

Building Futures Together

St Crispin School

Installation of Solar PV Panels at
St Crispin's School, London Road, Wokingham,
Berkshire, RG40 1SS
Design, Access and Heritage Statement

P25-0431

February 2026



Barker

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London Road Wokingham, Berkshire, RG40 1SS

Prepared For and on Behalf of:
The Circle Trust

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1 Introduction

This statement is written in support of the submission of an application for Planning and Listed Building Consent for the installation of solar PV panels at St Crispin's School, London Road, Wokingham, Berkshire, RG40 1SS.

St Crispin's School is a mixed secondary school and sixth form, celebrated for both its educational impact and architectural importance. Constructed in the early 1950s as a model for post-war school design, it showcases innovative prefabricated structures and artwork by prominent mid-century artists. Now a Grade II listed building, the school is recognised for its influential role in shaping modern British educational architecture and remains a successful and active learning community.

Planning History

Application Number: 251524

Full application for the proposed erection of replacement windows, changes to fenestration, internal amendments plus new ramped area withsteps.

Status: Pending consideration

Application Number: 20 250195

(Retrospective) application for the proposed Installation of new gates and fencing.

Status: Approved

2 Design Statement

2.1 Location

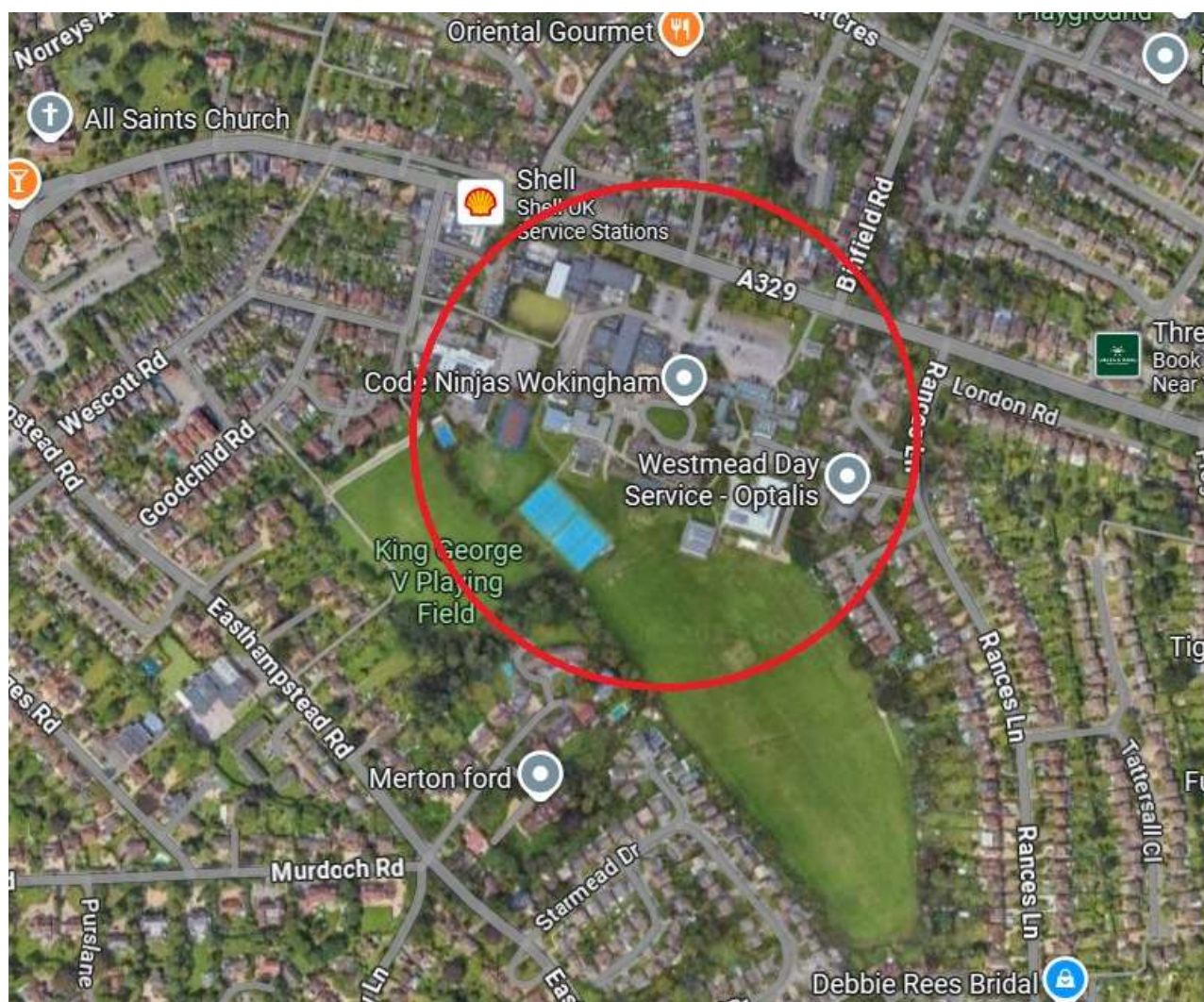
The site is located at St Crispin's School, London Road, Wokingham, Berkshire, RG40 1SS.

