



Montpelier
estates

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N O R T H E R N

Dellwood Hospital Site, Reading

Design and Access Statement

September 2020

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Draft	2020-02-28	Draft for client review	RA	MM
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Section 1

Introduction

1.1 Introduction

This Design and Access Statement has been prepared by IDPartnership on behalf of Montpelier Estates Ltd to accompany a detailed planning application for a site on Liebenrood Road, Reading.

Proposals

The proposed development involves the demolition of an existing former hospital building and the erection of a new care home.

Design Team

The project team includes:

- **Developer:** Montpelier Estates Ltd
- **Architect:** IDPartnership Northern

Planning Context

The site is allocated in the Reading Sites and Details Policies Document (2012) for 11-17 dwellings.

In December 2018, Reading Borough Council provided pre-application advice in relation to a proposal for the redevelopment of the site to provide 14 two bedroom dwellings (9 apartments, 1 apartment over a garage and 4 maisonettes). The apartment over a garage and the maisonettes would be affordable housing. The principle of residential development on the site was accepted.

Section 2

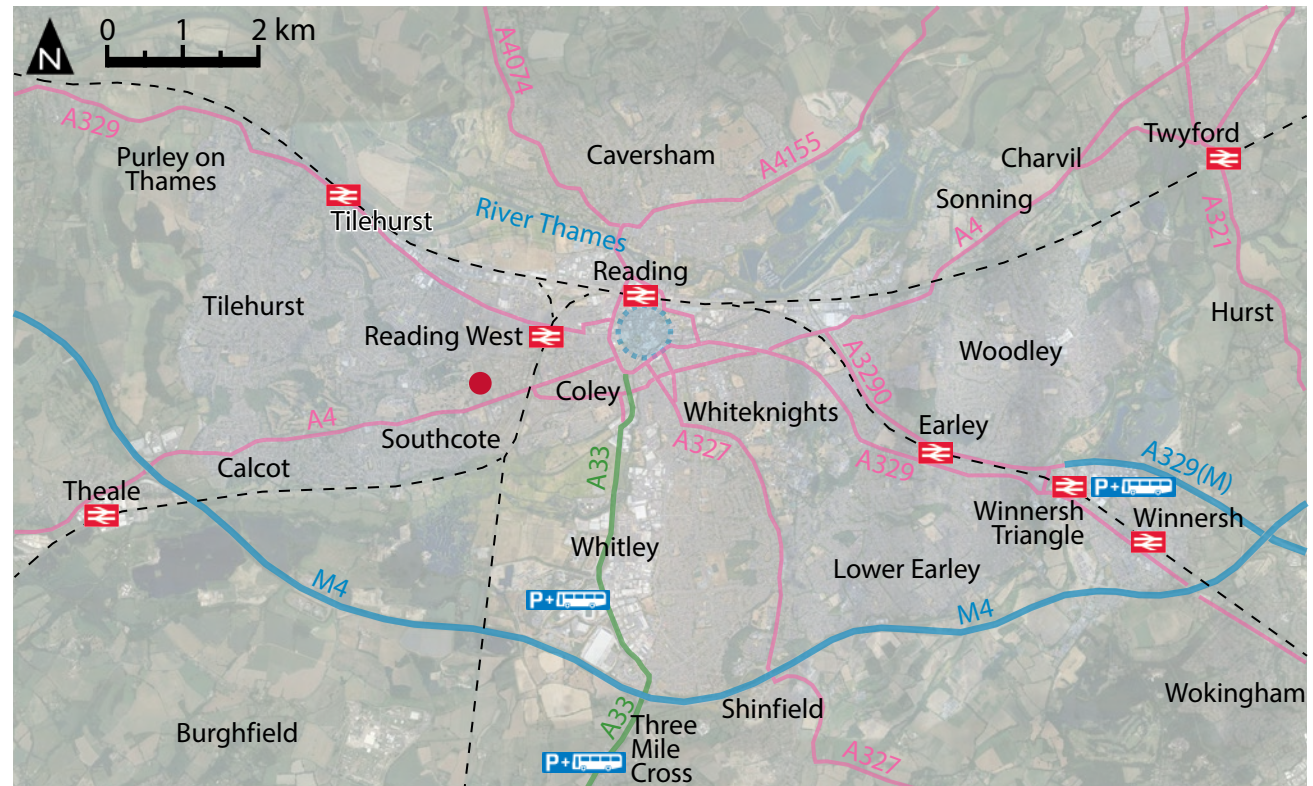
The Site

2.1 Site Location

The site is located within Reading, a strategic regional town in the Thames Valley, which is located approximately 60 kilometres west of London.

The site occupies part of a former hospital site off Liebenrood Road within the residential suburb of Southcote, approximately 2 kilometres south-west of Reading town centre.

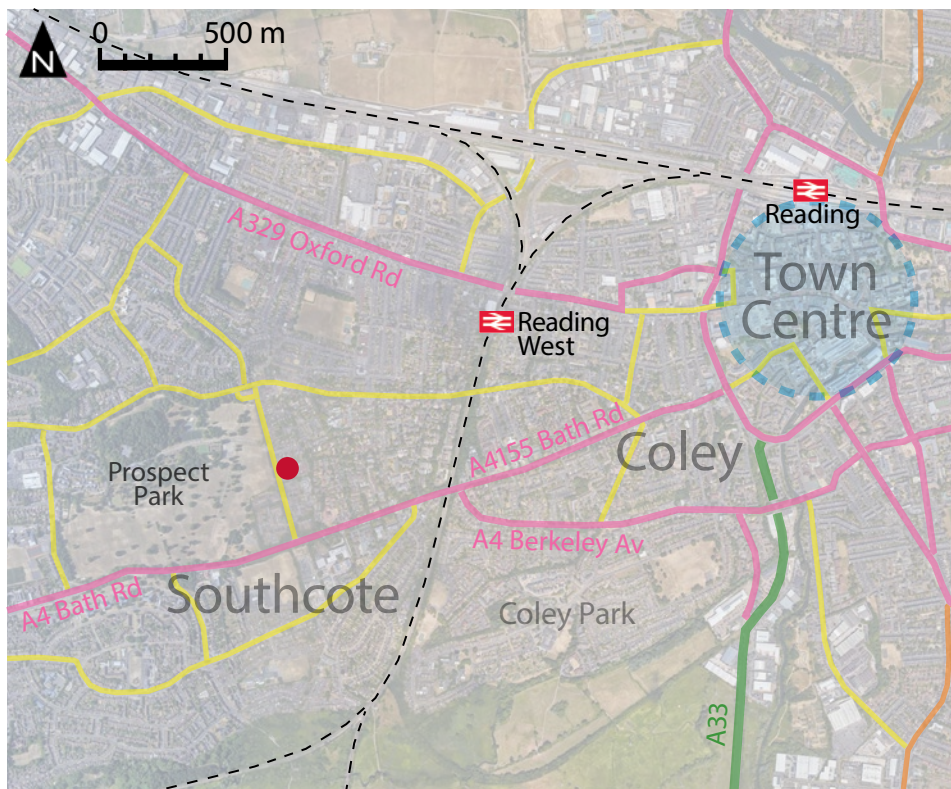
The Grade II listed Prospect Park lies directly opposite from the site.



