

QUEEN ANNE'S SCHOOL

Henley Road

Caversham

Reading

RG4 6DX



DESIGN & ACCESS STATEMENT

JUNE 2026



EDGINGTONS
ARCHITECTS

QUEEN ANNE'S SCHOOL - RE-ROOFING DESIGN & ACCESS STATEMENT

Job Number: 6194
Document Revision: -
Date of Issue: 30/06/26
Purpose of Issue: Listed Building Consent
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.

This document has been prepared by Edgington Spink + Hyne Chartered Architects on behalf of the Client.

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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 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 images below.



1.2 THE BRIEF

The proposal is to replace the roof covering with a more permanent solution to the current, temporary structure.

The school have made an insurance claim to carry out the necessary repairs. In discussion with their insurers, the school would like to deter future theft and the damage it causes by using an alternative roof covering.

The rooflights are currently in a state of exhaustion. Being worn down leaves them posing as a security risk as the glass panes can be broken easily, which could be harmful to students, or allow for easy break-ins.

Therefore, the proposal involves the removal of the rooflights and the installation of an insulated single ply membrane roof covering across the entire roof, in a lead grey colour.



- Key
- Main Block
 - Application Site



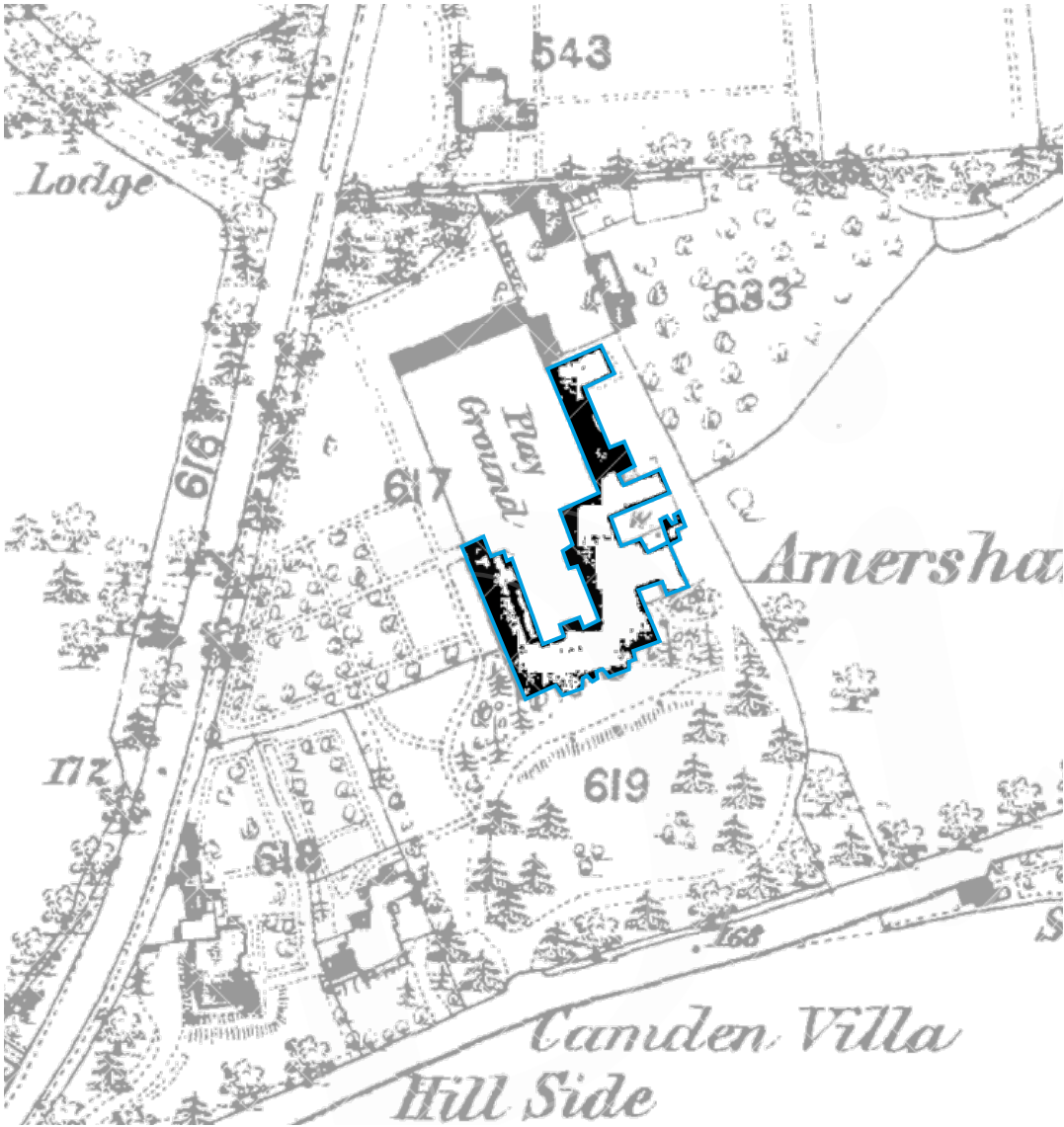
1.3 SITE HISTORY

The original building, constructed in the 1870s, consisted of a large U-shaped layout, with additional 'add-ons' to the north and east. The U-shaped core of the main block still remains, however, most of the other areas have been altered in some way.

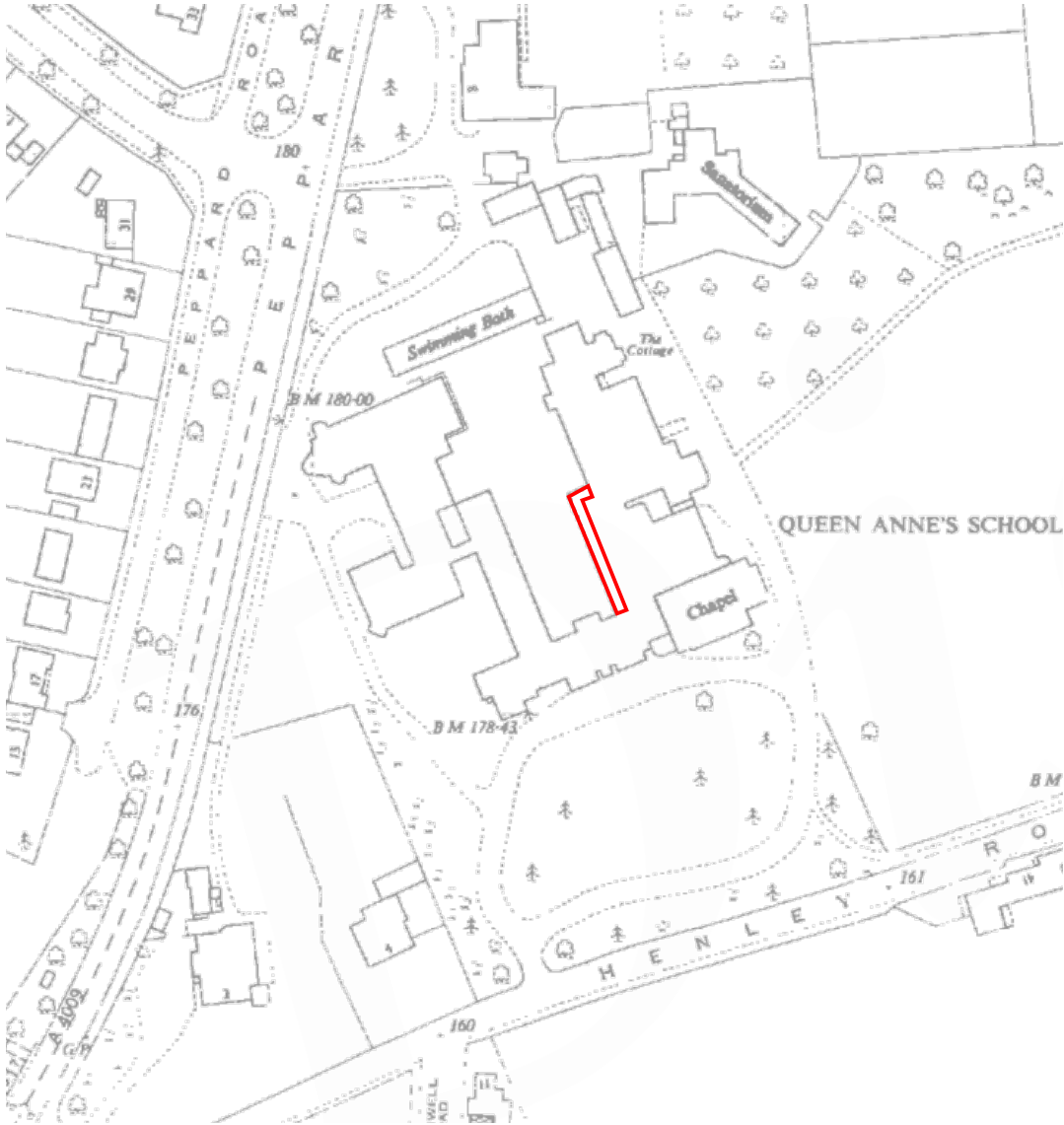
An example of one of the more recent alterations is the application site. In the 1950s, this single storey extension was added to create a walkway around the kitchen and dining areas.