St Crispin's School is situated in a well-connected, family-friendly suburban zone with strong educational infrastructure, ample amenities, pleasant green spaces, and supportive community features. The surrounding area is mainly residential. In addition, located close to the school are Westende Junior School and Wescott Infant School, creating a small hub of educational facilities in the area

Please refer to drawings:

- P25431-BA-A1-00-DR-A-3000 Site and Location Plan

The proposed solar PV panels will be installed in several buildings located within the school grounds and as indicated on the drawings.



© Google Maps. Aerial view of the site.



© Google Earth. Aerial view of the site.

In addition, the site is within flood zone 1, and area with a low probability of flooding according to the Environment Agency flood map below.



Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	482002/168601	3 September 2025 16:52

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

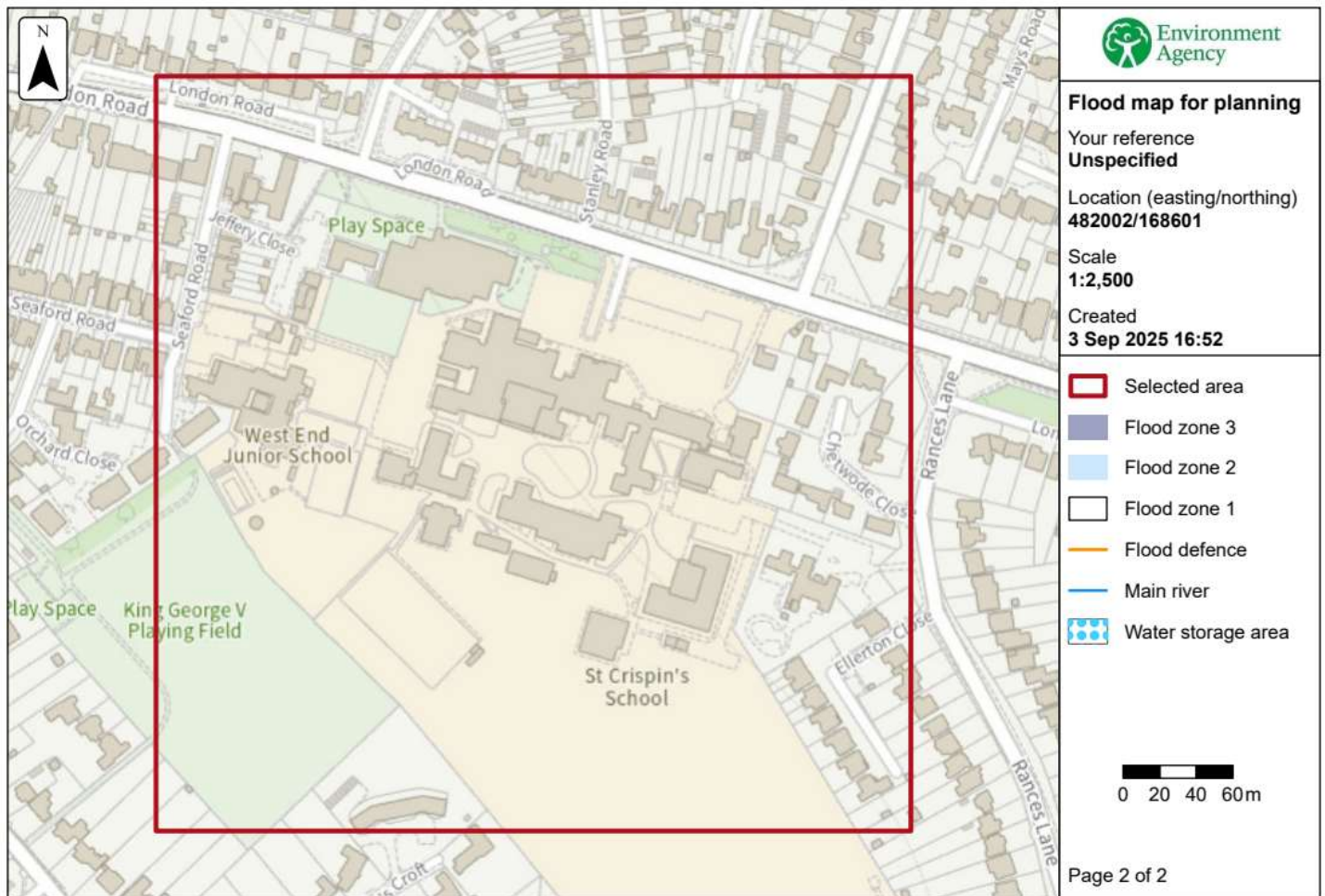
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