Map showing location of the site within Reading

Key:

- | | |
|----------------------|---------------------|
| ● Site location | --- Railway line |
| — Motorway | 🚉 Railway station |
| — Primary A road | 🚌 P+R Park and Ride |
| — Non-primary A road | 🕒 Town Centre |



Map showing location of the site in relation to Reading Town Centre

- Key:**
- Site location
 - Primary A road
 - Non-primary A road
 - B road
 - Other main road
 - - - Railway line
 - 🚉 Railway station
 - ⬢ Town Centre



Map showing location of the site in relation to Prospect Park and Bath Road

- Key:**
- Application site boundary
 - Non-primary A road
 - Other main road
 - ⬢ Grade II listed park
 - ▲ Grade II listed structure
 - 🚌 Bus stops (in both directions) in regular use
 - 🚌 Bus stops served by special services only

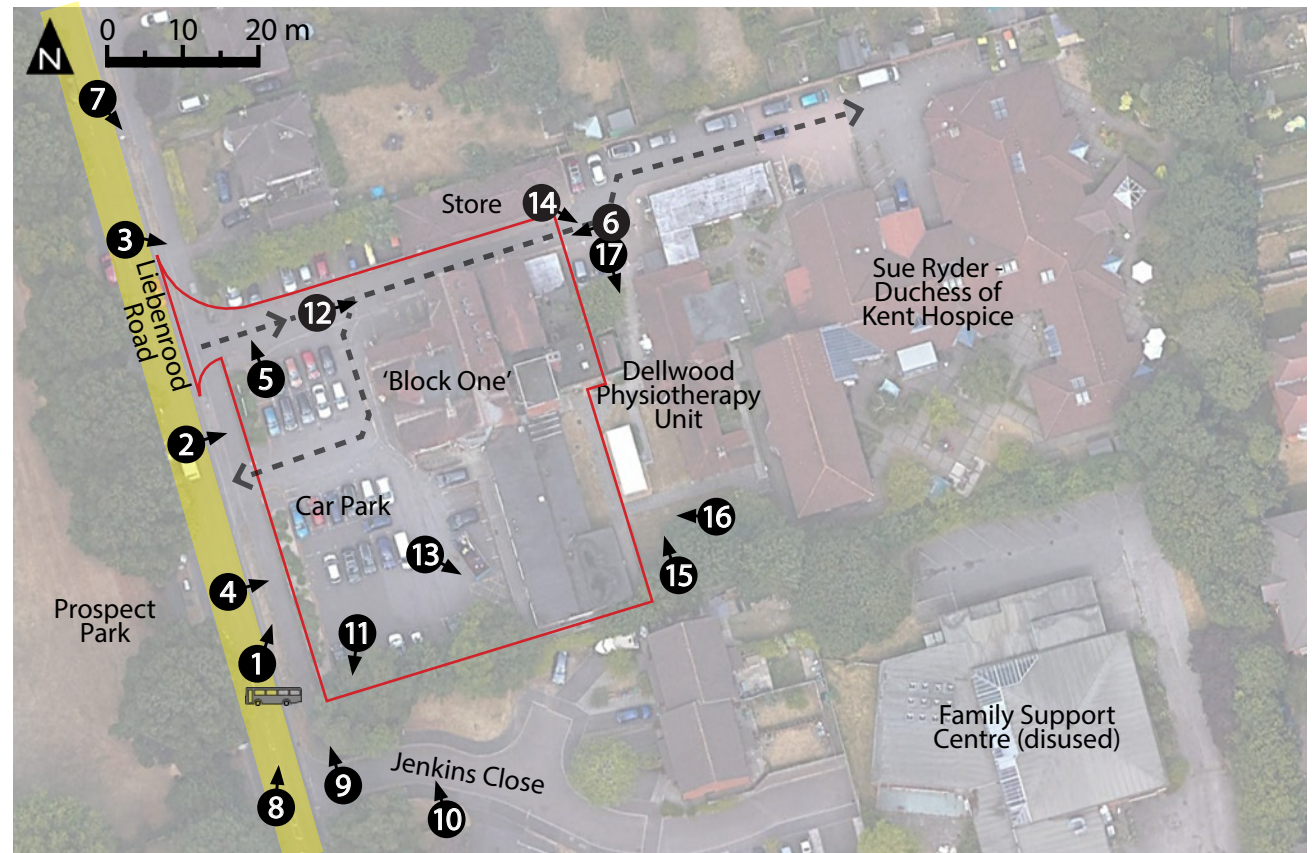
2.2 Site Description and Photographs

The site is an approximate rectangle shape with an area of 0.25 hectares. It covers part of the Dellwood Hospital site located on Liebenrood Road. The site includes an existing building referred to as Block One, a car park, and an access road serving the remainder of the hospital site. This access road connects to separate vehicular entry and exit points on Liebenrood Road.

The site is bounded to the west by Liebenrood Road, with the Grade II listed Prospect Park beyond. To the south, the site is bounded by residential properties on Jenkins Close. To the east, the site is bounded by the Sue Ryder Duchess of Kent Hospice (which includes a Physiotherapy Unit). The site is bounded to the north by car parking spaces and a store, with residential properties beyond.

Block One is a 2.5 storey brick Victorian building with a later single storey extension to the south. It was originally constructed as a house known as 'Dellwood' and became 'Dellwood Maternity Home' in 1920. The asset is now surplus to the NHS requirements and is offered with vacant possession. The remainder of the hospital site will continue to operate and will retain access rights over the access road transversing the site.

The adjacent aerial view of the site shows the locations of the site photographs displayed on the following pages.



