
Bupa Beacher Hall Care Home

42 Bath Rd, Reading RG1 6PG

DESIGN AND ACCESS STATEMENT

November 2022

Introduction

The proposal at the Bupa Beacher Hall Care Home includes the removal and replacement of an existing set of double doors which are situated within the grade II listed part of the building, with an aim to improve access for the residents in to the rear garden. These works form part of a light touch refurbishment of the whole 70 bedroom care home, which also includes decoration, new floor finishes, furniture and sanitary ware.

This document details the works to the grade II listed part of the building and is to be read in conjunction with drawings 001, 002, 003, 004, 101, 102, 103, 105, 106, 107, 113, 114, 115, 117, 118, 119, 200 & 201, which form part of this planning application.



Beacher Hall rear garden



Beacher Hall rear garden

Site and Context

The existing building is believed to have been a nineteenth century school house, in which a two story extension was added in the late twentieth century when it was converted in to a care home. We understand that the old school house is grade II listed but the extension building has no listing, which is shown on the site map opposite. The site is accessed from Bath Road.

The proposed door replacement is not visible from the street as they are located within the rear garden.



External Door Replacement - Site, Context & Proposal

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 wheel chairs.

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 rain water gully adjacent.

Refer to drawings 002, 200 & 201 for details.



1 Existing Doors - external view



3 Existing Doors - internal view

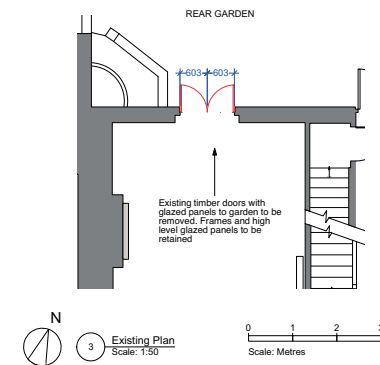
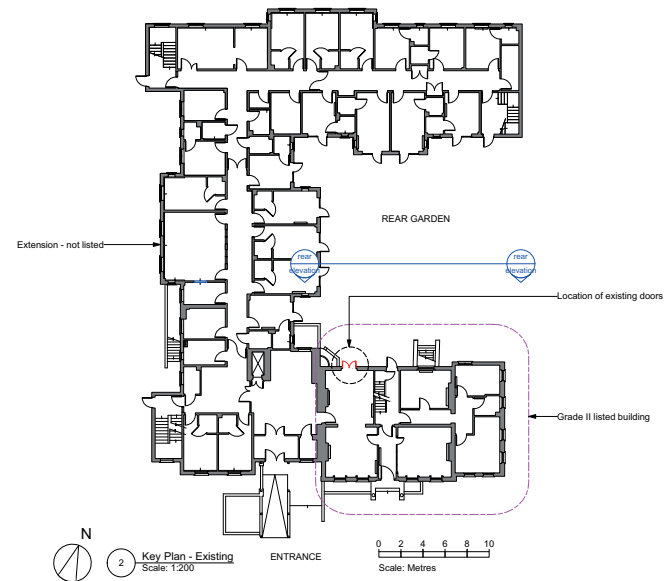
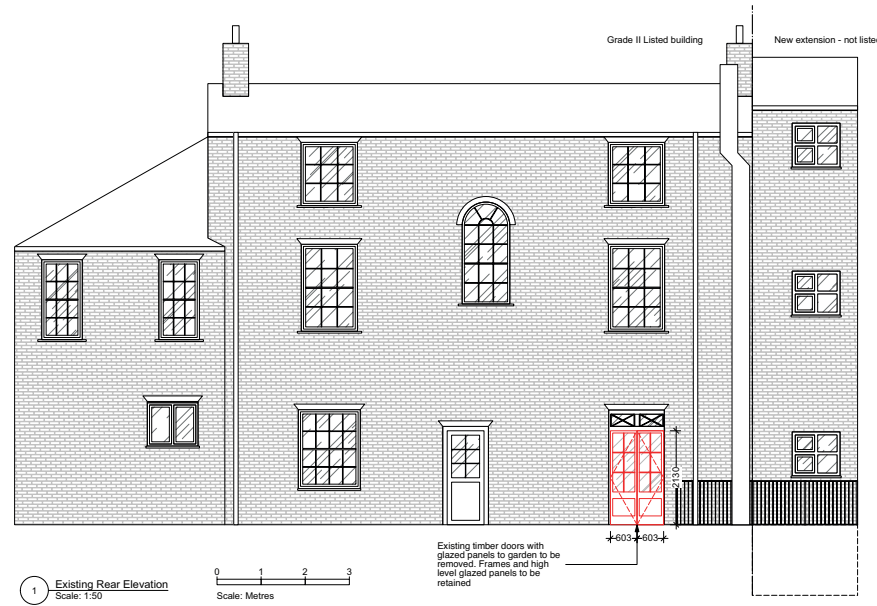


