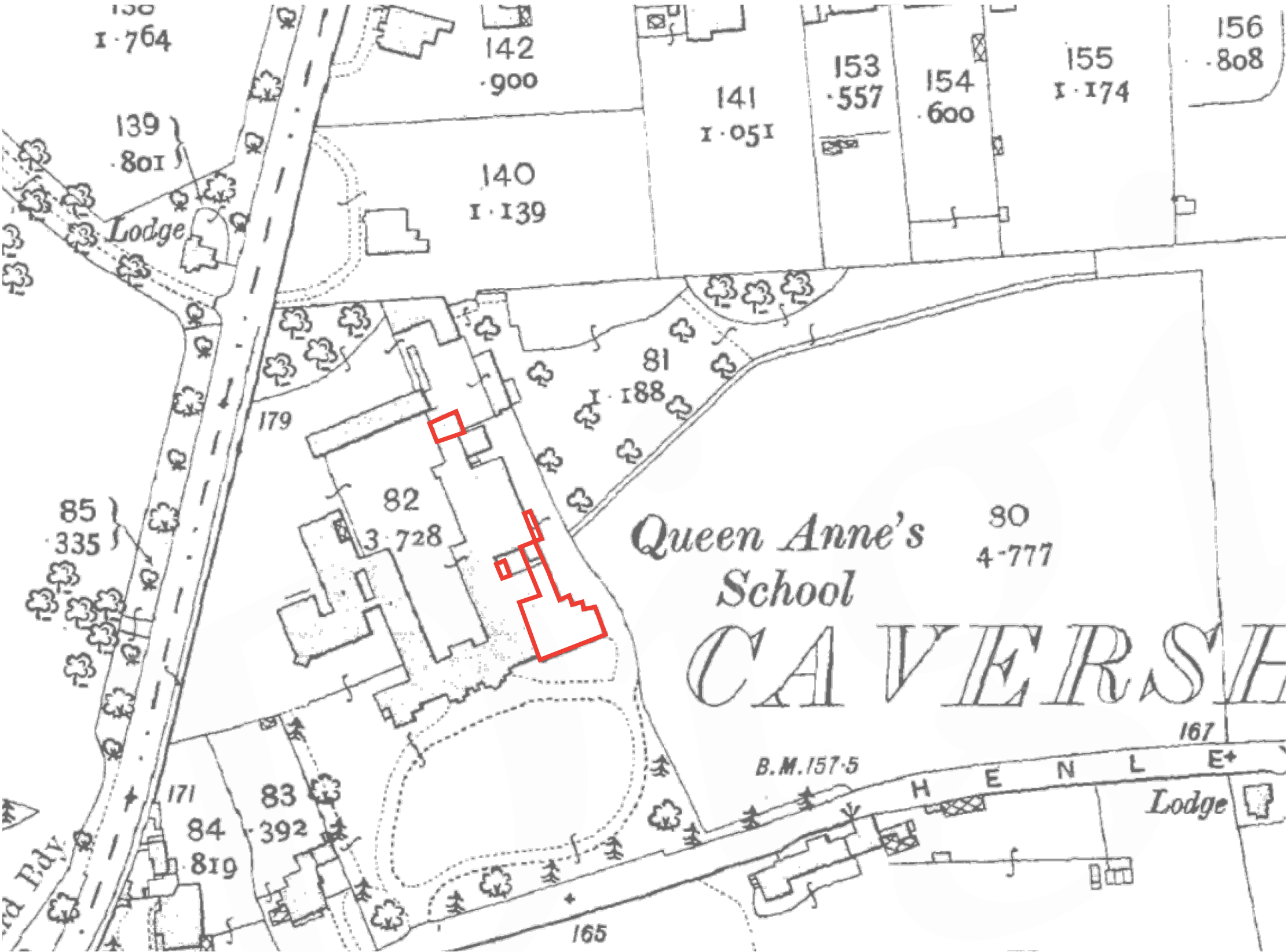
1890s Construction

2.4 1910S

In 1893, Sir Reginald Bloomfield designed the Chapel to the east of the main block.

The east facade was then extended between 1890 and 1910; this two storey extension completes the eastern elevation and created a courtyard within the centre of the building. The central staircase was also built during this period.

To the north of the main block, a small three storey extension was built, currently containing the music departments practice rooms.