Aerial view of the site and its immediate context

Key:

- Application site boundary
- Main road
- ↔ Access road

-  Bus stops served by special services only
-  Location of photographs



View north-east from Liebenrood Road, showing Block One and the car park



View from Liebenrood Road, showing the access road and Block One



View from Liebenrood Road at the entrance to the access road



View from Liebenrood Road looking towards the later extension to Block One



View of parking spaces at the entrance to the access road



View west along the access road from the rear of Block One



View south along Liebenrood Road towards the site



View north along Liebenrood Road towards the site



Looking north at Liebenrood Road of Jenkins Close



Looking north towards the site from Jenkins Close



Gas valve at the south-west corner of the site



View east along access road adjacent to Block One



Southern end of later extension to Block One



View of the Physiotherapy Unit east of the site



View looking north between the rear of Block One and the Physiotherapy Unit



View from the Physiotherapy Unit towards the site



Physiotherapy Unit to the east of the site

2.3 Historic Context

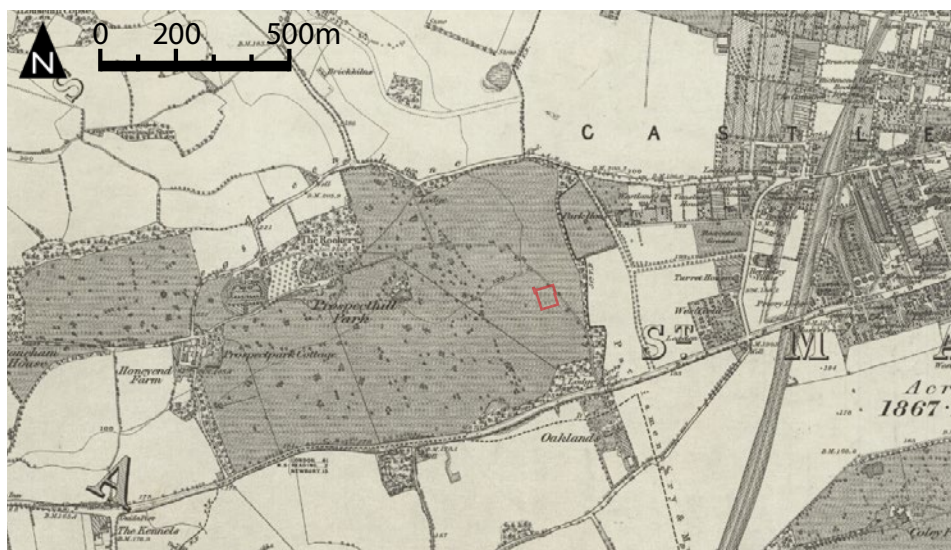
Prior to its development, the site was located within Prospecthill Park - A nineteenth century landscaped park, to the north of Bath Road, surrounding a late eighteenth century country house. This house, which is shown on early maps as Prospecthill Park and later became known as Prospect House. It is now Grade II listed and is currently known as Mansion House. The parkland, which became a public park in 1902 and later became known as Prospect Park, is also Grade II listed.

Before the turn of the twentieth century, Liebenrood Road was built across the eastern side of the park, redefining the park's eastern boundary. Thereafter, and throughout the twentieth century, residential developments were built along Liebenrood Road. 'Block One' was originally known as 'Dellwood' and was one of the first houses to be constructed.

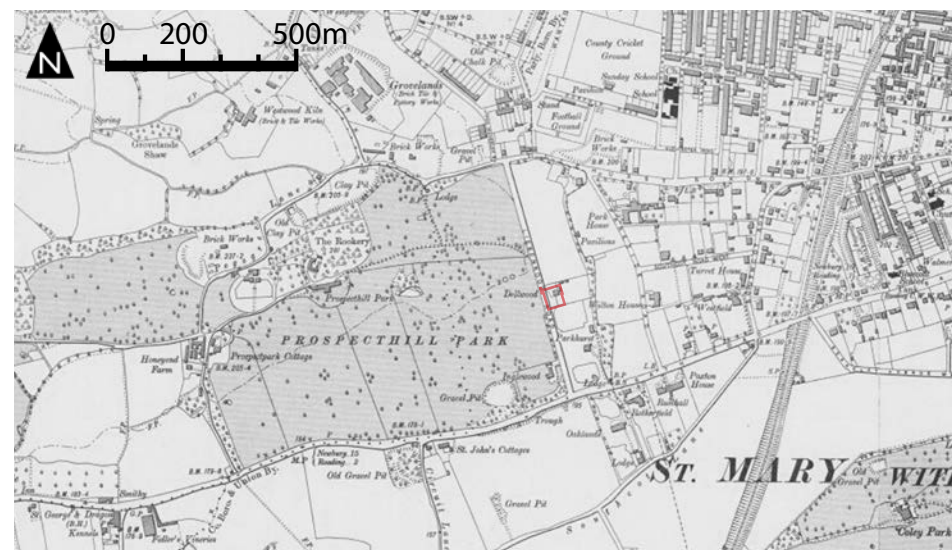
Reading West railway station opened in 1906 on a railway line which had been constructed in 1847.

In 1920, Dellwood became Dellwood Maternity Hospital (or Dellwood Maternity Home). In 1954 a fire occurred at the hospital, resulting in serious loss of life. Freda Holland, a nurse at the hospital, was later awarded the George Cross for her efforts to save newborn babies from the fire.

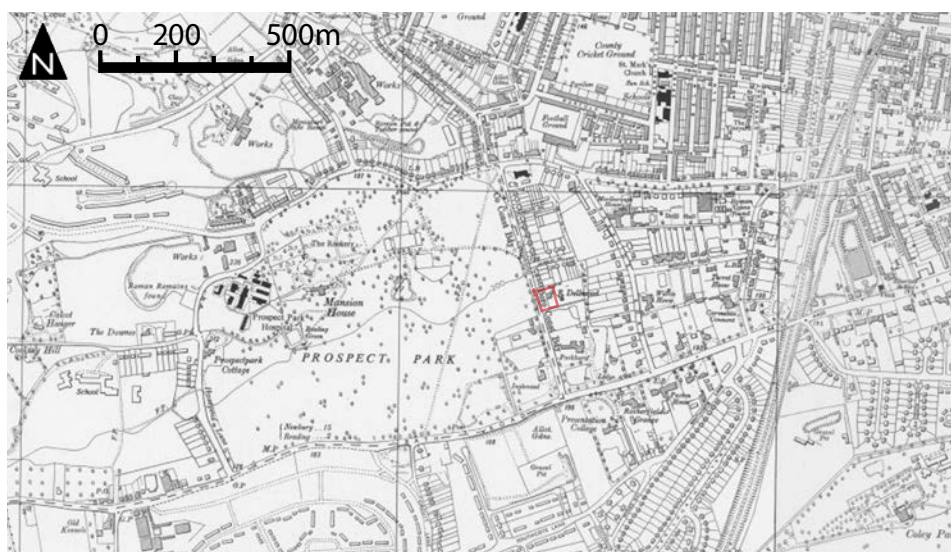
The original building was extended in the mid twentieth century with additional buildings built at the rear. Block One has been derelict since 2005.