Since this extension, the kitchen and dining areas have been relocated and the spaces that these areas vacated have been converted into a new music school, which also provided a new visitors entrance to the school in 2018.

The school has continued to develop until the present day, with several new buildings around the site having been constructed in the last couple of decades. However, since the 1950s very little construction has occurred to the main block of the school.



1870s MAP



1950s MAP

- Key
- 1870s Construction
 - 1950s Construction

2. ASSESSMENT

2.1 SITE LOCATION

WIDER LOCATION

Queen Anne's Caversham is located in north Reading, approximately 2 miles south of Henley-on-Thames and approximately 36 miles west of central London.

Located centrally in Berkshire, between the West Berkshire and Wokingham councils, the borough lies along the southern side of Oxfordshire.

IMMEDIATE LOCATION

The school is bound by the A4155 to the south, Peppard Road to the west, Grosvenor Road to the east, and housing to the north. The context predominantly residential properties.

The school's area is just under 26 acres (10.4 hectares), including the playing fields to the south east of the main school site.



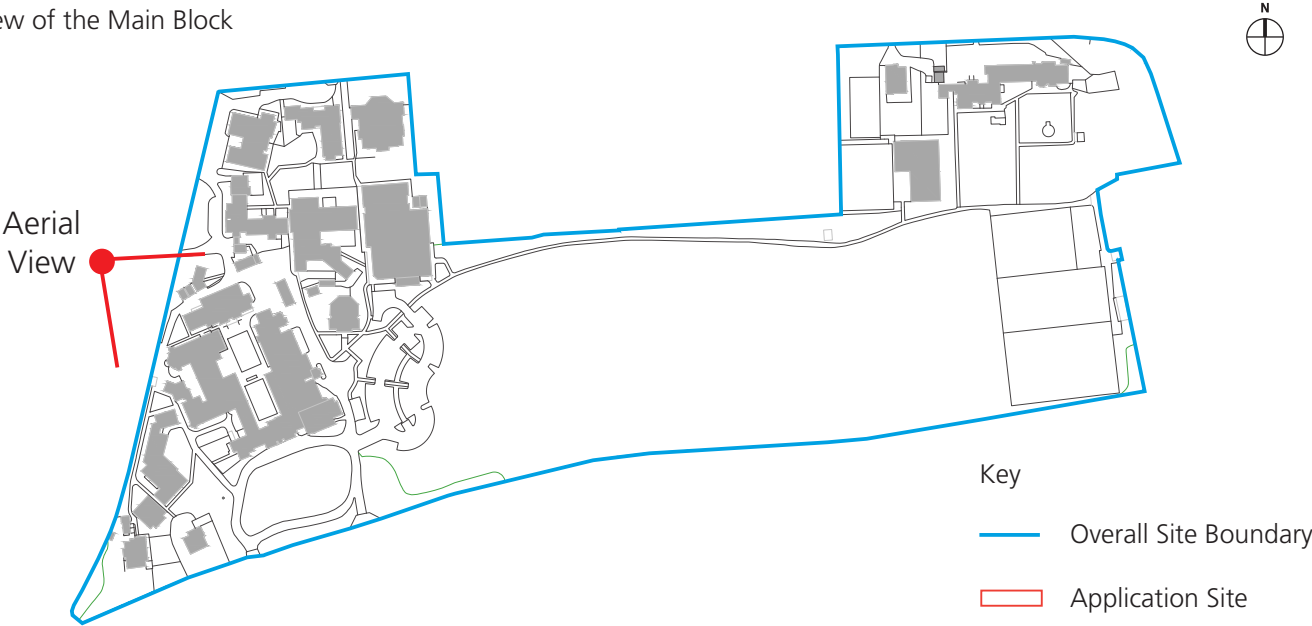
Berkshire Councils



Boroughs of Reading



Aerial View of the Main Block



3. DESIGN

3.1 LAYOUT

DESIGN

The removal of the rooflights is the only notable design change that will be included as part of the works, both internally and externally.

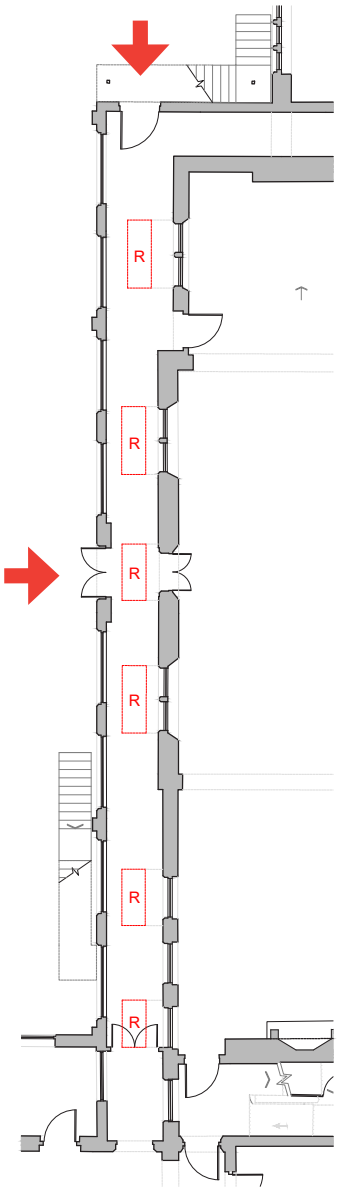
The openings that are left by removing the rooflights will be filled in with timber framing to support the new roof build-up above.

To replace the stolen lead roof, a single ply membrane roof covering, in a lead grey colour, will sit above a PIR insulation board, and a vapour control layer. This will all sit above the existing timber flat roof construction.

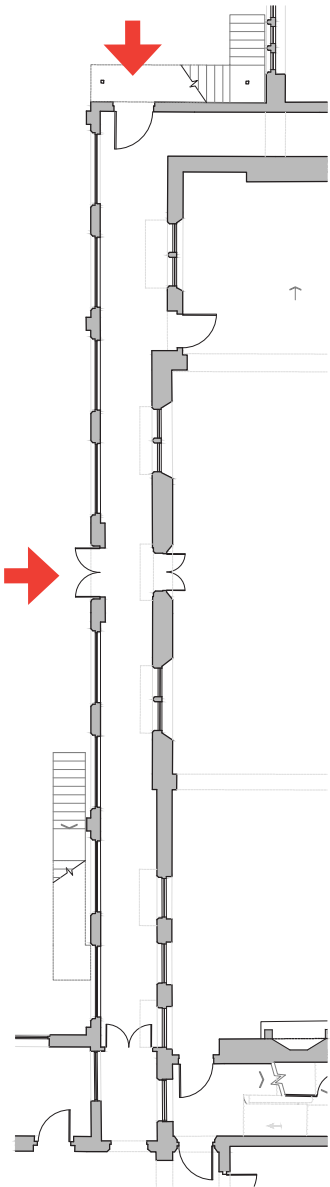
As part of the 2018 works to convert the accomodation on the east side of the building into a new music school, areas of new and existing flat roofs were also covered with a single ply membrane.