© Environment Agency copyright and/or database rights 2025. All rights reserved. © Crown copyright and database rights 2025 Ordnance Survey licence number AC0000807064.

2.2 Use

The use of the building will remain as existing: Educational.

2.3 Amount

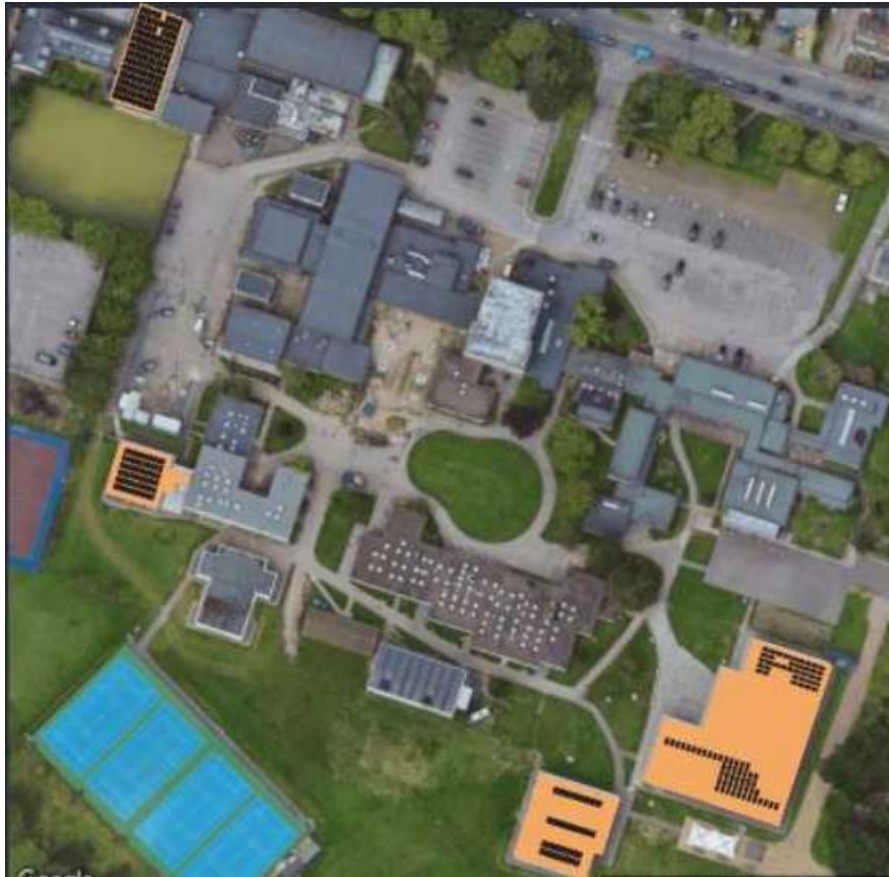
The proposal is for the installation of solar PV panels on the existing flat roofs to several existing buildings as indicated on drawings.