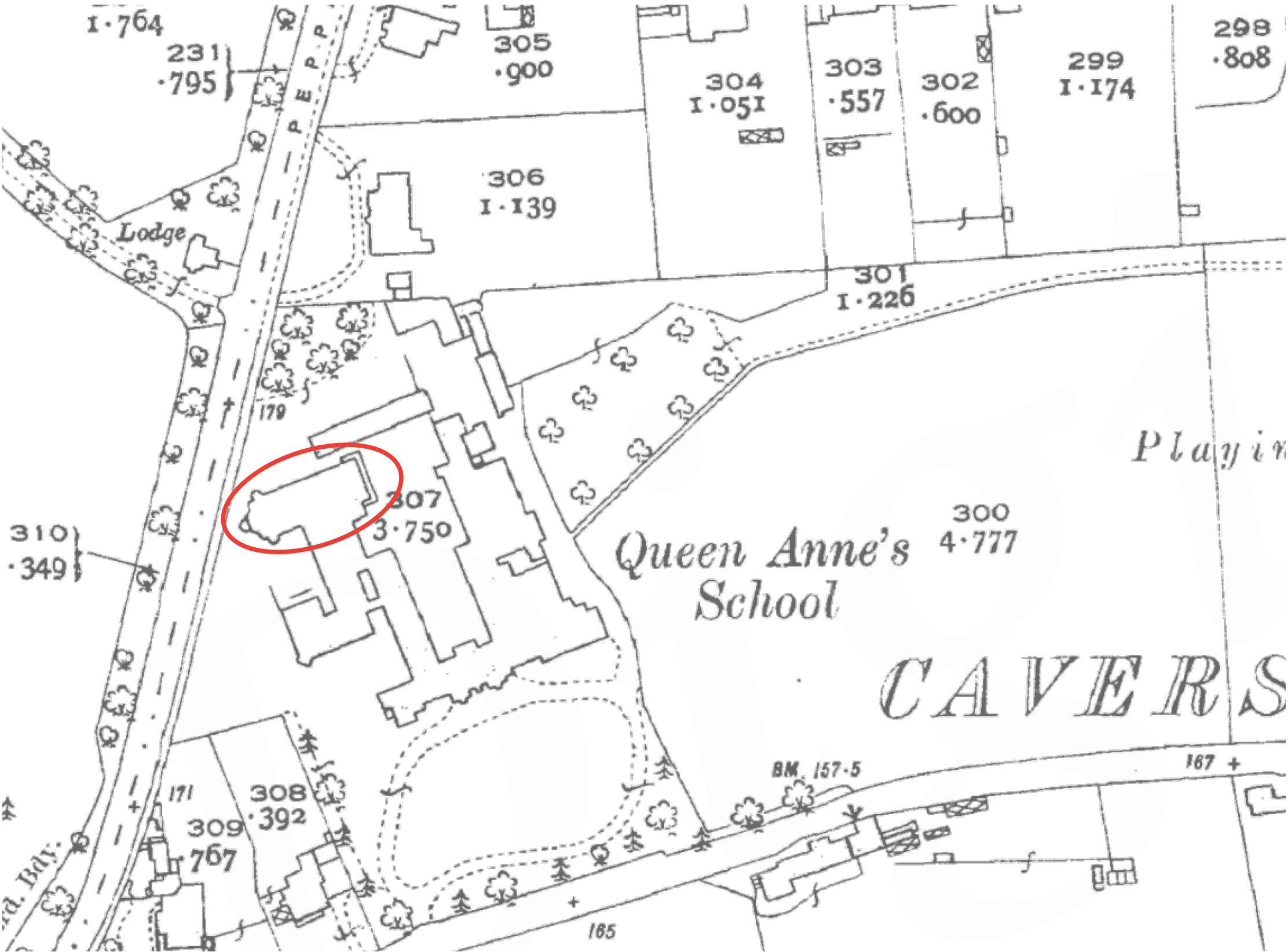


Key
1910s Construction

2.5 1930S

During the 1930s, very little construction took place in the part of the building this project is focussing on.

However, a large extension to the west of the main block was created, including the school's main hall.



