



Design Statement

**31 Shinfield Road
Reading
RG2 7BN**

On behalf of

University of Reading

Thames Valley Surveying Limited
Green Bank
London Road
Reading
Berkshire
RG1 5AQ



1 Description of Proposal

1.1 The Property

31 Shinfield Road is a single story dwelling located on the edge of The University of Reading Whiteknights campus.

The property was one of the lodges to Whiteknights Park House.

1.2 Historic Information

The property is Grade II listed. The listing description states:

SHINFIELD ROAD 1. 5128 No 31 (Lodge to Whiteknights Park House) SU 77 SW 17/566 II 2. Late C19. Single storey asymmetrical lodge formerly serving Whiteknights Park House. Red brick with a diaper of grey headers. Slate roof. 2 gables to front with bargeboards. Porch to right, bay window to left. Paired octagonal chimneys. Gabled projection to road. Decorative timbering in gable to east. Brick gate pier and quadrant dwarf wall with railings.

Listing NGR: SU7295671790

It should be noted that the photo appended to the listing on the Historic England website is not this building.



Figure 1 - Location

1.3 Proposed Works

It is proposed to refurbish the building, including the following works which require listed building consent:

- Removal internal non-structural blockwork wall – this is a later addition, presumably installed in the 1970's to provide a kitchen / WC.
- Construct stud walls to provide an internal bathroom
- Excavate the floor slab to allow the installation of new below ground drainage for the bathroom.
- Installation of secondary double glazing to the inner face of the windows.
- Line the external walls with insulation backed plasterboard
- Line the angled sections of the ceilings (which are plasterboard) with insulation backed plasterboard
- Complete rewiring of the property. Main cables to be run within the roof void, and to be concealed within plaster/ insulation to walls. Historic fabric of the building will not be 'chased' for cable routes.

The following works will be carried out alongside the works noted above, but are outside the scope of the listed building consent:

- Prepare and decorate the property both internally and externally.
- Some external pointing is required, this will be carried out using a matched lime mortar to maintain both breathability and the appearance of the building.

2 Justification

The existing property does not meet current residential standards due to the extremely small kitchen and bathroom and poor thermal performance.

The provision of a new bathroom and kitchen will bring the property in line current standards without any significant detriment to the historic fabric.

3 Impact

3.1 Character of the Area

The proposal will have no impact on the character of the area as the external appearance will remain unchanged.

3.2 Listed Buildings

The proposed works will have minimal impact on the listed building. The wall that is being removed is a much more recent addition. All other works will be reversible.

The existing fireplace and cupboard in the location of the new bathroom is being retained and boarded over with plasterboard to allow the installation of the bathroom.

3.3 Access and Parking

No changes are being proposed to the access and parking.

4 Environmental Impact

4.1 Trees and Landscaping

No works are being carried out which will have a material affect landscaping and / or trees on the site.

4.2 Ecological Assessment

A bat roost assessment has been carried out.

No evidence of bats was noted. A copy of the inspection report will be issued in due course.

5 Photographs



Figure 2 - General view of front elevation



Figure 3 - Fireplace to be boarded over

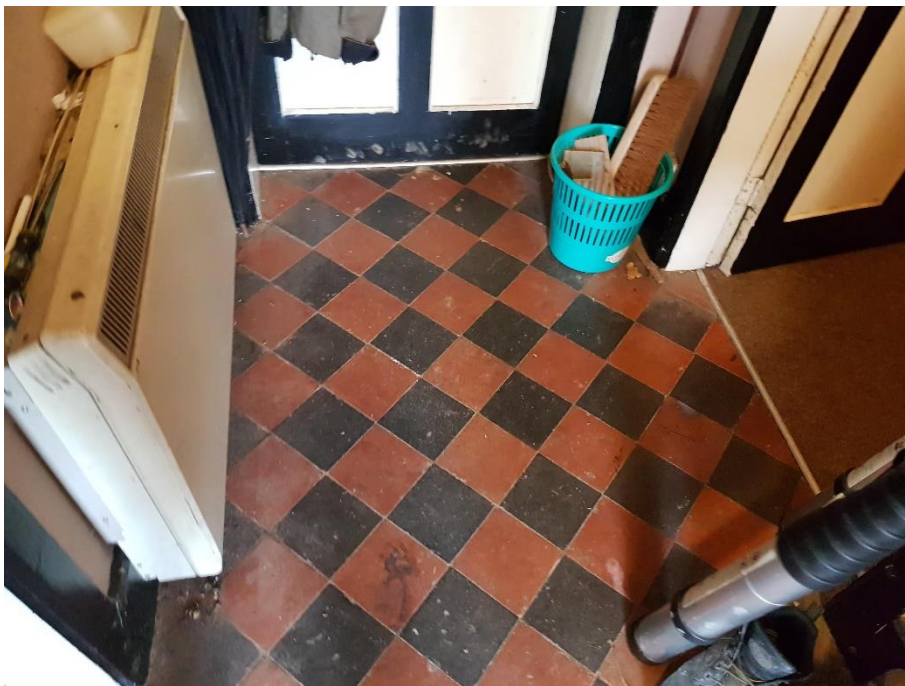


Figure 4 - Original floor coverings in hallway to be retained



Figure 5 - Skeilings and external walls to be boarded over with insulation backed plasterboard