

Design and Access Statement

Royal Berkshire NHS Foundation Trust
Old Maids Building, London Road, Reading

New piled foundations and below ground drainage

The Proposals

This proposal seeks Listed Building Consent for the insertion of a bored pile type new underpinned foundation scheme to remedy failures in foundations over many years. The application also seeks to gain consent for the installation of a new below ground storm and foul sewer network, which would replace the existing pipework which is blocked and collapsed.

Further to our Pre-Application meeting in October 2020, this Listed Building Application is one a series as follows:

- Listed Building Consent for Reroofing
- Listed Building Consent for Removal of timbers affected by Dry Rot
- Listed Building Consent for change of use to NHS Administrative office space

The remaining applications will be made during 2021 as NHS Funding becomes available for the Capital projects.

With regard to this application now in hand, we attach the overarching Structural Engineers Report written by messrs WSP Ltd, which gives reasoned justification for the new foundation scheme.

We also attach a full Heritage Report written by messrs Worlledge Associates.

Design

The details of the design are set out in the attached Structural Engineers drawings and also those of the Drainage Engineers.

There is some impact on the ground floor of the building, where existing floorboarding needs temporary lifting to allow for piling, and these design measures are set out on our own architectural layout as attached.

Access

These works do not affect accessibility to the building. In fact, accessibility to the building will be addressed (and improved) by means of the later conversion to offices application later next year.