1883 Map (with the site indicated in red)



1900 Map (with the site indicated in red)



1961 Map (with the site indicated in red)



Current aerial map (with the site indicated in red)

2.4 Local Facilities and Public Transport

Nearest Facilities

The nearest GP surgery to the site is located on Circuit Lane at Southcote - A walking distance of approximately 1.1 kilometres from the site.

The nearest post office and pharmacy to the site are located at Coronation Square at Southcote - A walking distance of approximately 1.3 kilometres west of the site.

The nearest dentist and supermarket to the site is located at the Meadway Precinct at the opposite end of Prospect Park- A walking distance of approximately 1.7 kilometres from the site.

The local facilities that are available within the vicinity of the site are mapped on the diagram on the following page.

Rail

The nearest railway station is Reading West station, which is located 1.1 kilometres north-east from the site and can be accessed via bus.

Reading station is located 2.4 kilometres north-east from the site and can be accessed via bus. It is a major transport hub on the Great Western Main Line, offering direct services to London Paddington, Bristol, Cardiff, Southampton, Oxford and Birmingham. From 2021, Reading station will be served by the Elizabeth Line (Crossrail), which will provide direct services to several stops within central London and to destinations further east of London.

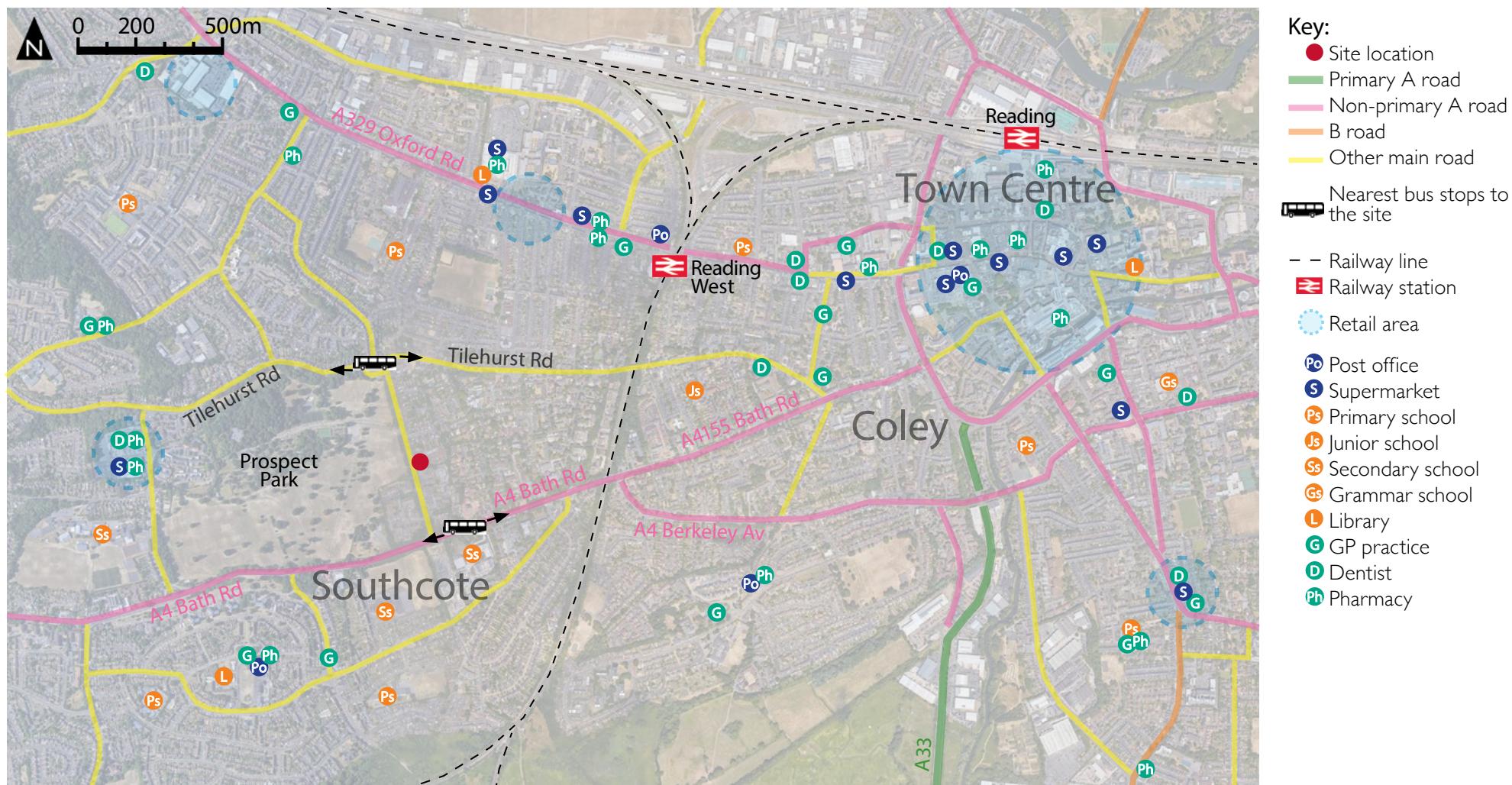
Buses

There are bus stops immediately adjacent to the site, however, these are served by special services only and are not in regular use.

In terms of bus stops with regular services, the nearest pair of bus stops are on Bath Road (A4) at a walking distance of approximately 350 metres from the site. There are another pair of bus stops on Tilehurst Road at a walking distance of approximately 400 metres from the site. The services which serve these stops are summarised in the table below.

Bus stops	Service	Westbound destination	Eastbound destination	Frequency	
				Mon-Sat	Sun
Bus stops on Bath Road (A4)	1 (jetblack)	Newbury via Calcot, Theale, Aldermaston Wharf and Thatcham	Reading Town Centre (including Reading station )	30 mins	60 mins
	2 / 2a (lime)	Mortimer via Burghfield (Some buses continue to Tadley)	Reading Town Centre (including Reading station )	30 mins	60 mins
Bus stops on Tilehurst Road	33 (royal blue)	Turnham's Farm via Tilehurst	Reading Town Centre via Reading West station 	15 mins	30 mins

