



**Design and Access Statement:**  
L'Ortolan, Church Lane, Shinfield, Reading, RG2 9BY

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**Introduction**

This application follows two previously approved Planning and Listed Building Consent applications:

- APP REF NUM 233190 and 233191 - Change of Use to a single residential dwelling with ancillary annex accommodation.
- APP REF NUM 252252 and 261266 for the proposed erection of a rooftop extension with terrace decking and a single storey rear extension to the existing main building, alterations to the fenestration and internal layout, the erection of a detached 1.5 storey garage with incidental first-floor accommodation, a single storey storage outbuilding, pergola and entrance gate together with landscaping and parking alterations, following the demolition of the existing single-storey rear extension

This new application seeks consent for further alterations to the existing annex to better meet the needs of the new family occupying the property while respecting the character and significance of the listed building.

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**Locality and Existing Building.**

Details of the building and its setting are covered in the Heritage statement.

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**Proposal**

The proposed works relate solely to the existing annex and include the following alterations:

- Construction of a single-storey rear extension with a pitched roof, designed to align with the existing eaves level and complement the form of the existing roof.
- Formation of a recessed roof extension, set back from the principal façade so that it remains visually unobtrusive from the exterior.
- Alterations to the internal layout to provide improved accommodation and functionality.
- Alterations to selected external openings to support the revised internal arrangement.

Although the existing structure is suitable for the proposed use and alterations, structural reinforcement will be required through the introduction of a new structural support frame.

The proposals have been carefully designed to retain the proportions and character of the visually prominent end elevation. They will enhance the functionality and quality of the accommodation without compromising the architectural character of the annex or the visual prominence of the main house. The proposed materials will be carefully selected to match and complement the existing building, ensuring a sympathetic and high-quality addition that preserves the significance of the listed property.



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### **Accessibility**

The building has few steps to access. A new WC is proposed on the ground floor.

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### **Conclusion**

The proposals aim to enhance the aesthetics of the original architecture while preserving the historic fabric with minimal alterations.

The materials chosen will be in keeping with the building's original style.

Furthermore, the plans will upgrade the building's facilities, ensuring sustained investment in its structural integrity for the next phase of its life.