2 Existing Rear Elevation

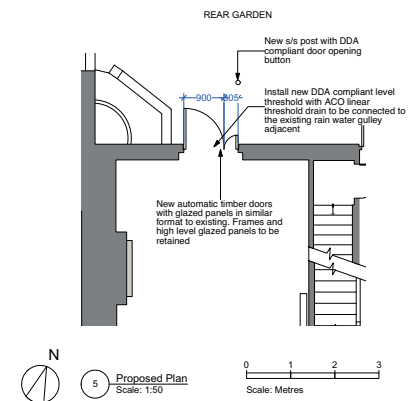
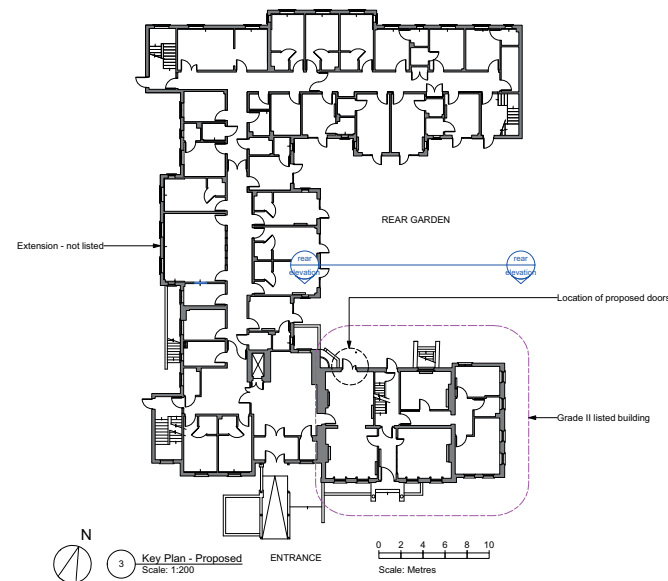
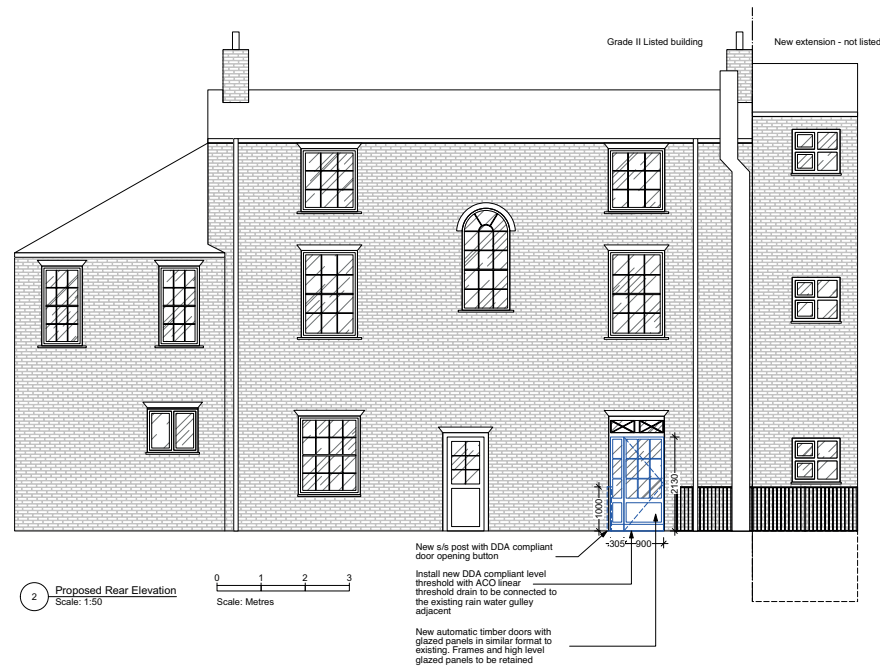


4 Existing Rear Elevation

Existing Plan & Rear Elevation



Proposed Plan & Rear Elevation



Internal Refurbishments - Site, Context & Proposal

The proposed works include light touch refurbishments to the whole 70 bedroom care home, which includes the rooms within the grade II listed building.

The general refurbishments include replacing existing floor finishes with new, redecoration, new furniture and new sanitary ware.

The proposal does not include the removal of any existing internal partitions within the listed part of the building, other than the external doors detailed in this statement.

Our understanding is that there are no areas of architectural interest within the internal areas of the listed building.

Refer to drawings 003, 101, 102, 103, 105, 106, 107, 113, 114, 115, 117, 118, 119 for details.



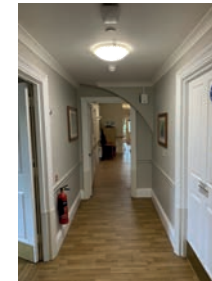
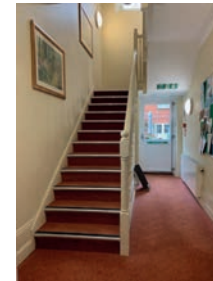
1 Existing Lounge



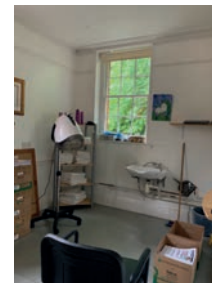
2 Existing Lounge



3 Existing Corridors



4 Existing WC



5 Existing Salon



6 Existing Bedrooms