Table showing details of bus services which stop near to the site



Local Facilities Diagram

2.5 Constraints and Opportunities

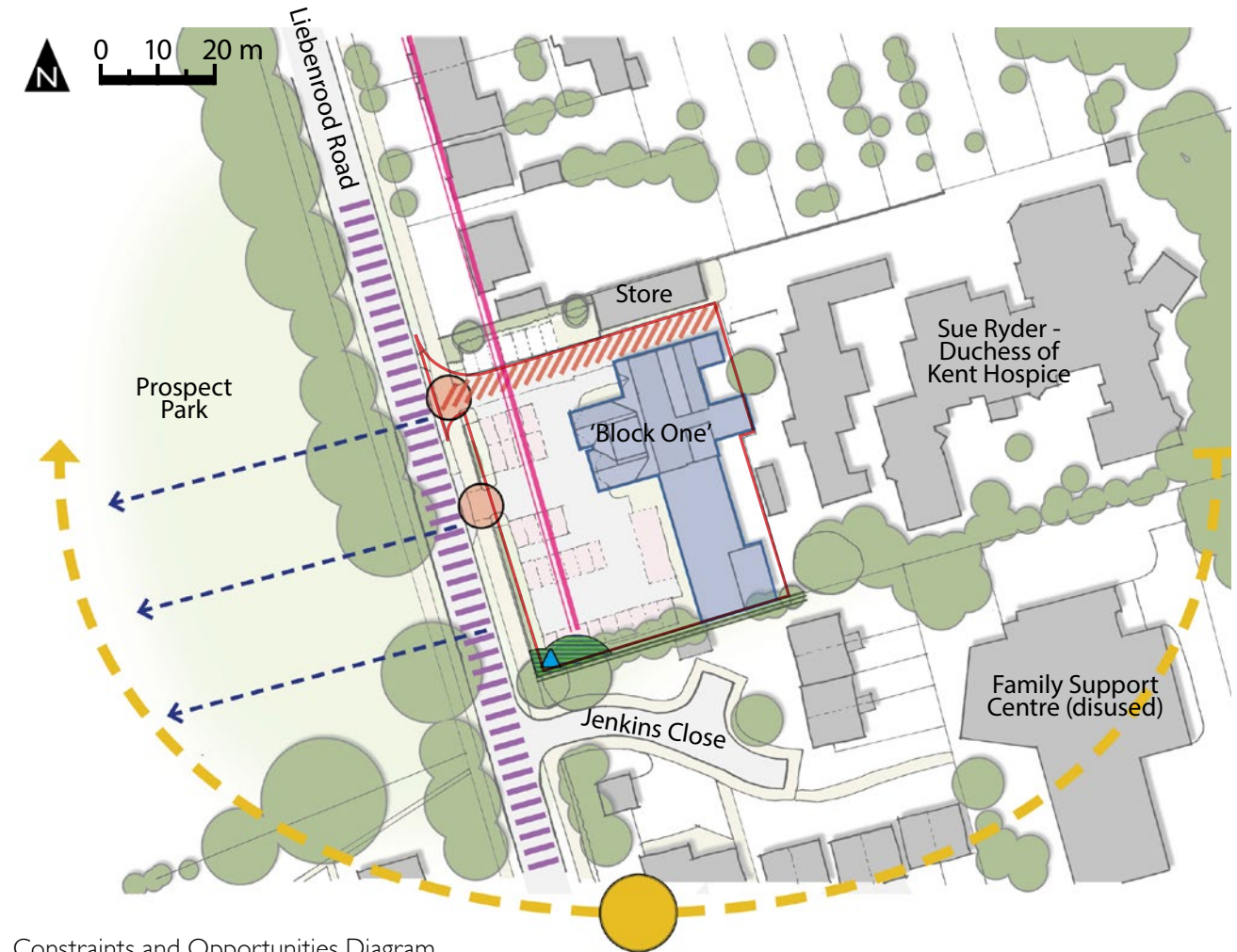
The site constraints and opportunities are summarised below and on the following constraints diagram. These factors have been used to inform design of the proposed development.

Constraints

- Vehicular easement (access road) to be retained along northern edge of site, and will be shared with continuing hospital services to east of site.
- Root protection areas of trees to site boundary
- Potential noise issues from traffic on Liebenrood Road (a main road)
- Existing buildings on the site
- Existing main gas valve on the site

Opportunities

- Existing trees to south of site provide a landscape buffer to residential area
- Utilise existing access into site
- Views over Grade II listed Prospect Park
- Opportunity to bring building line forward for continuity with rest of street



Constraints and Opportunities Diagram

Key:	---	Views to Prospect Park	●	Root protection area
	○	Existing access	—	Landscape buffer
	///	Vehicular easement to be retained		Potential noise issues
	—	Exent of existing building	—	Continuation of building line
	←→	Sun path	▲	Main gas valve

Section 3

Design Proposals

3.1 Layout and Accommodation

3.1.1 Layout Concept

Having originally been built as a house at the turn of the twentieth century, Block One does not lend itself to modern healthcare requirements. It therefore currently lies derelict and is surplus to NHS requirements. The proposal is to demolish Block One and erect a new care home building on the site, whilst retaining the access road which will continue to be used by the continuing healthcare facilities to the east of the site. The access road's connection to Liebenrood Road will be combined into a single vehicular entry and exit point, with wider turning radii.

There is an opportunity for the new building to take advantage of views over the Grade II Prospect Park, directly opposite from the site. The design team have also considered that the building line of other properties along Liebenrood Road tends to be much further forward than that of Block One. Therefore, to take advantage

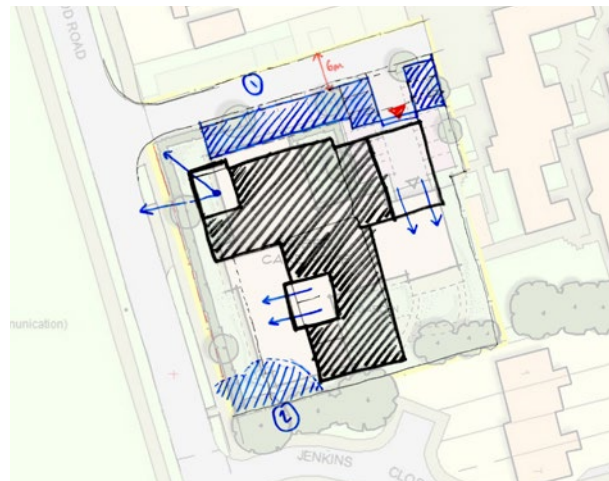
of the views and provide a more consistent building line, the proposal involves siting the new building closer to Liebenrood Road. This also provides the opportunity to accommodate private spaces, such as a garden and car park, to the rear of the new development. The development of this layout concept is illustrated by sketches below.

It is a design requirement for the care home proposal that the nurses' stations are positioned centrally amongst the accommodation units. In order to achieve this whilst maximising the amount of light into the development, the proposed building takes on a T-shaped footprint, with each floor of accommodation comprising three short wings arranged around a central nurses' stations and assistance facilities.

The sketches on the following page illustrate this concept and show how the project team began to consider the implications of this layout design on the elevation.