ACCESS

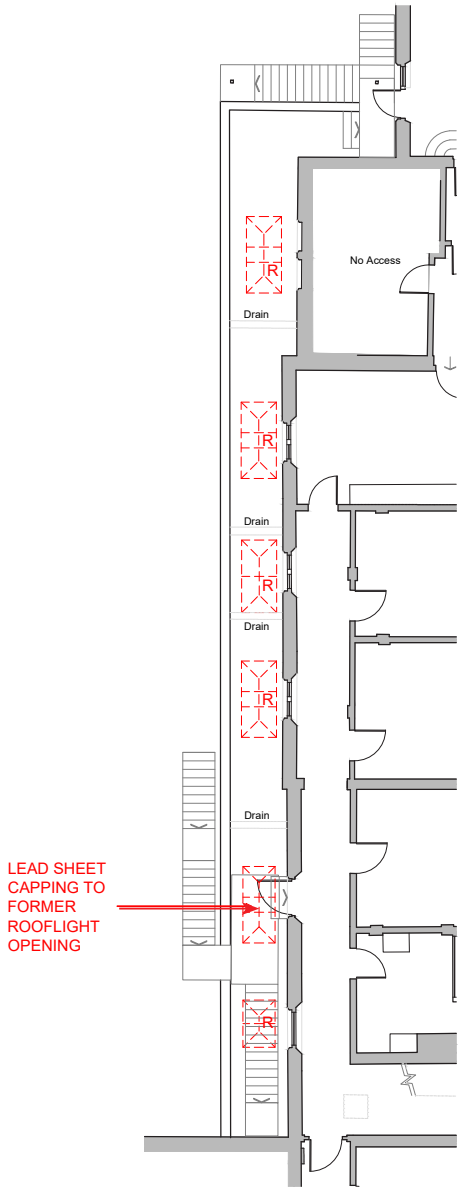
There will be no changes to the access of the building. Access will remain as indicated in the drawings to the right.



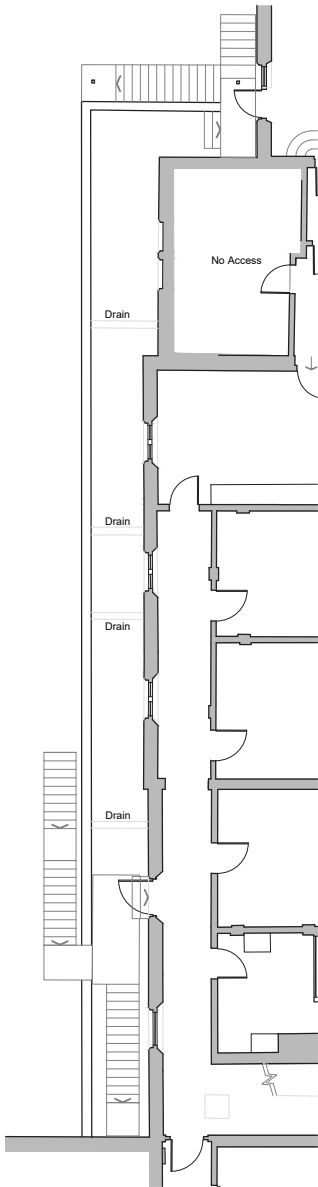
EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