Key

1930s Construction

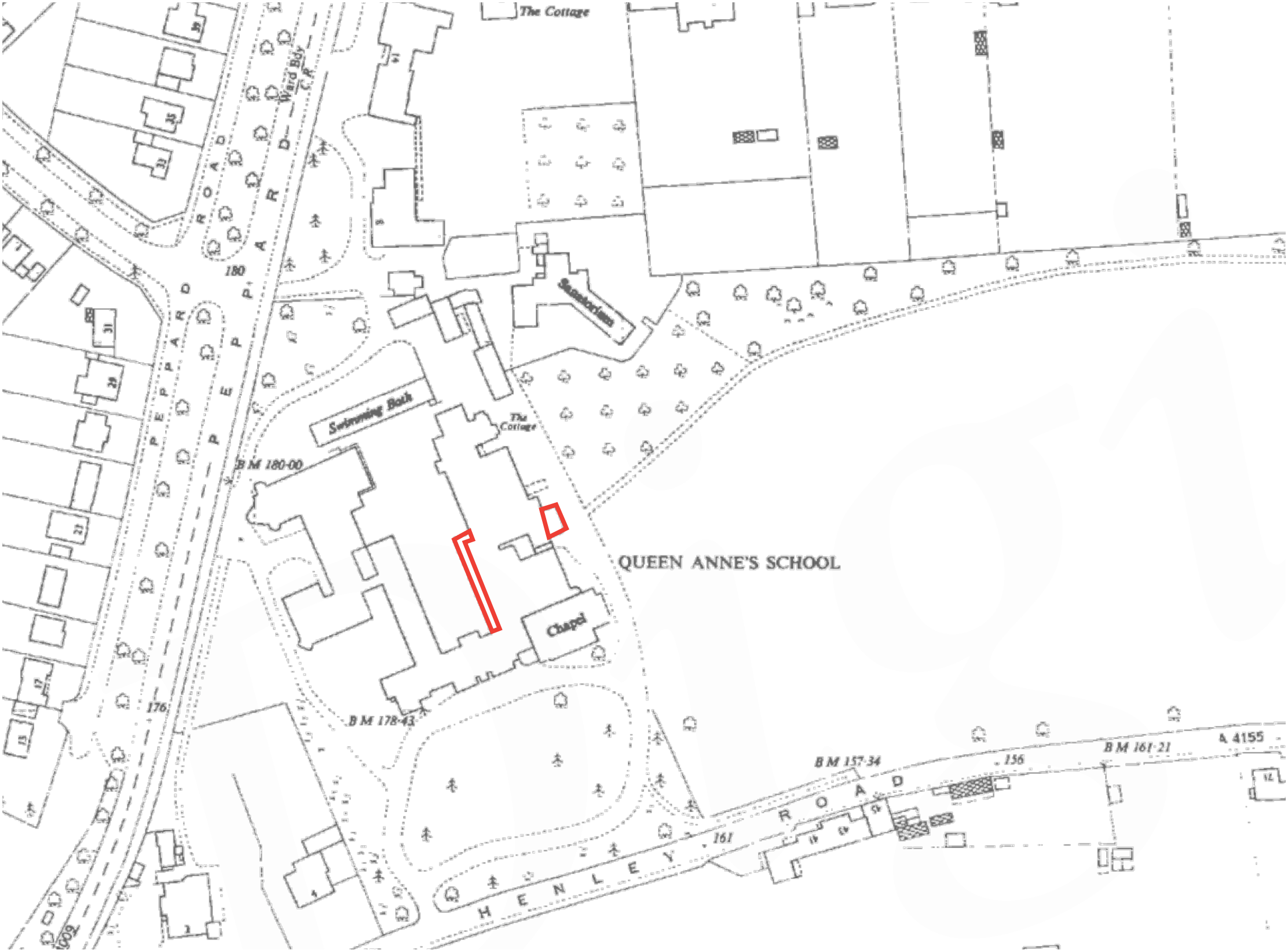
2.6 1950S

In the 1950s, a single storey extension was added to the eastern facade. This addition was added for use as a food and bin store.

Within the quad, to the west of the Schools refectory, a single storey extension was added which created a walkway around the kitchen and dining areas. This extension houses the roof that is to be replaced as part of the proposed works.

