

## CASE STUDY



### Introduction

The Shipton Reading Room was built in 1909 and was provided for the men and boys of the village for reading and recreation. The room was open every evening except Sundays and the men would go there after tea to read the papers and discuss the day's events. The majority of the men worked on the local farms and newspapers and books were provided by villagers.

The village Hop proved very popular during the war years and there was no shortage of male partners. The lads from the RAF base at Chedworth would arrive on bicycles, soldiers would walk from their Nissan huts located in a field at the far end of Syreford Road, and Americans stationed at Sandywell Park would also attend.

After the war, due to a lack of maintenance, the building was somewhat dilapidated and a village meeting decided that the building should have a change of function and become the village hall.

### Project:

Snape Contracting Services Ltd secured a contract with Normandy House for the delivery of a renovation and extension project at Shipton Reading Room. The works were delivered in 2021 and comprised the refurbishment and extension of an existing village hall, masonry structure, including a single storey side extension, new drainage, windows, internal reconfiguration of walls, works to the chimney, insulation and M&E works

As a result of the works, the capacity of the hall has increased to serve a maximum capacity of 120 or 66 at a seated dining type event and is far more comfortable than prior to the works being undertaken.

## Client Liaison

We worked closely with Normandy House Properties Ltd., who acted as Principal Designer and represented the client, Shipton Reading Room.

Collaboration throughout the project saw us contribute ideas towards delivering 'best value' as well as innovations and value added works to further enhance the final project.

We worked to stringent deadlines and ensured that works were completed to allow for key village events to take place uninterrupted.



## Lime Pointing

As an added value offering, we exposed the end elevation of the existing hall and undertook the re-pointing of the original Cotswold stone wall. With this work being undertaken by one of our most experienced and time-served operatives, we were able to complete this work quickly and proficiently.

The beautiful lime pointing, coupled with lime plastering around the double door surround, has added great ambiance to the space, particularly when lit up at night..

Working with lime, we had to be particularly mindful to the speed at which the pointing dried and maintain sufficient humidity to guarantee the faultless finish.

## Listed Buildings & Heritage

With extensive experience in restoring listed buildings, we possess a deep understanding of the strict protocols governing heritage preservation. Our track record highlights our commitment to upholding architectural legacies. Each restoration project involves a delicate balance between past and present, as we navigate complex regulations. From façades to interiors, our seasoned team approaches every detail with care. We seamlessly blend traditional craftsmanship with modern techniques, revitalising structures with storied pasts. Our portfolio showcases our dedication to preserving history, safeguarding the beauty of heritage for generations to enjoy.



## Local Supply Chain

As far as possible, we worked with our local supply chain to source materials and products.

Specialist and bespoke windows and doors were sourced from Countryside Windows and manufactured less than 5 miles away from site.

By working with local suppliers, we were able to deliver significant social value and commercial benefit for the local economy. We were also able to comply with a requirement of the contract to operate on a basis of only delivering products and materials to site as and when they were needed.



## 3D Modelling

Scan this QR Code to view the 3D model of the building, prepared for the architects of this project, Cotswold Architectural Design



## Lessons Learnt

The delivery of this project was not without its challenges, but they were all overcome and risks mitigated to deliver an exceptional project to the complete satisfaction of the client.

Lessons we learnt along the ways include:

- Drainage design was required to be adapted following further investigation and the digging of trial drainage holes. We worked closely with drainage design experts to ensure the solution was suitable for the demands that would be placed on the system.
- We were required to liaise with a local land owner to gain access to the one gable that needed to be accessed via the adjacent property. This required a detailed understanding of the Party Wall Act.
- As the project was delivered during the early part of the pandemic, site meetings had to be conducted remotely as far as possible and where impossible to undertake these outdoors or in an open space, with only absolutely necessary participants, at a safe distance of 2m recommended by Public Health Authority.
- Due to the delay of some materials, compounded by the effects of the pandemic, we were required to rework our programme a number of times to deliver the project as close to the original deadline as possible. We worked collaboratively with all stakeholders to manage this process.



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