



HERITAGE STATEMENT

42 BATH ROAD, READING, RG1 6PG

prepared by lustedgreen for BUPA

INTRODUCTION

Beacher Hall Care Home – Bupa, 42 Bath road, Reading, RG1 6PG

Prepared by Lustedgreen - 03/03/2023

This report has been commissioned by Bupa, the leaseholder of the building, to understand the building within its historical context, to provide a visual and written summary record of the building and to assess the significance of the building and the potential impact of the proposed works.

The building was previously occupied by a Blue Coat School (from 1852 until 1947) and was known as 'Brunswick House' at the time. In the late twentieth century a two-story extension was added, and the building was converted into a care home. The old school house (Brunswick House) is grade II listed, but the extension building has no listing.

It is intended to replace an existing set of double doors, situated within the grade II listed part of the building, with an aim to improve access for the residents to the rear garden. These works are part of a light touch refurbishment of the whole care home, as described in the "scope of work" section below and as shown on the drawings listed at the end of this document that form part of this planning application.

In general, this will include decoration, new floor finishes, furniture and sanitaryware.

This application is submitted to gain full Planning and Listed Building consents to carry out the installation of new set of double doors, to replace the existing.

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EXISTING BUILDING

The property is located within the Borough of Reading. It was first listed Grade II in December 1978.

The listing description for the property in the Reading Historic Environment Record is as follows:

BATH ROAD 1. 5128 (North Side) No 42 SU 7072 13/23 II GV 2

Late C18. 3 storeys and basement. Plum brick with red brick flat arches. Plain stone string at 1st floor level. Flat eaves to slate roof. 5 bays, glazing bar sashes. Central 6 panel door with segmental radiating and wreathed fanlight in rusticated surround. Well proportioned Greek Doric wooden porch with fluted columns at head of a flight of steps. C19 stone brackets at 1st floor level with stone canopies (sculptures removed). Later side extensions, 3 storeys. 3 windows to left, 2 storeys 2 windows to right. Rear has a 2 storey central porch with arched ground floor openings. Later extensions and link block to mid C19 chapel (later gymnasium). Interior retains contemporary staircase. Former Blue Coat School.

Listing NGR: SU 70283 72787

DESIGNATION DETAILS

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest, details of which are shown below:

Record Type:	Listed Building
List entry number:	1321986
Grade:	II
Date first listed:	14/12/1978

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DESIGN

Our general approach to the refurbishment of this property will improve the look and feel of the internal spaces through the replacement of existing floor finishes with new, redecoration, new furniture and new sanitaryware. As part of these works, we aim to improve access for the residents into the rear garden by replacing a set of existing double doors. The proposed door replacement is located within the rear garden and is not visible from the street.

The existing doors to be replaced are situated within the ground floor lounge, which is the only day space which has access to the garden. The existing doors are in poor condition and are not easily accessible for many residents who have limited mobility and to those who use wheelchairs. The proposed replacement doors will be white painted timber doors with glazed panels which are of similar style to the existing doors. These will comprise of a larger DDA compliant door leaf with an automatic opener and a smaller door leaf. This requires the installation of a satin s/s post with a push button to the external garden. The proposal also includes works to the threshold between the internal lounge and external patio to improve accessibility, through the installation of a new DDA compliant level threshold with ACO linear threshold drain connected to the existing rainwater gully adjacent.

PROJECT SCOPE AND PROPOSAL

Basement: staff changing rooms, corridor and storage space

Ground Floor: reception, entrance lobby, day spaces, bedrooms, corridors, staff changing, stairs 2

First Floor: bedrooms, corridors, staff changing, stairs 2

Second Floor: day spaces, bedrooms, corridors, staff changing, stairs 2

We are proposing a replacement of existing set of double doors as part of a light touch refurbishment of the building, the main aspects of which are:

- Improving rear garden access for the residents by installing new white painted timber doors with glazed panels which are of similar style to the existing doors
- New floor finishes
- Cleaning of some existing floor finishes
- Redecoration including wall paint, wallpaper, ceiling paint
- New furniture
- New wall tiles to bedroom ensembles
- New sanitaryware

DRAWINGS

The Heritage Statement should be read in conjunction with the following drawings, which form part of this planning application submission:

DESIGN CONSULTANT

lustedgreen drawing package:

001A – Site Plan

002A – Existing Photographs

003A – Existing Photographs

004A – Location Plan

101D – Existing / Demolition Ground Floor Plan

102D – Existing / Demolition First Floor Plan

103D – Existing / Demolition Second Floor Plan

105D – Proposed Ground Floor GA

106D – Proposed First Floor GA

107D – Proposed Second Floor GA

113C – Ground Floor - Floor Finishes Plan

114C – First Floor - Floor Finishes Plan

115C – Second Floor - Floor Finishes Plan

117C – Ground Floor - Wall Finishes Plan

118C – First Floor - Wall Finishes Plan

119C – Second Floor - Wall Finishes Plan

200A – Existing Plan and Rear Elevation

201A – Proposed Plan and Rear Elevation

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