EXISTING ROOF PLAN



PROPOSED ROOF PLAN



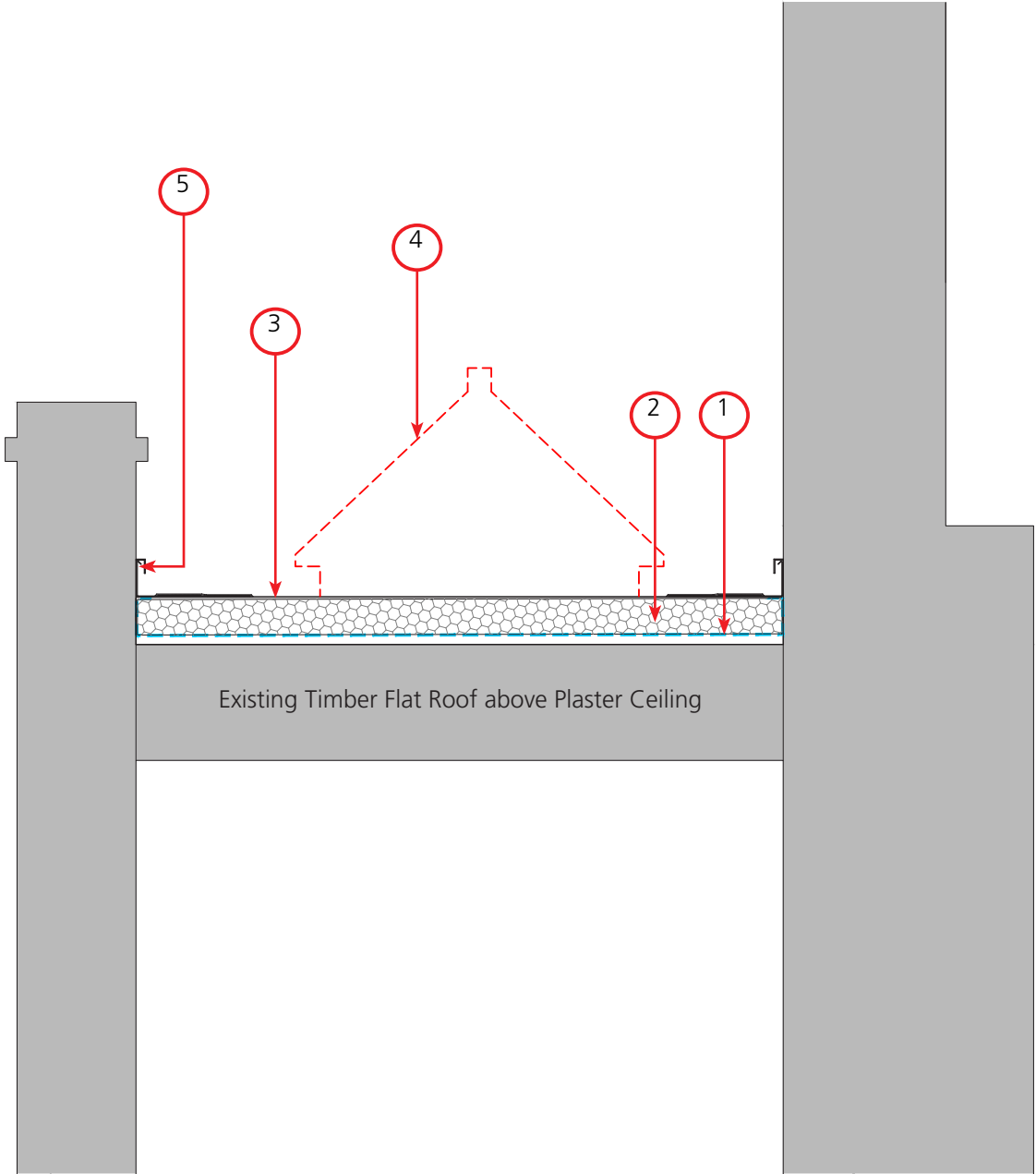
3.2 CONSTRUCTION

The existing roof is at risk of further damage if a roof covering is not installed immanently. The stolen lead from the original roof acted as a layer of protection for the structure below, which now lies vulnerable as a temporary roof covering is the only layer of protection.

Any rooflights and the top layer of the existing roof will be removed to make way for the proposed replacement roof covering.

The replacement roof covering comprises of the following layers, which are shown in the detail to the right:

- 1. Vapour Control Layer (VCL)
- 2. 75mm PIR Insulation Board
- 3. Single Ply Membrane Roof Covering, Lead Grey Colour
- 4. Outline of Demolished Rooflight
- 5. Existing Cover Flashings Retained and Reused



PROPOSED DETAIL THROUGH FLAT ROOF



ROOFLIGHT PHOTOS

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