Key

1950s Construction



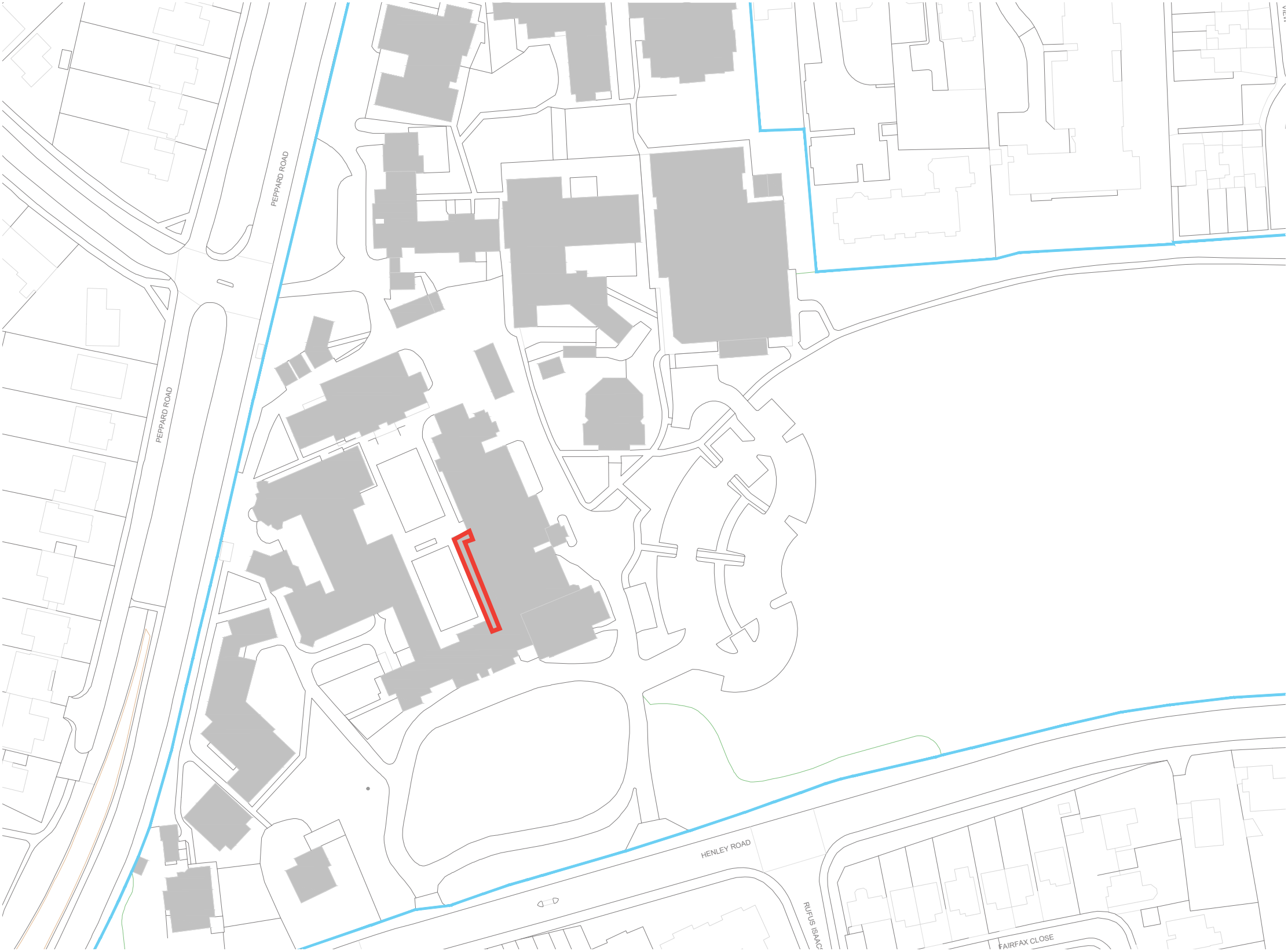
2.7 PRESENT DAY

The school has expanded its development in the last few decades, with several new buildings around the site having been built.

There has recently been a re-shuffle of the facilities held within the main block. The kitchen and dining spaces have been relocated to a new Sixth Form Centre, located to the north-east of the main block.

This vacated the application site briefly, but it has since been transformed into a new music school, which also provided a contemporary visitors entrance to the school in 2018.

- Key
- Overall Site Boundary
 - Application Site



3. DESIGN

3.1 IMPACT OF THE PROPOSAL

The proposed works have been described in the Design and Access Statement. This section looks at the proposed works in further detail, by analysing the impact of the design.

The proposal is to install a single ply membrane roof covering to replace the stolen lead roofing system, with the addition of removing the rooflights.

As shown in the elevations, the flat roof and the rooflights sit behind a parapet wall that encloses the entire roof area. This hides the surface of the roof, and the rooflights, from passers by.

The replacement roof covering would also remain hidden behind the parapet wall, as it's only the surface of the flat roof that is being replaced.

The single ply membrane roof covering is specified as being lead grey in colour. This is to ensure that the roof covering reflects the aesthetics of the previous roof covering, without specifically using lead. This will mitigate the risk of the roof covering being stolen again and minimise any damage being caused to the fabric of the listed building.

As described in the Design and Access Statement, as part of the 2018 works to convert the accomodation on the east side of the building into a new music school, areas of new and existing flat roofs were also covered with a single ply membrane.

We consider the proposal to use an alternative roof covering will cause less than substantial harm to the listed building.



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

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