The proposal has not got any implications on increase of floor area, and the building footprint will remain as existing.

2.4 Layout

Internal layout will remain as existing.

The proposed solar PV panels will be located in the roof of the existing building and as indicated on drawings.



Please refer to proposed drawings for further details.

2.5 Scale

The proposals will have no implications on the scale or volume of the building.
The size of the solar PV panels is standard sizes.

2.6 Landscaping

The present application has no implications for garden areas and landscaping.

2.7 Appearance

The appearance of the existing building will remain unaltered.

The solar PV panels will be of lower profile and located in the top flat roof area of each building which are located away from the main entrance and public views.

3 Access Statement

Access to the site and into the buildings will not be affected by the proposal and will remain as existing.
Access to car park will remain as existing from London Rd.

4 Heritage Statement

4.1 Description of the Heritage Asset

St Crispin's School appear on the list of historic buildings maintained by the secretary of state as follows:

ST CRISPIN'S SCHOOL

ST CRISPIN'S SCHOOL, LONDON ROAD

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1238550

Date first listed: 30-Mar-1993

List Entry Name: ST CRISPIN'S SCHOOL

Statutory Address 1: ST CRISPIN'S SCHOOL, LONDON RD

Location

Statutory Address: ST CRISPIN'S SCHOOL, LONDON RD

The building or site itself may lie within the boundary of more than one authority.

District: Wokingham (Unitary Authority)

Parish: Wokingham

National Grid Reference: SU 81996 68647

Details

WOKINGHAM BERKSHIRE WOKINGHAM LONDON ROAD SU 86 NW 1886/10/10001 St Crispin's School II Secondary school. 1951-53. Ministry of Education Development Group. Steel frame with precast concrete panels, mostly horizontal strips, but on end wall of gymnasium panels of rectangular shape and in two colours, arranged in chequered board fashion. 3' 4" grid. Flat roof. Rambling plan with communal spaces to north-west and classrooms around a courtyard to south-east. 4 storey classroom block above entrance. The remainder largely single storeyed. 4 storey block has deep strip windows along south, east and west sides. Classrooms also with deep strip windows with obscured glass panels below windows. Slim-sectioned painted window frames. The first of the Ministry's prototype prefabricated schools, it demonstrated how prefabrication techniques could be applied to multi-storey buildings. Ministry of Education Building Bulletins:- New Secondary Schools (1950) and Wokingham School (1952).

Listing NGR: SU8199668647

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 41799

Legacy System: LBS

Sources

'Ministry of Education Building Bulletin' in New Secondary Schools, (1950)

'Ministry of Education Building Bulletin' in Wokingham School, (1952)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

St Crispin's School is not located within any designated Conservation Area.

4.2 Significance of the Heritage Asset

St Crispin's School is a grade II listed building.

Its significance lies:

Architectural significance:

- **Pioneering Post-War School Design:** A pioneering model combining modular prefabrication with an educational layout focused on flexibility, efficiency, and future adaptability.
- **First of Its Kind:** Built between 1951–53, St Crispin's was the Ministry of Education's prototype for prefabricated, cost-efficient secondary schools, designed by David Medd, Mary Crowley, and S. A. W. Johnson-Marshall
- **Innovative Structure:** It features a four-storey central classroom block surrounded by low-level specialist wings, integrating flexibility, efficient circulation (minimizing corridors), and shared spaces for project-based learning
- **Influential Legacy:** Considered "more influential than any other British school built since the war," the design appeared in Alfred Roth's *The New School* (1957) and shaped school planning across the UK.

