

**trace**  
ARCHITECTS



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

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## **Introduction**

This application follows on from a planning and Listed Building application, now approved, for a Change of Use to a single residential dwelling and associated extensions.

The new application aims to further adjust and adapt the existing property to better accommodate the needs of a new family.

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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 proposal includes a range of alterations to the entire property:

- In the Ortolan Main House it is proposed the demolition and replacement of the existing single-storey extension. By removing this outdated structure and introducing a more open-plan extension, we aim to connect the house to a private courtyard while enhancing the original part of the property.

Additionally, the reinstatement of former loft accommodation and historic chimney detailing is proposed, along with the extension of the rear chimney. The new roof extension will restore the historic proportions of the property, while adopting a yet sympathetic design that acknowledges the building's past. The materials and detailing will preserve the dominance of the main structure, including the edge parapet built after the fire. Reinstating the chimney details and bringing the rear chimney back into functional use will be a significant improvement for the building.



- To the Annex Building are proposed alterations to the ground floor, a ground floor extension, and a loft extension. It will retain the proportions of the visually prominent end elevation. These changes will improve the accommodation without compromising the building's character or the visual dominance of the main house. The choice of materials will be sympathetic to the original design.



- It is proposed to erect a New Garage Building with loft space for a gym, ancillary to the function of the main house. The choice of materials will be in harmony with the existing buildings, ensuring consistency in design



- The two dilapidated outbuildings or sheds will be replaced by a new store outbuilding to the rear of the site

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#### **Accessibility**

The building currently has level 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.