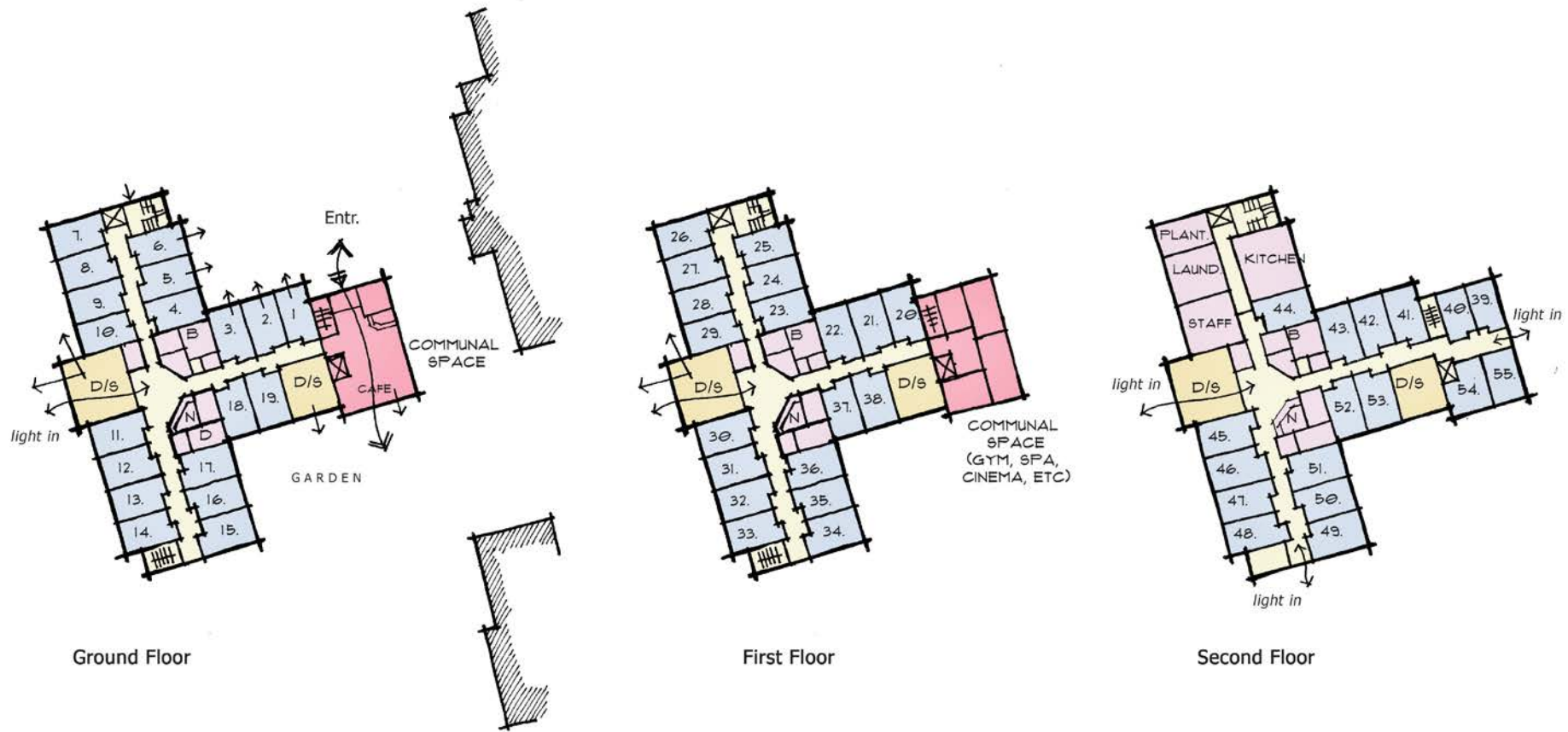
Sketch plan of the existing site layout



Initial concept sketch for the site layout



Further concept sketch for the site layout



Initial concept sketches for the internal layout and its relationship with the shape of the building line (Not to scale)



Initial concept sketches for the elevational treatment (Not to scale)

3.1.2 Proposed Site Layout

The Proposed Site Layout follows from the design principles outlined in section 3.1.1.



Proposed Site Plan showing roof plan

3.1.3 Internal Layout and Accommodation

The proposed care home development will provide 55 bedrooms (including 12 premium bedrooms) across three floors of accommodation. The attic will be used only for staff, ancillary spaces and plant rooms.

The internal layout follows from the design principles outlined in section 3.1.1. Accommodation is arranged along three short wings centred around a nurses' station, wheelchair store, assisted bathroom, and assisted shower room. Each floor of accommodation also provides two communal day spaces.

In addition to the facilities above, the ground floor will provide a cafe/bistro adjacent to the entrance foyer and reception. The first floor will provide a gym, spa, library and a health and beauty facility.

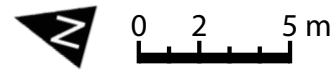
At the end of each of the three wings is a stairwell serving all accommodation floors, with the northern and southern stairwells extending up to the attic. The eastern wing will have a lift connecting the ground floor entrance foyer with the first and second floors. A second lift will be provided at the end of the northern wing and will serve all floors, including the attic.