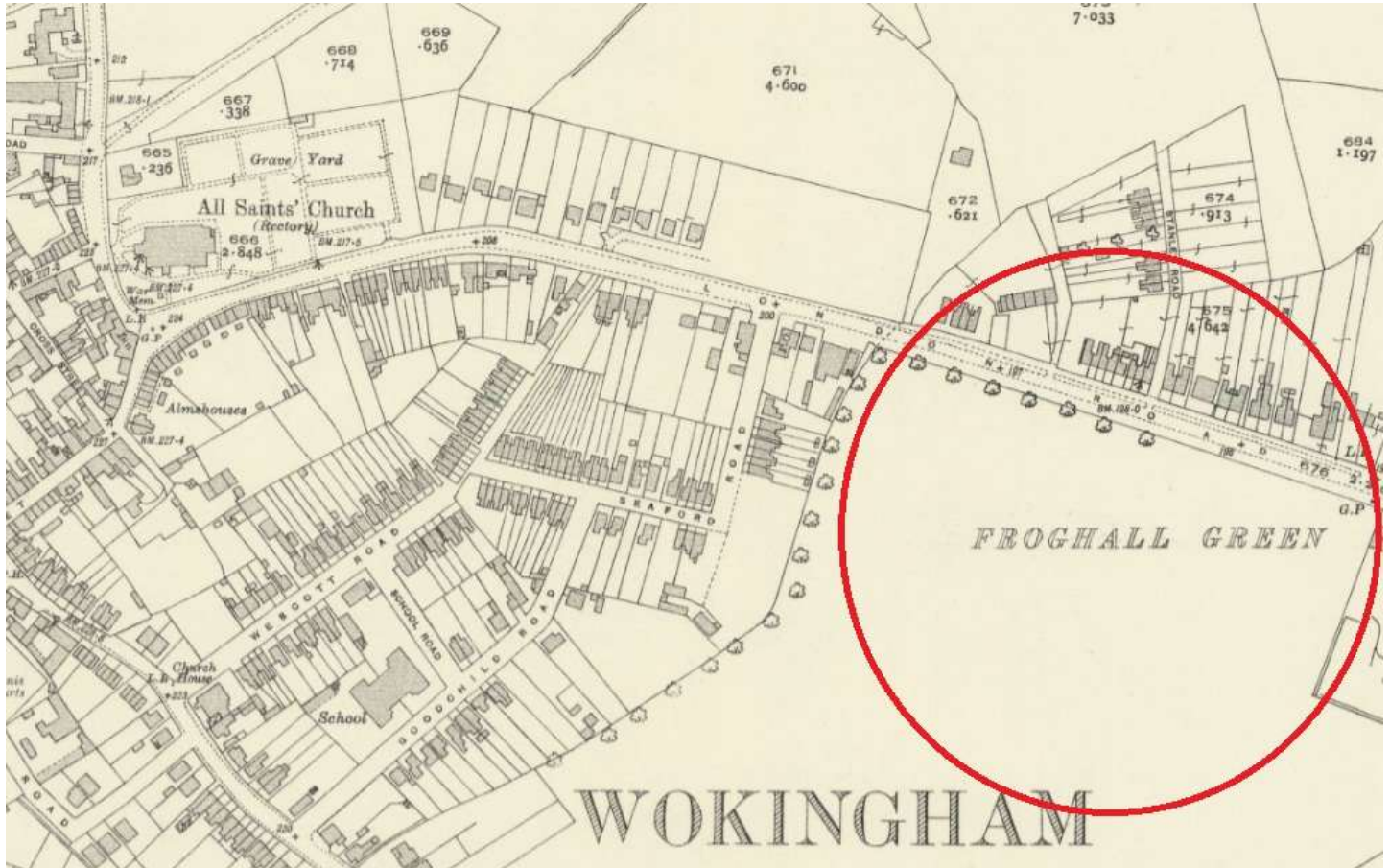
Educational Innovation:

- Designed to support a broadened secondary curriculum that blended academic, craft, and vocational learning in shared, collaborative spaces.

