

**HERITAGE IMPACT ASSESSMENT / DESIGN & ACCESS STATEMENT**

Project No: 17.110 - St Johns Lodge

Project Address: St Johns Lodge,  
4 Star Road,  
Caversham,  
Reading,  
Berkshire,  
RG4 5BS

### 1.0 Introduction

This Heritage Impact Assessment / Design & Access Statement has been prepared in support of the application for planning permission and Listed Building Consent to repair the slumped gable end at St Johns Lodge, Caversham.

This assessment sets out what is significant about the proposed work and analyses the impact of the proposals on the heritage assets.

This document should be read in conjunction with the structural report carried out by Riddwood engineers.

### 2.0 The Nature of the Asset

St Johns Lodge is a combination of three individual cottages, with the original central cottage dating back to the 17th Century. Two further extensions in the late 18th and early 19th centuries added the right and left hand cottages respectively.

Over the last 300 years St Johns Lodge has been developed and integrated to become a whole house.

#### Historic England listing

*STAR ROAD 1. 5128 (East Side) Caversham No 4 (St John's Lodge) SU 7274 6/281A 22.7.76. II 2. C17 origins with later extensions. 3 cottages of varying heights and dates, rendered and pebbledashed fronts. 2 storeys with modern tiled roofs, old tiles to rear. Centre and right hand cottages 2 bays each. Centre probably C17 with 2 modern 3 light oriels on 1st floor and verandah porch on ground floor, central reeded doorway (interior with contemporary stud partitions). Right hand part probably late C18, glazing bar sashes on 1st floor with blind boxes, central porch on ground floor, now 2 window. Left hand part early C19, 1 bay. Rear some glazing bar sashes, exposed timberwork in 2 gables, and in gabled break.*

Ref 1321890, from 22nd July 1976:

### 3.0 The Extent of the Asset

The site is located on Star Road, Caversham and is within walking distance of both Caversham and Reading town centres.

The surrounding area is predominately high density residential accommodation dating to a later period of construction. Located directly opposite the house are modern 3 storey flats (Surrounding Context - Picture 1). Brick terrace houses form the majority of properties further along Star Road - West view terrace dates back to the late 19th Century (Surrounding Context - Picture 3).

The plot (St Johns Lodge) was split by a previous owner and a detached house, now known as 4a Star Road (Surrounding Context - Picture 4), was built in 1997.

The property is screened from Star Road by a large number of mature trees, with parking set behind the tree line at the front of the house. There is a large garden to the rear of the property with a number of mature trees along the east and south boundaries.

The property also includes a small outbuilding to the rear of the property which is currently used as a store.

#### 4.0 The Significance of the Asset

The significance of the asset is undoubtedly its age and historic reference. The 17th century cottage is a prime example of historic timber frame construction.

#### 5.0 Relevant Planning History

Demolition of stables (current use storage and garage)  
Ref: 940936 (1994) - Application granted

Two semi-detached three bedroom two storey houses with integral garages.  
Ref: 960235 (1996) - Application refused

Two storey, three bedroom detached house with integral garage.  
Ref: 970784 (1997) - Application granted

Conversion of existing store to shower room at the rear on the first floor.  
Ref: 041188 (2004) - Application granted

#### 6.0 The Proposed Works & the Impact on the Asset

As documented in the structural engineers report, the slumped gable end is no longer structural sound. The proposal is to provide temporary support to the slumped wall until remedial measures are made. As per the structural engineers report, repair work is required to ensure the property is structurally sound and safe for its occupiers.

The repair work includes:

*'The heavily rotten timber members can be repaired by way of carving out the decayed part and reinserting green timber to match the existing. However, suitable bonding agents such as injected epoxy resin must be employed. The bulging brick infills maybe repaired by providing permanent lateral support system, such as those provided by Newman Building Solutions, Helifix or other similar anchorage systems. To address the bond between the brick infills, the soft part between the bricks must be removed and replaced by a suitable material, normally a bonding grout. All bonding agents have different curing periods, and must therefore be taken into account when deciding whether the structure is already stable.'*

*Further, it is recommended that a specialist restoration contractor must be employed to conduct the repair works.*

*Alternatively, the wall may be dismantled in stages and rebuilt using salvaged materials. However, whichever repair method is adopted, it is recommended that a method statement is produced prior to embarking on the work, along with the necessary permits obtained.'*

### **7.0 Preserve, Enhance and Mitigate**

All materials used in the repair work will match existing in order to preserve the heritage of the asset and secure its use for future generations.

### **8.0 Conclusion**

As per the structural engineers report.

*The wall in question is structurally unstable. It is not safe to use the area of the property until remedial measures are made. The structural stability of the structure discussed above is primarily dependent on the timber members. Therefore, the decayed timber members must be addressed, while remedial measures must be taken to prevent further movement of the brick infills.*