Proposed Ground Floor Plan

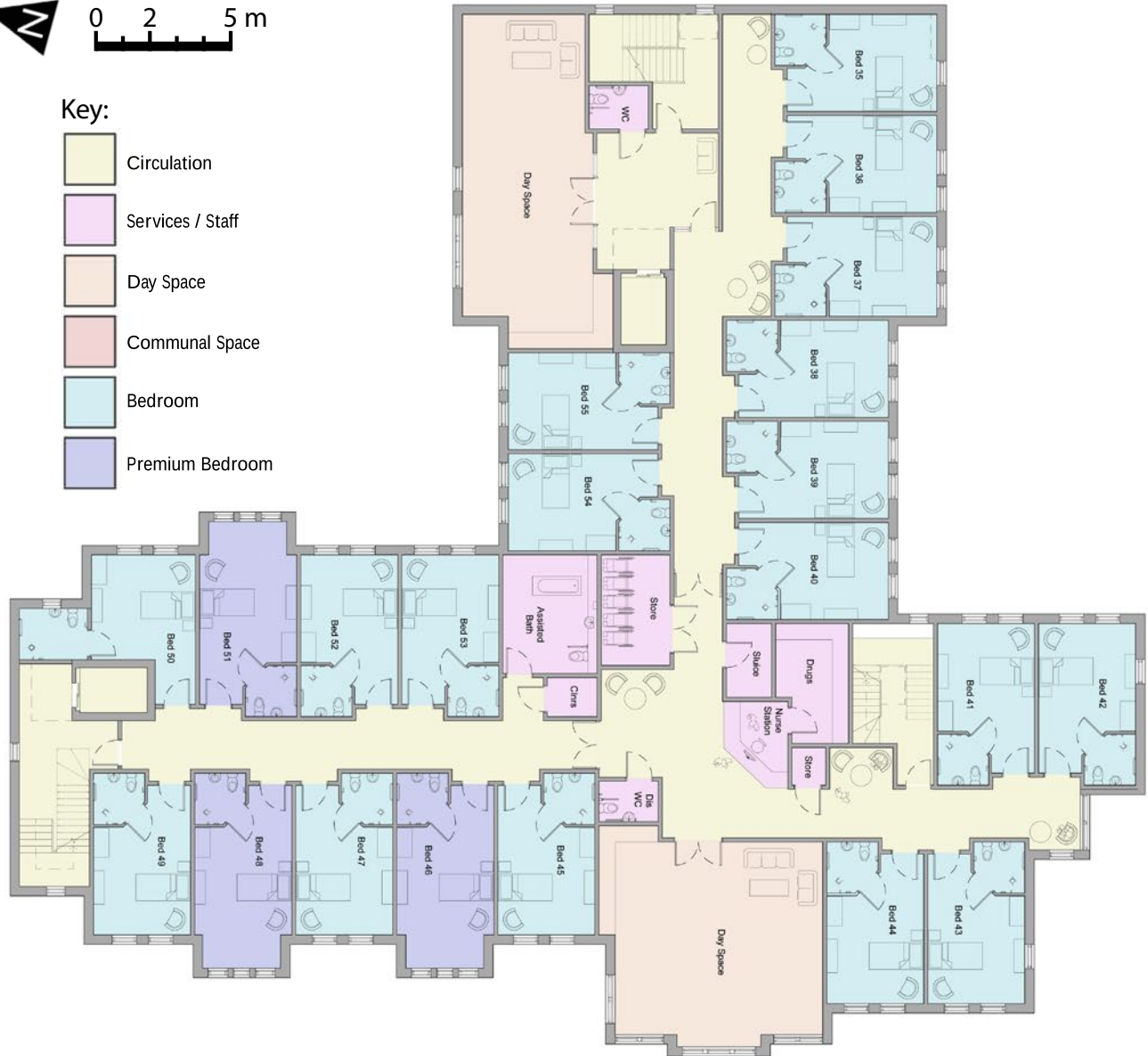


Proposed First Floor Plan

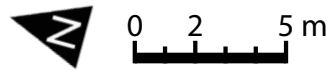


Key:

- Circulation
- Services / Staff
- Day Space
- Communal Space
- Bedroom
- Premium Bedroom



Proposed Second Floor Plan



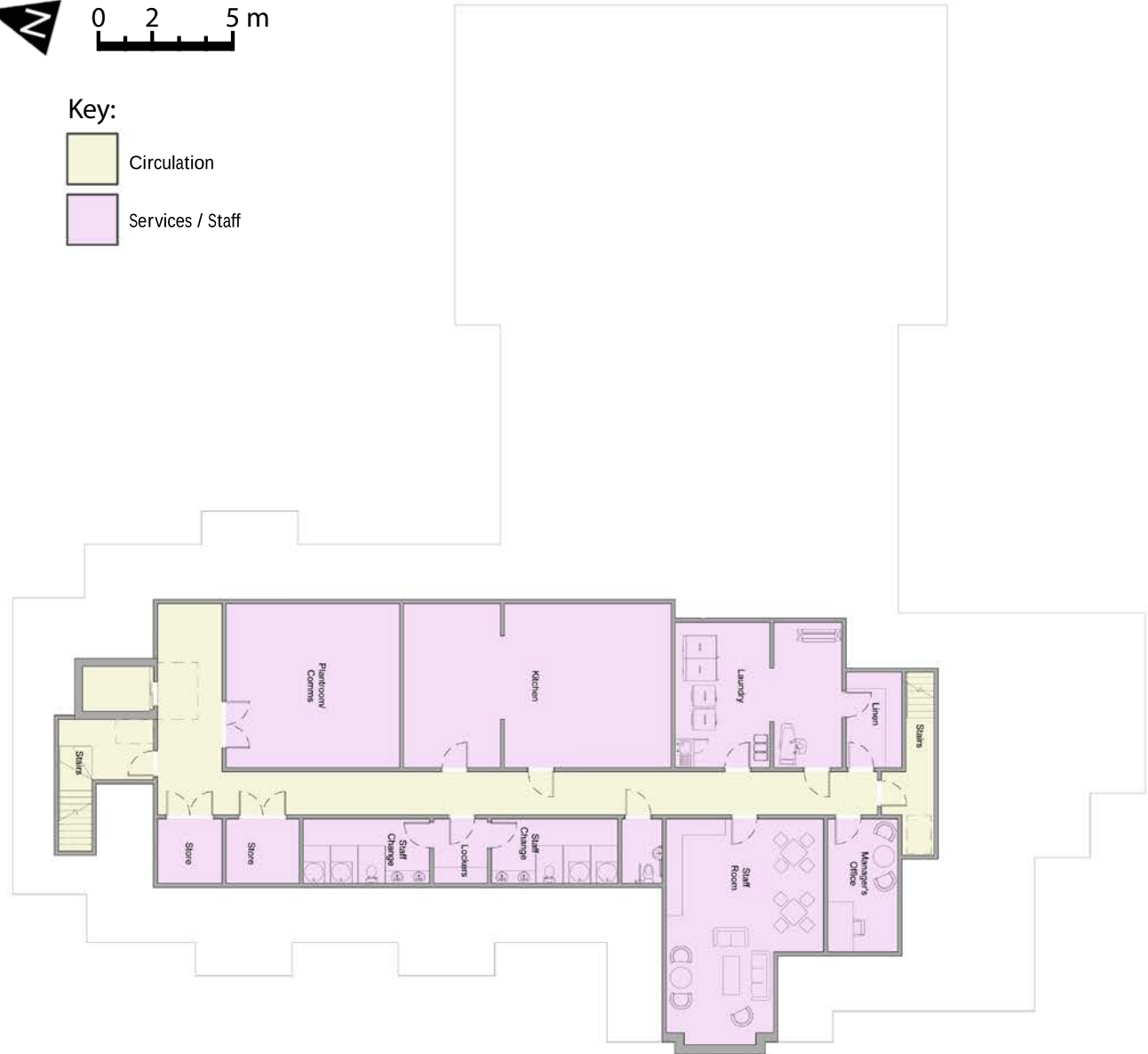
Key:



Circulation



Services / Staff

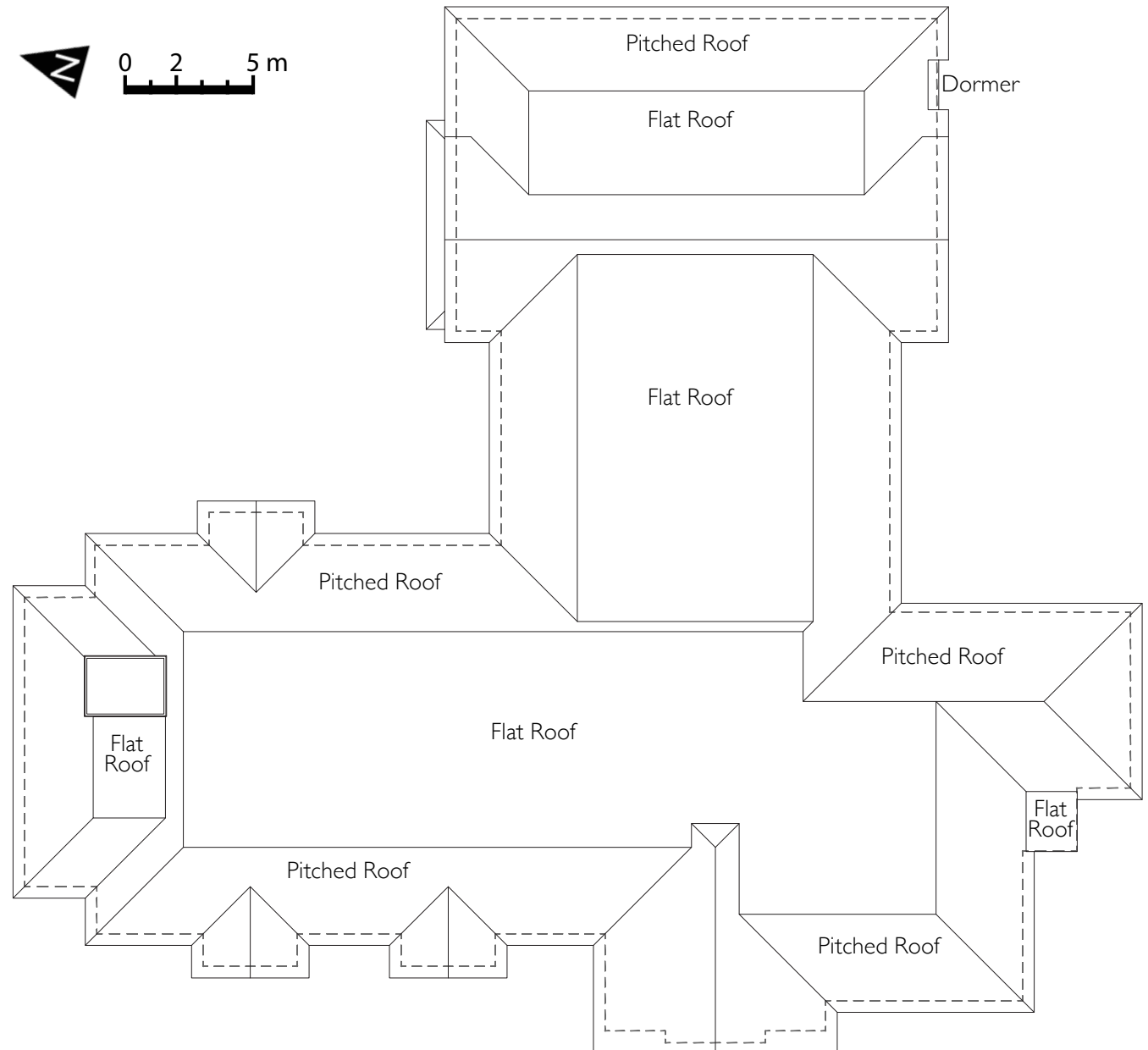


Proposed Attic Plan

3.1.4 Roof Plan

The roof will be pitched around the perimeter of the building with a flat area of roof to the centre of the roof plan. The attic will be lit by roof lights on the central flat part of the roof, rather than by dormer windows.

In order to reduce the massing of the part of the building which sits adjacent to a residential property on Jenkins Close, at the building's south-east corner the eaves are dropped to second floor level with dormer windows used to provide light into the second floor rooms in this area.



Proposed Roof Plan

3.2 Scale and Massing

The existing Block One is a 2.5 storey building with large floor-to-ceiling heights. Its overall height, from the existing ground level adjacent to its west facade to its roof ridge, is 11.7 metres.

The proposed building comprises three floors plus an attic served by a four-storey lift tower dressed as a chimney. The attic will have no dormer elements and will instead be lit by roof lights on the central flat part of the roof. Therefore, from Liebenrood Road, the building will read as a three storey building and the proposed roof will not be significantly higher than the previous roof.

In order to reduce the massing of the part of the building which sits adjacent to a residential property on Jenkins Close and the Dellwood Physiotherapy Unit, at the building's eastern edge the eaves are lowered with a dormer window used to provide light into the second floor bedroom in this area.



Concept sketch for the west elevation, viewed from Prospect Park.

3.3 Appearance

3.3.1 Materials and Details

For the materiality, form and detailing of the proposed elevations, the design team have taken inspiration from the existing Block One and similar Victorian architectural details found in the local area. The proposed elevation design therefore incorporates red brick, brick banding, arched brick window heads, bays topped with gables, and tall narrow windows.



Diagram showing design precedents used for west elevation

3.3.2 Proposed Elevations

The design of the proposed elevations follows from the scale and massing principles set out in section 3.2, as well as the materiality and detailing principles set out in section 3.3.1.

Both: 0 2 5 m



Proposed West Elevation



Proposed North Elevation



Both: 0 2 5 m



Proposed South Elevation



Proposed East Elevation



3.3.3 Visualisations

The following visualisations illustrate the scale, massing, materiality and detailing of the proposed development.



Visualisation I: View of proposed west elevation from Liebenrood Road



Visualisation I: View of site entrance and proposed west elevation, looking south along Liebenrood Road



Visualisation 3: View of proposed west elevation from Prospect Park

Section 4

Access Proposals

4.1 Access Proposals

4.1.1 Access within the Site

The existing access road connects to separate vehicular entry and exit points on Liebenrood Road. The access road will be retained and shared with the hospital facilities to the east of the site which will continue to operate. However, the connection to Liebenrood Road will be combined into a single vehicular entry and exit point, with wider turning radii.

As the access road will be used by a low number of vehicles, it is proposed that it will provide a shared access for vehicles and pedestrians.

4.1.2 Internal Circulation

The proposed building takes on a T-shaped footprint with each floor of accommodation comprising three short wings arranged around a central nurses' stations and assistance facilities.

At the end of each of the three wings of the proposed building is a stairwell serving all accommodation floors, with the northern and southern stairwells extending up to the attic.

The eastern wing will have a lift connecting the ground floor entrance foyer with the first and second floors. A second lift will be provided at the end of the northern wing and will serve all floors, including the attic.