Cultural Heritage:

- Built art and murals by notable mid-century artists, restored decades later, illustrate the school's original ethos and aesthetic.

The following maps from the Library of Scotland shows the historic evolution of the site:



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Berkshire XXXVIII.15

Revised: 1931, Published: 1933

Size: map 64.4 cm x 96.6 cm (25.344 x 38.016 inches), on sheet ca. 76 x 104 cm (ca. 30 x 41 inches)



© National Library of Scotland Copyright.

SU86NW - A

Surveyed / Revised: Pre-1930 to 1960, Published: 1961

Size: map 47-50 x 47-50 cm (ca. 19 x 20 inches), on sheet ca. 68 x 58 cm (27 x 23 inches)



© National Library of Scotland Copyright.

SU8268-SU8368 - BB

Revised: 1973, Published: 1974

Size: map 40 x 80 cm (16 x 32 inches), on sheet ca. 56 x 96 cm (ca. 22 x 38 inches)

Assessing significance is a key principle for managing change to heritage assets and is embedded within the historic environment section of the National Planning Policy Framework (NPPF, 2012). When considering the impact of proposed development, the NPPF advises that the more significant the heritage asset the greater the presumption in favor of its conservation (policy HE9). English Heritage issued Conservation Principles in 2008 to explain its philosophical approach to significance and managing change and identified four main aspects of significance: evidential, historical, aesthetic and communal. Within these categories, significance can be measured in hierarchical levels; the most usual levels are:

- Highest – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II* listed buildings.
- High – a designated asset important at a national and sometimes at a regional level, including Grade II listed buildings.
- Medium – an undesignated asset important at a local or regional level, including local (nonstatutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings.
- Low – structure or feature of very limited heritage value and not defined as a heritage asset. May include insignificant interventions to listed buildings, and buildings that do not contribute positively to a conservation area.
- Negative – structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

St Crispin's School is listed as grade II. Grade II buildings are defined as of 'buildings of special interest' and comprise some 91.7 per cent of all listed buildings and therefore of high significance.

4.3 Conditions of the Heritage Asset

The area is in good condition, well maintained and currently in use.

4.4 Design principles

The following order of priorities are being followed:

- PV panels to be installed on flat roof areas only.
- Use of low-profile panels

4.5 Schedule of works to the Heritage Asset

The work comprises:

- The installation of the solar PV panels on flat roofs of existing school buildings.

Please refer to drawings submitted with this application.

4.6 Impact on the heritage asset and its setting

Historic England's Good Practice in Planning Note 2, Managing Significance in Decision Taking in the Historic Environment confirms that "change in the historic environment is inevitable but is only harmful where significance



is damaged". In our view, that is not the case here as the installation of solar PV panels will have very limited impact on the existing building. The installation of solar PV panels has been carefully selected on buildings located away from the listed building and the main entrance, and would be hardly seen from the ground.

Furthermore, the installation would be fully dismountable and reversible. Moreover, the installation of solar PV panels would be a welcome investment on the building, contributing to a lower carbon footprint and thereby helping to secure its long-term future in beneficial use.

Appendix A: Drawings



Design, Access and Heritage Statement

Installation of Solar PV Panels at St Crispin's School

Drawings:

P25431-BA-A1-00-DR-A-3000 Site and Location Plan

P25431-BA-A1-00-DR-A-3005 Existing Plan

P25431-BA-A1-00-DR-A-3010 Existing Plan

P25431-BA-A1-00-DR-A-3100 Proposed Plan

Appendix B: Photographs



Installation of solar PV Panels at
St Crispin's School



Aerial view of the site © Google Earth.



Existing solar PV panels installed on existing buildings © Google Earth.

